



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

August 12, 2021

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

STAFF

Director
Paul Rull

Simon A. Housman
Barbara Santos

County Administrative Center
4080 Lemon St, 14th 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-29-20, 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. 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

HEMET RYAN AIRPORT

3.1 ZAP1066HR21 – AMCO, LLC (Representative: Blaine A. Wormer Civil Engineering)
– City of Hemet Case Nos. GPA21-002 (General Plan Amendment), CZ21-002 and CZ21-003 (Change of Zone), SDR21-007 (Site Development Review), CUP21-005 (Conditional Use Permit), TPM38141 (Tentative Parcel Map). A proposal to construct a mixed-use development including a gas station facility with a 4,140 square foot convenience store and a 2,240 square foot car wash tunnel, and a 61 unit apartment

complex on 5.0 gross acres, located on the northwest corner of Sanderson Avenue and Devonshire Avenue. The applicant also proposes to amend the site’s land use designation from High Density Residential to High Density Residential and Community Commercial, and change the site’s zoning from SP85-1 (Senior Residential) to R-3 (Multi-Family Residential) and C-2 (General Commercial). The applicant also proposes a tentative parcel map to divide the site into two parcels (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

3.2 ZAP1481MA21 – Stratford Ranch Associates, LLC (Representative: Mission Pacific Land Company) – City of Perris Valley Case Nos. GPA21-05040 (General Plan Amendment), ZC21-05039 (Zone Change), PLN21-05032 (Tentative Tract Map No. 38071). A proposal to divide 48.61 acres into 192 single family residential lots located on the northeast corner of Ramona Expressway and Evans Road. The applicant also proposes to amend the site’s general plan land use designation and zoning from Specific Plan (GPA) and R-10,000 (Zoning) to R-6,000 (Single Family Residential) (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

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 Commission Hearing Meeting Updates

5.4 Support Letter for March Air Reserve Base and the KC-46

6.0 **APPROVAL OF MINUTES**

July 8, 2021

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

8.0 **COMMISSIONER’S COMMENTS**