



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

June 13, 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

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
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

HEMET RYAN AIRPORT

3.1 ZAP1077HR24 – Newland Development Group (Representative: EPD Solutions) – City of Hemet Case Nos. GPA22-003 (General Plan Amendment), CUP22-006 (Conditional Use Permit). A proposal to construct two industrial buildings totaling 1,192,418 square feet on 72.95 acres, located on the southeast corner of Simpson Road and El Fuego Road. The applicant also proposes amending the sites General Plan Land Use designation from Mixed Use (MU) to Business Park (B-P) (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

PERRIS VALLEY AIRPORT

- 3.2 ZAP1034PV24 – Chevron U.S.A. Inc. (Representative: Alabassi Construction and Engineering) – City of Perris Case Nos. SPA24-05086 (Specific Plan Amendment), MOD23-05073 (Major Modification). A proposal to construct a 1,496 square foot canopy with fueling stations for commercial trucks on 0.94 acres, located on the northeast corner of Ramona Expressway and Webster Avenue. The applicant also proposes to amend the sites Specific Plan land use designation from Residential to Commercial (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: CONSISTENT

MARCH AIR RESERVE BASE

- 3.3 ZAP1581MA23 – Overland Development Company (Representative: Andrew Walcker)– March Joint Powers Authority Case No. CUP22-03 (Conditional Use Permit). A proposal to construct a 3,596 square foot drive-thru Car Wash Building on 1.08 acres, located northerly of Van Buren Boulevard, and easterly of Opportunity Way. (Airport Compatibility Zones B2 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

Staff Recommendation: CONSISTENT

- 3.4 ZAP1606MA24 – Mike Naggar and Associates Inc. (Representative: Mike Naggar) – City of Perris Case Nos. SPA24-05078 (Specific Plan Amendment), DPR24-00002 (Development Plan Review), DPR24-00003 (Development Plan Review), CUP24-05075 (Conditional Use Permit), TPM24-05076 (Tentative Parcel Map 38606), a proposal to construct four commercial retail-buildings on 4.6 acres, located northerly of Ramona Expressway, westerly of Redlands Avenue, easterly of Perris Boulevard, and southerly of Perry Street. The applicant also proposes a minor change to the total acreage from the originally reviewed project consisting of 774,419 square foot industrial building with mezzanines on 36.01 acres as previously consistent under ZAP1555MA22, to a 774,419 square foot industrial building with mezzanines on 35.99 acres. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan rezoning the site from Commercial to Light Industrial. The applicant also proposes dividing 40.75-acres into five separate parcels. (Airport Compatibility Zones C1 and 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

- 3.5 ZAP1607MA24 – Ethanac Business Park, LLC (Representative: T&B Planning) – City of Menifee Case Nos. PLN23-0173 (General Plan Amendment), PLN23-0175 (Specific Plan Amendment), PLN23-0174 (Change of Zone), PLN23-0171 (Plot Plan). A proposal to construct a new 264,710 square foot warehouse building on 11.47 acres, located northerly of Ethanac Road, easterly of Trumble Road, westerly of Sherman Road, and northerly of McLaughlin Road. The applicant also proposes to change the boundary of the Menifee North Specific Plan by adding APN 331-110-023 (1.16-acres) and designating it as Planning Area 2-Industrial. The applicant also proposes to change that portion of the sites General Plan from Heavy Industrial (HI) to Menifee North Specific Plan. Lastly, the applicant proposes to change that portion of the sites zoning from Heavy Industrial/Manufacturing (HI) to Menifee North Specific Plan. (Airport Compatibility

Zones D and E 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 (GPA, SPA, CZ); CONDITIONALLY
CONSISTENT (Plot Plan)

FRENCH VALLEY AIRPORT

3.6 ZAP1133FV24 – New Day Solar (Representative: Gardner Air) – County of Riverside Case No. BEL2303777 (Building Permit). A proposal to construct a 1,394 square foot rooftop solar panel system on an existing industrial building on 4.37 acres, located northerly of Wealth Street, easterly of Industry Way, and westerly of Leon Road. (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

3.7 ZAP1130FV23 – Catalyst Retail (Representative: Dasher & Tabata, Inc.) – County of Riverside Case Nos. PP230023 (Plot Plan), CUP230012 (Conditional Use Permit), TPM38771 (Tentative Parcel Map),. A proposal to construct 21 retail/commercial buildings, such as restaurants, retail stores, gas stations, car wash, offices, and a collision repair shop, on 30.84 acres, located on the southeast corner of Thompson Road and Winchester Road. The applicant also proposes to subdivide 30.84 acres into 20 separate parcels. (Airport Compatibility Zones B1, C, and D of the French Valley Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at 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)

5.3 ALUC and State Housing Legislation Informational Workshop

6.0 **APPROVAL OF MINUTES**

April 11, 2024

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

8.0 **COMMISSIONER’S COMMENTS**