



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

August 11, 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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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

NONE

3.0 PUBLIC HEARING: NEW CASES

MARCH AIR RESERVE BASE

3.1 ZAP1526MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220008 (Plot Plan). A proposal to construct a 307,616 square foot manufacturing building on 18.33 acres located on the northwest corner of Harvill Avenue and Martin 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: CONDITIONALLY CONSISTENT

MARCH AIR RESERVE BASE

- 3.2 ZAP1527MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220015 (Plot Plan). A proposal to construct two manufacturing buildings totaling 337,698 square feet on 20.34 acres, located northerly of Perry Street, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Commerce Center Drive (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: CONDITIONALLY CONSISTENT

- 3.3 ZAP1528MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220009 (Plot Plan). A proposal to construct a 256,148 square foot manufacturing building on 15.77 acres, located northerly of America's Tire Drive, westerly of the I-215 freeway, easterly of Harvill Avenue, and southerly of Oleander Avenue (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: CONDITIONALLY CONSISTENT

- 3.4 ZAP1529MA22 – Henry Chiao (Representative: Tien Chu) – County of Riverside Case Nos. GPA210112 (General Plan Amendment), CZ200021 (Change of Zone), PPT200029 (Plot Plan), TTM37924 (Tentative Tract Map). A proposal to divide 11.29 acres into a 137-unit multi-family townhome development, located on the southeast corner of Dunlap Drive and Sunset Avenue. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from R-R (Rural Residential) to the R-3 (General Residential) (Airport Compatibility Zone 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

- 3.5 ZAP1531MA22 – Richland Ventures, Inc., (Representative: Richland Investments) – City of Menifee Case Nos. DEV2021-005 (Specific Plan Amendment), TTM38132 and TTM38133 (Tentative Tract Maps). A proposal to amend the Menifee North Specific Plan (SP260) to modify the uses, configuration, acreages, unit counts, densities, and land use designations of Planning Areas 9, 22, and 23A, generally located easterly of Palomar Road, southerly of Watson Road, westerly of Briggs Road, and northerly of Highway 74. The applicant also proposes two separate tentative tract maps: TTM38132 (Planning Area 9) a proposal to divide 31.2 gross acres into 173 single family residential lots, 5 open space lots, and 1 water quality basin; and TTM38133 (Planning Area 22) a proposal to divide 28.8 gross acres into 149 single family residential lots, 6 open space lots, and 1 water quality basin (Airport Compatibility Zones D and E 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

CORONA MUNICIPAL AIRPORT

- 3.6 ZAP1013CO22 – Ares Management LLC (Representative: Christopher Sandford) City of Corona Case No. GPA2022-0001 (General Plan Amendment). A proposal to amend the general plan land use designation of 4.92 acres located westerly of Sherman Avenue, southerly of Railroad Street, easterly of Smith Avenue, and northerly of Pomona Road, from General Industrial (GI) to Light Industrial (LI). The site contains one existing industrial building (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 3.7 ZAP1118FV22 – Salim Development Group, LLC (Representative: Cross Engineering Services, LLC) – County of Riverside Case Nos. CZ2000034 (Change of Zone), SP00265S03 (Third Substantial Conformance to Specific Plan No. 00265S03), PPT200033 (Plot Plan), TPM38464 (Tentative Parcel Map). A proposal to construct a 2,535 square foot Arby's sit-down restaurant with drive-thru, a 729 square foot carry-out Wienerschnitzel with drive-thru, and a 5,215 square foot car wash tunnel on 2.26 acres, located on the southwest corner of Penfield Road and Benton Road. The applicant also proposes a change of zone and amending Specific Plan No. 265 Borel Airport Center, to add a carwash use within Planning Area 3. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels (Airport Compatibility Zones B1 and 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 (Change of Zone, Specific Plan 265); CONDITIONALLY CONSISTENT (Plot Plan, Parcel Map)

JACQUELINE COCHRAN REGIONAL AIRPORT

- 3.8 ZAP1064TH22 – JTM Land Company, LLC (Representative: Albert A. Webb Associates) County of Riverside Case No. PP24690R04 (Plot Plan Revised Permit No. 4). A proposal to construct a 6,000 square foot single-story trackside commercial garage (no viewing area) on 139 acres, within the middle paddock area of the existing Thermal Motorclub facility, located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street (Airport Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

REGIONAL

- 3.9 ZAP1065RG22 – Rain Tree Investment Corporation (Representative: Johnson Aviation, Inc.) – City of Perris Case No. SPA21-05125 (Specific Plan Amendment). A proposal amending the Green Valley Specific Plan (Green Valley Specific Plan Amendment No. 2 [SPA2]) located northerly of Ethanac Road, westerly of Goetz Road, easterly of the 215 Freeway, and southerly of Case Road and the BNSF Railroad, amending the land use designations of 274.4 acres located in the northeast corner of the 1,266.9 acre Specific Plan, specifically within Planning Areas: 3a, 6a, 6b, 19a, 20, 21, 22a, 29, 30, 32a, 33a,

and 57a, in order to be consistent with the 2011 Perris Valley Airport Land Use Compatibility Plan and SB330 (Airport Compatibility Zones B1, C, D, and E of the Perris Valley Airport Influence Area, and Zone E 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 **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**

July 14, 2022

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

8.0 **COMMISSIONER'S COMMENTS**

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