



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

January 13, 2022

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Steven Stewart
Palm Springs

VICE CHAIR

Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Barbara Santos
Jackie Vega

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

Any person wishing to speak at the meeting must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

This meeting will be conducted at the Place of Hearing, as listed above. Public Comments will also be accepted remotely via teleconference. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online on our website at www.rcaluc.org. Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos, ALUC Commission Secretary at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 72 hours prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

FRENCH VALLEY AIRPORT

3.1 ZAP1116FV21 – MHS 98, LLC (Representative: VSL Engineering) – City of Murrieta Case Nos. ZC2020-2188 (Zone Change), CUP2020-2183 (Conditional Use Permit). A proposal to establish a 3-story 135,971 square foot self storage facility on 3.04 acres located westerly of Winchester Road, southerly of Murrieta Hot Springs Road, and northerly of Winchester Creek Avenue. The applicant also proposes to change the site's zoning from Neighborhood Commercial to Community Commercial (Airport Compatibility Zone D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

RIVERSIDE MUNICIPAL AIRPORT

- 3.2 ZAP1101RI21 – Serrano Oaks, LLC (Representative: Griffin Hauptert) – City of Jurupa Valley Case No. MA21245 ([GPA21006, CZ21008, SPA, SDP21083] General Plan Amendment, Change of Zone, Specific Plan Amendment, Site Development Permit). A proposal to construct a 104 unit apartment complex with recreational amenities on 4.12 acres, located southerly of Limonite Avenue, easterly of Clay Street, westerly of Heatherwood Drive, and northerly of the Linares avenue. The applicant also proposes to amend the site's general plan land use designation from Commercial Neighborhood to Highest Density Residential, change the site's zoning from I-P (Industrial Park) to R-3 (General Residential), and amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this site (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

FLABOB AIRPORT

- 3.3 ZAP1037FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers) – City of Jurupa Valley Case Nos. MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map]). A proposal to divide 3.84 acres into 37 single family residential lots, 1 detention basin lot, and 1 open space recreation lot, located northerly of 45th Street, westerly of Pacific Avenue, easterly of Opal Street, and southerly of Brookdale Avenue. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from One Family Dwellings (R-1) to Planned Unit Development (PUD) (Airport Compatibility Zone D of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map)

4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

None

5.0 ADMINISTRATIVE ITEMS

5.1 Director's Approvals

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

5.3 a) Approval of Non-Disclosure Agreement form with March Air Reserve Base related to the MCUS

b) Authorize the MCUS project manager to sign the agreement.

6.0 APPROVAL OF MINUTES

December 16, 2021

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**8.0 COMMISSIONER'S COMMENTS**