



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

November 9, 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

PERRIS VALLEY AIRPORT

2.1 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: CONTINUE to 12-14-23

3.0 PUBLIC HEARING: NEW CASES**FRENCH VALLEY AIRPORT**

- 3.1 ZAP1129FV23 – Marks Architects (Representative: Gabriela Marks) – County of Riverside Case No. PPT230027 (Plot Plan). A proposal to construct a 2,054 square foot The Habit Burger restaurant, and a 1,568 square foot KFC restaurant with a shared drive-thru on 1.38 acres, located on the southeast corner of Benton Road and Temeku Street. (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

- 3.2 ZAP1131FV23 – GCRE & Butterfield Stage Center, LLC (Representative: Temecula Engineering Consultants, Inc.) – County of Riverside Case No. GPA220011 (General Plan Amendment). A proposal to amend the County's General Plan Circulation Element changing the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial, and also to realign Pourroy Road between High Vista Drive to Auld Road as Arterial (Airport Compatibility Zone E of the French Valley 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

- 3.3 ZAP1584MA23 – David Patton (Representative: David Patton) – City of Moreno Valley Case No. PEN23-0072 (General Plan Amendment), PEN23-0071 (Change of Zone), PEN23-0070 (Development Plan Review), PEN23-0069 (Tentative Tract Map No. 38702). A proposal to divide 13.75 acres into 131 single family residential lots and recreational amenities located on the southeast corner of Goya Avenue and Indian Street. The applicant also proposes to amend the site's general plan land use designation and zoning from Residential 5 to Residential 10. (Airport Compatibility Zones D and E 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

- 3.4 ZAP1585MA23 – David Patton (Representative: David Patton) – City of Moreno Valley Case No. PEN22-0159 (General Plan Amendment), PEN22-0158 (Change of Zone), PEN22-0157 (Development Plan Review), PEN22-0156 (Tentative Tract Map No. 38458). A proposal to divide 9.18 acres into 78 single family residential lots and recreational amenities located on the southeast corner of Iris Avenue and Indian Street. The applicant also proposes to amend the site's general plan land use designation and zoning from Residential 5 to Residential 10. (Airport Compatibility Zones D and E 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

- 3.5 ZAP1580MA23 – Dish Wireless (Representative: CORE Development Services/ Butler America) – March Joint Powers Authority Case No. MDR23-01 (Minor Development Review). A proposal to construct a wireless facility totaling 709 square feet on top of a proposed but not yet constructed building with a total height of 48 feet on 2.35 acres, located on the northwest corner of Van Buren Boulevard and the 215 Freeway. (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

- 3.6 ZAP1587MA23 – Sunpower (Representative: Ronnie Toh) – March Joint Powers Authority Case No. COM-Solar 23-008 (Building Permit). A proposal to construct a 704 square foot rooftop solar panel system on an existing industrial building on 1.65 acres, located at 21550 Van Buren Boulevard, westerly of Meridian Parkway (Airport Compatibility Zone C1 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

- 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**
October 12, 2023

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

8.0 **COMMISSIONER’S COMMENTS**

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