



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

October 12, 2023

## AGENDA

County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California, 92501  
[www.rcaluc.org](http://www.rcaluc.org)

### CHAIR

Steve Manos  
Lake Elsinore

### VICE CHAIR

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### STAFF

Director  
Paul Rull

Simon A. Housman  
Barbara Santos  
Jackie Vega

County Administrative Center  
4080 Lemon St, 14<sup>th</sup> 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](http://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, 14<sup>th</sup> 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](mailto: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

### HEMET RYAN AIRPORT

3.1 ZAP1072HR23 – Peak Emerald Acres, LLC (Representative: Sorrento Advisors) – County of Riverside Case Nos. GPA01111 (General Plan Amendment), SP381 (Specific Plan), CZ7774 (Change of Zone), TTM36452 (Tentative Tract Map), a proposal to establish the Emerald Acres Specific Plan allowing for a maximum of 391 residential dwelling units on 335 acres, 4.59 acres of commercial space, 6.6 acres of parkland, and 191.3 acres of conserved open space, located southerly of Florida Avenue, easterly of Calvert Avenue, westerly of California Avenue, and northerly of

Stowe Road. The applicant also proposes to amend the General Plan land use designation of the site from Commercial Retail (CR), Low Density Residential (LDR), Medium High Density Residential (MHDR), Rural Mountainous (RM) to the land uses as reflected in the Specific Plan including Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation Habitat (OS-CH), Open Space – Conservation (OS-C), and Public Facilities (PF), and change the zoning of the site from Heavy Agriculture 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) to Specific Plan and establishing a Specific Plan zoning ordinance that will include the permitted uses and development standards for each Planning Area of the Specific Plan, and establish the Planning Area boundaries of the Specific Plan. The applicant also proposes to divide the 335 acre site into specific lot configurations within each village area to allow for proposed development and resource preservation (Airport Compatibility Zones D and E of the Hemet-Ryan Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT (Specific Plan & Change of Zone);  
CONDITIONALLY CONSISTENT (Tract Map)

**FRENCH VALLEY AIRPORT**

3.2 ZAP1128FV23 – Xebec Building Company (Representative: Casc Engineering & Consulting, Inc.) – County of Riverside Case No. GPA23-0004 (General Plan Amendment), SP00265A02 (Specific Plan Amendment), CZ230012 (Change of Zone), PPT23-0002 (Plot Plan). A proposal to construct five industrial buildings totaling 347,100 square feet with mezzanines and two commercial buildings totaling 64,000 square feet with mezzanines on a 19.61 acres parcel, located northerly of KTM way, southerly of Sparkman Way, easterly of Winchester Road, and westerly of Sky Canyon Drive. The applicant also proposes amending the General Plan to change the sites land use designation from Commercial Retail and Commercial Office to Light Industrial. The applicant also proposes amending the sites specific plan land use designation from Commercial Retail and Commercial office to Light Industrial. Lastly, the applicant proposes changing the sites zoning to update the Borel Airpark Specific Plan adopted ordinance to reflect the proposed land uses. (Airport Compatibility Zone B2 and D of the French Valley Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT (GPA, SPA, CZ); CONDITIONALLY  
CONSISTENT (Plot Plan)

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**  
September 14, 2023

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

8.0 **COMMISSIONER’S COMMENTS**