



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

February 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

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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

NONE

3.0 PUBLIC HEARING: NEW CASES

HEMET RYAN AIRPORT

3.1 ZAP1071HR22 – The Focus Group (Representative: David Church) – City of Hemet Case Nos. ZC22-001 (Change of Zone), CUP22-001 (Conditional Use Permit), a proposal to construct a 1,008 square foot carry-out only restaurant building with drive-thru on 0.75 acres, located on the northwest corner of Tanya Avenue and Sanderson Avenue. The applicant also proposes to change the sites zoning from M-2 (General Manufacturing) to M-1 (Limited Manufacturing). (Airport Compatibility Zone D of the Hemet-Ryan 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

3.2 ZAP1553MA22 – Capital Properties, LLC (Representative: T&B Planning) County of Riverside Case Nos. GPA220003 (General Plan Amendment), CZ220003 (Change of Zone), PPT220004 (Plot Plan), TPM38337 (Tentative Parcel Map). A proposal to construct a 591,203 square foot manufacturing building with mezzanines on 40.88 acres located northerly of Walnut Street, southerly of Rider Street, and westerly of Patterson Avenue. The applicant also proposes amending the site's general plan land use designation from Medium Density Residential (MDR) to Light Industrial (LI), and also changing the sites zoning from One-Family Dwellings (R-1), Light Agriculture (A-1-1), and Rural Residential (R-R-1) to Industrial Park (I-P). The applicant also proposes a tentative parcel map to merge existing eight parcels into one parcel (Airport Compatibility Zone C2 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

Recommendation: CONSISTENT

3.3 ZAP1556MA22 – Bridge Investment Group (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220024 (Plot Plan). A proposal to construct a 106,931 square foot industrial building with mezzanines on 5.26 acres, located southerly of Cajalco Road and westerly of Patterson Avenue (Airport Compatibility Zone C2 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

Recommendation: CONSISTENT

3.4 ZAP1557MA22 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.) – City of Perris Case Nos. SPA22-05173 (Specific Plan Amendment), CUP22-05172 (Conditional Use Permit). A proposal to establish a 219-space truck trailer parking facility with a 720 square foot office building on 8.34 acres, located on the northeast corner of Markham Street and Perris Boulevard. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan, changing the sites zoning from Business Park (BP) to Light Industrial (LI). (Airport Compatibility Zone D 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

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**

January 12, 2023

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

8.0 **COMMISSIONER'S COMMENTS**