



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 8, 2024**

2-16-24

**COMMISSIONERS PRESENT:** Russell Betts, Michael Geller, John Lyon, Steve Manos, Vernon Poole, Michael Lewis (alternate for Steven Stewart), Larry Froehlich (alternate for Richard Stewart)

**COMMISSIONERS ABSENT:** Richard Stewart, Steven Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **ZAP1093BD23 – B.H. Indio, LLC (Representative: MIG, Inc.)** – City of Indio Case Nos. GP-23-0001 (General Plan Amendment), SP-0001 (Specific Plan), ZMA-23-0001 (Zoning Map Amendment), TPM-23-0001 (Tentative Parcel Map). A proposal to establish the Oasis at Indio Specific Plan on approximately 186 acres which includes 66 acres of Mixed-Use in Planning Area 1; 5 acres of Mixed-Use in Planning Area 2, 10 acres of Mixed-Use in Planning Area 3, and 100 acres of Industrial in Planning Area 4, located southerly of Avenue 42, westerly of Monroe Street, and northerly of Interstate 10. The applicant also proposes amending the site's General Plan land use designation from Mixed Use Neighborhood and Regional Commercial to Specific Plan, and also change the site's zoning from Specific Plan, Mixed Use Neighborhood, and Regional Commercial to Specific Plan. The applicant also proposes to divide the site into 4 parcels (one for each Planning Area) (Airport Compatibility Zones C, D, E of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Russell Betts**  
**Second: Michael Lewis**

3.2 Staff report recommended: **ZAP1592MA23 – Riverside CSG 3, LLC (Representative: Dimension Renewable Energy)** – March Joint Powers Authority Case No. CUP23-03 (Conditional Use Permit). A proposal to construct a solar panel system totaling 498,155 square feet on an existing industrial building on 26.91 acres, located at 22000 Opportunity Way. (Airport Compatibility Zone B2 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](mailto:javega@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Michael Geller**  
**Second: Michael Lewis**

**VIDEO:**

1

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- 3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (7-0)**  
**Motion: Michael Lewis**  
**Second: Russell Betts**
- ZAP1593MA23 – PowerFlex (Representative: Prologis)** – City of Perris Case No. PMT23-02962 (Conditional Use Permit). A proposal to construct a solar panel system totaling 82,238 square feet on an existing industrial building on 59.05 acres, located southerly of Sinclair Street, northerly of Rider Street, easterly of Indian Street, and westerly of Perris Boulevard (Airport Compatibility Zones B1-APZ-II and 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](mailto:javega@rivco.org)
- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Michael Lewis**  
**Second: Steve Manos**
- ZAP1594MA23 – PowerFlex (Representative: Prologis)** – City of Perris Case No. PMT23-02954 (Conditional Use Permit). A proposal to construct a solar panel system totaling 60,110 square feet on an existing industrial building on 59.05 acres, located southerly of Morgan Street, northerly of Sinclair Street, easterly Indian Street, and westerly of Barrett Avenue (Airport Compatibility Zones B1-APZ-II and 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](mailto:javega@rivco.org)
- 3.5 Staff report recommended: **CONSISTENT (GPA, CZ);  
CONDITIONALLY CONSISTENT (DPR, CUP, PM)**  
Staff recommended at hearing: **CONSISTENT (GPA, CZ);  
CONDITIONALLY CONSISTENT (DPR, CUP, PM)**  
ALUC Commission Action: **CONSISTENT (GPA, CZ);  
CONDITIONALLY CONSISTENT (DPR, CUP, PM) (Vote 7-0)**  
**Motion: Michael Geller**  
**Second: Vernon Poole**
- ZAP1032PV23 – WLPX Perris Venue, LLC (Representative: Lewis Management Corporation)** – City of Perris Case Nos. GPA23-05033 (General Plan Amendment), ZC23-05034 (Zone Change), DPR23-00005 (Development Plan Review), DPR23-00006 (Development Plan Review), CUP23-05032 (Conditional Use Permit), and TPM35700 (Tentative Parcel Map). A proposal to construct a nine-building commercial center totaling 142,074 square feet on 15.70 acres, and an 848,000 square foot industrial building with mezzanines on 44.04 acres, located on the southeast corner of San Jacinto Avenue and Redlands Avenue. The applicant also proposes to amend the site's General Land Use designation and Zoning from Community Commercial to Community Commercial and Light Industrial. The applicant also proposes dividing the site into 10 parcels (Airport Compatibility Zone E of the Perris Valley Airport Influence Area and Zone D of the March Air Reserve/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

**VIDEO:**

2

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- 3.6 Staff report recommended: **ZAP1113RI23 – Steven Walker Communities, Inc. (Representative: PB Arlington, LLC)** City of Riverside Case Nos. PR-2021-000894 ([DP-2021-00099(General Plan Amendment), DP-2021-00103 (Change of Zone), DP-2021-00106 (Development Review), DP-2021-00105 (Conditional Use Permit)]). A proposal to construct a 4,650 square foot convenience store/gas station with six fuel pumps on 1.34, located on the southeast corner of Arlington Avenue and Monroe Street. The applicant also proposes to amend the General Plan Land Use designation from Office (O) to Commercial Retail (C-R), and to rezone the site from R-1-7000 (Single Family Residential) to Commercial Retail (C-R) (Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- CONSISTENT (GPA, CZ);  
CONDITIONALLY  
CONSISTENT (DPR, CUP)**
- Staff recommended at hearing: **CONSISTENT (GPA, CZ, DPR, CUP) subject to the conditions included herein, including conditions set forth by the FAA OES**
- ALUC Commission Action:
- CONSISTENT (GPA, CZ, DPR, CUP) subject to the conditions included herein, including conditions set forth by the FAA OES) (Vote 7-0)**
- Motion: Michael Lewis  
Second: Larry Froehlich**
- 3.7 Staff report recommended: **ZAP1080RG23 – City of Eastvale (Representative: Gustavo Gonzalez)** – City of Eastvale Case No. PLN22-20015 (General Plan). A City-initiated proposal to adopt the new General 2040 which includes the following chapters: Land Use, Housing, Mobility and Circulation, Noise and Vibration, Open Space and Conservation, and Safety. The City includes land within Airport Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area, and Zone E of the Corona Airport Influence Area (Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area, and Zone E of Corona Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Michael Geller  
Second: Michael Lewis**
- 3.8 Staff report recommended: **ZMARCHCUS – County of Riverside (Representative: The Matrix Group)** – March ARB Compatible Use Study – 2023. A County of Riverside initiated proposal to study compatible land use around March Air Reserve Base. Military installations generate thousands of jobs and billions of dollars in regional economic impact across the nation. Sustainment of these military installations, and associated missions and facilities, helps underpin the vitality of local communities, economies, and industries. Ensuring compatibility between military bases and surrounding communities through partnership promotes military mission sustainment and continued presence in the local economy. The March Air Reserve Base Compatible Use Study (MCUS) aims to proactively identify and provide solutions to promote March’s mission sustainability, while strengthening coordination efforts between the installation and neighboring communities. (March Airport Compatibility Zones A, B1, B2, C1, C2 and D). Staff Planner: Simon Housman at (760) 328-7995, or e-mail at [shousman@rivco.org](mailto:shousman@rivco.org)
- The Commission Receive  
and File the 2023 March  
Compatible Use Study**
- Staff recommended at hearing: **The Commission Receive  
and File the 2023 March  
Compatible Use Study**
- ALUC Commission Action: **The Commission Receive  
and File the 2023 March  
Compatible Use Study**

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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, Director of the March CUS discussed the issues of what happens after the study going into what is the Implementation Phase, ALUCP Policy Phase and Cumulative Impacts.

6.0 **APPROVAL OF MINUTES**

Commissioner Michael Lewis motioned to approve the January 11, 2024 minutes. Seconded by Chair Manos. (Vote 5-0; Abstain: Commissioners Michael Geller and Larry Froehlich)

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

Paul Rull, ALUC Director informed the Commission that at the March 14 hearing, ALUC staff has put together an update to the ALUC fees which will be given to the Commissioners to consider.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:53 a.m.

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**VIDEO:**

4

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