



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., February 13, 2020

CHAIR

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Lake Elsinore

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Paul Rull
Barbara Santos

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NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

The staff report and related documentation for each agenda item are available online at our website at www.rcaluc.org. Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

Live Streaming of the meeting will be available during the meeting on our website at www.rcaluc.org.

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

MARCH AIR RESERVE BASE

2.1 ZAP1391MA19 – Trammell Crow So. Cal Development Inc. (Representative: EPD Solutions) – County of Riverside Case No. PPT190031 (Plot Plan). A proposal to construct a 418,000 square foot industrial manufacturing building on 20.32 acres located westerly of the 215 freeway, southerly of Harley Knox Boulevard, easterly of Harvill Avenue, and northerly of Oleander Avenue. The applicant also proposes 5 carports with solar panels totaling 18,700 square feet and 167,200 square feet of rooftop solar panels (Airport Compatibility Zones C1 and C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from January 9, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONTINUE to 3-12-20

MARCH AIR RESERVE BASE

- 2.2 ZAP1393MA19 – Innovation Industrial Partners, LLC, Vincent Von Der Ahe (Representative: Kent Norton, MIG. Inc.) – March Joint Powers Authority Case No. PP19-03 (Plot Plan). The applicant proposes to construct a 48,400 square foot industrial warehouse building on 3.22 acres located on the southeast corner of Cactus Avenue and Innovation Drive (Airport Compatibility Zones B1-APZ-I and B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from January 9, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONTINUE to 3-12-20

FRENCH VALLEY AIRPORT

- 2.3 ZAP1094FV19 – MLC Holdings, Inc. (Representative: T&B Planning) – County of Riverside Planning Case Nos. SP00286A07 (Specific Plan Amendment), GPA 190013 (General Plan Amendment), CZ 1900008 (Change of Zone), and TR37715 (Tentative Tract Map No. 37715). Tentative Tract Map No. 37715 is a proposal to divide 16.63 acres (Assessor's Parcel Number 963-100-008) located at the northwest corner of Benton Road and Pourroy Road, southerly of San Remo, into 145 single-family residential lots with a minimum lot size of 2,720 square feet, plus two lots less than one-quarter acre in size each for water quality basins. SP 00286A07 (Winchester 1800 Specific Plan No. 286, Amendment No. 7) is a proposal to modify the land use designations, boundaries, and descriptions of Planning Areas 40 and 41 as follows: Reconfigure the boundaries between Planning Areas 40 and 41; increase the acreage of Planning Area 40 from 9.3 acres to 16.6 acres, amend its designation from Commercial Retail (CR) to High Density Residential – 8 to 14 dwelling units per acre (HDR), and provide for the development of 145 units therein; decrease the acreage of Planning Area 41 from 22.6 acres to 17.9 acres, amend its designation from Very High Density Residential (VHDR) to HDR, and reduce its dwelling unit allocation from 339 to 204 (with the 135-unit difference re-allocated to Planning Area 40). The combined net effect is to eliminate 9.3 acres of Commercial Retail and increase the residential dwelling unit count in SP 286 from 4,720 to 4,730. GPA 190013 is a proposal to amend the land use designation of the above-referenced 16.63 acres from VHDR and CR to HDR. CZ 1900008 is a proposal to amend the SP (Specific Plan) ordinance for Specific Plan No. 286 regarding allowable land uses within Planning Area 40 and the development standards therefor. (Airport Compatibility Zones D and E of the French Valley Airport Influence Area). Continued from January 9, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

HEMET RYAN AIRPORT

- 2.4 ZAP1061HR19 – Rancho Diamante Investments/Strata Equity Group (Representative: Rich Brasher, Pangaea Land Consultants) – City of Hemet Case Nos.: SPA15-001 (Specific Plan Amendment); GPA 15-002 (General Plan Amendment); TTM 15-003 (Tentative Tract Map No. 36841). Tentative Tract Map No. 36841 is a proposal to divide 245 acres located westerly of Warren Road, southerly of the AT&SF/BNSF rail line, easterly of the San Diego Canal, and northerly of Poplar Street into 586 single-family residential lots, one 19.67-acre commercial lot, one 5.62-acre public park lot, 21 open space lots totaling 54.15 acres, and 25 "HOA Park" and "street landscape" lots. SPA 15-001 is a proposal to amend the Page Ranch Planned Community Development Master

Plan/Specific Plan (PCD79-93) as follows: (1) Eliminate Planning Area VI and incorporate its area into Planning Area X; (2) Realign the boundary between Planning Areas X and XIII; (3) Delete "New Warren Road" and provide for the northwesterly extension of Mustang Way from existing Warren Road to a realigned Stetson Avenue extending along the southerly side of the rail line; (4) The number of dwelling units in amended Planning Area X is increased to 586 from 391, but this is a decrease of 158 dwelling units from the 744 previously allocated to Planning Areas VI and X together in the same area; (5) The designation of the area that had been in Planning Area VI and will now be in Planning Area X is increased from Low Density Residential to Low-Medium Density Residential; (6) The area within Planning Area XIII is reduced from 24.8 acres to 19.67 acres and its designation is changed to Commercial, resulting in a decrease of 73 dwelling units previously allocated to this Planning Area. (The net effect of these changes is to increase Commercial area by 19.67 acres and decrease the total number of dwelling units in the Specific Plan to 6,721.) GPA 15-002 is a proposal to amend the land use designation of the proposed 19.67-acre lot from LDR (Low Density Residential) to CC (Community Commercial) and to amend the Circulation Element by providing for the extension of Mustang Way as described above and for the deletion of "New Warren Road". (Airport Compatibility Zones C and D of the Hemet-Ryan Airport Influence Area). Continued from January 9, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONTINUE to 3-12-20

3.0 PUBLIC HEARING: NEW ITEMS

MARCH AIR RESERVE BASE

- 3.1 ZAP1398MA19 – Rider Commerce, LLC (Representative: EPD Solutions, Inc.) – County of Riverside Case No. BNR1900070 (Building Permit). A proposal to establish rooftop solar panels totaling 167,200 square feet on a previously reviewed 203,445 square foot industrial warehouse building located on the northwest corner of Harvill Avenue and Rider Street in the unincorporated community of Mead Valley. (The previous proposal to establish the industrial warehouse building was found consistent by the ALUC.) (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 3-12-20

- 3.2 ZAP1396MA19 – Barker Logistics, LLC/Orbis Real Estate Partners (Representative: Raymond Polverini) – County of Riverside Case No. PPT190008 (Plot Plan). A proposal to construct a 684,000 square foot industrial manufacturing building with second floor mezzanine on 30.19 acres located on the northeast corner of Placentia Street and Patterson Avenue, in the unincorporated community of Mead Valley. The applicant also proposes rooftop solar panels totaling 47,600 square feet. (The previous proposal to establish a 694,540 square foot industrial manufacturing building with second floor mezzanine was found consistent by the ALUC. No solar panels were proposed in the original application.) (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 3-12-20

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals

4.2 Detention Basin Size and Wildlife Hazard Reports – General Discussion

5.0 REQUEST FOR SPECIFIC DELEGATION OF AUTHORITY – Countywide Ordinance Amendment. ZAP1045RG20. County Case No. CZ1900021. This is a proposal to amend Section 19.519 of Riverside County Ordinance No. 348 to reduce the required distance between cannabis retailers from 1,000 feet to 250 feet and to amend Section 19.518 so as to add the C-O (Commercial-Office) zone to the list of zones where storefront cannabis retailers would be allowed within a permanent structure, with an approved conditional use permit. This proposal would qualify as a non-impact legislative amendment if it were proposed by the County, but, since it is being proposed by a private applicant, the provisions of Resolution No. 2011-02 authorizing action by the ALUC Director do not apply. Therefore, this proposal is tentatively scheduled for ALUC Commission review at its March 12 meeting. The applicant team requests a specific delegation of authority to the ALUC Director to render a no impact consistency finding for this amendment prior to the March 12, 2020 hearing.

6.0 APPROVAL OF MINUTES

January 9, 2020

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER'S COMMENTS

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