



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

November 10, 2022

## 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

### **MARCH AIR RESERVE BASE**

3.1 ZAP1544MA22 – PR Partners, LLC (Representative: Mike Naggar & Associates) – City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review). A proposal to construct a mixed-use industrial/commercial development including a 304,572 square foot e-commerce warehouse building with mezzanines, a 2,010 square foot restaurant building with drive-thru, and a 4,950 square foot retail/restaurant building with drive-thru on a 16.12 acre parcel, located on the southwest corner of Perris Boulevard and

Ramona Expressway. The applicant also proposes amending the Perris Valley Commerce Specific Plan (SPA No. 13) and changing 14.1 acres of the site's zoning from Commercial to Light Industrial (with 1.99 acres of the site remaining Commercial). (The Commission previously found consistent on this site ZAP1390MA19, a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres, and a proposal to amend the Perris Valley Commerce Center Specific Plan, and change the site's zoning from Commercial to Light Industrial (Airport Compatibility Zones B1-APZ-II and 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](mailto:prull@rivco.org).

Staff Recommendation: CONTINUE TO 12-15-22

### MARCH AIR RESERVE BASE

- 3.2 ZAP1545MA22 – Lake Creek Industrial LLC (Representative: Sagecrest Planning Environmental) – City of Perris Case Nos. SPA22-05053 (Specific Plan Amendment), DPR20-00021(Development Plan Review), TPM38385 (Tentative Parcel Map). A proposal to construct a 254,211 square foot warehouse building with mezzanines on 12.59 acres located southerly of Rider Street, northerly of Placentia Avenue, easterly of Redlands Avenue, and westerly of Wilson Avenue. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to vacate Walnut Street from the Circulation Plan. The applicant also proposes merging the existing six parcels into one parcel (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](mailto:Javega@rivco.org)

Recommendation: CONSISTENT

- 3.3 ZAP1546MA22 – Lake Creek Industrial LLC (Representative: Sagecrest Planning Environmental) – City of Perris Case Nos. SPA22-05052 (Specific Plan Amendment), DPR20-00020 (Development Plan Review), TPM38386 (Tentative Parcel Map). A proposal to construct a 334,040 square foot warehouse building with mezzanines on 20.14 acres, located westerly of Redlands Avenue, northerly of Placentia Avenue, southerly of Rider Street. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to vacate Russell Way from the Circulation Plan. The applicant also proposes merging the existing eight parcels into one parcel (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](mailto:Javega@rivco.org)

Staff Recommendation: CONSISTENT

### BERMUDA DUNES AIRPORT

- 3.4 ZAP1089BD22 – Bermuda Dunes Organics, LLC (Representative: Capital Building Services) – County of Riverside Planning Department Case Nos. CUP220028 (Conditional Use Permit), TPM38590 (Tentative Parcel Map). A proposal to construct a 3,258 square foot cannabis retail building on 7.02 acres located southerly of Country Club Drive, westerly of Yucca Lane, westerly of Washington Street, and northerly of Harris Lane. The applicant also proposes to divide the site into two commercial parcels. No other development on the site is proposed at this time (Airport Compatibility Zone B1 of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Recommendation: CONSISTENT

**FLABOB AIRPORT**

- 3.5 ZAP1039FL22 – City of Jurupa Valley (Representative: Beth La Rock, Flabob Airport Manager) – City of Jurupa Valley Case Nos. GPA22007 (General Plan Amendment), CZ22008 (Change of Zone), ZCA22013 (Zoning Code Amendment). A City-initiated proposal establishing a new Airport Zone for the Flabob Airport that would remove the existing mixture of incompatible zoning and would allow aviation and airport supportive land uses at the airport, generally located westerly of Crestmore Road, northerly of Mission Rock Way, southerly of Capary Road, and easterly of 46<sup>th</sup> Street. In order to implement the new Airport Zone, the City proposes: 1) a General Plan Amendment to amend the General Plan Land Use map designations of the project site from Business Park, Residential Rural, Open Space-Rural, and Public Facilities to Public Facilities/Institutional, to be consistent with the new Airport Zone; 2) a Change of Zone of the project site from Manufacturing High (M-H), Manufacturing Service Commercial (M-SC), General Residential (R-3), Planned Residential (R-4), and Light Agriculture (A-1) to Airport Zone (AIR); and 3) a Zoning Code Amendment to add the new Airport Zone to the City’s Municipal Code. No physical development is proposed at this time (Airport Compatibility Zones A, B1, B2, and D of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**FRENCH VALLEY AIRPORT**

- 3.6 ZAP1122FV22 – SunRenu Green Builders (Representative: Barry Coe) – County of Riverside Case No. BNR2200112 (Building Permit). A proposal to construct a 6,411 square foot carport with solar panels within an existing office parking lot on 2.86 acres at 29970 Technology Drive, located on the northeast corner of Technology Drive and Winchester Road (Airport Compatibility Zone C 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

**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)

5.3 ALUC Concern Letter Regarding City of Moreno Valley Heacock Parking Lot in the Clear Zone

**6.0 APPROVAL OF MINUTES**

October 13, 2022

**7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****8.0 COMMISSIONER’S COMMENTS**