



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

April 13, 2023

## 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  
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, 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

### FRENCH VALLEY AIRPORT

3.1 ZAP1121FV22 – Rancon MHS 20, LLC (Representative: Rancon Group) – City of Murrieta Case Nos. GPA2020-2580 (General Plan Amendment), ZC2022-2581 (Zone Change), DP2022-2579 (Development Plan), TTM2022-2583 (Tentative Tract Map). A proposal to construct a mixed-use development including a multi-family 151-unit apartment complex, and 5 commercial retail/restaurant/office buildings totaling 37,966 square feet on 18.05 acres located southerly of Murrieta Hot Springs Road, westerly of Date Street, easterly of Calle del Lago, and northerly of Calle de Fortuna. The applicant also proposes amending the site's general plan land use designation from

Commercial to Multi-Family 2 Residential, Commercial and Open Space, and changing the site's zoning from CC (Community Commercial) to MF-3 (Multiple Family 3 Residential), CC (Community Commercial), and OS (Open Space). The applicant also proposes a tentative tract map to divide the site into 10 commercial parcels (Airport Compatibility Zone D of the French Valley 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 ZAP1561MA23 – Brookhill Corporation (Representative: The Kaidence Group) – City of Perris Case Nos. SPA22-05349 (Specific Plan Amendment), DPR22-00032 (Development Plan Review). A proposal to construct a 300-unit multifamily apartment complex with recreational amenities on 16.68 acres, located southerly of Rider Street, westerly of Evans Road, and westerly of Murrieta Road. The applicant also proposes to amend the May Ranch Specific Plan Land Use Designation, changing the sites zoning from Commercial (C) to Multi Family Residential (MFR-22). (Airport Compatibility Zone 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](mailto:Javega@rivco.org)

Recommendation: CONSISTENT

- 3.3 ZAP1562MA23 – TTLC Riverside Chicago, LLC (Representative: T&B Planning Inc.) – County of Riverside Case Nos. GPA220009 (General Plan Amendment), CZ2200031 (Change of Zone), TTM38510 (Tentative Tract Map). A proposal to divide 140.8 acres into 232 single-family residential lots, located on the northwest corner of Chicago Avenue and Iris Avenue. The applicant also proposes to amend the site's land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and change the site's zoning from Light Agricultural to One-Family Dwelling. (Airport Compatibility Zone 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](mailto:Javega@rivco.org)

Recommendation: CONSISTENT

**JACQUELINE COCHRAN REGIONAL AIRPORT**

- 3.4 ZAP1074TH23 – Santa Rosa Business Park, LLC (Representative: Terra Nova Planning & Research) City of Coachella Case No. GPA23-01 (General Plan Amendment). A proposal to amend the General Plan land use designation on 38.80 acres from Urban Employment Center to Industrial District, located on the southeast corner of 54<sup>th</sup> street and Tyler Street. No development is proposed at this time (Airport Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [Javega@rivco.org](mailto:Javega@rivco.org)

Recommendation: CONSISTENT

**BERMUDA DUNES AIRPORT**

3.5 ZAP1090BD23 – HRI Development (Representative: Hamo Rostamian)– County of Riverside Planning Department Case Nos. GPA210003 (General Plan Amendment), CZ210010 (Change of Zone), PPT210015 (Plot Plan), TPM38113 (Parcel Map). A proposal to construct a 9,900 square foot day care center for children with a 12,500 square foot outdoor playground on 2.44 acres, located at 42500 Washington Street, northerly of Hidden River Road and southerly of 42<sup>nd</sup> Avenue. The applicant also proposes to amend the site’s land use designation from High Density Residential and Medium Density Residential to Mixed-Use and change the site’s zoning from General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU). The applicant also proposes to divide the site into two parcels (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [Javega@rivco.org](mailto:Javega@rivco.org)

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 Election of Officers (Chair/Vice Chair) and Re-election of At-Large position

6.0 **APPROVAL OF MINUTES**

March 9, 2023

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

8.0 **COMMISSIONER’S COMMENTS**