



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

September 8, 2022

## AGENDA

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

### CHAIR

Steve Manos  
Lake Elsinore

### VICE CHAIR

Russell Betts  
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Moreno Valley

### STAFF

Director  
Paul Rull

Simon A. Housman  
Barbara Santos  
Jackie Vega

County Administrative Center  
4080 Lemon St, 14<sup>th</sup> 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](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

#### **PALM SPRINGS INTERNATIONAL AIRPORT**

3.1 ZAP1102PS22 – New Cingular Wireless PCS, LLC (Representative: Smartlink, LLC) – City of Palm Springs Case No. CUP5.1560 (Conditional Use Permit). A proposal to establish a 48 foot tall mono-palm wireless communication facility within a 925 square foot equipment enclosure on 0.38 acres, located on the southeast corner of Sahara Road and Cerritos Road (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [Javega@rivco.org](mailto:Javega@rivco.org)

Staff Recommendation: CONDITIONALLY CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1535MA22 – Knox Logistics VII, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. OAPT2204319 (Building Permit). A proposal to construct a 25,000 square foot solar panel system on an existing 1,238,800 square foot industrial manufacturing building on 72.5 acres, located southerly of Martin Street, westerly of Harvill Avenue, easterly of Seaton Avenue, and northerly of Cajalco Expressway (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [Javega@rivco.org](mailto:Javega@rivco.org)

Recommendation: CONTINUE to 10-13-22

- 3.3 ZAP1536MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220003 (Plot Plan). A proposal to construct a 317,760 square foot manufacturing building with mezzanines on 13.40 acres, located northerly of Markham Street, westerly of Harvill Avenue, easterly of Decker Road, and southerly of Oleander Avenue (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [Javega@rivco.org](mailto:Javega@rivco.org)

Staff Recommendation: CONDITIONALLY CONSISTENT

**FLABOB AIRPORT**

- 3.4 ZAP1038FL22 – EM Ranch Owner, LLC (Representative: Kimley-Horn) – City of Jurupa Valley Case Nos. MA21269 (GPA21010 [General Plan Amendment], SP21001 [Specific Plan Amendment], CZ21014 [Change of Zone], TTM38318 [Tentative Tract Map]). A proposal to establish a new specific plan (The District at Jurupa Valley Specific Plan) on 247 acres, replacing the existing Emerald Ranch Specific Plan (SP-337), located southerly of the 60 freeway, easterly of Rubidoux Boulevard, westerly of the Santa Ana River, and northerly of 34<sup>th</sup> Street. The new specific plan would permit development of up to 1,192 residential units; 3,000,000 square feet of commercial and industrial land uses; a hotel with conference and hospitality area; 7 acres of parks and open space, and stormwater basins. Also proposed is a general plan amendment to change the underlying land use designations to accommodate the proposed multi-use project, and to establish the Agua Mansa Warehouse and Distribution Center Overlay Zone; and a change of zone to modify the existing specific plan zone from Emerald Meadows Ranch Specific Plan to the new District at Jurupa Valley Specific Plan. Also proposed is a tentative tract map to divide the project into 19 numbered lots and 12 lettered lots (Airport Compatibility Zones D and E of the Flabob Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [Javega@rivco.org](mailto:Javega@rivco.org)

Staff Recommendation: CONSISTENT

**REGIONAL**

3.5 ZAP1066RG22 – County of Riverside (Representative: Manny Baeza) – County of Riverside Case No. GPA1207 (General Plan Amendment: Winchester Community Plan). A County-initiated proposal amending its General Plan: Winchester Community Plan by: 1) expanding the existing Winchester Policy Area from approximately 287 acres to approximately 23,153 acres of land within the General Plan’s Harvest Valley/Winchester Area Plan, 2) amending the boundaries of the General Plan’s Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so that the expanded Winchester Policy Area falls within the limits of the Harvest Valley/Winchester Area Plan only, 3) revising land use designations within the expanded Winchester PA, including Foundation Component amendments, 4) amending the General Plan’s Harvest Valley/Winchester Area Plan, Southwest Area Plan, San Jacinto Valley Area Plan, and Sun City/Menifee Valley Area Plan to revise the existing Highway 79 Policy Area language by removing the 9% reduction in density for residential projects, and 5) the creation of new Design Guidelines for the Winchester Policy Area (Zones C, D and E of the Hemet-Ryan Airport Influence Area, Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, French Valley Airport Influence Area [no zones impacted]). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

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 ALUC Public Hearing Schedule Change for December

6.0 **APPROVAL OF MINUTES**

August 11, 2022

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

8.0 **COMMISSIONER’S COMMENTS**