



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

3-15-22

COMMISSIONERS PRESENT: Russell Betts, John Lyon, Steve Manos, Steven Stewart, Richard Stewart, Maartin Rossouw, alternate for Michael Geller

COMMISSIONERS ABSENT: Arthur Butler, Michael Geller

2.0 PUBLIC HEARING: CONTINUED ITEMS

2.1 Staff report recommended: **CONTINUE to 4-14-22**

Staff recommended at hearing: **CONSISTENT** subject to the conditions included herein

ALUC Commission Action: **CONSISTENT** subject to the conditions included herein **(Vote 6-0; Absent: Butler)**

Motion: Steve Manos
Second: Maartin Rossouw

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

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**

Motion: Steve Manos
Second: Maartin Rossouw

ZAP1506MA22 – LDC Industrial Realty (Representative: T&B Planning) – City of Moreno Valley Case Nos. PEN21-0125 (Change of Zone), PEN21-024 (Plot Plan), PEN21-0123 (Tentative Parcel Map). A proposal to construct a 142,345 square foot warehouse building with mezzanines on a 6.64 acre parcel located on the southwest corner of Day Street and Bay Avenue. Also proposed (on a discontinuous parcel to the west) is a parking lot on a 0.77 acre parcel. The applicant also proposes to change the site’s zoning from Business Park to Business Park and Light Industrial. The applicant also proposes a tentative parcel map to merge the parcels (Airport Compatibility Zone C1 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

VIDEO:

A video recording of the entire proceedings is available on the ALUC website at 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

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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 had their first session of the working group, including each of the members of the March Joint Powers Authority, the representatives of the ALUC and the March Air Reserve Base. Earlier this week Mr. Housman was in Washington DC for the Association of Defense Communities for their Annual Summit. In all it was a very fruitful visit touching base with a lot of people, obtained a good perspective from other agencies and government representatives sharing valuable information. One question that came up: Who is going to enforce the conditions regarding ALUC projects? As noted in the past Commissioners frequently commented that there is no ALUC police. Mr. Housman advised that perhaps MCUS may be an opportunity to investigate what that enforcement mechanism will be as we go forward.

5.3 Chair and Vice Chair Election of Officers for the April meeting

Paul Rull, ALUC Director advised as a reminder to the Commission the election of Chair and Vice Chair will be held at next month's April meeting.

6.0 APPROVAL OF MINUTES

Commissioner Betts motioned to approve the February 10, 2022 minutes. Seconded by Commissioner Lyon. Absent: Art Butler. (Vote 6-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Commissioner Betts suggested to staff that it would be helpful to have an expert come in or provide a video simulation/presentation regarding the effects of glare impact on a pilot. Commissioner Lyon commented that the Whiteman Airport in Los Angeles County is closing. Chair Stewart advised if staff could send a letter to the Los Angeles City Council requesting, they not close the Whiteman Airport. Simon Housman, March Cumulative Impact Study Director will confer with Paul Rull, ALUC Director to see what may be appropriate for the Riverside County ALUC to weigh in on a Los Angeles County issue.

9.0 ADJOURNMENT

Chair Steven Stewart, adjourned the meeting at 10:05 a.m.

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VIDEO:

2

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