



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 10, 2022**

2-14-22

COMMISSIONERS PRESENT: Russell Betts, John Lyon, Steven Stewart, Michael Geller, Larry Froehlich (alternate for Richard Stewart)

COMMISSIONERS ABSENT: Arthur Butler, Steve Manos, Richard Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT** **ZAP1068HR21 – Joseph Rivani (Representative: Farah Khorashadi)** – County of Riverside Case Nos. CZ2100016 (Change of Zone), TTM37737 (Tentative Tract Map), PP210143 (Plot Plan). A proposal to divide 28.58 acres into 145 single family residential lots, open space recreation lots, and detention basin lots, located southerly of W. Florida Avenue (Highway 74), westerly of California Avenue, and northerly of Lyn Avenue. The applicant also proposes to change the sites zoning from Controlled Development Areas (W-2) to Planned Residential (R-4). A plot plan is also proposed for the site design and development of the project (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0)**
- Motion: Michael Geller**  
**Second: John Lyon**
- 3.2 Staff report recommended: **CONSISTENT (Specific Plan Amendment); CONDITIONALLY CONSISTENT (Development Plan Review and Parcel Map)** **ZAP1501MA21 – Duke Realty Limited Partnership (Albert A. Webb Associates)** – City of Perris Case Nos. 21-05267 (Specific Plan Amendment), DPR21-00005 (Development Plan Review), 21-05086 (Tentative Parcel Map No 38259). A proposal to construct a 769,668 square foot industrial warehouse building with mezzanines on 33.37 acres, located northerly of Markham Street, westerly of Nevada Avenue, easterly of Patterson Avenue, and southerly of Harley Knox Boulevard. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan amending the Circulation Element to reflect the street vacation of California Avenue and Nance Street between Patterson Avenue and Nevada Avenue. The applicant also proposes a tentative parcel map to merge the project’s existing parcels into one parcel and vacate street rights-of-way (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 recommended at hearing: **CONTINUED to 3-10-22** to allow staff time to address Air Force concerns with the project
- ALUC Commission Action: **CONTINUED to 3-10-22** to allow staff time to address Air Force concerns with the project (Vote 5-0)
- Motion: Russell Betts**  
**Second: Michael Geller**

**VIDEO:**

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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

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**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 they have completed the Discovery Phase. At this time, our schedule looks like by April we should have a preliminary list of findings from the study, the draft should be out in June and we are anticipating a final version being approved sometime in August 2022.

**6.0 APPROVAL OF MINUTES**

Commissioner Lyon motioned to approve the January 13, 2022 minutes. Seconded by Commissioner Froehlich. Absent: Commissioners Manos and Butler; Abstain: Commissioner Geller. (Vote 4-0)

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

Paul Rull, ALUC Director presented Power Point slides regarding the MARB Support Letter KC-46A. The Air Force replied and sent a letter thanking staff for our support. Guest Speaker, Mr. Jamil Dada advocate for the March Air Reserve Base informed the Commission regarding the history and importance the KC-46 brings to the March Air Reserve Base.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Lyon announced that Saturday, February 12 at 11:00 a.m., Flabob Airport is dedicating Taylor Park, a community park used by the neighbors and the community. All the Commissioners including ALUC staff are invited to attend.

**9.0 ADJOURNMENT**

Chair Steven Stewart, adjourned the meeting at 10:04 a.m.

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**VIDEO:**

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