



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

October 14, 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

Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

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Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Barbara Santos
Jackie Vega

County Administrative Center
4080 Lemon St, 14th 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. 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

MARCH AIR RESERVE BASE

3.1 ZAP1491MA21 – Tesla, Inc. (Representative: Hofman Planning Associates) – City of Riverside Case No. PR2021-001082 (Zoning Code Amendment, Conditional Use Permit). A proposal to establish a Tesla dealership consisting of sales, service, and body shop within an existing 58,923 square foot building on 10.32 acres located at 7920 Lindbergh Drive, southerly of Mission Grove Parkway, northerly of Demarco Road, and westerly of Ralston Place. The applicant also proposes a Zoning Code Amendment to allow for clean industry uses within the BMP-Business and Manufacturing Park Zone (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

MARCH AIR RESERVE BASE

- 3.2 ZAP1488MA21 – Trammell Crow So Cal Development (Representative: EPD Solutions) – County of Riverside Case No. PPT210130 (Plot Plan). A proposal to construct a 239,308 square foot industrial manufacturing building on 15.2 gross acres, located northerly of Old Oleander Avenue, southerly of Harley Knox Boulevard, easterly of Decker Road, and westerly of Harvill Avenue. The applicant also proposes rooftop solar panels on top of the building (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: CONTINUE TO 12-16-21

- 3.3 ZAP1490MA21 – Core 5 Industrial Partners, LLC (Representative: Albert A. Webb Associates) – City of Menifee Case Nos. PLN21-0100 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), PLN21-0101 (Change of Zone), PP2019-005 (Plot Plan), PLN21-0205 (Tentative Parcel Map No. 38156). A proposal to construct two industrial warehouse buildings with mezzanines totaling 1,640,130 square feet on 72.08 acres located northerly of McLaughlin Road, southerly of Ethanac Road, easterly of Trumble Road, and westerly of Dawson Road. The applicant also proposes to amend the site’s general plan land use designation and zoning from Heavy Industrial and Business Park to Specific Plan (SP260). The applicant also proposes to modify the boundary of Specific Plan No. 260. The applicant also proposes a tentative parcel map to divide the site into two parcels (Airport Compatibility Zones D and E 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 ZAP1492MA21 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates Inc.) – City of Perris Case Nos. 20-05180 (Specific Plan Amendment), 20-05100 (Conditional Use Permit). A proposal to establish a 251-space truck trailer parking facility including a 470 square foot office building on 9.54 acres, located northerly of Markham Street, easterly of Perris Boulevard, westerly of Redlands Avenue, and southerly of Nance Street. The applicant also proposes to amend the site’s specific plan land use designation from Business/Professional Office (BPO) to Light Industrial (LI) (Airport Compatibility Zone D 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

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.5 ZAP1096PS21 – Hecate Energy Desert Storage 1, LLC (Representative: Stantec Consulting Services, Inc.) – City of Palm Springs Case No. 5.1542 (Conditional Use Permit). A proposal to establish a 20 megawatt (MW) Battery Energy Storage System facility which will connect to the nearby Southern California Edison Eisenhower Substation on 0.48 acres located at 979 S. Gene Autry Trail on the northwest corner of Mesquite Avenue and S. Gene Autry Trail (Airport Compatibility Zone B1 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

FLABOB AIRPORT

- 3.6 ZAP1036FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers) – City of Jurupa Valley Case Nos. MA21256 [GPA21008] [TTM38171] (General Plan Amendment) (Tentative Tract Map). A proposal to divide 19.36 acres into 31 single family residential lots and one detention basin located southerly of Maverick Lane, westerly of Riverview Drive, and easterly of Limonite Frontage Road. The applicant also proposes to amend the site’s general plan land use designation from Ranch (EDR maximum 0.5 dwelling units per acre) to Country Neighborhood (LDR maximum 2.0 dwelling units per acre) (Airport Compatibility Zones C and D of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: INCONSISTENT

- 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**
September 9, 2021

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

- 8.0 **COMMISSIONER’S COMMENTS**