



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

June 11, 2020

## AGENDA

County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California, 92501  
[www.rcaluc.org](http://www.rcaluc.org)

### CHAIR

**Russell Betts**  
Desert Hot Springs

### VICE CHAIR

**Steven Stewart**  
Palm Springs

### COMMISSIONERS

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### STAFF

#### Director

**Simon A. Housman**

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St, 14<sup>th</sup> 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](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 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 ZAP1409MA20 – Vanagan Holdings, Inc. (Representative: JM Civil Engineering) – County of Riverside Case No. PPT190029 (Plot Plan). A proposal to construct a 77,492 square foot industrial warehouse building with mezzanine (in two phases) on 3.99 acres, located westerly of Patterson Avenue, southerly of Cajalco Road, easterly of Seaton Avenue, and northerly of Rider Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONTINUE to 7-9-20

**MARCH AIR RESERVE BASE**

- 2.2 ZAP1405MA20 – Riverside Inland Development, LLC/Hillwood Investment Properties (Representative: Kathy Hoffer) – March Joint Powers Authority Case Nos. PP20-02 (Plot Plan), TPM20-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct a 2,022,364 square foot industrial warehouse building (maximum 54 feet in height) with mezzanines on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of the runways at March Air Reserve Base. The applicant also proposes to change the Veterans Industrial Park 215 Specific Plan (SP16-02), updating Section 4.3 Landscaping Guidelines to reflect ALUC wildlife hazard goals and policies. The applicant also proposes to merge the project’s five parcels into one parcel. (A previous proposal to establish two industrial buildings (maximum 48 feet in height) totaling 2,185,618 square feet on this site had been found consistent by the ALUC, but no action was taken by the March Joint Powers Authority Commission) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONTINUE OFF-CALENDAR

- 2.3 ZAP1412MA20 – Senior Living Riverside, LLC (Representative: Davie Cowan, Kimley-Horn) – March Joint Powers Authority Case No. TTM20-01 (Tentative Tract Map No. 37855). The applicant proposes to divide 153 acres of the existing continuing care retirement community formerly known as Air Force Village West and Alta-Vita Village (health care institution which combined a skilled nursing facility with different size assisted living facilities and residential care facility for the elderly) located westerly of Village West Drive, southerly of Van Buren Boulevard, easterly of Ryan Street, and northerly of 5th Street into four lots. Lot 1 would include the apartments, skilled nursing, memory care, and assisted living units. Lot 2 would include 100 existing detached residences and a duplex. Lot 3 would include the chapel. Lot 4 would include 202 existing detached residences and 16 duplexes (32 duplex units). (Airport Compatibility Zone C2/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONTINUE to 7-9-20

**FRENCH VALLEY AIRPORT**

- 2.4 ZAP1099FV20 – The KWC Companies, Inc. (Representatives: Jo Howard and Mike Taing) – County of Riverside Case No. CUP190019 (Conditional Use Permit). A proposal to develop a one-story office and retail building with 2,890 square feet of leasable space on a 0.71-acre site located at the southeasterly corner of Auld Road and Sky Canyon Drive, westerly of French Valley Airport in the unincorporated community of French Valley. The applicant envisions a 1,181 square foot bail bond office and a 1,709 square foot storefront retail cannabis business. (Airport Compatibility Zone B2 of the French Valley Airport Influence Area). Continued from May 14, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONTINUE to 7-9-20

**JACQUELINE COCHRAN REGIONAL AIRPORT**

- 2.5 ZAP1049TH20 – Thermal Operating Company, LLC (Representative: Fayres Hall, Albert A. Webb and Associates) – County of Riverside Case No. PP24690R3 (Revised Plot Plan). The applicant is proposing to develop a new 16,800 square foot two-story “middle paddock” garage with lounge (tables and chairs) for track viewing and dining and offices on the second floor, within the existing Thermal Club facility located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street. (The overall Plot Plan includes land within Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area; the proposed additional building is located in Compatibility Zone C.). Continued from May 14, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONSISTENT

**REGIONAL**

- 2.6 ZAP1047RG20 – City of Riverside (Representatives: David Murray and Matthew Taylor) – City of Riverside Case No. P20-0068 (Ordinance Amendment). A proposal to amend Title 19 (Zoning) of the Riverside Municipal Code to achieve consistency with recently enacted State laws relating to Family Day Care Homes, Accessory Dwelling Units (formerly known as Second Units), Junior Accessory Dwelling Units, Tiny Homes, and Tiny Home Communities, in response to State policy directives regarding the production and facilitation of affordable housing. (Citywide). Continued from May 14, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONSISTENT

**3.0 PUBLIC HEARING: NEW CASES****CHINO AIRPORT**

- 3.1 ZAP1029CH20 – Gossett Development, Inc. (Representative: Garrett Gossett) – City of Eastvale Case No. PLN19-20047 (General Plan Amendment, Change of Zone, Conditional Use Permit, Major Development Review), a proposal to construct a 159,054 square foot self-storage facility on 4.13 gross acres located northerly of Chandler Street, westerly of Selby Avenue, and easterly of Hall Avenue. The applicant also proposes to amend the storage site’s General Plan land use designation from Low Density Residential to Commercial Retail, and change its zoning from Light Agriculture to General Commercial. The applicant also proposes to amend the General Plan land use designation of four nearby parcels (144-120-005, 144-120-006, 144-120-010, 144-121-003) from Low Density Residential to Commercial Retail. The General Plan Amendment includes one parcel located easterly of Selby Avenue. (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](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1415MA20 – AT&T Mobility (Representative: Coastal Business Group) – March Joint Powers Authority Case No. CUP20-03 (Conditional Use Permit). The applicant proposes to establish a 59 foot tall wireless communications facility and associated equipment on a 67.76 acre parcel located at the March Air Museum, easterly of the 215 Freeway, southerly of Van Buren Boulevard, and westerly of March Air Reserve Base (Airport Compatibility Zone 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

- 3.3 ZAP1418MA20 – Apollo IV Development Group (Representative: Joe Holasek) – City of Moreno Valley Case No. PEN20-0057 (Plot Plan). The applicant proposes to construct a 48 unit apartment complex with a managers unit, gym, community room, and swimming pool on 3.41 acres located northerly of Dracaea Avenue, westerly of Edgemont Street, southerly of Eucalyptus Avenue, and easterly of Old 215 Frontage Road (Airport Compatibility Zones C1 and 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](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

- 3.4 ZAP1421MA20 – Rockefeller Group (Representative: EPD Solutions) – County of Riverside Case No. BNR2000041 (Building Permit). A proposal to construct 195,000 square feet of rooftop solar panels on a 290,242 square foot industrial manufacturing building on 12.96 gross acres, located on the northwest corner of Harvill Avenue and (Old) Cajalco Road (The previous proposal to construct the 290,242 square foot industrial manufacturing building at this site had been found consistent by the ALUC) (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: CONTINUE to 7-9-20

- 3.5 ZAP1408MA20 – Meridian Park South, LLC (Representative: Jeff Gordon) – March Joint Powers Authority Case Nos. GP20-01 (General Plan Amendment), SP20-01 (Specific Plan Amendment), PP20-03 (Plot Plan), PP20-04 (Plot Plan), PP20-05 (Plot Plan), CUP20-02 (Conditional Use Permit), TPM20-02 (Tentative Parcel Map). SP20-01 (SP-1, Amendment No. 8) is a proposal to amend the March Business Center Specific Plan by amending land use designations in the South Campus area located southerly of Van Buren Boulevard, easterly of Barton Street, and westerly of Village West Drive, modifying the transportation section to reflect changes in street layout, modifying infrastructure exhibits, and revising the design guidelines. The land use designation changes are as follows: increase Industrial by 68.5 acres to a total of 200.3 acres; increase Commercial by 17.1 acres to a total of 23.5 acres; increase Parks/Open Space by 15.3 acres to a total of 140.3 acres; increase Mixed Use by 4.5 acres to a total of 27.8 acres; add 0.9 acres of Public Facilities; reduce Business Park by 61.3 acres to a total of 170.8 acres; and reduce Office by 27.4 acres to a total of 4.6 acres. GP20-01 is a proposal to amend the March Joint Powers Authority General Plan as follows: (1) amend the Land Use Map in accordance with the above land use designation changes in the Specific Plan Amendment and to reflect the rezoning of land and consolidation of proposed parcels and revisions to parcel boundaries; and (2) amend the Circulation Element by: (a) extending Village West Drive southerly to Nandina Avenue; (b) reconfiguring Street Y and renaming it as “Caroline Way”; (c) reconfiguring Street P, renaming it as “Bandit Boulevard,” and prohibiting trucks thereon; and (d) deleting Streets K, Q, T, and U.

PP20-03 proposes a 61,336 square foot commercial development consisting of a 44,200 square foot grocery store and two retail buildings (9,198 square feet and 7,938 square feet) on 9.45 acres located near the southeast corner of Van Buren Boulevard and Orange Terrace Parkway. (CUP20-02 is a proposal to allow alcohol sales at that grocery store.) PP20-04 is a proposal to develop an 800,000 square foot industrial building on 36.5 acres located northerly of Krameria Avenue and westerly of Coyote Bush Road. PP20-05 is a proposal to construct a 6.2-acre dog park saluting military canines and paseo on the easterly side of Barton Street across from the intersection of Barton Street with Santa Inez Way. TPM 20-02 is a proposal to consolidate and reorder parcels further revising unrecorded Tentative Tract Map (TTM) No. 30857 including: (a) consolidating existing TTM lot numbers 18 through 27 into new lot #10; (b) establish three parcels 74, 92, and 93 where parcel 74 is now planned; and (3) reconfiguring the area of TTM lot numbers 30-48, 51-66 and 79 by deleting Lots 33, 48, and 51 through 66 (Airport Compatibility Zone C2 HTZ 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

### **FRENCH VALLEY AIRPORT**

- 3.6 ZAP1101FV20 – Hamman Construction (Representative: EPD Solutions) – County of Riverside Case No. BNR2000002 (Building Permit). A proposal to construct 24,905 square feet of rooftop solar panels on a 360,022 square foot furniture warehouse building on 20.42 gross acres, located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive. (The previous proposal to construct the 360,022 square foot furniture warehouse building at this site had been found consistent by the ALUC) (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](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

### **PALM SPRINGS INTERNATIONAL AIRPORT**

- 3.7 ZAP1084PS20 – Terra-Gen Development/Coachella Wind Holdings, LLC (Representative: Armand Anselmo) – Related Case: City of Palm Springs Plan Check Case No. 2020-1140.e. The applicant proposes to construct one permanent meteorological tower 311 feet in height within an 860-acre wind turbine development approved through Conditional Use Permit No. 5.1429 located southerly of Interstate 10, easterly of Indian Canyon Drive, and northerly of Highway 111. The applicant previously received approval to decommission and remove approximately 363 commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet on this site. That project was reviewed by the Airport Land Use Commission as ZAP1070PS18. However, the specific location of the meteorological tower was not yet determined at that time. This application is submitted pursuant to Condition No. 5 of ZAP1070PS18 requiring any proposal for new structures taller than 200 feet ground level to be submitted to ALUC for review. (Not located within an Airport Compatibility Zone) Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff Recommendation: CONSISTENT

**PALM SPRINGS INTERNATIONAL AIRPORT**

- 3.8 ZAP1085PS20 – Terra-Gen Development/Painted Hills Wind Holdings, LLC (Representative: Armand Anselmo) – Related Cases: Riverside County Building and Safety Case Nos. BWE2000001 (Commercial WECS) and BGR2000118 (Grading). The applicant proposes to construct one permanent and three temporary meteorological towers up to 311 feet in height on 600 acres located northerly of Avenue 16, easterly of Whitewater Canyon Road, and westerly of Windhaven Road, and the southwesterly terminus of Painted Hills Road in conjunction with approved Commercial WECS Permit No. 180001. The applicant previously received approval to decommission and remove approximately 291 commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet on this site and approval of a variance proposing reductions in safety, wind access, and scenic setbacks. The project was reviewed by the Airport Land Use Commission as ZAP1068PS18. However, the specific location of towers were not yet determined at that time. This application is submitted pursuant to Condition No. 5 of ZAP1068PS18 requiring any proposal for new structures taller than 200 feet from ground level to be submitted to ALUC for review (Not located within an Airport Compatibility Zone). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [iquerin@rivco.org](mailto:iquerin@rivco.org)

Staff Recommendation: CONSISTENT

**REGIONAL**

- 3.9 ZAP1048RG20 – County of Riverside (Representative: Robert Flores) – County of Riverside Case No. CZ 2000002 (Change of Zone/Ordinance Amendment); Ordinance No. 348.4926. A proposal to amend Riverside County Ordinance No. 348 (Zoning) to provide for Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with recently enacted State laws and in response to State policy directives regarding the production and facilitation of affordable housing. Additionally, the proposed amendment introduces a new class of additional residential accommodation, the ranchet, which may be installed on lots of least two gross acres in area within the Eastern Coachella Valley. All of these additional residential accommodations (including second units) would be permitted by-right, but any required approvals from the Department of Environmental Health, the Fire Department, and ALUC would have to be obtained prior to submittal. The amendment also addresses Multiple Owner Group (MOG) units; however, this category is limited to units installed on or before May 14, 2013. (Countywide except as indicated). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [iquerin@rivco.org](mailto:iquerin@rivco.org)

Staff Recommendation: CONSISTENT

**4.0 ADMINISTRATIVE ITEMS**

- 4.1 Director's Approvals
- 4.2 Detention Basins and Wildlife Hazards
- 4.3 Update on March Compatibility Use Study (formerly Joint Land Use Study [JLUS])

**5.0 APPROVAL OF MINUTES**

May 14, 2020

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

7.0 **COMMISSIONER'S COMMENTS**

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