



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 25, 2019

CHAIR
Steve Manoa
Lake Elsinore

VICE CHAIR
Russell Batts
Desert Hot Springs

Mr. Manny Baeza, Senior Planner
City of Menifee Community Development Department
29844 Haun Road
Menifee CA 92586

ADMISSICHS
ArthurButler
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW -
DIRECTOR'S DETERMINATION**

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

File No.: ZAP1377MA19
Related File No.: SPA2010-090 (Specific Plan Amendment)
APNs: 329-090-025; 329-090-069 through 329-090-071; 329-090-075;
329-090-076; 329-100-025; 329-100-026; 329-100-030; 329-100-
031; 329-100-033; and 329-100-035.

Gary Youmans
Temecula

Dear Mr. Baeza:

STAFF
Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 15-01 (as adopted on August 13, 2015), staff reviewed City of Menifee Case No. SPA2010-090 (Specific Plan Amendment), a proposal to amend the land use designations within a portion of Specific Plan No. 260 (SP260 A3) Menifee North Specific Plan located in the City of Menifee, specifically the portion located northerly of State Highway Route 74, westerly of Menifee Road, and easterly of Palomar Road. (The Specific Plan was initially approved by the County of Riverside prior to incorporation of the City of Menifee, and a portion of the Specific Plan lies outside City limits.) The area proposed for amendment constitutes Planning Areas 11 through 14, which are currently proposed to provide 28.3 acres of Business Park uses (Planning Areas 11 and 12), 14.6 acres of Commercial/Business Park uses (Planning Area 13), and 11.7 acres of Commercial uses (Planning Area 14). (In addition, there is a 9.12-acre Southern California Edison ["SCE"] transmission line easement.) The proposed amendment would provide for 22.03 acres of Commercial uses, 24.43 acres of Very High Density Residential uses, and 7.66 acres that could be developed with either Commercial or Very High Density Residential uses, excluding land within the SCE easement.

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www.rcluc.org

Planning Areas 11 through 14 would be reconfigured as Planning Areas 11A, 11B, 12A, 12B, 13A, 13B, and 14. Junipero Road would separate Planning Areas 11A from 11B, 12A from 12B, and 13A from 13B. (Technically, the SCE easement would be included within Planning Areas 11B, 12B, and 13B, although that area would not be available for development of residential or commercial uses.) Planning Areas 11A and 11B would be designated for Very High Density Residential uses, and Planning Areas 13A and 13B would be designated for Commercial uses. Planning Areas 12A and 12B would be designated to allow for either Commercial or Very High Density Residential land uses. The overall dwelling unit count for the portion of the Specific Plan within the City of Menifee would be capped at 1,506 dwelling units on 202.6 acres, with a

AIRPORT LAND USE COMMISSION

density of 7.4 dwelling units per acre within the Planning Areas allowing for residential development. As amended, the portions of the Specific Plan within the City of Menifee would provide 126.39 acres of Commercial area (if Planning Areas 12A and 12B are utilized for commercial development) (an increase of 18 acres), 36 acres of Commercial/Business Park area (a decrease of 14.6 acres), 197.5 acres of Industrial area, 8.7 acres of Schools area, and 24.5 acres of Community Park area.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AJA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, residential density and non-residential intensity are not restricted.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP"), provided that the City of Menifee incorporates in the text of the amended Specific Plan an acknowledgement that the Specific Plan is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area and that subsequent underlying entitlements will be reviewed in light of the then-applicable Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Specific Plan Amendment. As the site is located within Compatibility Zone E, both the existing and proposed Specific Plan land use designations are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

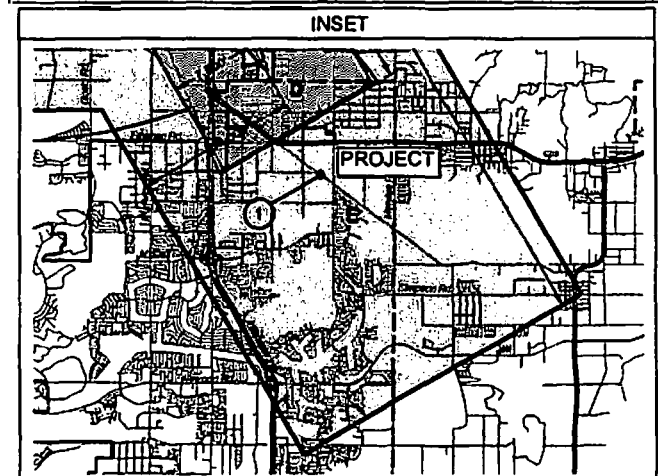
Attachments: Notice of Airport in Vicinity

cc: M.V. Ashley, Romola General Partnership/Malaga 74, LLC (applicant/landowner)
Carissa Hainsworth, Mike Naggar Associates, Inc. (representative)
Georgiann L. and G.L. Psaros (additional landowners)
Optimus Building Corporation (fee-payer) (Calgary address)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

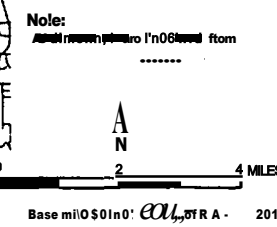


**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November, 2014)**

MapMA-1

Compatibility Map

Morch Air Reserve 80110 / Inland Port Airport



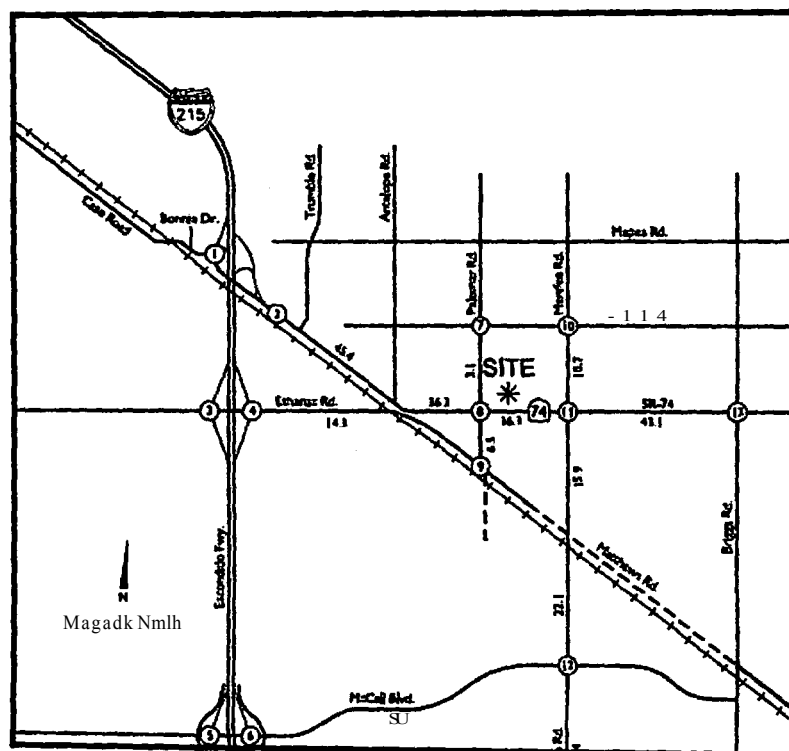
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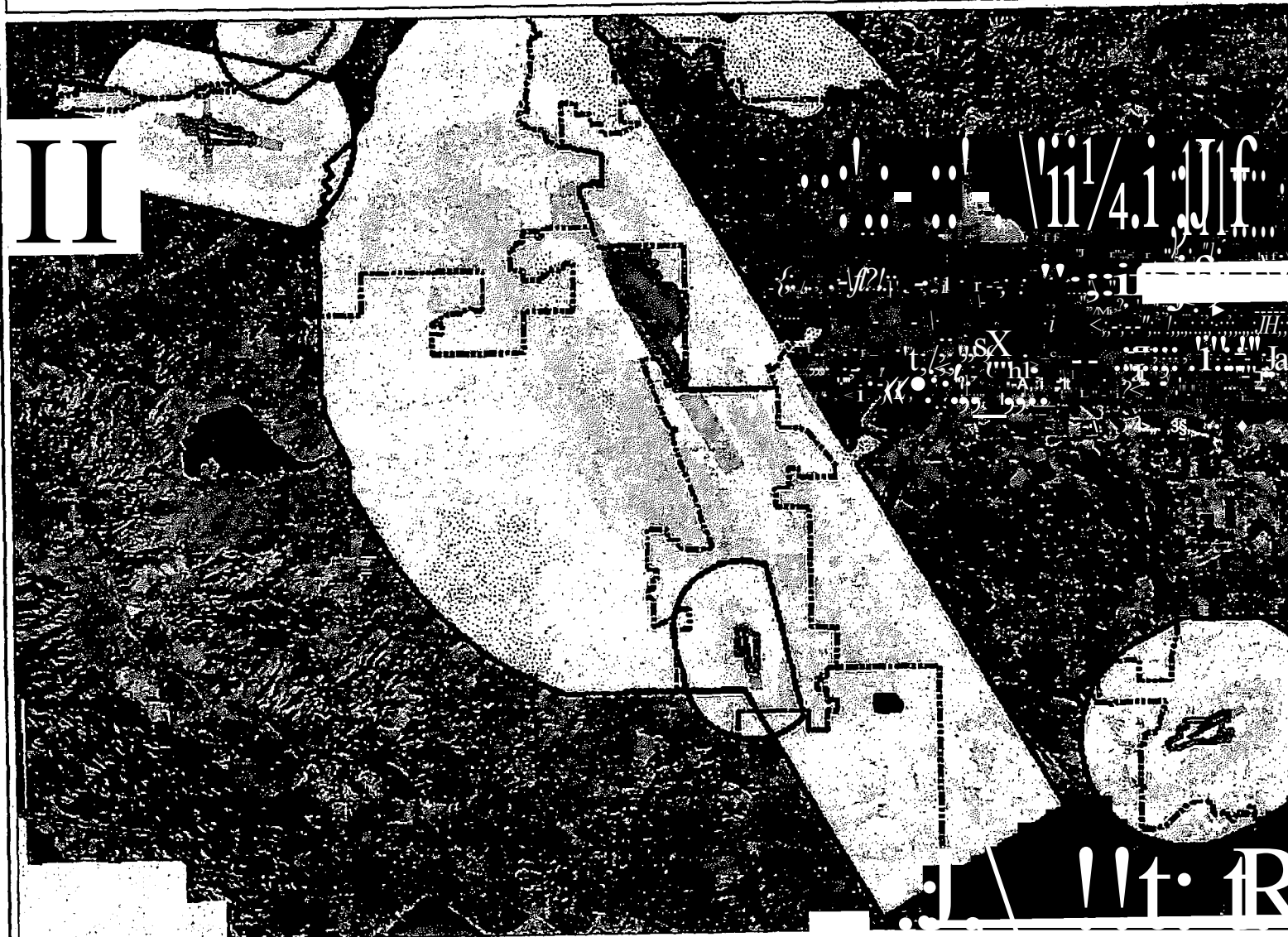
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Prepared by Mead & Hunt, Inc. (June 2013)

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Map My County Map



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Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
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- B1
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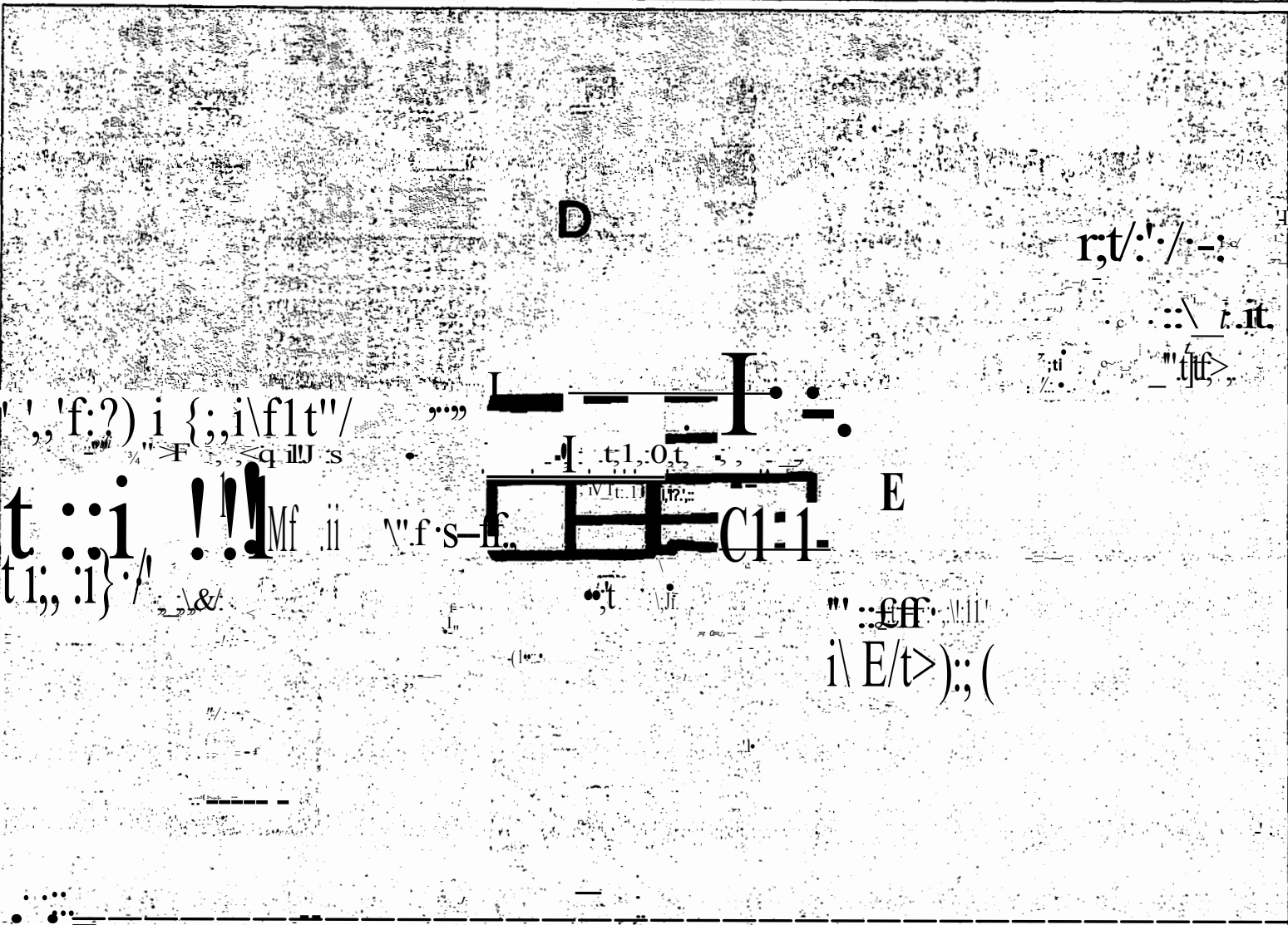
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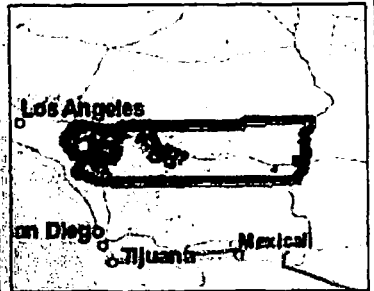
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Map My County Map



Legend

- City Areas
- World Street Map



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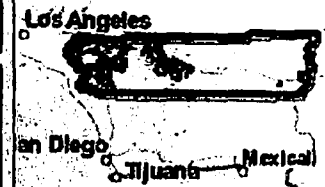
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- Blue Line Streams
- City Areas
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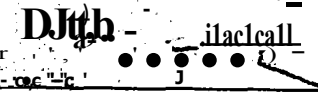
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- City Areas
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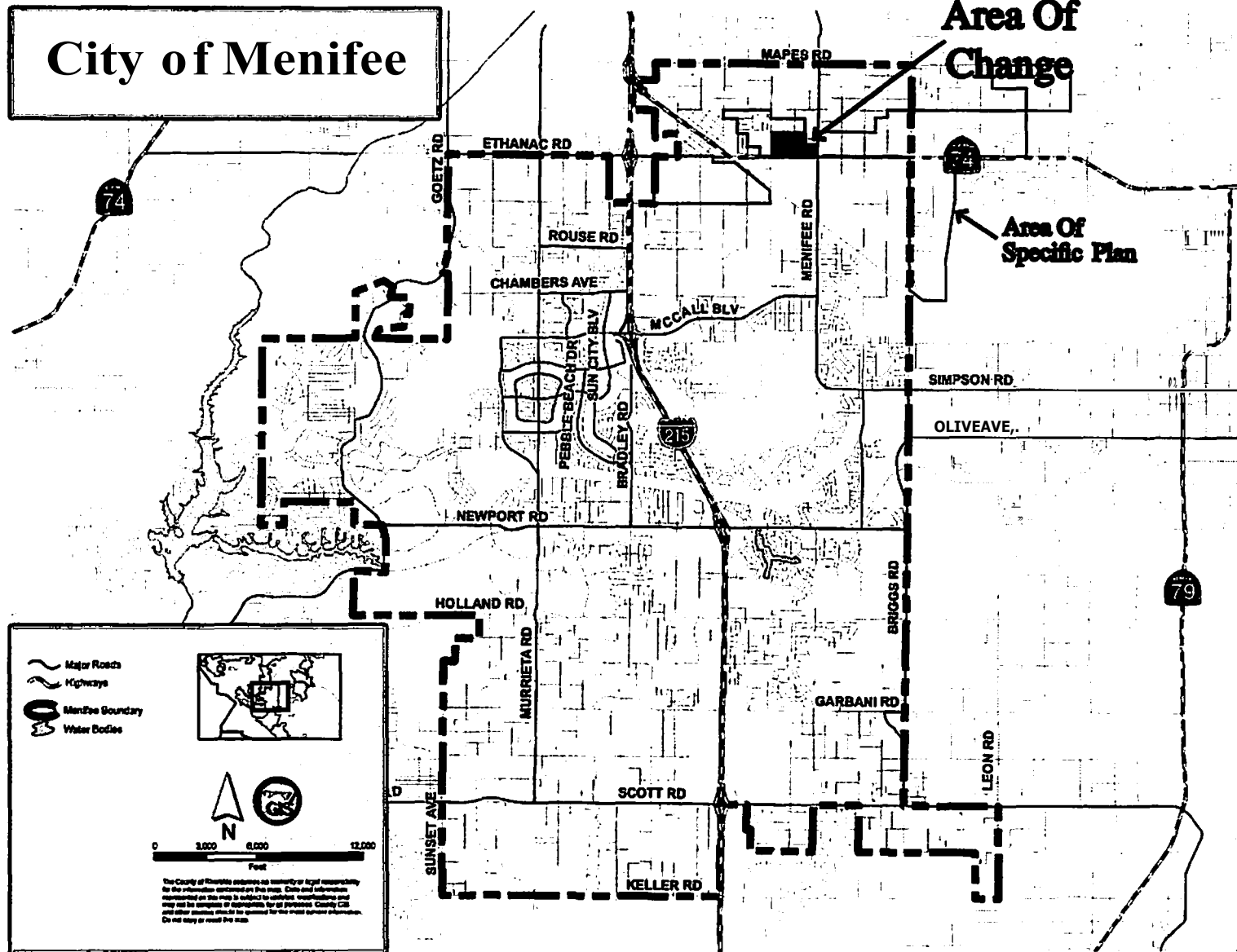
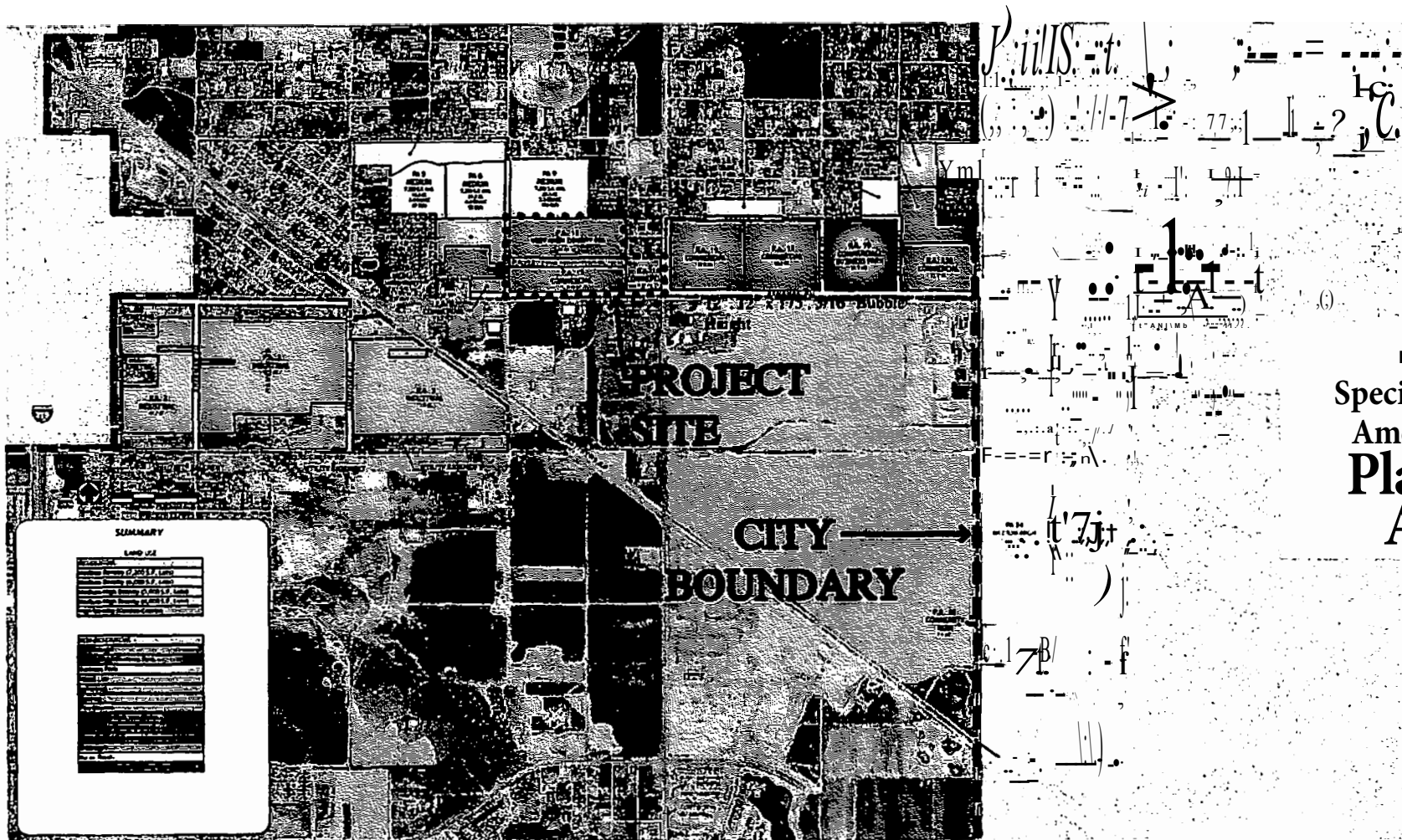


FIGURE 111-B

City of Menifee Boundary Map



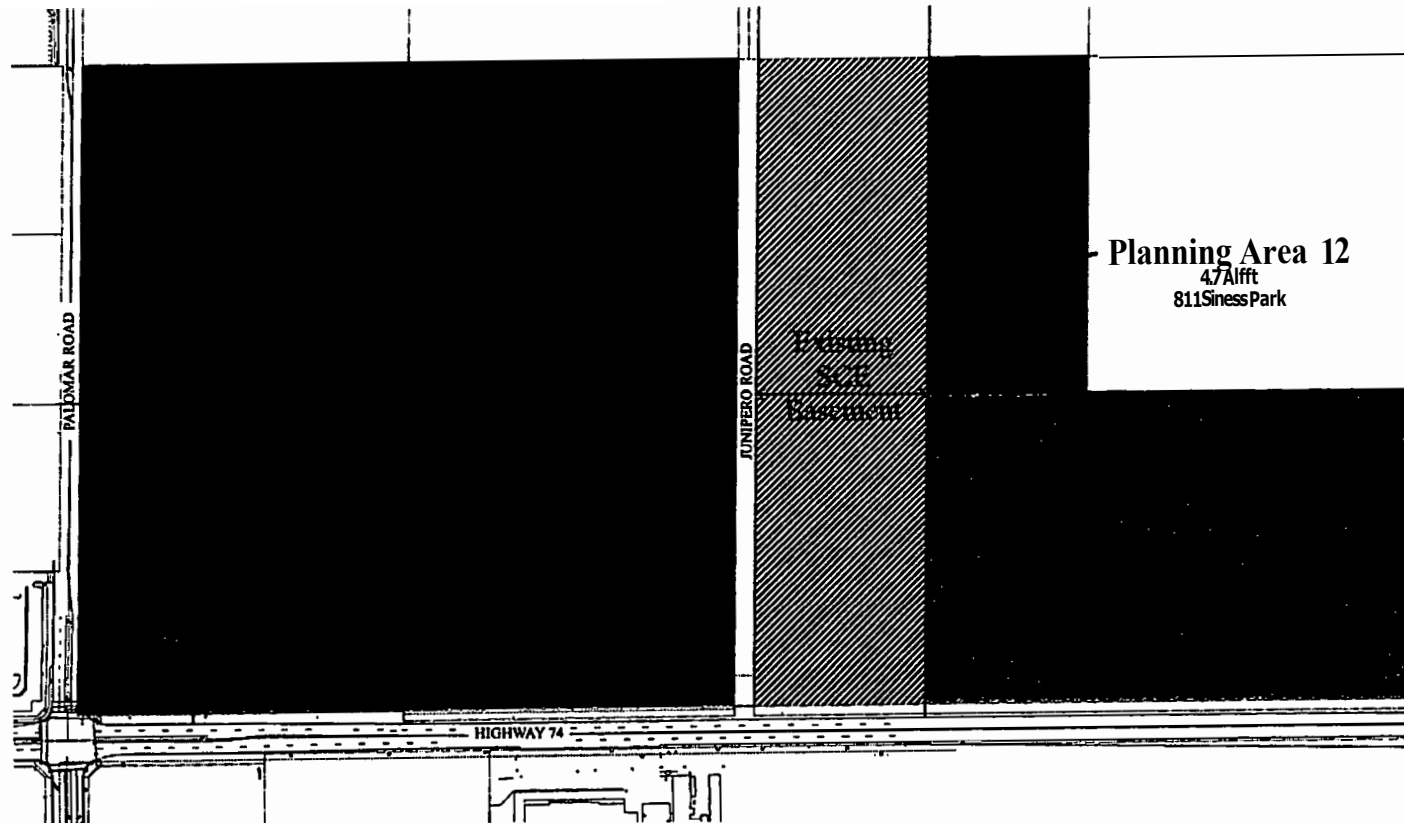
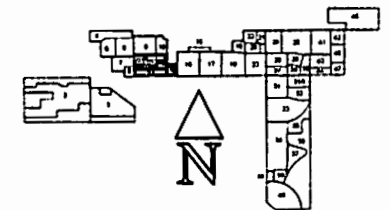


FIGURE 111-1

Existing Land Use Plan

- Planning Area 11
- Planning Area 12
- Planning Area 13
- Planning Area 14



III. SPECIFIC PLAN

MENIFEE NORTH SPECIFIC PLAN No. 260 Amendment 3

8. Project Description:

Specific Plan No. 260, Amendment No. 3 (SP260, A3) proposed the following modifications to the Specific Plan Land Use Plan Planning Areas (PA):

- Planning Area 11 (PA11) would be re-designated from Business Park land uses to Very High Density Residential and would be split into two (2) subareas, 11A and 11B. Subarea 11A has an area of 19.56 acres and is located west of Junipero Road. Subarea 11B has an area of 9.79 acres and is located east of Junipero Road and will include a portion of the existing Southern California Edison (SCE) easement that had not previously been given a specific planning area designation.
- Planning Area 12 (PA12) would be realigned to a newly created area between PA11 and PA13 and re-designated from the current Business Park and Commercial Business Park land use to Commercial / Very High Density Residential land uses. Two (2) subareas are proposed, 12A and 12B. Subarea 12A has an area of 6.14 acres and is located west of Junipero Road. Subarea 12B has an area of 3.06 acres and is located east of Junipero Road and includes a portion of the existing SCE easement that had not previously been given a specific planning area designation.
- Planning Area 13 (PA13) would be re-designated from Commercial Business Park to Commercial and would be split into two (2) subareas, 13A and 13B. Subarea 13A has an area of 10.23 acres and is located west of Junipero Road. Subarea 13B has an area of 5.19 acres and is located east of Junipero Road and includes a portion of the existing SCE easement that had not previously been given a specific planning area designation.
- Planning Area 14 (PA14) would retain a Commercial designation but would be reduced in acreage from 11.7 to 9.27 by redistributing areas into Planning Areas 12B and 13B.

Reference Figure Sa, *Existing Specific Plan Land Use Plan* and Figure Sb, *Proposed Specific Plan Land Use Plan*.

Detailed descriptions of each change that is proposed by SP 260, A3 are provided in Table 1, **SP260, A3 Land Use Summary**, below.

It should be noted that, as a worst-case scenario, 246,312 square feet of commercial uses and 837 multi-family dwelling units were utilized in the analysis of this Initial Study.

The existing SCE easement is being included within Planning Areas 11, 12 and 13 in this amendment. Development will have to conform with all applicable SCE easement restrictions. The easement area shall be allowed to be used in required landscape and open space areas, retention and detention basins, and for passive recreation uses.

Upon approval of SPA 260, A3, total dwelling unit count shall increase by 721 units, based on maximum potential dwelling units in Planning Areas 11 and 12.

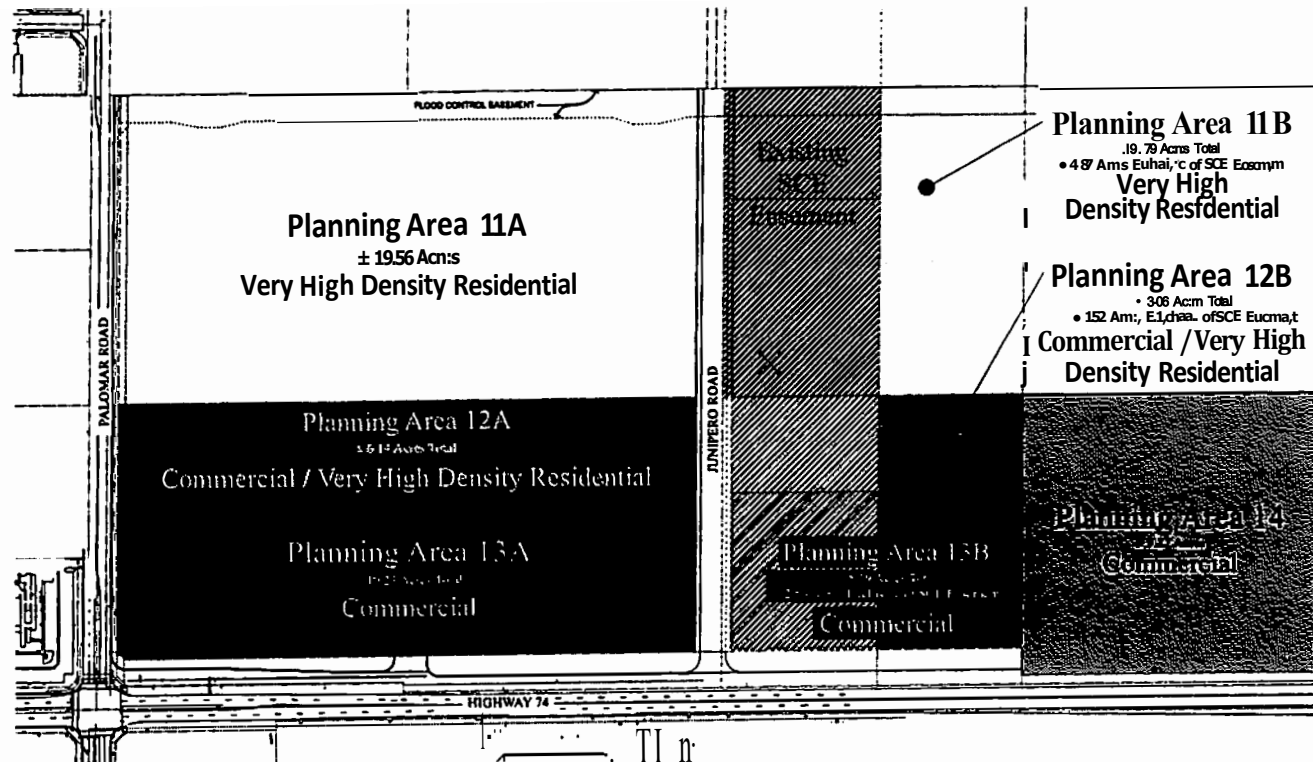
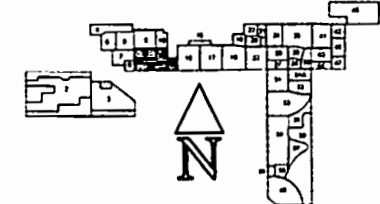


FIGURE III-1A

Proposed Land Use Plan

- Planning Area 11
- Planning Area 12
- Planning Area 13
- Planning Area 14

/vu	Acmp+/-	Final ACMP, C +/-	Final C or Update ACMP, Jt
PA11A	19.56	0	19.56
PA11B	9.79	4.92	4.87
PA12A	6.14	0	6.14
PA12B	3.06	1.54	1.52
PA13A	10.23	0	10.23
PA13B	5.19	2.66	2.53
PA14	9.27	N/A	9.27



Bold Entries are Added or Modified with Amendment 3
Strikethru-Entries are for Planning Areas outside the City of Menifee

DESIGNATION	PLANNING AREA	ACREAGE WITHIN CITY OF MENIFEE	ACREAGE OUTSIDE CITY OF MENIFEE	TARGET DENSITY WITHIN CITY OF MENIFEE	DWELLING UNITS WITHIN CITY OF MENIFEE
RESIDENTIAL					
Medium - 7,200 SF min.	4	218		3.5	76
	5111	183		3.7	68
	6"	24.6		3.7	91
	9-1	30.4		3.5	106
	15	10.6		3.0	32
	18	10.3		3.0	31
	41-		14a	3.5	
	45		14.8	3.5	
SUBTOTAL- MEDIUM - 7,200 SF MIN.		1160	EG.e	3.5	404
Medium—6,000-SF-min;			451-	4:5	
	3211		a-.8	4:5	
	3.5		-19	4:5	
	a;i:			4:5	
WM		6,800-SF-MIN.	%6:9	4:5	
Medium High - 5,000 SF min.	22	113		5.0	56
	311W1			5:8	
	341W1		5t-11	4:5	
SUBTOTAL- MEDIUM HIGH - 5,000 SF MIN.		113	1/454.9	5.0	56
MEDIUM HIGH - 4,000 SF min.	7A	152		5.6	85
HIGH DENSITY - Garden Courts	7B	119		7.3	87
	23A	18.1		8.5	153
SUBTOTAL- HIGH DENSITY - Garden Courts		30.0		8.0	240
VERY HIGH DENSITY -14.1 - 24 DU/AC	11	24.43		24	586
	12"	5.63		24	135
SUBTOTAL- VERY HIGH DENSITY - 14.1 - 24 DU/AC		30.06		24	721
SUBTOTAL RESIDENTIAL		202.6	451.8	7.4	1506

the maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot minimum in either of the following two circumstances:

- The project is designed for and restricted to senior citizen housing, or
- b. The project is a mobile home park or mobile home subdivision

This standard applies to Planning Areas 5, 6, 9, 32, 33 and 34. If this option is elected, the maximum number of dwelling units shown in Table II may be exceeded up to the new maximum which is listed in the Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Spcd6c Plan may not exceed 2,815.

• The density shown for this planning area is 4.5 du/ac even though the minimum lot size is 5,000 square feet. The overall number of units for this planning area is restricted to require that several neighborhoods of differing lot sizes be developed.

PA 12A can be either maximum 60% Residential or 100% commercial. PA 12B can be either maximum 100% residential or 100% commercial. Density shown here is the maximum allowed (60% of 12A • 100% 12B) not including the area of the SCE Easement.

		CITY OF MENIFEE	CITY OF MENIFEE	WITHIN CITY OF MENIFEE	WITHIN CITY OF MENIFEE
		0.0	0.0	0.0	0.0
	H	19.9		-	-
	H	4.0		-	-
Business Park	16		* - 8	-	-
				-	-
	43		116	-	-
SUBTOTAL- BUSINESS PARK		0.0	SH	-	-
	8	3.3		-	-
	12"	7.66		-	-
	13"	12.76		-	-
	14	9.27		-	-
Commercial	16	353		-	-
	17	344		-	-
	238	23.7		-	-
			148	-	-
	19		8 1/4	-	-
	at-		324	-	-
SUBTOTAL- COMMERCIAL		12639	5t.3	-	-
Mixed Use/Neighborhood Commercial	MA		1 & 8	-	-
	13	14.6		-	-
	19	36.0		-	-
Commercial/Business Park	18			-	-
	44		W, 4	-	-
	4;t		1M	-	-
SUBTOTAL- COMMERCIAL/BUSINESS PARK		36.0	S&a	-	-
Industrial	2	121.1		-	-
	3	76.4		-	-
SUBTOTAL- INDUSTRIAL		197.5		-	-
	21	8.7		-	-
Schools	39		N.O	-	-
	42		N.O	-	-
SUBTOTAL- SCHOOLS		8.7		-	-
	10	12.5		-	-
Community Parks	20	12.0		-	-
	38		S4	-	-
SUBTOTAL- COMMUNITY PARKS		24.5	9	-	-
Open Space	26			-	-
Fire Station				-	-
SUBTOTAL NONRESIDENTIAL		393.1	185.8		
PROJECT TOTALS		529.6	151.3		
Drainage Channels	-		15.9	-	-
Utility Easements/Existing Uses	-		111.4	-	-
Major Roadways	-		164.1	-	-

Not including the area of the SCE Easement