



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

March 14, 2024

AGENDA

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

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Moreno Valley

Vernon Poole
Murrieta

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

PALM SPRINGS INTERNATIONAL AIRPORT

3.1 ZAP1103PS23 – NCP Verona LLC (Representative: EPD Solutions) Cathedral City Case Nos. SPA97-55D (Specific Plan Amendment), TTM38709 (Tentative Tract Map), TTM38710 (Tentative Tract Map), TTM38711 (Tentative Tract Map), TTM38712 (Tentative Tract Map), TTM38713 (Tentative Tract Map). A proposal to construct 459 single-family residential lots and 375 multi-family residential condominiums, with parking, landscape and park areas on 157.9 acres, located northerly of Verona Road. The applicant also proposes to amend the Rio Vista Village Specific Plan (RVVSP) to amend a series of text to provide a variety of home sizes and plans to suit the needs of different

life stages and market segments, which allow for individual homeownership and rental opportunities in a higher density setting. Homes may be located on fee simple lots, in condominium arrangements or in rental accommodations. The amendment will also change the allowed landscaping, circulation plan to provide additional egress to Verona Road, modifying location and size of neighborhood parks, removing the requirement for alley loaded units along Rio Vista drive, modifying the recreation center by removing the “Beach Club and Water Park” and adding pools and sport courts, and amending section 6.0 to provide updated information pertaining to the CEQA mitigation measures. (Airport Compatibility Zone E of the Palm Springs Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

3.2 ZAP1596MA24 – Industrial VI Enterprises, LLC (Representative: Albert A. Webb Associates) – County of Riverside Case No. GPA240005 (General Plan Amendment). A proposal to change the sites general plan land use designation from Commercial Retail and Very Low Density Residential to Light Industrial and Open Space-Recreation on 44.84 acres, located on the southwest corner of Cajalco Road and Seaton 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

Staff Recommendation: CONSISTENT

4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

4.1 Consideration of adopting ALUC Resolution No. 2024-01 Concerning Airport Land Use Commission Development Review Fees and establishing a new Schedule of Development Review Fees, as required by Government Code section 66016. All interested parties are invited to attend and comment upon any proposed fee increases. A copy of the proposed budget and data relied upon to calculate reasonable fees based on the cost of providing ALUC services is available for review at ALUC’s office located at the Riverside County Administrative Center on the 14th floor by a prescheduled appointment during business hours. Contact Barbara Santos at (951) 955-5132 to schedule an appointment.

Staff Recommendation: ADOPTION of Resolution No. 2024-01 and the new Schedule of Development Review Fees in accordance with Section 66016 of the California Government Code.

5.0 ADMINISTRATIVE ITEMS

5.1 Director’s Approvals

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

5.3 Reminder for April Hearing: Election of Chair/Vice Chair; Reappointment of County Representative (Poole) and City Representative (Manos)

6.0 **APPROVAL OF MINUTES**
February 8, 2024

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

8.0 **COMMISSIONER'S COMMENTS**

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