



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
September 8, 2022**

9-13-22

COMMISSIONERS PRESENT: Russell Betts, John Lyon, Steve Manos, Richard Stewart, Michael Lewis (alternate for Steven Stewart)

COMMISSIONERS ABSENT: Michael Geller, Steven Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **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

Staff recommended at hearing: **CONSISTENT**, subject to the conditions included herein, including FAA conditions submitted at the meeting

ALUC Commission Action: **CONSISTENT** subject to the conditions included herein, including FAA conditions submitted at the meeting  
**(Vote 5-0)**

**Motion: John Lyon**  
**Second: Richard Stewart**

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)

3.2 Staff report recommended: **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

Staff recommended at hearing: **CONSISTENT**, subject to the conditions included herein

ALUC Commission Action: **CONSISTENT**, subject to the conditions included herein  
**(Vote 5-0)**

**Motion: Russell Betts**  
**Second: John Lyon**

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)

**VIDEO:**

1

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

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- 3.3 Staff report recommended: **CONDITIONALLY CONSISTENT**  
Staff recommended at hearing: **CONDITIONALLY CONSISTENT** and such additional conditions as may be required by the FAA OES.  
ALUC Commission Action: **CONDITIONALLY CONSISTENT** and such additional conditions as may be required by the FAA OES. **(Vote 5-0)**  
**Motion: Richard Stewart**  
**Second: John Lyon**
- 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)
- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 4-0)**  
**Recuse: John Lyon**  
**Motion: Richard Stewart**  
**Second: Michael Lewis**
- 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)

**VIDEO:**

2

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- 3.5 Staff report recommended: **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)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0)**
- Motion: Steve Manos**  
**Second: Richard Stewart**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**  
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director’s Approvals – Information only

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

Simon Housman, March CUS Project Director informed the Commission that we received the first 4 chapters of the 65% draft for the March CUS from the consultant and expected to get the 5<sup>th</sup> chapter of the policy issues early next week. Recently, Mr. Housman attended the California Defense Communities Meeting up in Sacramento regarding policy wide issues affecting the military and March Air Reserve Base. John Guerin, retired ALUC staff was welcomed back for his expert assistance on the March Compatibility Use Study.

5.3 ALUC Public Hearing Schedule Change for December

Paul Rull, ALUC Director informed the Commission that the regular scheduled ALUC hearing on December 8 has been rescheduled to December 15, 2022 due to the Board of Supervisor’s request to accommodate the California Transportation Commissions annual meeting.

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6.0 **APPROVAL OF MINUTES**

Richard Stewart motioned to approve the August 11, 2022 minutes. Seconded by Steve Manos. (Vote 5-0)

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

John Lyon informed the Commission that the City of Jurupa Valley is planning to create a special zoning classification for the Flabob Airport called the AIR zone. Flabob Airport welcomes the initiative intended to preserve the airport. Richard Stewart picked up some air show flyers and invited staff to attend the Marine Core Air Station (MCAS) Airshow in Miramar, CA on September 23 - 25.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:26 a.m.

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4

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