



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

April 14, 2022

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Steven Stewart
Palm Springs

VICE CHAIR

Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

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

MARCH AIR RESERVE BASE

3.1 ZAP1510MA22 – Martin Oropeza (Representative: A.K.A. & Associates, Inc) – County of Riverside Case No. TPM 38067 (Tentative Parcel Map). A proposal to subdivide approximately 2.51 gross acres into 2 single family residential lots, located northerly of Alviso Road, easterly of Day Street, and southerly of Kinney 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: CONSISTENT

MARCH AIR RESERVE BASE

- 3.2 ZAP1512MA22 – IPT Riverside Logistics Center II, LLC (Representative: Ares Management, LLC) – County of Riverside Case No. PPT200002R01 (Plot Plan). A proposal to establish a 307-space truck trailer parking yard on 11.80 acres located on the northwest corner of Placentia Avenue and Harvill Avenue (A proposal to establish an industrial manufacturing building with second floor mezzanine, change of zone, and subsequent plot plan had been previously found consistent by the ALUC) (Airport Compatibility Zones 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

- 3.3 ZAP1511MA22 – Senior Living Riverside, LLC (Representative: Kimley-Horn) – March Joint Powers Authority Case Nos. GPA20-03 (General Plan Amendment), SP20-03 (Specific Plan Amendment), PP21-07, PP21-08, PP21-09, PP21-10 (Plot Plans), TTM21-02 (Tentative Tract Map No. 38234). A proposal to construct 4 industrial manufacturing buildings with mezzanines on separate parcels totaling 1,203,759 square feet on 64.1 acres located northerly of Nandina Avenue, southerly of 8th Street, easterly of Dalla Avenue, and westerly of Village West Drive. The applicant also proposes amending the site's general plan land use designation from Residential to Industrial. The applicant also proposes amending the Air Force Village West Specific Plan to approve a zone change on the site's 64.1 acres from R10 Residential to Industrial, and adopting development standards, design criteria, and master infrastructure plans for the proposed industrial development. The applicant also proposes a tentative tract map to divide 68.83 acres into 4 industrial lots and 1 residential lot (no residential entitlements are proposed at this time) (Airport Compatibility Zone C2 High Terrain Zone 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

- 3.4' ZAP1471MA21 – Coudure Family Limited Partnership (Representative: Johnson Aviation, Inc.) – City of Perris Case Nos. SPA21-05193 (Specific Plan Amendment), DPR21-00011 (Development Plan Review), PLN22-05078 (Tentative Parcel Map No. 38393). A proposal to construct a 231,935 square foot industrial warehouse building with mezzanines on 14.93 acres, located on the northeast corner of Ramona Expressway and Indian Avenue. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan rezoning 17.7 acres from Commercial to Light Industrial. The applicant also proposes a tentative parcel map to divide 14.93 acres into 1 industrial lot and 1 commercial lot (no commercial entitlements are proposed at this time) (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

Staff Recommendation: CONTINUE to 5-12-22

PALM SPRINGS INTERNATIONAL AIRPORT

3.5 ZAP1099PS22 – Farrell Drive, LLC (Representative: Red Rock Realty Investment, LLC) – City of Palm Springs Case No. 3.4313 (Major Architectural Review). A proposal to construct a 64,583 square foot self-storage facility on 4.20 acres, located northerly of Computer Way, westerly of Research Drive, easterly of Farell Drive (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@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 Compatibility Use Study (CUS)

5.3 Chair and Vice Chair Election of Officers for the April meeting

5.4 Commissioners Teleconferencing (Zoom) Requirements

6.0 **APPROVAL OF MINUTES**

March 10, 2022

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

8.0 **COMMISSIONER'S COMMENTS**