



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

February 8, 2024

## AGENDA

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

### CHAIR

Steve Manos  
Lake Elsinore

### VICE CHAIR

Russell Betts  
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Michael Geller  
Moreno Valley

Vernon Poole  
Murrieta

### STAFF

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

#### **BERMUDA DUNES AIRPORT**

3.1 ZAP1093BD23 – B.H. Indio, LLC (Representative: MIG, Inc.) – City of Indio Case Nos. GP-23-0001 (General Plan Amendment), SP-0001 (Specific Plan), ZMA-23-0001 (Zoning Map Amendment), TPM-23-0001 (Tentative Parcel Map). A proposal to establish the Oasis at Indio Specific Plan on approximately 186 acres which includes 66 acres of Mixed-Use in Planning Area 1; 5 acres of Mixed-Use in Planning Area 2, 10 acres of Mixed-Use in Planning Area 3, and 100 acres of Industrial in Planning Area 4, located southerly of Avenue 42, westerly of Monroe Street, and northerly of Interstate 10. The applicant also proposes amending the site's General Plan land use designation from

Mixed Use Neighborhood and Regional Commercial to Specific Plan, and also change the site’s zoning from Specific Plan, Mixed Use Neighborhood, and Regional Commercial to Specific Plan. The applicant also proposes to divide the site into 4 parcels (one for each Planning Area) (Airport Compatibility Zones C, D, E of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1592MA23 – Riverside CSG 3, LLC (Representative: Dimension Renewable Energy) – March Joint Powers Authority Case No. CUP23-03 (Conditional Use Permit). A proposal to construct a solar panel system totaling 498,155 square feet on an existing industrial building on 26.91 acres, located at 22000 Opportunity Way. (Airport Compatibility Zone B2 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

- 3.3 ZAP1593MA23 – PowerFlex (Representative: Prologis) – City of Perris Case No. PMT23-02962 (Conditional Use Permit). A proposal to construct a solar panel system totaling 82,238 square feet on an existing industrial building on 59.05 acres, located southerly of Sinclair Street, northerly of Rider Street, easterly of Indian Street, and westerly of Perris Boulevard (Airport Compatibility Zones B1-APZ-II and 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](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

- 3.4 ZAP1594MA23 – PowerFlex (Representative: Prologis) – City of Perris Case No. PMT23-02954 (Conditional Use Permit). A proposal to construct a solar panel system totaling 60,110 square feet on an existing industrial building on 59.05 acres, located southerly of Morgan Street, northerly of Sinclair Street, easterly Indian Street, and westerly of Barrett Avenue (Airport Compatibility Zones B1-APZ-II and 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](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

**PERRIS VALLEY AIRPORT**

- 3.5 ZAP1032PV23 – WLPX Perris Venue, LLC (Representative: Lewis Management Corporation) – City of Perris Case Nos. GPA23-05033 (General Plan Amendment), ZC23-05034 (Zone Change), DPR23-00005 (Development Plan Review), DPR23-00006 (Development Plan Review), CUP23-05032 (Conditional Use Permit), and TPM35700 (Tentative Parcel Map). A proposal to construct a nine-building commercial center totaling 142,074 square feet on 15.70 acres, and an 848,000 square foot industrial building with mezzanines on 44.04 acres, located on the southeast corner of San Jacinto Avenue and Redlands Avenue. The applicant also proposes to amend the site’s General Land Use designation and Zoning from Community Commercial to Community Commercial and Light Industrial. The applicant also proposes dividing the site into 10 parcels (Airport Compatibility Zone E of the Perris Valley Airport Influence Area and Zone D 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 (GPA, CZ); CONDITIONALLY CONSISTENT (DPR, CUP, PM)

**RIVERSIDE MUNICIPAL AIRPORT**

- 3.6 ZAP1113RI23 – Steven Walker Communities, Inc. (Representative: PB Arlington, LLC) City of Riverside Case Nos. PR-2021-000894 ([DP-2021-00099(General Plan Amendment), DP-2021-00103 (Change of Zone), DP-2021-00106 (Development Review), DP-2021-00105 (Conditional Use Permit)]). A proposal to construct a 4,650 square foot convenience store/gas station with six fuel pumps on 1.34, located on the southeast corner of Arlington Avenue and Monroe Street. The applicant also proposes to amend the General Plan Land Use designation from Office (O) to Commercial Retail (C-R), and to rezone the site from R-1-7000 (Single Family Residential) to Commercial Retail (C-R) (Airport Compatibility Zone D of the Riverside Municipal 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 (GPA, CZ); CONDITIONALLY CONSISTENT (DPR, CUP)

**REGIONAL**

- 3.7 ZAP1080RG23 – City of Eastvale (Representative: Gustavo Gonzalez) – City of Eastvale Case No. PLN22-20015 (General Plan). A City-initiated proposal to adopt the new General 2040 which includes the following chapters: Land Use, Housing, Mobility and Circulation, Noise and Vibration, Open Space and Conservation, and Safety. The City includes land within Airport Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area, and Zone E of the Corona Airport Influence Area (Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area, and Zone E of Corona Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.8 ZMARCHCUS – County of Riverside (Representative: The Matrix Group) – March ARB Compatible Use Study – 2023. A County of Riverside initiated proposal to study compatible land use around March Air Reserve Base. Military installations generate thousands of jobs and billions of dollars in regional economic impact across the nation. Sustainment of these military installations, and associated missions and facilities, helps underpin the vitality of local communities, economies, and industries. Ensuring compatibility between military bases and surrounding communities through partnership promotes military mission sustainment and continued presence in the local economy. The March Air Reserve Base Compatible Use Study (MCUS) aims to proactively identify and provide solutions to promote March's mission sustainability, while strengthening coordination efforts between the installation and neighboring communities. (March Airport Compatibility Zones A, B1, B2, C1, C2 and D). Staff Planner: Simon Housman at (760) 328-7995, or e-mail at [shousman@rivco.org](mailto:shousman@rivco.org)

Staff Recommendation: The Commission Receive and File the 2023 March Compatible Use Study

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**

January 11, 2024

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

8.0 **COMMISSIONER'S COMMENTS**

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