



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

July 13, 2023

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

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

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

BERMUDA DUNES AIRPORT

3.1 ZAP1091BD23 – Beacon Realty Advisors (Representative: GoUrban Development) – City of La Quinta Planning Department Case Nos. 2023-0001 (SP2022-0004 [Specific Plan Amendment SP2002-062], TTM2022-0003 [Tentative Tract Map No. 38604], SDP2022-0015 [Site Development Permit]). A proposal to construct an 88-unit multi-family apartment/townhome complex on 5.1 acres, located westerly of Jefferson Street and southerly of Fred Waring Drive. The applicant also proposes amending the Jefferson Square Specific Plan, creating two Planning Areas (PA1 and PA2) to allow

the specific plan area to be developed as a mixed-use project, which includes the existing commercial development in PA1, and the residential uses (which will meet the Mixed-Use Overlay District density criteria of 12 to 24 dwelling units per acre) in PA2. The applicant also proposes to create one lot for PA2 (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

BERMUDA DUNES AIRPORT

- 3.2 ZAP1092BD23 – Pulte Home Company, LLC (Representative: David Dewegeli) – City of Indio Case Nos. DR22-06-503 (Specific Plan), TTM38470 (Tentative Tract Map). A proposal to establish the Desert Retreat Specific Plan creating an age-restricted community containing 1,500 single-family homes on 378 acres, located northerly of 40th Avenue, easterly of Jefferson Street, westerly of Madison Street, and southerly of 38th avenue. The applicant also proposes dividing 378 acres into 1,500 single family lots. (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

JACQUELINE COCHRAN REGIONAL AIRPORT

- 3.3 ZAP1076TH23 – City of Coachella (Representative: Gabriel Perez) - City of Coachella Case Nos. GPA 23-02 (General Plan Amendment), ZOA 22-03 (Zoning Ordinance Amendment), CZ 23-01 (Change of Zone). A City-initiated proposal for a city-wide Zoning Consistency Update which will: 1) prepare new or revised zones to implement the 2035 General Plan; 2) consolidate and incorporate the zones in the Pueblo Viejo Strategy Implementation Plan into the Zoning Code; 3) update the Official Citywide Zoning Map; 4) provide environmental clearance for the above changes to the Zoning Code and General Plan; and 5) Update the General Plan Land Use Map for consistency with the Zoning Code and address clean up (Airport Compatibility Zones C, D, and E of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 3.4 ZAP1075TH23 – Thermal Ranch, LLC (Representative: Terra Nova Planning & Research) County of Riverside Case Nos. GPA230001 (General Plan Amendment), SP00401 (Specific Plan), CZ2300003 (Change of Zone), TTM38578 (Tentative Tract Map), TTM38531 (Tentative Tract Map), PPA230035 (Plot Plan), PPA230038 (Plot Plan), a proposal to establish the Thermal Ranch Specific Plan on 622.56 acres, which includes 223.1 acres of Equestrian Center, 194.3 acres of Estate Residential, 69.5 acres of Medium Density Residential, 41.1 acres of High Density Residential, 54.4 acres of Hotel/Resort, 21.4 acres of Commercial Retail, proposing overall a total maximum of 1,362 dwelling units, 320 RV spaces, and 285,000 square feet of commercial building area, located southerly of 62nd Avenue, westerly of Tyler Street, northerly of 64th Avenue, and easterly of Harrison Street. The applicant also proposes amending the site's General Plan land use designation from Agriculture to Specific Plan, and change the site's zoning from Heavy Agriculture, 10 acre minimum (A-2-10) and Controlled Development Areas (W-2) to Specific Plan, and to create the zoning

ordinance of the Specific Plan. The applicant also proposes to divide the site into 10 parcels (TTM38531), as well as divide the site into 542 lots, including 1 lot for the Equestrian Center, 2 lots for Horse Park Workforce Housing, 2 lots for commercial purposes, 271 lots for single-family detached, and 191 lots for single-family attached, and 75 private open space lots (TTM38578). The applicant also proposes to establish a Horse Park Workforce housing on 41.3 acres which includes 500 units and 301 RV parking stalls (PP230005), as well as establish an Equestrian Center on 223.2 acres which includes 615,689 square feet of building area which includes a Grand VIP Barn, 8 Private Barn buildings, 21 Large Barn buildings, 2 Retail buildings, 5 Retail Barn buildings, and 1 Office building, and non-building areas include grass field, riding, and holding areas. (Airport Compatibility Zones D and E of the Jacqueline Cochran Regional 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

- 3.5 ZAP1574MA23 – Majestic Freeway Business Center, LLC (Representative: T&B Planning) – County of Riverside Case No. BEL23-02256 (Building Permit). A proposal to construct an 12,000 square foot rooftop solar panel system on a previously approved industrial building (ZAP1345MA18) on 21.26 acres, located southerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Messenia Lane, and northerly of Perry Street. (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

Staff Recommendation: CONSISTENT

- 3.6 ZAP1571MA23 – Meridian Park, LLC (Representative: Jeff Gordon) – March Joint Powers Authority Case No. COM-Solar 23-003 (Building Permit). A proposal to construct a 57,271 square foot rooftop solar panel system on an industrial building on 45.84 acres, located northerly of Krameria Avenue, westerly of Village West Drive, and southerly of Van Buren Boulevard (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

Staff Recommendation: CONSISTENT

- 3.7 ZAP1575MA23 – PowerFlex Systems, LLC (Representative: United Natural Foods, Inc.) – March Joint Powers Authority Case No. COM-Solar 23-006 (Building Permit). A proposal to construct a 720,250 square foot rooftop solar panel system on an existing industrial building on 59.45 acres, located at 14900 Meridian Parkway, southerly of Innovation Drive and easterly of Meridian Parkway (Airport Compatibility Zone B2 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

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.8 ZAP1572MA23 – David M. Bertino Manufacturing (Representative: Adkan Engineers)– County of Riverside Case No. CZ2200040 (Change of Zone). A proposal to change the sites zoning from Light Agriculture (A-1-10) to One Family Dwellings (R-1) on 2.28 acres, located on the southwest corner of Gentian Avenue and Cecil Avenue. (Airport Compatibility Zone D 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

Staff Recommendation: CONSISTENT

- 3.9 ZAP1573MA23 – U.S. Vets Housing Corporation (Representative: The Trimble Company) – March Joint Powers Authority Case Nos. SP-6 (Specific Plan Amendment), PP10-02 (Plot Plan). A proposal to construct a two-story 24-unit transitional housing building with office space totaling 11,850 square feet and 44 permanent supportive housing units totaling 22,150 square feet, located southerly of N street, easterly of 4th street, and westerly of 6th street. The applicant also proposes to amend the U.S. Vets Transitional Program Specific Plan to reduce the number of housing units from 323 to 222 and eliminate buildings 4 through 8. (Compatibility Zone D 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

Staff Recommendation: CONSISTENT

PERRIS VALLEY AIRPORT

- 3.10 ZAP1028PV23 – Landstar Companies (Representative: Johnson Aviation) – City of Perris Case Nos. PLN22-05046 (DPR22-00005 [Development Plan Review], TPM38412 [Tentative Parcel Map]). A proposal to construct two industrial warehouse buildings with mezzanines totaling 867,070 square feet and a 343 tractor-trailer truck yard (on a separate 22.88 acre parcel) on a total 82.83 acres, located southerly of Ellis Avenue, westerly of Case Road, easterly of Goetz Road. The applicant also proposes a tentative parcel map merging the site into two parcels (Airport Compatibility Zones A, B1, B2, C, and D of the Perris Valley Airport Influence Area, and Zone E of 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 Compatible Use Study (CUS)

6.0 APPROVAL OF MINUTES

June 8, 2023

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER’S COMMENTS