



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

9:30 A.M.

June 10, 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

NONE

3.0 PUBLIC HEARING: NEW CASES

HEMET RYAN AIRPORT

3.1 ZAP1065HR21 – City of Hemet – City of Hemet Case No. ZC21-001 (Change of Zone). A proposal to change the zoning of 65.18 gross acres located southerly of Stetson Avenue, westerly of Warren Road, and easterly of the California Aqueduct, from Heavy Agriculture (A-2) to General Manufacturing (M-2) (Airport Compatibility Zones B1 and C of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

CHINO AIRPORT

- 3.2 ZAP1030CH21 – Schneider REA (Representative: GK Pierce Architects, Inc.) – City of Chino Case Nos. PLN19-20000 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit, Tentative Parcel Map), PLN21-20016 (Conditional Use Permit), PLN21-20017 (Conditional Use Permit). A proposal to develop a commercial center on 3.02 gross acres including a 3,700 square foot convenience store gas station with 10 fueling pump stations, a 4,456 square foot restaurant with drive-thru, and a 3,500 square foot restaurant building, located on the northwest corner of Archibald Avenue and Chandler Street. The applicant also proposes to amend the site's General Plan land use designation from Low Density Residential to Commercial Retail, and change the sites zoning from Light Agriculture to General Commercial. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels (Airport Compatibility Zone D of the Chino Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

- 3.3 ZAP1466MA21 – Lake Creek Industrial LLC (Representative: Christine Saunders) – County of Riverside Case No. PPT210021 (Plot Plan), a proposal to construct a truck trailer storage and maintenance facility including a 16,200 square foot maintenance building with mezzanine on 7.36 acres located northerly of Orange Avenue, easterly of Tobacco Road, southerly of Water Street, and westerly of Harvill avenue. (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 ZAP1470MA21 – Dedeaux Properties (Representative: EPD Solutions) – County of Riverside Case Nos. PPT210022 (Plot Plan), TPM38147 (Tentative Parcel Map). A proposal to construct two industrial warehouse buildings totaling 98,940 square feet on 9.8 acres located northerly of Perry Street, easterly of Beck Street, southerly of Markham Street, and westerly of Seaton Avenue. The applicant also proposes to divide the site into two industrial lots. (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: CONDITIONALLY CONSISTENT

- 3.5 ZAP1469MA21 – Phelan Development Company (Representative: EPD Solutions) – City of Moreno Valley Case No. PEN21-0031 (Plot Plan). A proposal to construct six industrial warehouse buildings totaling 197,401 square feet on 11.46 acres, located northerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, southerly of Bay Avenue, and westerly of Day Street (Airport Compatibility Zones B1-APZ-II and 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 7-8-21

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
NONE

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**

May 13, 2021 and May 26, 2021 Special Meeting

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

8.0 **COMMISSIONER'S COMMENTS**

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