



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

July 14, 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

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Vacant

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Moreno Valley

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

PERRIS VALLEY AIRPORT

2.1 ZAP1026PV22 – Richland Developers, Inc (Representative: Derek Barbour) – City of Perris Case No. DPR 22-00002 (Development Plan Review), TPM38446 (Tentative Parcel Map). A proposal to construct two industrial buildings with mezzanines on two separate parcels totaling 659,130 square feet on 37.55 acres, located on the northeast corner of Goetz Road and Mapes Road. The applicant proposes to divide the site into two parcels (Airport Compatibility Zones B2 and D of the Perris Valley Airport Influence Area, and Zone E of 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: CONDITIONALLY CONSISTENT

3.0 PUBLIC HEARING: NEW CASES**RIVERSIDE MUNICIPAL AIRPORT**

- 3.1 ZAP1104RI22 – Kienle & Kienle Investments (Representative: Adkan Engineers) City of Riverside Case No. PR2021-001208 (Change of Zone, Conditional Use Permit). A proposal to convert an existing 1,180 square foot single family residence into an office building on 1.44 acres, located at 8568 Indiana Ave, northerly of Patricia Way, westerly of Vance Street, and easterly of Bernard Street. The applicant also proposes to change the site's zoning from R-1-7000 (Single Family Residential Zone) to O (Office Zone) (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.2 ZAP1101PS22 – Casa Verona, LLC (Representative: Temple Construction Inc.) – City of Palm Springs Case Nos. 5.1527 (Change of Zone), TTM38042 (Tentative Tract Map). A proposal to divide 6.44 gross acres into 31 single-family residential lots and one retention basin lot, located northerly of Verona Road, easterly of Whitewater Club Drive, and westerly of the Whitewater Channel. The applicant also proposes changing the site's zoning from R-1-D (Single Family Residential minimum 7,500 square foot lot size) to R-1-E (Small-lot single-family residential zone) (Airport Compatibility Zone D 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

MARCH AIR RESERVE BASE

- 3.3 ZAP1517MA22 – BCI IV Harvill Industrial Center (Representative: EPD Solutions) – County of Riverside Case No. PPT220001 (Plot Plan). A proposal to construct a 99,770 square foot manufacturing building on 9.13 acres located northerly of Cajalco Road, westerly of Interstate 215, easterly of Harvill Avenue, and southerly of Dree Circle. The applicant also proposes to construct a rooftop solar panel system on the proposed building (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

- 3.4 ZAP1518MA22 – BCI IV Harvill Industrial Center (Representative: EPD Solutions) – County of Riverside Case No. PPT220002 (Plot Plan). A proposal to construct a 434,823 square foot manufacturing building with mezzanines on 20.57 acres located northerly of Orange Avenue, westerly of Harvill Avenue, easterly of Tobacco Road, and southerly of Water Street. The applicant also proposes to construct a rooftop solar panel system on the proposed building (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

- 3.5 ZAP1525MA22 – Project Aether (Representative: Parkway Construction & Architecture)
– March Joint Powers Authority Case Nos. PP04-04A1 (Plot Plan Amendment), CUP22-01 (Conditional Use Permit). The applicant proposes to establish an aircraft manufacturing and shipping business within the former 104,000 square foot AMRO Facility as part of the existing 314,925 square foot DHL building on 30.19 acres located at 17101 Heacock Street, northerly of San Michele Road, southerly of Cardinal Avenue, and easterly of the March Air Reserve Base. The applicant proposes extending the existing building, adding a new 22,000 square foot prefabricated building for shipping and receiving, and a 17,000 square foot expandable/retractable hangar for the transport and assembly of completed winged aircraft and components (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: CONTINUE to 8-11-22

- 3.6 ZAP1524MA22 – Seefried Industrial Properties (Representative: Dan Bick) – March Joint Powers Authority Case No. PP22-01 (Plot Plan). A proposal to construct an 80,000 square foot industrial warehouse building on 4.55 acres, located northerly of Determination Drive, westerly of Meridian Parkway, and southerly of Alessandro Boulevard (Airport Compatibility Zone B1 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 8-11-22

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)

6.0 **APPROVAL OF MINUTES**

May 12 and June 9, 2022

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

8.0 **COMMISSIONER’S COMMENTS**