



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

January 11, 2024

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
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Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Moreno Valley

Vernon Poole
Murrieta

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

FLABOB AIRPORT

3.1 ZAP1042FL23 – City of Jurupa Valley – City of Jurupa Valley Case No MA23177 (General Plan Amendment and Change of Zone). A City-initiated proposal to amend its General Plan Land Use designation from Commercial Retail (CR) to Medium High Density Residential (MHDR) in an effort to correct erroneous GIS mapping information, located northerly of Wallace Street at 3883 Wallace Street. The City also proposes to change sites zoning from Rubidoux Village Commercial (R-VC) to General Residential (R-3). (Airport Compatibility Zone D of the Flabob Airport Influence Area.) Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.2 ZAP1589MA23 – Hinoodeh Holdings, LLC (Representative: Corinne Mostad) – City of Perris Case Nos. PLN22-05380 (Specific Plan Amendment), PLN22-05379 (Tentative Parcel Map), PLN22-00037 (Development Plan Review), PLN22-00038 (Development Plan Review). A proposal to construct a 291,098 square foot industrial building with mezzanines, a 52,008 square foot hotel, and two restaurant buildings totaling 9,000 square feet on 16.84 acres, located southerly of Ramona Expressway, northerly of Dawes Street, easterly of Perris Boulevard, and westerly of Redlands Avenue. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to change the sites zoning from Commercial (C) to Light Industrial (LI). The applicant also proposes to split 16.84 acres into four separate parcels (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

Staff Recommendation: CONSISTENT

- 3.3 ZAP1586MA23 – Apollo IV Development (Representative: NOAA Group Architects) – City of Moreno Valley Case No. BFR21-0167 (Building Permit). A proposal to construct a solar panel system totaling 6,100 square feet on four separate buildings on 3.41 acres, located northerly of Dracaea Avenue, westerly of Edgemont Street, and easterly of Gina Avenue (Airport Compatibility Zone C1 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

Staff Recommendation: CONTINUE to 2-8-24

- 3.4 ZAP1591MA23 – Bay & Day, LLC (Representative: T&B Planning) – City of Moreno Valley Case Nos. PEN23-0076 (Change of Zone), PEN23-074 (Plot Plan), PEN23-0075 (Tentative Parcel Map). A proposal to construct a 194,775 square foot industrial building with mezzanines on 9.95 acres, located on the southwest corner of Bay Avenue and Day Street. The applicant also proposes to change the sites zoning from Business Park (BP) to Light Industrial (LI), and merge four separate parcels into one. (Airport Compatibility Zones B1-APZ-II and C1). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONTINUE to 2-8-24

- 3.5 ZAP1590MA23 – Industrial VI Enterprises, LLC (Representative: Albert A. Webb Associates) – County of Riverside Case Nos. CZ2200062 (Change of Zone), PPT220050 (Plot Plan), TPM38601 (Tentative Parcel Map). A proposal to construct a 1,003,510 square foot industrial building with mezzanines on 44.84 acres, and a recreational park consisting of a sports field, picnic area, tot lot, and a 3,110 square foot snack bar on a separate 4.19 acres, located on the southwest corner of Cajalco Road and Seaton Avenue. The applicant also proposes to change the site's zoning from Light Agriculture (A-1-1), Rural Residential (R-R-1/2) to Industrial Park (I-P). The applicant also proposes dividing 58.19 acres into three separate parcels. The applicant also proposes to construct a 1,003,510 square foot solar panel on the industrial building rooftop and 3,110 square foot solar panel system on the proposed snack bar (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

Staff Recommendation: CONSISTENT (Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan, Parcel Map)

JACQUELINE COCHRAN REGIONAL AIRPORT

3.6 ZAP1078TH23 – Thermal Operating Company, LLC (Representative: Albert A. Webb Associates) County of Riverside Case No. MTE230043 (Minor Temporary Event). A proposal for a Minor Temporary Event to host an IndyCar pre-season testing and sprint races, from March 22 to March 24, 2024, from 8:00 a.m. to 4:00 p.m. at the 139 acres Thermal Motorclub facility, located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street. The Event proposes a maximum 3,500 people per day including staff, racers and general public. The Event will be open to the public with approximately 1,200 tickets sold to the general public (which directly conflicts with the underlying conditions of approval for the original Thermal Motorclub project). Approximately 1,200 people will occupy temporary bleacher seating and paddock viewing area, and approximately 1,500 people will occupy the 80 trackside units and 48 spa casitas, and approximately 800 people will make up staff and racers. Food and live entertainment will also be provided within the existing buildings. The Event will be televised with on-track cameras (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: INCONSISTENT

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**

December 14, 2023

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

8.0 **COMMISSIONER'S COMMENTS**

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