



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

May 12, 2022

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

Vacant
Riverside

John Lyon
Riverside

Steven Stewart
Palm 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

BERMUDA DUNES AIRPORT

3.1 ZAP1086BD22 – AT&T (Representative: Smartlink Group) – City of Palm Desert Planning Department Case No. CUP22-0001 (Conditional Use Permit). A proposal to establish a 65-foot-tall mono-palm tree wireless communications facility with a 562 square foot equipment shelter on 0.81 acres, located at 39750 Garand Lane (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONDITIONALLY CONSISTENT

FRENCH VALLEY AIRPORT

- 3.2 ZAP1117FV22 – HD Commercial Ventures, Inc. (Representative: Strom Entitlement Permitting PM, LLC) – County of Riverside Case No. PPT210140 (Plot Plan). A proposal to construct two industrial buildings totaling 173,653 square feet with mezzanines on 11.30 acres, located northerly of Murrieta Hot Springs Road, southerly of Technology Drive, westerly of Sky Canyon Drive, and easterly of Winchester Road. (Airport Compatibility Zone C 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

MARCH AIR RESERVE BASE

- 3.3 ZAP1509MA22 – Black & Veatch – March Joint Powers Authority Case No. COM-Solar 22-003 (Building Permit). A proposal to construct an 84,000 square foot rooftop solar panel system on an existing industrial building on 45 acres, located northerly of Van Buren Boulevard, westerly of Opportunity Way, and easterly of Meridian Parkway (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

- 3.4' ZAP1516MA22 – Optimus Building Corporation (Representative: Mike Naggar & Associates) – City of Perris Case Nos. SPA22-05047 (Specific Plan Amendment), DPR22-00006 (Development Plan Review). A proposal to construct an 878,750 square foot industrial manufacturing building with mezzanines on a 40.75 acres located northerly of Ramona Expressway, westerly of Redlands Avenue, easterly of Perris Boulevard, and southerly of Perry Street (approximately 4.5 acres of the site is planned for future commercial development – there are no entitlements proposed for this area at this time). The applicant also proposes amending the Perris Valley Commerce Center Specific Plan rezoning the site from Commercial to Light Industrial (Airport Compatibility Zones C1 and D 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

3.5 ZAP1515MA22 – Meridian Park West, LLC (Representative: Waypoint Property Group) – March Joint Powers Authority Case Nos. GP 21-01 (General Plan Amendment), SP21-01 (Specific Plan), PP21-03 and PP21-04 (Plot Plans), TTM38063 (Tentative Tract Map). The applicant proposes the West Campus Upper Plateau Specific Plan, encompassing 817.9 acres within multiple Airport Compatibility Zones located southerly of Alessandro Boulevard, westerly of Meridian Parkway, northerly of Grover Community Drive, and easterly of Trautwein Road. As part of this project, the applicant proposes amending the General Plan land uses to increase Parks/Recreation and Open Space from 122 acres to 453 acres, eliminate approximately 622.5 acres of Business Park, eliminate approximately 63 acres of Industrial property, approve a 2.6-acre Public Facility area for an existing water tank, and adopt the West Campus Upper Plateau Specific Plan (SP-) on approximately 351 acres and creating policies for the future recordation of a 445 acre Conservation Area. The applicant also proposes to adopt Specific Plan SP-9 containing development standards, design guidelines, infrastructure master plans, maintenance responsibilities, phasing schedule, and implementation procedures necessary to develop a 359 acre business park and adjacent park space. The Specific Plan proposes 43.1 acres of Mixed Use, 66.4 acres of Business Park, 143.3 acres of Industrial, 28.9 acres of streets and roadways, 10 acres of developed Parks/Recreation/Open Space, 64.5 acres of undeveloped Parks/Recreation/Open Space, and 3.5 acres of Public Facilities. The Specific Plan will adopt zoning on the properties consistent with the Specific Plan land use designations. The applicant also proposes to construct 2 industrial buildings with mezzanines on separate parcels totaling 1,820,000 square feet on (combined) 115.88 acres, located northerly of (future roads) Bunker Hill Drive, easterly of Airman Drive, southerly of Arclight Drive, and westerly of Linebacker Drive. (Only development entitlements for PP21-03 and PP21-04 have been submitted with this application. No development projects for the other parcels have been proposed at this time.) The applicant also proposes a tentative tract map to divide 359.6 acres into 17 buildable lots and 7 lettered lots for streets/open space. (Airport Compatibility Zones B1, B2, C1, and 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 (GPA, Specific Plan); CONDITIONALLY CONSISTENT (Plot Plans, Tract Map)

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 Digitizing the ALUC Application Process

6.0 **APPROVAL OF MINUTES**
April 14, 2022

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

8.0 **COMMISSIONER’S COMMENTS**