



**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 11, 2019**

4/23/19

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, Steven Stewart, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Gary Youmans

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1353MA19 – Majestic Freeway Business Center, LLC/Majestic Realty Co. (Representative: George Atalla, T&B Planning, Inc.)** – County of Riverside Case No. PPT190003 (Plot Plan). A proposal to construct an 86,319 square foot industrial manufacturing building on 5.77 acres located northerly of Commerce Center Drive, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Markham Street in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT** subject to the updated conditions provided at the meeting which incorporates FAA conditions.
- ALUC Commission Action: **CONSISTENT** subject to the updated conditions provided at the meeting which incorporates FAA conditions. (Vote 6-0; Absent: Youmans)
- 3.2 Staff report recommended: **CONSISTENT** **ZAP1352MA19 – MTC-1 (Representative: Mike Naggar & Associates)** – City of Menifee Case Nos. GPA2019-008 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), CZ2019-009 (Change of Zone), PP2019-005 (Plot Plan). PP2019-005 is a proposal to construct two warehouse buildings totaling 1,325,063 square feet on 76.38 acres located southerly of Ethanac Road, northerly of McLaughlin Road, westerly of Dawson Road and easterly of Trumble Road. In order to facilitate this development, the applicant is proposing amending the General Plan designation and zoning on two properties and adding one of these properties to the Menifee North Specific Plan (Specific Plan No. 260). GPA2019-008 is a proposal to amend the General Plan land use designation of 3 acres (Assessor's Parcel

**CDS:**

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The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

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Numbers 331-110-027 and 331-140-010) from Heavy Industrial to Specific Plan. CZ2019-009 is a proposal to change the zoning of these parcels from Rural Residential (R-R) to Specific Plan No. 260, Planning Area 2 (“Industrial”). Assessor’s Parcel Number 331-110-027 is already included in the Specific Plan, but Assessor’s Parcel Number 331-140-010 is not. SPA2019-006 proposes to amend Specific Plan No. 260 (Menifee North Specific Plan) by modifying the Specific Plan boundary to include APN 331-140-010 within Planning Area 2 (“Industrial”). (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

3.3 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT** (Vote 6-0;  
Absent: Youmans)

**ZAP1088FV19 – Hamann Construction (Representative: EPD Solutions)** – County of Riverside Case No. PPT190001 (Plot Plan). A proposal to construct a 360,022 square foot furniture warehouse building with customer showroom, offices, and second floor mezzanine on 20.42 gross acres located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive in the unincorporated community of French Valley (Airport Compatibility Zone C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

3.4 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT** subject to the  
updated conditions submitted  
at the meeting.

ALUC Commission Action:  
**CONSISTENT** subject to the  
updated conditions submitted at  
the meeting. (Vote 6-0; Absent:  
Youmans)

**ZAP1087FV19 – Halferty Development Company, LLC (Representative: CASC Engineering and Consulting, Inc.)** – County of Riverside Case Nos. SPA284A4 (Specific Plan Amendment), CZ7951 (Change of Zone), PP26344 (Plot Plan), CUP3779 (Conditional Use Permit), PM37404 (Tentative Parcel Map). A proposal to establish a 16 building 132,568 square foot retail-commercial center (in 2 phases) on 21.16 acres located on the northeast corner of Thompson Road and Highway 79 Winchester Road. The applicant also proposes amending Specific Plan 284A3 “Quinta Do Lago Specific Plan” amending Planning Area 22 and 23 designation to allow for commercial development, and a change in zone to modify the Planning Area Designations for Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and Planning Area 23 from Community Facilities to Commercial Retail. A conditional use permit is proposed to allow for construction of a gasoline service station with the sale of beer and wine. Also proposed is a tentative parcel map to subdivide the site into 15 commercial parcels. (Airport Compatibility Zones C and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

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**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Selection of At-Large Commissioner

The ALUC by a unanimous vote of 6-0 reappointed John Lyon for At-Large Commissioner.

4.3 Recent off-Field Landings

Simon Housman, ALUC Director presented Power Point slides regarding recent off-field landings as a reminder of why the Airport Land Use Commission protect people from airports and airports from people.

4.4 Overflight Brochure Revisions

Simon Housman, ALUC Director presented the new revised Overflight Brochures. Staff has recreated the charts expanding it to legal size improving the appearance and legibility. The brochures are available on the ALUC website to print at any size of your preference.

4.5 Update on Fee Study

Simon Housman, ALUC Director informed the Commission that staff will revisit the cost of evaluating proposed projects for an upcoming revised fee schedule.

**5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 5-0 approved the March 14, 2019 minutes. Abstain: Richard Stewart; Absent: Youmans

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**7.0 COMMISSIONER'S COMMENTS**

Chair Manos adjourned the meeting in honor of Sergeant Steve Licon, CHP officer who was killed on special Poppy Bloom assignment.

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**CDS:**

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