



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California

Thursday 9:30 A.M., May 14, 2020

CHAIR
Steve Manos
Lake Elsinore

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Russell Betts
Desert Hot Springs

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Riverside

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John Guerin
Paul Rull
Barbara Santos

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4080 Lemon St, 14th Floor
Riverside, CA 92501
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www.rcaluc.org

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Residents are encouraged to view the Airport Land Use Commission meeting via [Livestream](https://www.livestream.com/rcaluc) on our website at www.rcaluc.org or on channels [Frontier Fios channel 36](#) and [AT&T U-Verse channel 99](#). The public may join and speak by telephone conference. Toll free number at [\(669\) 900-6833](tel:6699006833), Zoom Meeting ID: [948 2720 1722](https://zoom.us/j/94827201722). Passcode [011630](https://zoom.us/j/94827201722). Zoom participants are requested to log-in 30 minutes before the meeting and register at least 24 hours in advance to submit comments. Further information on how to participate in the hearing will be available on the ALUC website listed above.

The staff report and related documentation for each agenda item are available online at 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 and retained for the official record.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 48 hours or as soon as possible 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: 9:30 A.M.**

ITEMS FOR WHICH STAFF RECOMMENDS CONSISTENCY UNDER ONE MOTION UNLESS A COMMISSION MEMBER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER.

MARCH AIR RESERVE BASE

- 3.1 ZAP1401MA20 – DP Harvill, LLC (Representative: Lou Monville) – County of Riverside Case No. PPT190032 (Plot Plan). A proposal to establish a 53,275 square foot truck terminal building which includes 48,275 square feet of cross loading dock area and 5,000 square feet of office area on 11.15 acres located westerly of Harvill Avenue, northerly of Rider Street, easterly of Patterson Avenue, and southerly of Cajalco Road (Airport Compatibility Zone C2 of the 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

MARCH AIR RESERVE BASE

- 3.2 ZAP1406MA20 – Alan Sharp (Representative: Kimley-Horn) – March Joint Powers Authority Case No. PP19-06 (Plot Plan). The applicant proposes to construct two industrial warehouse buildings with mezzanines totaling 61,108 square feet on 3.03 gross acres located westerly of Meridian Parkway, northerly of Innovation Drive, easterly of Plummer Street, and southerly of Cactus Avenue (Airport Compatibility Zone B2 of the 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

- 3.3 ZAP1402MA20 – Juan and Griselda Caldera (Representative: Gabriel Ybarra, Action Surveys) – County of Riverside Case No. TPM35988 (Tentative Parcel Map No. 35988). A proposal to divide 4.94 acres located at 23265 Walnut Street (on the southerly side of an unpaved segment of Walnut Street connecting Vista Del Lago on the west and Patterson Avenue on the east) in the unincorporated community of Mead Valley into two residential parcels. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

- 3.4 ZAP1407MA20 – Duke Realty, LP (Representative: Nicole Torstvet, Albert A. Webb and Associates) – County of Riverside Case Nos. CZ2000008 (Change of Zone) and PPT 190039 (Plot Plan). A proposal to construct a 334,995 square foot industrial building with second floor mezzanine on two parcels (15.08 gross acres) located easterly of Harvill Avenue, northerly of Rider Street, westerly of the AT&SF/BNSF rail line and Interstate 215, and southerly of (Old) Cajalco Road in the unincorporated community of Mead Valley. Up to 48,000 square feet will consist of office area, with the vast majority of the building (at least 85 percent) to be utilized as warehousing. In order to facilitate this development, the applicant proposes to change the zoning of the larger parcel (13.27 acres) from M-H (Manufacturing-Heavy) to M-SC (Manufacturing-Service Commercial). The smaller parcel is already zoned M-SC. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

REGIONAL

- 3.5 ZAP1047RG20 – City of Riverside (Representatives: David Murray and Matthew Taylor) – City of Riverside Case No. P20-0068 (Ordinance Amendment). A proposal to amend Title 19 (Zoning) of the Riverside Municipal Code to achieve consistency with recently enacted State laws relating to Family Day Care Homes, Accessory Dwelling Units (formerly known as Second Units), Junior Accessory Dwelling Units, Tiny Homes, and Tiny Home Communities, in response to State policy directives regarding the production and facilitation of affordable housing. (Citywide). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

HEMET RYAN AIRPORT

- 3.6 ZAP1062HR20 – Paradise Smoke Shop/Shaden Salah (Representative: Patty Nahill, PGN) – County of Riverside Case No. CZ2000005 (Change of Zone). A proposal to change the zoning of 0.39 net acre (0.48 acre gross) (Assessor's Parcel Number 458-224-010) located at 33671 Highway 74 (on the south side of Highway 74, westerly of Truelson Avenue and easterly of Winchester Road) in the community of Green Acres from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The site is designated Commercial Retail on the Harvest Valley/Winchester Area Plan (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 3.7 ZAP1100FV20 – Pierer Immoreal North America, LLC (Representative: CASC Engineering and Consulting) – County of Riverside Case No. TPM37819 (Tentative Parcel Map). A proposal to divide 31.86 acres located southerly of Sparkman Way, northerly of Borel Road, easterly of Winchester Road Highway 74, and westerly of Sky Canyon Drive and French Valley Airport, into two parcels (A previous proposal to construct a two-story 47,675 square foot KTM headquarters office building, a 60,860 square foot motorsport research building, and a 17,917 square foot warehouse building with an outdoor 20,696 square foot semi-truck parking area and outdoor 8,602 square foot maintenance area, at this site had been found consistent by the ALUC) (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 3.8 ZAP1097FV20 – Rowena Gbenoba (Representative: John Ramirez) – County of Riverside Case No. PPT190034 (Plot Plan). A proposal to construct two medical office buildings totaling 7,176 square feet on 0.95 acres, located on the southeast corner of Temeku Street and Benton Street (Airport Compatibility Zone B1 of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 3.9 ZAP1098FV20 – City of Murrieta (Representative: Carl Stiehl, Senior Planner) – City of Murrieta Case Nos. GPA 2018-1751 (General Plan Amendment) with Ordinance Amendment. A City-initiated proposal to adopt an updated General Plan, including the following Elements: Land Use, Economic Development, Circulation, Infrastructure, Healthy Community, Conservation, Recreation and Open Space, Air Quality, Noise, Safety, and Housing. (The Housing Element is not being changed.) Also included are an introduction chapter and a Vision chapter. Additionally, the City proposes to add a new Innovation zone to its zoning ordinance and to amend land use designations in various areas. Some properties will be designated and zoned "Innovation." (Airport Compatibility Zones B1, B2, C, D, and E of the French Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

4.0 **PUBLIC HEARING: NEW ITEMS****MARCH AIR RESERVE BASE**

- 4.1 ZAP1400MA20 – Orbis Real Estate Partners (Representative: Grant Ross) – County of Riverside Case Nos. CZ200006 (Change of Zone), PPT200002 (Plot Plan). A proposal to construct a 259,127 square foot industrial manufacturing building with second floor mezzanine on 11.78 acres located on the northwest corner of Harvill Avenue and Placentia Avenue. The applicant also proposes 37,500 square feet of rooftop solar panels. In order to allow for this development, the applicant also proposes to change zoning on 3.9 acres of the site area from Rural Residential (R-R) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC) (Airport Compatibility Zone C2 of the 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 6-11-20

- 4.2 ZAP1404MA20 – Ferguson Enterprises, Inc. (Representative: Sunpower Corporation Systems) – City of Perris Case No. DPR12-10-0006. A proposal to establish rooftop solar panels totaling 132,715 square feet on an entitled (not yet constructed) 1,036,568 square foot warehouse building (as part of a two warehouse building project totaling 1,455,781 square feet) located northerly of Ramona Expressway, westerly of Webster Avenue, easterly of Patterson Avenue, and southerly of Markham Street (Airport Compatibility Zone C1 of the 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 6-11-20

- 4.3 ZAP1409MA20 – Vanagan Holdings, Inc. (Representative: JM Civil Engineering) – County of Riverside Case No. PPT190029 (Plot Plan). A proposal to construct a 77,492 square foot industrial warehouse building with mezzanine (in two phases) on 3.99 acres, located westerly of Patterson Avenue, southerly of Cajalco Road, easterly of Seaton Avenue, and northerly of Rider Street (Airport Compatibility Zone C2 of the 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 6-11-20

- 4.4 ZAP1411MA20 – Sunpower Corporation Systems – March Joint Powers Authority Case No. B19-000-265 (Building Permit). A proposal to establish rooftop solar panels totaling 266,337 square feet on a 1,008,880 square foot industrial building located at 21600 Cactus Avenue, westerly of Meridian Parkway, southerly of Alessandro Boulevard, and northerly of Cactus Avenue (Airport Compatibility Zones B1, B2, C1 of the 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 6-11-20

MARCH AIR RESERVE BASE

- 4.5 ZAP1412MA20 – Senior Living Riverside, LLC (Representative: Davie Cowan, Kimley-Horn) – March Joint Powers Authority Case No. TTM20-01 (Tentative Tract Map No. 37855). The applicant proposes to divide 153 acres of the existing continuing care retirement community formerly known as Air Force Village West and Alta-Vita Village (health care institution which combined a skilled nursing facility with different size assisted living facilities and residential care facility for the elderly) located westerly of Village West Drive, southerly of Van Buren Boulevard, easterly of Ryan Street, and northerly of 5th Street into four lots. Lot 1 would include the apartments, skilled nursing, memory care, and assisted living units. Lot 2 would include 100 existing detached residences and a duplex. Lot 3 would include the chapel. Lot 4 would include 202 existing detached residences and 16 duplexes (32 duplex units). (Airport Compatibility Zone C2/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: INCONSISTENT

- 4.6 ZAP1405MA20 – Riverside Inland Development, LLC/Hillwood Investment Properties (Representative: Kathy Hoffer) – March Joint Powers Authority Case Nos. PP20-02 (Plot Plan), TPM20-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct a 2,022,364 square foot industrial warehouse building (maximum 54 feet in height) with mezzanines on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of the runways at March Air Reserve Base. The applicant also proposes to change the Veterans Industrial Park 215 Specific Plan (SP16-02), updating Section 4.3 Landscaping Guidelines to reflect ALUC wildlife hazard goals and policies. The applicant also proposes to merge the project's five parcels into one parcel. (A previous proposal to establish two industrial buildings (maximum 48 feet in height) totaling 2,185,618 square feet on this site had been found consistent by the ALUC, but no action was taken by the March Joint Powers Authority Commission) (Airport Compatibility Zone B2 of the 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 6-11-20

PERRIS VALLEY AIRPORT

- 4.7 ZAP1017PV20 . ZAP1017PV20 – IDI Logistics (Representative: Nicole Torstvet, Albert A. Webb and Associates) – City of Perris Case No. PLN 19-05332 (Minor Modification). A proposal to modify a previously approved project. The approved project consisted of four warehouse/distribution buildings with a cumulative total gross floor area of 3,166,456 square feet and a water quality detention basin on 215.7 to 218.1 acres located northerly of Ellis Avenue, easterly of Redlands Avenue, southerly of 7th Street, and southwesterly of Interstate 215. The buildings were not to exceed a height of 44 feet above ground level and maximum elevation at the top of the buildings of 1,464 feet above mean sea level. The modified project consists of three buildings with a cumulative gross floor area of 2,869,677 square feet. The applicant specifically proposes allowance for a height of 55 feet above ground level and a maximum elevation at the top of the buildings of 1,475 feet above mean sea level. (Compatibility Zones D and E of the Perris Valley Airport Influence Area, and Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

FRENCH VALLEY AIRPORT

4.8 ZAP1099FV20 – The KWC Companies, Inc. (Representatives: Jo Howard and Mike Taing) – County of Riverside Case No. CUP190019 (Conditional Use Permit). A proposal to develop a one-story office and retail building with 2,890 square feet of leasable space on a 0.71-acre site located at the southeasterly corner of Auld Road and Sky Canyon Drive, westerly of French Valley Airport in the unincorporated community of French Valley. The applicant envisions a 1,181 square foot bail bond office and a 1,709 square foot storefront retail cannabis business. (Airport Compatibility Zone B2 of the French Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONTINUE to 6-11-20

JACQUELINE COCHRAN REGIONAL AIRPORT

4.9 ZAP1049TH20 – Thermal Operating Company, LLC (Representative: Fayres Hall, Albert A. Webb and Associates) – County of Riverside Case No. PP24690R3 (Revised Plot Plan). The applicant is proposing to develop a new 16,800 square foot two-story “middle paddock” garage with lounge (tables and chairs) for track viewing and dining and offices on the second floor, within the existing Thermal Club facility located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street. (The overall Plot Plan includes land within Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area; the proposed additional building is located in Compatibility Zone C.). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: INCONSISTENT

5.0 **ADMINISTRATIVE ITEMS**

- 5.1 Director’s Approvals
- 5.2 Election of Officers (Chair /Vice Chair)
- 5.3 Storm Water Basin Sign Review

6.0 **APPROVAL OF MINUTES**

March 12, 2020

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

8.0 **COMMISSIONER’S COMMENTS**