

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 9, 2017

Ms. Lisa Gordon, Planning Manager
City of Menifee Planning Department
29714 Haun Road
Menifee CA 92586

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www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

Jurisdiction Project Case: Plot Plan No. 2017-225, Conditional Use Permit No. 2017-226,
and Tentative Parcel Map No. 2017-227

Dear Ms. Gordon:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the City of Menifee case; a major revision to approved Plot Plan No. 22628 for a neighborhood shopping center on 28.6 gross acres. The revision proposes a gas station with a 4,967 square foot convenience store with an attached quick serve restaurant, a 3,000 square foot car wash, and a 3,268 square foot fast food restaurant with drive thru.

ALUC staff has determined that the project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict non-residential intensity.

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Urban Regional Planner IV