



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
April 14, 2022**

4-18-22

COMMISSIONERS PRESENT: John Lyon, Steve Manos, Richard Stewart, Larry Smith (alternate for Russell Betts), Maartin Rossouw (alternate for Michael Geller)

COMMISSIONERS ABSENT: Russell Betts, Michael Geller, Steven Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Steven Stewart)**

ZAP1510MA22 – Martin Oropeza (Representative: A.K.A. & Associates, Inc) – County of Riverside Case No. TPM 38067 (Tentative Parcel Map). A proposal to subdivide approximately 2.51 gross acres into 2 single family residential lots, located northerly of Alviso Road, easterly of Day Street, and southerly of Kinney 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

**Motion: John Lyon
Second: Larry Smith**

3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Steven Stewart)**

ZAP1512MA22 – IPT Riverside Logistics Center II, LLC (Representative: Ares Management, LLC) – County of Riverside Case No. PPT200002R01 (Plot Plan). A proposal to establish a 307-space truck trailer parking yard on 11.80 acres located on the northwest corner of Placentia Avenue and Harvill Avenue (A proposal to establish an industrial manufacturing building with second floor mezzanine, change of zone, and subsequent plot plan had been previously found consistent by the ALUC) (Airport Compatibility Zones 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

**Motion: Richard Stewart
Second: Maartin Rossouw**

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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- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Steven Stewart)**
Motion: John Lyon
Second: Martin Rossouw
- ZAP1511MA22 – Senior Living Riverside, LLC (Representative: Kimley-Horn)** – March Joint Powers Authority Case Nos. GPA20-03 (General Plan Amendment), SP20-03 (Specific Plan Amendment), PP21-07, PP21-08, PP21-09, PP21-10 (Plot Plans), TTM21-02 (Tentative Tract Map No. 38234). A proposal to construct 4 industrial manufacturing buildings with mezzanines on separate parcels totaling 1,203,759 square feet on 64.1 acres located northerly of Nandina Avenue, southerly of 8th Street, easterly of Dalla Avenue, and westerly of Village West Drive. The applicant also proposes amending the site’s general plan land use designation from Residential to Industrial. The applicant also proposes amending the Air Force Village West Specific Plan to approve a zone change on the site’s 64.1 acres from R10 Residential to Industrial, and adopting development standards, design criteria, and master infrastructure plans for the proposed industrial development. The applicant also proposes a tentative tract map to divide 68.83 acres into 4 industrial lots and 1 residential lot (no residential entitlements are proposed at this time) (Airport Compatibility Zone C2 High Terrain Zone 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
- 3.4 Staff report recommended: **CONTINUE to 5-12-22**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Steven Stewart)**
Motion: Maartin Rossouw
Second: Richard Stewart
- ZAP1471MA21 – Coudure Family Limited Partnership (Representative: Johnson Aviation, Inc.)** – City of Perris Case Nos. SPA21-05193 (Specific Plan Amendment), DPR21-00011 (Development Plan Review), PLN22-05078 (Tentative Parcel Map No. 38393). A proposal to construct a 231,935 square foot industrial warehouse building with mezzanines on 14.93 acres, located on the northeast corner of Ramona Expressway and Indian Avenue. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan rezoning 17.7 acres from Commercial to Light Industrial. The applicant also proposes a tentative parcel map to divide 14.93 acres into 1 industrial lot and 1 commercial lot (no commercial entitlements are proposed at this time) (Airport Compatibility Zones B1-APZ-II and 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
- 3.5 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Steven Stewart)**
Motion: Richard Stewart
Second: Martin Rossouw
- ZAP1099PS22 – Farrell Drive, LLC (Representative: Red Rock Realty Investment, LLC)** – City of Palm Springs Case No. 3.4313 (Major Architectural Review). A proposal to construct a 64,583 square foot self-storage facility on 4.20 acres, located northerly of Computer Way, westerly of Research Drive, easterly of Farrell Drive (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

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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 updated the Commission regarding the progress of the March CUS study. There will be several public meetings as we go into the review and adoption process over the next several months. Mr. Housman's best guess now is that we will get to the adoption level sometime around October or November of this year and will be discussed further as time goes on.

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

Larry Smith, alternate for Russell Betts motioned to nominate Steve Manos as the new Chair. Steve Manos, Acting Chair motioned to nominate Russell Betts as the new Vice Chair. The new officers for Chair and Vice Chair will start at the next Commission meeting on May 12. (Vote 5-0; absent Steven Stewart).

5.4 Commissioners Teleconferencing (Zoom) Requirements

Ray Mistica, ALUC Counsel presented Power Point slides regarding the Brown Act Teleconferencing Requirements and confirmed direction from Commissioner Manos for ALUC staff to coordinate with the new Chair on issues that may arise in terms of how to handle future teleconference meetings.

6.0 APPROVAL OF MINUTES

Commissioner John Lyon motioned to approve the March 10, 2022 minutes. Seconded by Commissioner Richard Stewart. (Vote 5-0; Absent: Steven Stewart)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Paul Rull, ALUC Director informed the Commission regarding the loss of Airport Land Use Commissioner Art Butler who passed away on March 13, 2022. The ALUC staff has prepared a Certificate of Recognition honoring Mr. Butler's achievements. On behalf on the Riverside County TLMA/ALUC sincere condolences were offered to the Butler family.

8.0 COMMISSIONER'S COMMENTS

Larry Smith, alternate for Russell Betts complimented ALUC staff's flexibility and good working relationships with the jurisdictions on new projects.

9.0 ADJOURNMENT

Steve Manos, Acting Chair adjourned the meeting at 10:54 a.m. in honor of Commissioner Butler's years of service to the Airport Land Use Commission.

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VIDEO:

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