



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

June 8, 2023

## AGENDA

County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California, 92501  
[www.rcaluc.org](http://www.rcaluc.org)

### CHAIR

Steve Manos  
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Director  
Paul Rull

Simon A. Housman  
Barbara Santos  
Jackie Vega

County Administrative Center  
4080 Lemon St, 14<sup>th</sup> 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](http://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, 14<sup>th</sup> 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](mailto: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 ZAP1570MA23 – Hillwood (Representative: Albert A. Webb & Associates)– City of Perris Case Nos. GPA22-0532 (General Plan Amendment), ZC22-05327 (Change of Zone), DPR22-00030 (Development Plan Review), TPM22-05328 (Tentative Parcel Map). A proposal to construct a 412,348 square foot manufacturing building with mezzanines on 20 acres, located northerly of Ethanac Road, westerly of Sherman Road, and easterly of Trumble Road. The applicant also proposes to amend the General Plan Land use designation and change the sites

zoning from Commercial to Light Industrial. The applicant also proposes merging eight existing parcels into one. (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1569MA23 – Seven Multi-Site Solutions (Representative: EoS Fitness) – City of Riverside Case No. PR-2023-001492 (Minor Conditional Use Permit). A proposal to establish a fitness center in an existing vacant 37,651 square foot tenant space, within an existing multi-tenant commercial shopping center on 9.35 acres, located at 341 E. Alessandro Boulevard, westerly of Mission Grove Parkway, and northerly of Mission Village Drive (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

**FRENCH VALLEY AIRPORT**

- 3.3 ZAP1125FV23 – Wallace Design Group (Representative: West Coast Self Storage) – County of Riverside Case No. PP20682R01 (Plot Plan Revision). A proposal to construct four self-storage buildings totaling 129,816 square feet and a 1,135 square foot office building on 5.18, located easterly of Leon Road and westerly of Winchester Road. The applicant also proposes to remove previously proposed car wash and RV storage. (ZAP1066FV16 was previously found consistent by the Commission on this site) (Airport Compatibility Zones C of the French Valley Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

**PERRIS VALLEY AIRPORT**

- 3.4 ZAP1029PV23 – IDI Logistics (Representative: T&B Planning) – City of Perris Case Nos. PLN22-05265 (Major Modification Review), TPM38518 (Tentative Parcel Map). A proposal to construct three industrial warehouse buildings totaling 3,343,584 square feet on three parcels on 166.36 total acres, located southerly of Mapes Street, westerly of Goetz Road, and easterly of A Street. The applicant also proposes to divide the parcel into three commercial parcels. (Airport Compatibility Zone D and E of the Perris Valley Airport Influence Area and Zone E of the March Air Reserve/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@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 Compatible Use Study (CUS)

6.0 **APPROVAL OF MINUTES**

May 11,2023

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

8.0 **COMMISSIONER'S COMMENTS**

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