



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
May 12, 2022**

5-19-22

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

COMMISSIONERS ABSENT: Richard Stewart, John Lyon

2.0 PUBLIC HEARING: CONTINUED ITEMS
None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1086BD22 – AT&T (Representative: Smartlink Group)** – City of Palm Desert Planning Department Case No. CUP22-0001 (Conditional Use Permit). A proposal to establish a 65-foot-tall mono-palm tree wireless communications facility with a 562 square foot equipment shelter on 0.81 acres, located at 39750 Garand Lane (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

CONDITIONALLY CONSISTENT

Staff recommended at hearing: **CONDITIONALLY CONSISTENT**

ALUC Commission Action: **CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.**

**Motion: Michael Geller
Second: Larry Froehlich**

3.2 Staff report recommended: **ZAP1117FV22 – HD Commercial Ventures, Inc. (Representative: Strom Entitlement Permitting PM, LLC)** – County of Riverside Case No. PPT210140 (Plot Plan). A proposal to construct two industrial buildings totaling 173,653 square feet with mezzanines on 11.30 acres, located northerly of Murrieta Hot Springs Road, southerly of Technology Drive, westerly of Sky Canyon Drive, and easterly of Winchester Road. (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

CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 5-1; Steven Stewart dissenting)**

**Motion: Russell Betts
Second: Michael Geller**

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: **ZAP1509MA22 – Black & Veatch** – March Joint Powers Authority Case No. COM-Solar 22-003 (Building Permit). A proposal to construct an 84,000 square foot rooftop solar panel system on an existing industrial building on 45 acres, located northerly of Van Buren Boulevard, westerly of Opportunity Way, and easterly of Meridian Parkway (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
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Russell Betts
Second: Steve Manos**
- 3.4 Staff report recommended: **ZAP1516MA22 – Optimus Building Corporation (Representative: Mike Naggar & Associates)** – City of Perris Case Nos. SPA22-05047 (Specific Plan Amendment), DPR22-00006 (Development Plan Review). A proposal to construct an 878,750 square foot industrial manufacturing building with mezzanines on a 40.75 acres located northerly of Ramona Expressway, westerly of Redlands Avenue, easterly of Perris Boulevard, and southerly of Perry Street (approximately 4.5 acres of the site is planned for future commercial development – there are no entitlements proposed for this area at this time). The applicant also proposes amending the Perris Valley Commerce Center Specific Plan rezoning the site from Commercial to Light Industrial (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
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Michael Geller
Second: Larry Froehlich**
- 3.5 Staff report recommended: **ZAP1515MA22 – Meridian Park West, LLC (Representative: Waypoint Property Group)** – March Joint Powers Authority Case Nos. GP 21-01 (General Plan Amendment), SP21-01 (Specific Plan), PP21-03 and PP21-04 (Plot Plans), TTM38063 (Tentative Tract Map). The applicant proposes the West Campus Upper Plateau Specific Plan, encompassing 817.9 acres within multiple Airport Compatibility Zones located southerly of Alessandro Boulevard, westerly of Meridian Parkway, northerly of Grover Community Drive, and easterly of Trautwein Road. As part of this project, the applicant proposes amending the General Plan land uses to increase Parks/Recreation and Open Space from 122 acres to 453 acres, eliminate approximately 622.5 acres of Business Park, eliminate approximately 63 acres of Industrial property, approve a 2.6 acre Public Facility area for an existing water tank, and adopt the West Campus Upper Plateau Specific Plan (SP-) on approximately 351 acres and creating policies for the future recordation of a 445 acre Conservation Area. The applicant also proposes to adopt Specific Plan SP-9 containing development standards, design guidelines, infrastructure master plans, maintenance responsibilities, phasing schedule, and implementation procedures necessary to develop a 359 acre business park and adjacent park space. The Specific Plan proposes 43.1 acres of Mixed Use, 66.4 acres of Business Park, 143.3 acres of Industrial, 28.9 acres of streets and roadways, 10 acres of developed
- CONSISTENT (GPA, Specific Plan); CONDITIONALLY CONSISTENT (Plot Plans, Tract Map)**
- Staff recommended at hearing: **CONSISTENT (GPA, Specific Plan, Plot Plans, Tract Map) subject to the conditions included herein, and added conditions from the FAA OES, and added condition that in the event the future BASH study, as prepared by a qualified wildlife hazard biologist, raises significant issues, that the study comes back to the ALUC for review.**
- ALUC Commission Action: **CONSISTENT (GPA, Specific Plan, Plot Plans, Tract Map) subject to the conditions**

VIDEO:

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included herein, and added conditions from the FAA OES, and added condition that in the event the future BASH study, as prepared by a qualified wildlife hazard biologist, raises significant issues, that the study comes back to the ALUC for review. (Vote 6-0)

Motion: Michael Geller
Second: Steven Stewart

Parks/Recreation/Open Space, 64.5 acres of undeveloped Parks/Recreation/Open Space, and 3.5 acres of Public Facilities. The Specific Plan will adopt zoning on the properties consistent with the Specific Plan land use designations. The applicant also proposes to construct 2 industrial buildings with mezzanines on separate parcels totaling 1,820,000 square feet on (combined) 115.88 acres, located northerly of (future roads) Bunker Hill Drive, easterly of Airman Drive, southerly of Arclight Drive, and westerly of Linebacker Drive. (Only development entitlements for PP21-03 and PP21-04 have been submitted with this application. No development projects for the other parcels have been proposed at this time.) The applicant also proposes a tentative tract map to divide 359.6 acres into 17 buildable lots and 7 lettered lots for streets/open space. (Airport Compatibility Zones B1, B2, C1, and 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

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 expressed that they recently completed the first gathering of the senior staff of the various stakeholders to go over the initial findings that the consultant Matrix Design Group has developed.

5.3 Digitizing the ALUC Application Process

Jackie Vega, ALUC staff presented Power Point slides to the Commission indicating plans to move ALUC forward towards digitization, including updating and digitizing the ALUC application process.

6.0 APPROVAL OF MINUTES

Chair Manos motioned to approve the April 14, 2022 minutes. Seconded by Commissioner Steven Stewart. Abstained: Commissioners Froehlich and Geller. (Vote 4-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Commissioner Geller who attended ALUC meetings with his personal guide dog expressed that this will be his dog last meeting attendance.

9.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 11:02 a.m.

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VIDEO:

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