



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

August 8, 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

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John Lyon
Riverside

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Palm Springs

Richard Stewart
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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 ZAP1105PS24 – Three Mile Hollow, LLC (Representative: The Altum Group) Cathedral City Case Nos. SPA99-58-A (Specific Plan Amendment), DR23-003 (Development Review). A proposal contemplating two different development scenarios: Scenario 1 includes a 115,000 square foot self-storage, two restaurant buildings totaling 7,030 square feet, and three retail buildings totaling 11,159 square feet on; Scenario 2 includes: 115,000 square foot self-storage, and two retail buildings totaling 54,725 square feet, on 7.16 located on the southeast corner of Rosemount Avenue and Date Palm Drive. The applicant also proposes to amend the Uptown Village Specific Plan to

create a Planning Unit 4 and to accommodate the self-storage facilities and a mix of future commercial uses on the project site (Airport Compatibility Zone E of the Palm Springs Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at javega@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 Compatible Use Study (CUS)

6.0 **APPROVAL OF MINUTES**

July 11, 2024

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

8.0 **COMMISSIONER'S COMMENTS**

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