



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

8-2-22

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

COMMISSIONERS ABSENT: Michael Geller, Russell Betts

2.0 PUBLIC HEARING: CONTINUED ITEMS
None

2.1 Staff report recommended:
CONDITIONALLY CONSISTENT

Staff recommended at hearing: **The Development Plan Review and Tentative Parcel Map be found CONDITIONALLY CONSISTENT with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service. *It is also advised that the local jurisdiction during the CEQA process analyze and evaluate the project's impacts on the safety of the existing skydiving/parachuting and ultralight/light sport aircraft operations.***

ZAP1026PV22 – Richland Developers, Inc (Representative: Derek Barbour) – City of Perris Case No. DPR 22-00002 (Development Plan Review), TPM38446 (Tentative Parcel Map). A proposal to construct two industrial buildings with mezzanines on two separate parcels totaling 659,130 square feet on 37.55 acres, located on the northeast corner of Goetz Road and Mapes Road. The applicant proposes to divide the site into two parcels (Airport Compatibility Zones B2 and D of the Perris Valley Airport Influence Area, and Zone E of March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

ALUC Commission Action: **The Development Plan Review and Tentative Parcel Map be found CONDITIONALLY CONSISTENT with the 2011 Perris Valley Airport Land Use Compatibility Plan and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service, and the fence relocation condition which was added at the meeting. *It is also advised that the local jurisdiction during the CEQA process analyze***

VIDEO:

1

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and evaluate the project's impacts on the safety of the existing skydiving/parachuting and ultralight/light sport aircraft operations. (Vote 6-0)

**Motion: Larry Smith
Second: Maartin Rossouw**

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0)**
**Motion: Richard Stewart
Second: Steve Manos**
- ZAP1104RI22 – Kienle & Kienle Investments (Representative: Adkan Engineers)** - City of Riverside Case No. PR2021-001208 (Change of Zone, Conditional Use Permit). A proposal to convert an existing 1,180 square foot single family residence into an office building on 1.44 acres, located at 8568 Indiana Ave, northerly of Patricia Way, westerly of Vance Street, and easterly of Bernard Street. The applicant also proposes to change the site's zoning from R-1-7000 (Single Family Residential Zone) to O (Office Zone) (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0)**
**Motion: Steven Stewart
Second: Richard Stewart**
- ZAP1101PS22 – Casa Verona, LLC (Representative: Temple Construction Inc.)** – City of Palm Springs Case Nos. 5.1527 (Change of Zone), TTM38042 (Tentative Tract Map). A proposal to divide 6.44 gross acres into 31 single-family residential lots and one retention basin lot, located northerly of Verona Road, easterly of Whitewater Club Drive, and westerly of the Whitewater Channel. The applicant also proposes changing the site's zoning from R-1-D (Single Family Residential minimum 7,500 square foot lot size) to R-1-E (Small-lot single-family residential zone) (Airport Compatibility Zone D of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0)**
**Motion: Richard Stewart
Second: Steven Stewart**
- ZAP1517MA22 – BCI IV Harvill Industrial Center (Representative: EPD Solutions)** – County of Riverside Case No. PPT220001 (Plot Plan). A proposal to construct a 99,770 square foot manufacturing building on 9.13 acres located northerly of Cajalco Road, westerly of Interstate 215, easterly of Harvill Avenue, and southerly of Dree Circle. The applicant also proposes to construct a rooftop solar panel system on the proposed building (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

VIDEO:

2

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**AIRPORT LAND USE COMMISSION MEETING
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- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0)**
Motion: Steven Stewart
Second: Maartin Rossouw
- ZAP1518MA22 – BCI IV Harvill Industrial Center (Representative: EPD Solutions)** – County of Riverside Case No. PPT220002 (Plot Plan). A proposal to construct a 434,823 square foot manufacturing building with mezzanines on 20.57 acres located northerly of Orange Avenue, westerly of Harvill Avenue, easterly of Tobacco Road, and southerly of Water Street. The applicant also proposes to construct a rooftop solar panel system on the proposed building (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
- 3.5 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0)**
Motion: Richard Stewart
Second: Larry Smith
- ZAP1525MA22 – Project Aether (Representative: Parkway Construction & Architecture)** – March Joint Powers Authority Case Nos. PP04-04A1 (Plot Plan Amendment), CUP22-01 (Conditional Use Permit). The applicant proposes to establish an aircraft manufacturing and shipping business within the former 104,000 square foot AMRO Facility as part of the existing 314,925 square foot DHL building on 30.19 acres located at 17101 Heacock Street, northerly of San Michele Road, southerly of Cardinal Avenue, and easterly of the March Air Reserve Base. The applicant proposes extending the existing building, adding a new 22,000 square foot prefabricated building for shipping and receiving, and a 17,000 square foot expandable/retractable hangar for the transport and assembly of completed winged aircraft and components (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
- 3.6 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0)**
Motion: Maartin Rossouw
Second: Richard Stewart
- ZAP1524MA22 – Seefried Industrial Properties (Representative: Dan Bick)** – March Joint Powers Authority Case No. PP22-01 (Plot Plan). A proposal to construct an 80,000 square foot industrial warehouse building on 4.55 acres, located northerly of Determination Drive, westerly of Meridian Parkway, and southerly of Alessandro Boulevard (Airport Compatibility Zone B1 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

VIDEO:

3

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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 conducted their first public event hosted at the March Field Air Museum. The next step coming up will be the drafting/review and looking to extending the project completion date to accommodate various factors.

6.0 APPROVAL OF MINUTES

Commissioner Rossouw motioned to approve the May 12 and June, 9, 2022 minutes. Seconded by Richard Stewart. (Vote 6-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart expressed that the Air Force plans reported that the Air Force has announced that they are planning on removing to the bone yard four KC135's from March ARB.

9.0 ADJOURNMENT

Steve Manos, Chair adjourned the meeting at 11:12 a.m.

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4

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