



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

9:30 A.M.

March 11, 2021

AGENDA

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

CHAIR

Russell Betts
Desert Hot Springs

VICE CHAIR

Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
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

FRENCH VALLEY AIRPORT

3.1 ZAP1105FV20 – Forza One Volleyball, Ardian Marina (Representative: Matthew Fagan Consulting Services, Inc.) – County of Riverside Case No. PP26309S01 (Plot Plan Substantial Conformance). A proposal to establish a 23,467 square foot indoor volleyball practice facility within an existing 46,934 square foot commercial building on 2.47 acres, located at 36580 Penfield Lane, southerly of Benton Road, westerly of Leon Road, and easterly of Temeku Street (Airport Compatibility Zone C 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

FRENCH VALLEY AIRPORT

- 3.2 ZAP1107FV21 – Rancho Springs Medical Center/Universal Health Services (Representative: Jeff Wright, Heliplanners, Inc.) – City of Murrieta Case No. RP2020-2200 (Revised Permit). A proposal to construct a 2,025 square foot 10 foot elevated metal helicopter landing pad (replacing the existing Emergency Medical Service [EMS] helicopter landing site) within the surface parking area of the existing Rancho Springs Medical Center at 25500 Medical Center Drive, located southeasterly of the terminus of Medical Center Drive, easterly of Hancock Avenue, northerly of Murrieta Hot Springs Road, and westerly of Interstate 215. Usage is only for emergency medical services as defined in State law, including patient travel to higher level or specialized facilities (A previous proposal to formally recognize the use of a grassy area at the Rancho Springs Medical Center campus as an EMS helicopter landing site had been found consistent by the ALUC) (Not in an 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 ZAP1447MA21 – Rados Properties-California Land LLC, (Representative: Albert. A Webb and Associates, Kristin Lemus) – City of Moreno Valley Case Nos. PEN19-0173 (General Plan Amendment), PEN21-0020 (Specific Plan Amendment), PEN19-0172 (Change of Zone), PEN19-0170 (Plot Plan), PEN19-0171 (Plot Plan), a proposal to construct two warehouse buildings totaling 873,967 square feet on 46.02 acres located on the southeast corner of Heacock Street and Gentian Avenue. The applicant also proposes amending a 37.2 acre portion of the site's General Plan land use designation from Residential (R5) to Business Park (BP) and the remaining 8.8 acre portion from Industrial/Business Park (I/BI) to Business Park (BP). Also proposed is a change to the current zoning of a 34.9 acre portion of the site from Residential (R5) to Light Industrial (LI) and the remaining 8.6 acre portion from Specific Plan 208 (SP) to Light Industrial (LI), as well as a Specific Plan Amendment to remove approximately 8.8 acres of the site from the Moreno Valley Industrial Area Specific Plan 208. (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 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: CONTINUE to 4-8-21

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)

5.3 Commissioner's Reappointments and Officer Selections for April Meeting

6.0 **APPROVAL OF MINUTES**

February 11, 2021

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

8.0 **COMMISSIONER'S COMMENTS**