



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

July 9, 2020

AGENDA

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

CHAIR

Russell Betts
Desert Hot Springs

VICE CHAIR

Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
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Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director

Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

Any person wishing to speak in person 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).

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will 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 at 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 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 ZAP1409MA20 – Vanagan Holdings, Inc. (Representative: JM Civil Engineering) – County of Riverside Case No. PPT190029 (Plot Plan). A proposal to construct a 77,492 square foot industrial warehouse building with mezzanine (in two phases) on 3.99 acres, located westerly of Patterson Avenue, southerly of Cajalco Road, easterly of Seaton Avenue, and northerly of Rider Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, and June 11, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 2.2 ZAP1405MA20 – Riverside Inland Development, LLC/Hillwood Investment Properties (Representative: Kathy Hoffer) – March Joint Powers Authority Case Nos. PP20-02 (Plot Plan), TPM20-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct a 2,022,364 square foot industrial warehouse building (maximum 54 feet in height) with mezzanines on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of the runways at March Air Reserve Base. The applicant also proposes to change the Veterans Industrial Park 215 Specific Plan (SP16-02), updating Section 4.3 Landscaping Guidelines to reflect ALUC wildlife hazard goals and policies. The applicant also proposes to merge the project’s five parcels into one parcel. (A previous proposal to establish two industrial buildings (maximum 48 feet in height) totaling 2,185,618 square feet on this site had been found consistent by the ALUC, but no action was taken by the March Joint Powers Authority Commission) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, and June 11, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONTINUED to 8-13-20

PALM SPRINGS INTERNATIONAL AIRPORT

- 2.3 ZAP1084PS20 – Terra-Gen Development/Coachella Wind Holdings, LLC (Representative: Armand Anselmo) – Related Case: City of Palm Springs Plan Check Case No. 2020-1140.e. The applicant proposes to construct one permanent meteorological tower 311 feet in height within an 860-acre wind turbine development approved through Conditional Use Permit No. 5.1429 located southerly of Interstate 10, westerly of Indian Canyon Drive, and northerly of Highway 111. The applicant previously received approval to decommission and remove approximately 363 commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet on this site. That project was reviewed by the Airport Land Use Commission as ZAP1070PS18. However, the specific location of the meteorological tower was not yet determined at that time. This application is submitted pursuant to Condition No. 5 of ZAP1070PS18 requiring any proposal for new structures taller than 200 feet ground level to be submitted to ALUC for review. (Not located within an Airport Compatibility Zone). Continued from June 11, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

Staff Recommendation: CONSISTENT

3.0 PUBLIC HEARING: NEW CASES**MARCH AIR RESERVE BASE**

- 3.1 ZAP1390MA19 – PR Partners, LLC (Representative: Mike Naggar & Associates) – City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review). A proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres located on the southwest corner of Perris Boulevard and Ramona Expressway. Also proposed is an amendment to the Perris Valley Commerce Center Specific Plan, and a proposal to change the site’s zoning from Commercial to Light Industrial (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 8-13-20

MARCH AIR RESERVE BASE

3.2 ZAP1425MA20 – Rockefeller Group (Representative: EPD Solutions) – County of Riverside Case No. BNR2000056 (Building Permit). A proposal to construct 210,000 square feet of rooftop solar panels on a 345,006 square foot industrial manufacturing building on 16.86 acres, located easterly of Harvill Avenue, westerly of Interstate 215 Freeway, southerly of Orange Avenue, and northerly of Daytona Cove (The previous proposal to construct the 345,006 square foot industrial manufacturing building at this site had been 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 8-13-20

3.3 ZAP1419MA20 – MS Van Buren II, LLC (Representative: SDH & Associates, Rob Van Zanten) – March Joint Powers Authority Case No. TPM20-03 (Tentative Parcel Map No. 37091). A proposal to divide 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway into four commercial parcels. (The previous proposal to construct 11 shell buildings totaling 160,608 square feet (as well as a Specific Plan Amendment) on this site had been found consistent by the ALUC (Airport Compatibility Zone 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: CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

4.2 Detention Basins and Wildlife Hazards

5.0 **APPROVAL OF MINUTES**

June 11, 2020

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

7.0 **COMMISSIONER'S COMMENTS**