



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

April 8, 2021

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Russell Betts
Desert Hot Springs

VICE CHAIR

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Palm Springs

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Riverside

John Lyon
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Moreno Valley

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STAFF

Director
Paul Rull

Simon A. Housman
Daniel Zerda
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

Any person wishing to speak in person 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).

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will 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 at 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

MARCH AIR RESERVE BASE

2.1 ZAP1444MA20 – Jared Riemer/PR III/CHI Freeway BC, LLC (Representative: Glassman Planning Associates, MG2, and MIG. Inc.) – March Joint Powers Authority Case No. PP14-02 (Plot Plan/Determination of Substantial Conformance No. 2). The applicant proposes to revise the occupancy use and floor plan of an existing (but vacant) 709,083 square foot high-cube industrial warehouse building to allow for a Delivery Parcel Hub facility on 39.42 acres, located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. There is no increase to the building's footprint. The building, as amended, would provide for 258,000 square feet of high-cube warehouse area, 8,000 square feet of office area, a 1,500 square foot break room, 126 loading/queuing van spaces, and 70 indoor van parking spaces. The original shell building project (ZAP1107MA14), which proposed 694,083 square feet of high-cube logistics warehouse, 12,000 square feet of first floor office area, and 3,000 square feet of second floor office mezzanine, was found consistent by ALUC in 2015. A subsequent revision to the high-cube warehouse building (ZAP1394MA19)

was proposed to provide an additional 10,000 square feet of office area (by reducing warehouse area by the same square footage) was also found consistent by ALUC in 2020 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from March 11, 2021. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONTINUE to 5-13-21

3.0 PUBLIC HEARING: NEW CASES

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.1 ZAP1093PS21 – AG Land Investments (Representative: Sanborn Architects) – City of Palm Springs Case No. 5.1521 (General Plan Amendment, Change of Zone) and TTM38049 (Tentative Tract Map). The applicant proposes to divide 2.53 acres into 8 single-family residential lots located on the northeast corner of Alejo Road and Juanita Drive. The applicant also proposes to amend the site's General Plan land use designation from Industrial (IND) to Very Low Density Residential (VLDR), and change the site's zoning from Planned Research and Development Park (M-1-P) to Single-Family Residential (R-1-C) (Airport Compatibility Zone C of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

FRENCH VALLEY AIRPORT

- 3.2 ZAP1109FV21 – Bear Creek Consulting Group, Inc. (Representative: Alan Long) – County of Riverside Case No. CUP190048 (Conditional Use Permit). A proposal to construct a 2,500 square foot retail cannabis building on 1.19 acres, located easterly of Temeku Street, southerly of Benton Road, westerly of Penfield Lane, and northerly of Auld Road (Airport Compatibility Zone B1 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

- 3.3 ZAP1108FV21 – David Beshay (Representative: Marks Architects, Gabriela Marks) – County of Riverside Case No. PPT210004 (Plot Plan), TPM37990 (Tentative Parcel Map). A proposal to construct two separate restaurant buildings totaling 4,847 square feet with drive thrus on 3.68 acres located easterly of Winchester Road, southerly of Benton Road, westerly of Briggs Road, and northerly of Auld Road. The applicant also proposes to divide the site into two 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: CONDITIONALLY CONSISTENT

MARCH AIR RESERVE BASE

- 3.4 ZAP1454MA21 – LDC Industrial Realty LLC (Representative: HPA, LLC) – City of Moreno Valley Case Nos. PEN20-0160 (General Plan Amendment), PEN20-0161 (Change of Zone), PEN20-0162 (Plot Plan), a proposal to construct a 164,489 square foot warehouse building with mezzanines on 8.06 acres, located on the northeast corner of Day Street and Alessandro Boulevard. The applicant also proposes amending the site's General Plan land use designation from Residential: Max 30 du/ac (R30) to Business Park/Light Industrial (BP), and changing the site's zoning from Residential: Max 30 du/ac (R30) to Light Industrial (LI) (Airport Compatibility Zone C1 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 ZAP1456MA21 – Penske Truck Leasing Co., L.P/CD Moreno Holding LLC. – City of Moreno Valley Case No. PEN21-0025 (Plot Plan) a proposal to construct a 21,155 square foot Penske Truck facility building and a 1,936 square foot truck fueling island on 9.10 acres located southerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, and northerly of Cactus Avenue. Originally, a 16 building industrial business park (located partially on the proposed site) was proposed (ZAP1038MA7) and found consistent by the Commission in 2007. A revision to the project was proposed (ZAP1333MA18) that included 10 industrial warehouse buildings and a 15,280 square foot Penske Truck facility building, was found consistent by the Commission in 2018 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II 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: CONTINUE to 5-13-21

- 3.6 ZAP1452MA21 – OZI Alessandro, LLC (Representative: Matt Englhard) – City of Riverside Case Nos. PR2020-000519 (General Plan Amendment, Specific Plan Amendment, Rezone, Design Review), a proposal to construct a 115,410 square foot warehouse building with mezzanine on 8.82 acres located northerly of Alessandro Boulevard, easterly of Interstate-215, westerly of Old 215 Frontage Road, and southerly of Cottonwood Avenue. The applicant also proposes amending 8.82 acres General Plan land use designation from Commercial (C) to Business/Office Park (B/OP), changing its zoning from CR-SP (Commercial Retail and Specific Plan 'Sycamore Canyon Business Park' Overlay Zones) to BMP-SP (Business and Manufacturing Park and Specific Plan 'Sycamore Canyon Business Park Overlay Zones), and amending the Sycamore Canyon Business Park Specific Plan to change the land use from Industrial Support to Industrial. Originally, a mixed commercial-industrial project was proposed (ZAP1105MA14) and found inconsistent by the ALUC in 2015. A revised mixed commercial industrial project was proposed (ZAP1123MA15) and found consistent by the ALUC in 2015. (Airport Compatibility Zone B1-APZ-II 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: CONTINUE to 5-13-21

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

4.1 Commissioner's Consideration to Adopt a Hybrid Intensity Policy for Parcel Delivery Facilities

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

5.3 Commissioner's Reappointments and Officer Selections for April Meeting

6.0 **APPROVAL OF MINUTES**

March 11, 2021

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

8.0 **COMMISSIONER'S COMMENTS**

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