



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

May 13, 2021

AGENDA

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

CHAIR

Steven Stewart
Palm Springs

VICE CHAIR

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Lake Elsinore

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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). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

- 2.2 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 Penske Truck facility including a 19,200 square foot building, a 1,792 square foot 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: CONSISTENT

3.0 **PUBLIC HEARING: NEW CASES**

FRENCH VALLEY AIRPORT

- 3.1 ZAP1111FV21 – AZIZ, LLC (Representative: Michael Ramirez) – County of Riverside Case No. CZ2100009 (Change of Zone). A proposal to change the zoning of 2.94 gross acres located on the northwest corner of Jean Nicholas Road and Winchester Road from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC) (A previous proposal to construct a retail and fueling facility on this site was found consistent by the ALUC) (Airport Compatibility Zone E 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

- 3.2 ZAP1106FV21 – Pierer Immoreal North America, LLC (Representative: CASC Engineering and Consulting) – County of Riverside Case No. PPT180022S01 (Plot Plan Substantial Conformance), a proposal to construct a KTM motorsport research and development facility including a two-story 58,351 square foot headquarters office building, a 68,741 square foot motorsport research building, and a 23,697 square foot warehouse building (with an outdoor 20,696 square foot semi-truck parking area and an outdoor 8,602 square foot maintenance area) on 19.87 acres located easterly of Winchester Road, westerly of Sky Canyon Road, northerly of Borel Road, and Southerly of Sparkman Way (A proposal to establish a KTM motorsport facility and subsequent tentative parcel map had been previously found consistent by the ALUC) (Airport Compatibility Zones B2 and D 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

- 3.3 ZAP1457MA21 – Eugene Marini (Representative: Omega Engineering Consultants) – City of Riverside Case No. PR-2021-001023 (General Plan Amendment, Rezone, Conditional Use Permit, Design Review), a proposal to construct a 3,590 square foot drive-thru carwash building on 0.89 acres, located on the northwest corner of Mission Grove Parkway and Alessandro Boulevard. The applicant also proposes amending the site's General Plan land use designation from Office (O) to Commercial (C), and changing the site's zoning from Office (O) to Commercial General (CG). (Airport Compatibility Zone C2 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

- 3.4 ZAP1458MA21 – MVRP PV (Representative: Sunworks Inc.) – City of Moreno Valley Case No. PEN20-0198 (Plot Plan), a proposal to construct a 5,588 square foot rooftop solar panel system on an existing industrial building on 1.62 acres located at 14114 Business Center Drive, northerly of Golden Crest Drive, westerly of Elsworth Street, and southerly of Alessandro Boulevard (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: CONTINUE to 6-10-21

- 3.5 ZAP1462MA21 – Nautilus Abrasives Blasting and Powder Coating, LLC (Representative: Renova Energy) – City of Moreno Valley Case No. BAP21-0330 (Building Permit), a proposal to construct a 7,345 square foot rooftop solar panel system on an existing industrial building on 1.0 acre located at 14451 Commerce Center Drive, northerly of Cactus Avenue, easterly of Old 215 Frontage Road, and southerly of Alessandro Boulevard (Airport Compatibility Zones B1-APZ-I and B2 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 6-10-21

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)

6.0 **APPROVAL OF MINUTES**
April 8, 2021

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

8.0 **COMMISSIONER'S COMMENTS**

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