



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

October 8, 2020

## AGENDA

County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California, 92501  
[www.rcaluc.org](http://www.rcaluc.org)

### CHAIR

Russell Betts  
Desert Hot Springs

### VICE CHAIR

Steven Stewart  
Palm Springs

### COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Steve Manos  
Lake Elsinore

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

### STAFF

Director  
Simon A. Housman

Paul Rull  
Barbara Santos

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

Any person wishing to speak in person 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).

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will 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 at our website at [www.rcaluc.org](http://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, 14<sup>th</sup> 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](mailto: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 ZAP1103FV20 – French Valley Marketplace, LLC (Representative: Halferty Development Company, LLC) – County of Riverside Case No. PP26344S02 (Plot Plan Substantial Conformance). A proposal to increase the square footage of previously approved Building 5 restaurant with drive-thru from 1,800 square feet to 2,200 square feet on a 3.00 acre parcel, as part of an overall sixteen building commercial center on 21.16 acres, located on the northeast corner of Thompson Road and Highway 79 Winchester Road (The original proposal to construct sixteen commercial buildings with a combined gross floor area of 132,568 square feet at this site had been found consistent by the ALUC) (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)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

3.2 ZAP1433MA20 – Vicki Cheng (Representative: Hayedeh Daneshmand) – City of Moreno Valley Case No. PEN19-0096 (Conditional Use Permit). A proposal to construct a two-story 6,545 square foot cannabis manufacturing and distribution building on 0.3 acres located on the southwest corner of Cottonwood Avenue and Edgemont Street (Airport Compatibility Zone C1 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 Recommendation: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals

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

4.3 Approve Resolution Regarding Minor Adjustments to Projects after Approval (Public Hearing)

4.4 2021 ALUC Potential Dark Month November 11 (Veterans Day)

5.0 **APPROVAL OF MINUTES**

September 10, 2020

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

7.0 **COMMISSIONER’S COMMENTS**