



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
January 11, 2024**

1-18-24

COMMISSIONERS PRESENT: Steve Manos, John Lyon, Vernon Poole, Michael Lewis (alternate for Steven Stewart), Maartin Rossouw (alternate for Michael Geller)

COMMISSIONERS ABSENT: Russell Betts, Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1042FL23 – City of Jurupa Valley** – City of Jurupa Valley Case No MA23177 (General Plan Amendment and Change of Zone). A City-initiated proposal to amend its General Plan Land Use designation from Commercial Retail (CR) to Medium High Density Residential (MHDR) in an effort to correct erroneous GIS mapping information, located northerly of Wallace Street at 3883 Wallace Street. The City also proposes to change sites zoning from Rubidoux Village Commercial (R-VC) to General Residential (R-3). (Airport Compatibility Zone D of the Flabob Airport Influence Area.) Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT**
(Vote 5-0; Absent: Russell Betts, Richard Stewart)

Motion: Maartin Rossouw
Second: Vernon Poole

3.2 Staff report recommended: **ZAP1589MA23 – Hinoodeh Holdings, LLC (Representative: Corinne Mostad)** – City of Perris Case Nos. PLN22-05380 (Specific Plan Amendment), PLN22-05379 (Tentative Parcel Map), PLN22-00037 (Development Plan Review), PLN22-00038 (Development Plan Review). A proposal to construct a 291,098 square foot industrial building with mezzanines, a 52,008 square foot hotel, and two restaurant buildings totaling 9,000 square feet on 16.84 acres, located southerly of Ramona Expressway, northerly of Dawes Street, easterly of Perris Boulevard, and westerly of Redlands Avenue. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to change the sites zoning from Commercial (C) to Light Industrial (LI). The applicant also proposes to split 16.84 acres into four separate parcels (Airport Compatibility Zone D 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

CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT**
(Vote 5-0; Absent: Russell Betts, Richard Stewart)

Motion: Michael Lewis
Second: Maartin Rossouw

VIDEO:

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- 3.3 Staff report recommended: **ZAP1586MA23 – Apollo IV Development (Representative: NOAA Group Architects)** – City of Moreno Valley Case No. BFR21-0167 (Building Permit). A proposal to construct a solar panel system totaling 6,100 square feet on four separate buildings on 3.41 acres, located northerly of Dracaea Avenue, westerly of Edgemont Street, and easterly of Gina Avenue (Airport Compatibility Zone C1 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: **CONTINUE to 2-8-24**
CONSISTENT
- ALUC Commission Action: **CONSISTENT**
(Vote 5-0; Absent: Russell Betts, Richard Stewart)
- Motion: Maartin Rossouw**
Second: Michael Lewis
- 3.4 Staff report recommended: **ZAP1591MA23 – Bay & Day, LLC (Representative: T&B Planning)** – City of Moreno Valley Case Nos. PEN23-0076 (Change of Zone), PEN23-074 (Plot Plan), PEN23-0075 (Tentative Parcel Map). A proposal to construct a 194,775 square foot industrial building with mezzanines on 9.95 acres, located on the southwest corner of Bay Avenue and Day Street. The applicant also proposes to change the sites zoning from Business Park (BP) to Light Industrial (LI), and merge four separate parcels into one. (Airport Compatibility Zones B1-APZ-II and C1). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org
- Staff recommended at hearing: **CONTINUE to 2-8-24**
CONSISTENT
- ALUC Commission Action: **CONSISTENT**
(Vote 5-0; Absent: Russell Betts, Richard Stewart)
- Motion: Michael Lewis**
Second: Maartin Rossouw
- 3.5 Staff report recommended: **ZAP1590MA23 – Industrial VI Enterprises, LLC (Representative: Albert A. Webb Associates)** – County of Riverside Case Nos. CZ2200062 (Change of Zone), PPT220050 (Plot Plan), TPM38601 (Tentative Parcel Map). A proposal to construct a 1,003,510 square foot industrial building with mezzanines on 44.84 acres, and a recreational park consisting of a sports field, picnic area, tot lot, and a 3,110 square foot snack bar on a separate 4.19 acres, located on the southwest corner of Cajalco Road and Seaton Avenue. The applicant also proposes to change the site’s zoning from Light Agriculture (A-1-1), Rural Residential (R-R-1/2) to Industrial Park (I-P). The applicant also proposes dividing 58.19 acres into three separate parcels. The applicant also proposes to construct a 1,003,510 square foot solar panel on the industrial building rooftop and 3,110 square foot solar panel system on the proposed snack bar (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 (Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan, Parcel Map)**
- ALUC Commission Action: **CONSISTENT (Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan, Parcel Map)**
(Vote 5-0; Absent: Russell Betts, Richard Stewart)
- Motion: Maartin Rossouw**
Second: Steve Manos

VIDEO:

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- 3.6 Staff report recommended: **ZAP1078TH23 – Thermal Operating Company, LLC**
INCONSISTENT **(Representative: Albert A. Webb Associates)** County of Riverside Case No. MTE230043 (Minor Temporary Event). A proposal for a Minor Temporary Event to host an IndyCar pre-season testing and sprint races, from March 22 to March 24, 2024, from 8:00 a.m. to 4:00 p.m. at the 139 acres Thermal Motorclub facility, located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Tyler Street. The Event proposes a maximum 3,500 people per day including staff, racers and general public. The Event will be open to the public with approximately 1,200 tickets sold to the general public (which directly conflicts with the underlying conditions of approval for the original Thermal Motorclub project). Approximately 1,200 people will occupy temporary bleacher seating and paddock viewing area, and approximately 1,500 people will occupy the 80 trackside units and 48 spa casitas, and approximately 800 people will make up staff and racers. Food and live entertainment will also be provided within the existing buildings. The Event will be televised with on-track cameras (Airport Compatibility Zones B1, C, and D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- Staff recommended at hearing: **CONSISTENT, pursuant to Countywide Policy 3.3.6 and the adoption of special findings**
- ALUC Commission Action: **CONSISTENT, pursuant to Countywide Policy 3.3.6 and the adoption of special findings.**
(Vote 5-0; Absent: Russell Betts, Richard Stewart)
- Motion: Michael Lewis**
Second: Steve Manos

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 for the March CUS informed the Commission that next month's February 8 agenda will include an item on the agenda for the adoption of the March Compatible Use Study.

6.0 **APPROVAL OF MINUTES**

Commissioner Michael Lewis motioned to approve the December 14, 2023 minutes. Seconded by Maartin Rossouw. Vote 5-0; Absent: Russell Betts, Richard Stewart

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Paul Rull, ALUC Director briefed the Commission regarding an overrule notice of intent to override one of the ALUC decisions from the City of Jurupa Valley that came in to us just before the new year.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:55 a.m.

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VIDEO:

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