



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California

**Thursday 9:30 A.M., January 9, 2020**

**CHAIR**

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Lake Elsinore

**VICE CHAIR**

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[www.rcaluc.org](http://www.rcaluc.org)

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

The staff report and related documentation for each agenda item are available online at our website at [www.rcaluc.org](http://www.rcaluc.org). Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501 during normal business hours.

Live Streaming of the meeting will be available during the meeting on our website at [www.rcaluc.org](http://www.rcaluc.org).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org). Request should be made at least 48 hours or as soon as possible 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 **ZAP1386MA19 – Core 5 Industrial Partners (Representative: EPD Solutions) – County of Riverside Case No. PPT190028 (Plot Plan).** A proposal to construct a 197,856 square foot industrial manufacturing building with mezzanines on 10.96 acres located easterly of Harvill Avenue, northerly of Daytona Cove, westerly of 215 freeway, and southerly of Orange Avenue. The applicant also proposes rooftop solar panels totaling 164,300 square feet (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from November 14 and December 12, 2019. 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**

- 2.2 ZAP1388MA19 – REC Solar (Representative: Tomas Mendez) – City of Moreno Valley Case No. PEN19-0200 (Plot Plan). A proposal for the installation of a 2,804 kilowatt solar roof top panel system (ONT 6) on the existing 1,173,709 square foot Amazon warehouse/distribution center on a 35.4 acre parcel located at 24208 San Michele Road. (A previous proposal to establish a 4014.36 kilowatt solar rooftop panel system on the same building had been found consistent by the ALUC, and was approved by the City's Planning Commission, but is set to expire) (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from December 12, 2019. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**3.0 PUBLIC HEARING: NEW ITEMS****MARCH AIR RESERVE BASE**

- 3.1 ZAP1389MA19 – Star Milling Company (Representative: Paul Cramer) – County of Riverside Case No. PPT190002 (Plot Plan). A proposal to construct a 90,840 square foot animal food processing and warehouse facility on 6.74 acres located on the southeast corner of Water Avenue and 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](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

- 3.2 ZAP1392MA19 – Fullmer Construction (Representative: MIG. Inc.) – City of Moreno Valley Case No. PEN19-0213 (Plot Plan). The applicant proposes to establish a tractor trailer parking facility on 6.59 acres, consisting of 138 truck trailer parking spaces and 2 regular vehicle parking spaces, a 120 square foot security booth, and a 9,126 square foot detention basin located easterly of Heacock Street, southerly of Krameria Avenue, westerly of Indian Street, and northerly of Cardinal Avenue (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](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

- 3.3 ZAP1391MA19 – Trammell Crow So. Cal Development Inc. (Representative: EPD Solutions) – County of Riverside Case No. PPT190031 (Plot Plan). A proposal to construct a 418,000 square foot industrial manufacturing building on 20.32 acres located westerly of the 215 freeway, southerly of Harley Knox Boulevard, easterly of Harvill Avenue, and northerly of Oleander Avenue. The applicant also proposes 5 carports with solar panels totaling 18,700 square feet (Airport Compatibility Zones C1 and 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](mailto:prull@rivco.org)

Staff Recommendation: CONTINUE to 2-13-20

**MARCH AIR RESERVE BASE**

- 3.4 ZAP1395MA19 – City of Menifee (Representative: Doug Darnell) – City Planning Case Nos. PLN 19-0014 (General Plan Amendment) and PLN 19-0092 (Change of Zone). The City of Menifee proposes to add a policy to the Land Use Element of the City’s General Plan clarifying that the establishment of a single-family residential dwelling on an undeveloped residentially designated and zoned lot is permissible on parcels legally established on or before December 18, 2013, even if the lot size is inconsistent with the land use designation density pursuant to the General Plan (“non-conforming parcels”), provided that the proposal complies with all other applicable development standards and will not cause or result in any detriment to public health, safety, and/or welfare. The City also proposes to amend land use designations and zoning as follows: (1) amend the land use designation of 19.69 acres (Assessor’s Parcel No. 336-090-004) located easterly of Interstate 215, southerly of the southerly end of Encanto Drive, and westerly of Bavaria Drive in Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (MARB/IP AIA) from 8.1-14 R (Residential, 8.1 to 14 dwelling units per acre) and Rural Mountainous 10 acre minimum (RM) to 8.1-14R for the entire parcel, and change the zoning of the property from R-2 (Multiple Family Dwellings) to MDR (Medium Density Residential); and (2) amend the land use designation of 2.98 acres (Assessor’s Parcel Number 360-280-014) located on the west side of Evans Road, southerly of Garbani Road, from PF (Public Facilities/Quasi-Public Facilities) to RR1 (Rural Residential, 1 acre minimum lot size), and change the zoning of the parcel from R-A-1 (Residential Agricultural, one acre minimum lot size) to RR1 (Rural Residential, one acre minimum). (Policy affects Zones D and E of the MARB/IP AIA). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONSISTENT

- 3.5 ZAP1394MA19 – Jared Riemer/PR III/CHI Freeway BC, LLC (Representative: MIG. Inc.) – March Joint Powers Authority Case No. PP14-02 (Plot Plan/Determination of Substantial Conformance). The applicant proposes to revise the floor plan of a 709,083 square foot high-cube industrial warehouse building (which is currently under construction) to provide for an additional 10,000 square feet of office area (reducing warehouse area by the same square footage). The building site is 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 684,083 square feet of warehouse area and 25,000 square feet of office area with mezzanine. The original project, 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 (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](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

- 3.6 ZAP1393MA19 – Innovation Industrial Partners, LLC, Vincent Von Der Ahe (Representative: Kent Norton, MIG. Inc.) – March Joint Powers Authority Case No. PP19-03 (Plot Plan). The applicant proposes to construct a 48,400 square foot industrial warehouse building on 3.22 acres located on the southeast corner of Cactus Avenue and Innovation Drive (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](mailto:prull@rivco.org)

Staff Recommendation: CONDITIONALLY CONSISTENT

**FRENCH VALLEY AIRPORT**

- 3.7 ZAP1094FV19 – MLC Holdings, Inc. (Representative: T&B Planning) – County of Riverside Planning Case Nos. SP00286A07 (Specific Plan Amendment), GPA 190013 (General Plan Amendment), CZ 1900008 (Change of Zone), and TR37715 (Tentative Tract Map No. 37715). Tentative Tract Map No. 37715 is a proposal to divide 16.63 acres (Assessor's Parcel Number 963-100-008) located at the northwest corner of Benton Road and Pourroy Road, southerly of San Remo, into 145 single-family residential lots with a minimum lot size of 2,720 square feet, plus two lots less than one-quarter acre in size each for water quality basins. SP 00286A07 (Winchester 1800 Specific Plan No. 286, Amendment No. 7) is a proposal to modify the land use designations, boundaries, and descriptions of Planning Areas 40 and 41 as follows: Reconfigure the boundaries between Planning Areas 40 and 41; increase the acreage of Planning Area 40 from 9.3 acres to 16.6 acres, amend its designation from Commercial Retail (CR) to High Density Residential – 8 to 14 dwelling units per acre (HDR), and provide for the development of 145 units therein; decrease the acreage of Planning Area 41 from 22.6 acres to 17.9 acres, amend its designation from Very High Density Residential (VHDR) to HDR, and reduce its dwelling unit allocation from 339 to 204 (with the 135-unit difference re-allocated to Planning Area 40). The combined net effect is to eliminate 9.3 acres of Commercial Retail and increase the residential dwelling unit count in SP 286 from 4,720 to 4,730. GPA 190013 is a proposal to amend the land use designation of the above-referenced 16.63 acres from VHDR and CR to HDR. CZ 1900008 is a proposal to amend the SP (Specific Plan) ordinance for Specific Plan No. 286 regarding allowable land uses within Planning Area 40 and the development standards therefor. (Airport Compatibility Zones D and E of the French Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONSISTENT (SPA, GPA, CZ); INCONSISTENT (Tract Map)

**BANNING AIRPORT**

- 3.8 ZAP1038BA19 – Riverside County Transportation Department (Representative: Darren Adrian, Kimley-Horn & Associates) – Project: I-10 Bypass Roadway. A proposal to construct an improved roadway extending from the current westerly terminus of Bonita Avenue (at its intersection with Apache Trail) in the unincorporated community of Cabazon to the current easterly terminus of Westward Avenue in the City of Banning. At present, Interstate 10 is the only roadway between Banning and Cabazon. The roadway will pass through lands owned by the Morongo Band of Mission Indians, as well as private landowners. The project also involves relocation of power poles and establishment of light poles. Additionally, the segment of Westward Avenue easterly of Hathaway Street would be improved. (Airport Compatibility Zones B1, C, D, and E of the Banning Municipal Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONDITIONALLY CONSISTENT

**HEMET RYAN AIRPORT**

- 3.9 ZAP1061HR19 – Rancho Diamante Investments/Strata Equity Group (Representative: Rich Brasher, Pangaea Land Consultants) – City of Hemet Case Nos.: SPA15-001 (Specific Plan Amendment); GPA 15-002 (General Plan Amendment); TTM 15-003 (Tentative Tract Map No. 36841). Tentative Tract Map No. 36841 is a proposal to divide 245 acres located westerly of Warren Road, southerly of the AT&SF/BNSF rail line, easterly of the San Diego Canal, and northerly of Poplar Street into 586 single-family residential lots, one 19.67-acre commercial lot, one 5.62-acre public park lot, 21 open space lots totaling 54.15 acres, and 25 “HOA Park” and “street landscape” lots. SPA 15-001 is a proposal to amend the Page Ranch Planned Community Development Master Plan/Specific Plan (PCD79-93) as follows: (1) Eliminate Planning Area VI and incorporate its area into Planning Area X; (2) Realign the boundary between Planning Areas X and XIII; (3) Delete “New Warren Road” and provide for the northwesterly extension of Mustang Way from existing Warren Road to a realigned Stetson Avenue extending along the southerly side of the rail line; (4) The number of dwelling units in amended Planning Area X is increased to 586 from 391, but this is a decrease of 158 dwelling units from the 744 previously allocated to Planning Areas VI and X together in the same area; (5) The designation of the area that had been in Planning Area VI and will now be in Planning Area X is increased from Low Density Residential to Low-Medium Density Residential; (6) The area within Planning Area XIII is reduced from 24.8 acres to 19.67 acres and its designation is changed to Commercial, resulting in a decrease of 73 dwelling units previously allocated to this Planning Area. (The net effect of these changes is to increase Commercial area by 19.67 acres and decrease the total number of dwelling units in the Specific Plan to 6,721.) GPA 15-002 is a proposal to amend the land use designation of the proposed 19.67-acre lot from LDR (Low Density Residential) to CC (Community Commercial) and to amend the Circulation Element by providing for the extension of Mustang Way as described above and for the deletion of “New Warren Road”. (Airport Compatibility Zones C and D of the Hemet-Ryan Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONSISTENT (SPA, GPA); INCONSISTENT (Tract Map)

**PALM SPRINGS INTERNATIONAL AIRPORT**

- 3.10 ZAP1082PS19 – Borrego Solar Inc. (Representative: Brent Stafford) – Division of State Architect Case No. 04-118880 Palm Springs Unified School District. A proposal to construct 9 carport canopies with solar panels totaling 47,800 square feet within the existing parking lot of the Palm Springs Unified School District Administration Center on a 19.32 acre site, located at 150 District Center Drive, westerly of San Joaquin Drive, easterly of Gene Autry Trail, and northerly of Mission Drive. The applicant is also requesting to revise the approved ALUC open area exhibit for the site (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONDITIONALLY CONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

4.2 ALUC Minutes New Procedure

5.0 **COUNTY COUNSEL PRESENTATION**

Ex Parte Communications

6.0 **APPROVAL OF MINUTES**

December 12, 2019

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

8.0 **COMMISSIONER'S COMMENTS**

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