



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
August 11, 2022**

8-15-22

COMMISSIONERS PRESENT: Russell Betts, Michael Geller, John Lyon, Steve Manos, Steven Stewart, Richard Stewart

COMMISSIONERS ABSENT: None

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1526MA22 – Majestic Freeway Business Center, LLC**
CONDITIONALLY CONSISTENT
(Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220008 (Plot Plan). A proposal to construct a 307,616 square foot manufacturing building on 18.33 acres located on the northwest corner of Harvill Avenue and Martin Street (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 recommended at hearing: **CONSISTENT**, subject to the conditions included herein, and such conditions included in the FAA and OES letter submitted at this meeting

ALUC Commission Action: **CONSISTENT**, subject to the conditions included herein, and such conditions included in the FAA and OES letter submitted at this meeting. (Vote 6-0)

Motion: Russell Betts
Second: Richard Stewart.

3.2 Staff report recommended: **ZAP1527MA22 – Majestic Freeway Business Center, LLC**
CONDITIONALLY CONSISTENT
(Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220015 (Plot Plan). A proposal to construct two manufacturing buildings totaling 337,698 square feet on 20.34 acres, located northerly of Perry Street, westerly of Harvill Avenue, easterly of Seaton Avenue, and southerly of Commerce Center Drive (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 recommended at hearing: **CONSISTENT**, subject to the conditions included herein, and such conditions included in the FAA and OES letter submitted at this meeting

ALUC Commission Action: **CONSISTENT**, subject to the conditions included herein, and such conditions included in the FAA and OES letter submitted at this meeting. (Vote 6-0)

Motion: John Lyon
Second: Russell Betts

VIDEO:

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- 3.3 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1528MA22 – Majestic Freeway Business Center, LLC (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT220009 (Plot Plan). A proposal to construct a 256,148 square foot manufacturing building on 15.77 acres, located northerly of America’s Tire Drive, westerly of the I-215 freeway, easterly of Harvill Avenue, and southerly of Oleander 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
- Staff recommended at hearing: **CONSISTENT, subject to the conditions included herein, and such conditions included in the FAA and OES letter submitted at this meeting**
- ALUC Commission Action: **CONSISTENT, subject to the conditions included herein, and such conditions included in the FAA and OES letter submitted at this meeting. (Vote 6-0)**
- Motion: John Lyon**
Second: Michael Geller
- 3.4 Staff report recommended: **CONSISTENT** **ZAP1529MA22 – Henry Chiao (Representative: Tien Chu)** – County of Riverside Case Nos. GPA210112 (General Plan Amendment), CZ200021 (Change of Zone), PPT200029 (Plot Plan), TTM37924 (Tentative Tract Map). A proposal to divide 11.29 acres into a 137-unit multi-family townhome development, located on the southeast corner of Dunlap Drive and Sunset Avenue. The applicant also proposes to amend the site’s general plan land use designation from Medium Density Residential to High Density Residential, and change the site’s zoning from R-R (Rural Residential) to the R-3 (General Residential) (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 recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Russell Betts**
Second: Richard Stewart
- 3.5 Staff report recommended: **CONSISTENT** **ZAP1531MA22 – Richland Ventures, Inc., (Representative: Richland Investments)** – City of Menifee Case Nos. DEV2021-005 (Specific Plan Amendment), TTM38132 and TTM38133 (Tentative Tract Maps). A proposal to amend the Menifee North Specific Plan (SP260) to modify the uses, configuration, acreages, unit counts, densities, and land use designations of Planning Areas 9, 22, and 23A, generally located easterly of Palomar Road, southerly of Watson Road, westerly of Briggs Road, and northerly of Highway 74. The applicant also proposes two separate tentative tract maps: TTM38132 (Planning Area 9) a proposal to divide 31.2 gross acres into 173 single family residential lots, 5 open space lots, and 1 water quality basin; and TTM38133 (Planning Area 22) a proposal to divide 28.8 gross acres into 149 single family residential lots, 6 open space lots, and 1 water quality basin (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 recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Michael Geller**
Second: John Lyon

VIDEO:

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- 3.6 Staff report recommended: **ZAP1013CO22 – Ares Management LLC (Representative: Christopher Sandford)** City of Corona Case No. GPA2022-0001 (General Plan Amendment). A proposal to amend the general plan land use designation of 4.92 acres located westerly of Sherman Avenue, southerly of Railroad Street, easterly of Smith Avenue, and northerly of Pomona Road, from General Industrial (GI) to Light Industrial (LI). The site contains one existing industrial building (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Richard Stewart
Second: Steven Stewart**
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- 3.7 Staff report recommended: **ZAP1118FV22 – Salim Development Group, LLC (Representative: Cross Engineering Services, LLC)** – County of Riverside Case Nos. CZ2000034 (Change of Zone), SP00265S03 (Third Substantial Conformance to Specific Plan No. 00265S03), PPT200033 (Plot Plan), TPM38464 (Tentative Parcel Map). A proposal to construct a 2,535 square foot Arby's sit-down restaurant with drive-thru, a 729 square foot carry-out Wienerschnitzel with drive-thru, and a 5,215 square foot car wash tunnel on 2.26 acres, located on the southwest corner of Penfield Road and Benton Road. The applicant also proposes a change of zone and amending Specific Plan No. 265 Borel Airport Center, to add a carwash use within Planning Area 3. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT (Change of Zone, Specific Plan 265);
CONDITIONALLY CONSISTENT (Plot Plan, Parcel Map)**
- Staff recommended at hearing: **CONSISTENT (Change of Zone, Specific Plan 265); CONSISTENT (Plot Plan, Parcel Map) subject to the conditions included herein which also includes conditions from the FAA OES.**
- ALUC Commission Action: **CONSISTENT (Change of Zone, Specific Plan 265); CONSISTENT (Plot Plan, Parcel Map) subject to the conditions included herein which also includes conditions from the FAA OES. (Vote 6-0)**
- Motion: Michael Geller
Second: Steve Manos**
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- 3.8 Staff report recommended: **ZAP1064TH22 – JTM Land Company, LLC (Representative: Albert A. Webb Associates)** County of Riverside Case No. PP24690R04 (Plot Plan Revised Permit No. 4). A proposal to construct a 6,000 square foot single-story trackside commercial garage (no viewing area) on 139 acres, within the middle paddock area of the existing Thermal Motorclub facility, located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street (Airport Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-1; Steven Stewart dissenting)**
- Motion: Michael Geller
Second: Steve Manos**

VIDEO:

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- 3.9 Staff report recommended: **ZAP1065RG22 – Rain Tree Investment Corporation**
CONSISTENT
(Representative: Johnson Aviation, Inc.) – City of Perris Case No. SPA21-05125 (Specific Plan Amendment). A proposal amending the Green Valley Specific Plan (Green Valley Specific Plan Amendment No. 2 [SPA2]) located northerly of Ethanac Road, westerly of Goetz Road, easterly of the 215 Freeway, and southerly of Case Road and the BNSF Railroad, amending the land use designations of 274.4 acres located in the northeast corner of the 1,266.9 acre Specific Plan, specifically within Planning Areas: 3a, 6a, 6b, 19a, 20, 21, 22a, 29, 30, 32a, 33a, and 57a, in order to be consistent with the 2011 Perris Valley Airport Land Use Compatibility Plan and SB330 (Airport Compatibility Zones B1, C, D, and E of the Perris Valley Airport Influence Area, and Zone 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 recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-1; Steven Stewart dissenting)**
- Motion: Russell Betts**
Second: Michael Geller

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals - Information Only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Project Director March CUS informed the Commission that we will continue at the consultants current financial level, allowing them to do virtual meetings. Arrangements have been made with the Riverside County IT Department to host the last two Zoom meetings at the CAC Board Chambers in Riverside. Regarding the Cumulative Solar Impact Study, John Guerin (former retired ALUC staff) will be hired as a temporary employee to prepare the Glare Study and drafting any proposed amendments to the Airport Land Use Compatibility Plan. The grant will be extended through June of 2023 and the current completion date for the March CUS is now pushed out to March.

6.0 **APPROVAL OF MINUTES**

Steven Stewart motioned to approve the July 14, 2022 minutes. Seconded by John Lyon. Abstained: Michael Geller and Russell Betts. (Vote 4-0)

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

Paul Rull, ALUC Director presented a video regarding the Off-Field Landing in Corona.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 11:20 a.m.

VIDEO:

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