



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
December 15, 2022**

12-19-22

COMMISSIONERS PRESENT: Russell Betts, John Lyon, Steve Manos, Steven Stewart, Richard Stewart, Vernon Poole, Martin Rossouw (alternate for Michael Geller)

COMMISSIONERS ABSENT: Michael Geller

2.0 PUBLIC HEARING: CONTINUED ITEMS

2.1 Staff report recommended: **CONTINUE to 1-12-23**
Staff recommended at hearing: **CONTINUE to 1-12-23**
ALUC Commission Action: **CONTINUED to 1-12-23 (Vote 7-0)**
Motion: John Lyon
Second: Steven Stewart

ZAP1544MA22 – PR Partners, LLC (Representative: Mike Naggar & Associates) – City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review). A proposal to construct a mixed-use industrial/commercial development including a 304,572 square foot e-commerce warehouse building with mezzanines, a 2,010 square foot restaurant building with drive-thru, and a 4,950 square foot retail/restaurant building with drive-thru on a 16.12 acre parcel, located on the southwest corner of Perris Boulevard and Ramona Expressway. The applicant also proposes amending the Perris Valley Commerce Specific Plan (SPA No. 13) and changing 14.1 acres of the site’s zoning from Commercial to Light Industrial (with 1.99 acres of the site remaining Commercial). (The Commission previously found consistent on this site ZAP1390MA19, a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres, and a proposal to amend the Perris Valley Commerce Center Specific Plan, and change the site’s zoning from Commercial to Light Industrial (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.

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONTINUE to 1-12-23**
Staff recommended at hearing: **CONSISTENT, subject to the conditions included herein, including conditions set forth by the FAA OES**
ALUC Commission Action: **CONSISTENT, subject to the conditions included herein, including conditions set forth by the FAA OES. (Vote 7-0)**

ZAP1541MA22 – Perris Land Company, LLC (Representative: Johnson Aviation) – City of Perris Case Nos. PLN21-05218 (Specific Plan Amendment), DPR21-00013 (Development Plan Review), PLN21-05216 (Conditional Use Permit), PLN21-05219 (Tentative Parcel Map No. 38292). A proposal for a mixed-use commercial industrial development on 55.86 gross acres which includes: 8 commercial buildings totaling 37,215 square feet consisting of retail, restaurant, and gas station with convenience store and car wash; and a 950,224 square foot high-cube industrial warehouse building with mezzanines, located southerly of Ramona Expressway, westerly of Webster Avenue, easterly of Nevada Avenue, and northerly of Morgan Street. The applicant also proposes to amend the Perris Valley Commerce Center to allow a rezone of 19.44 acres of Business Park Office (BPO) and 24.25 acres of

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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Motion: Richard Stewart
Second: Martin Rossouw

Commercial (C) to Light Industrial (LI). The applicant also proposes to divide the site's 55.86 acres into 8 parcels. The applicant also proposes to construct a 550,000 square foot rooftop solar panel system on the proposed industrial building (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.

3.2 Staff report recommended:
CONSISTENT

ZAP1547MA22 – Industrial Realty, LLC (Representative: T&B Planning, Inc.) – County of Riverside Case No. PPT220026 (Plot Plan). A proposal to construct a 100,924 square foot industrial building with mezzanines on 4.56 acres, located easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Cajalco Road (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
CONSISTENT (Vote 7-0)

Motion: Russell Betts
Second: Richard Stewart

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 Compatible Use Study (CUS)

On behalf on Simon Housman, John Guerin, retired ALUC Principal Planner expressed he was asked to assist on a temporary basis with regards to the March Compatible Use Study. Duties include preparing a draft amendment to the March ALUCP and cumulative glare studies.

6.0 **APPROVAL OF MINUTES**

Richard Stewart motioned to approve the November 10, 2022 minutes. Seconded by Steven Stewart. Abstained: John Lyon and Russell Betts; Vote 5.0

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
None

8.0 **COMMISSIONER'S COMMENTS**

Commissioner Betts wished everyone a Happy Holiday.

9.0 **ADJOURNMENT**

Steve Manos, Chair closed the meeting with a request for prayers for his father-in-law who is right now going through bypass surgery. Chair Manos adjourned the meeting at 10:07 a.m.

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