



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
October 14, 2021**

10-19-21

COMMISSIONERS PRESENT Russell Betts, Arthur Butler, Michael Geller, John Lyon, Steve Manos (attended meeting at 9:55 a.m.), Steven Stewart, Larry Froehlich (alternate for Richard Stewart)

COMMISSIONERS ABSENT: Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1491MA21 – Tesla, Inc. (Representative: Hofman Planning Associates)** – City of Riverside Case No. PR2021-001082 (Zoning Code Amendment, Conditional Use Permit). A proposal to establish a Tesla dealership consisting of sales, service, and body shop within an existing 58,923 square foot building on 10.32 acres located at 7920 Lindbergh Drive, southerly of Mission Grove Parkway, northerly of Demarco Road, and westerly of Ralston Place. The applicant also proposes a Zoning Code Amendment to allow for clean industry uses within the BMP-Business and Manufacturing Park Zone (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

CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**

Motion: Michael Geller
Second: Russell Betts

3.2 Staff report recommended: **ZAP1488MA21 – Trammell Crow So Cal Development (Representative: EPD Solutions)** – County of Riverside Case No. PPT210130 (Plot Plan). A proposal to construct a 239,308 square foot industrial manufacturing building on 15.2 gross acres, located northerly of Old Oleander Avenue, southerly of Harley Knox Boulevard, easterly of Decker Road, and westerly of Harvill Avenue. The applicant also proposes rooftop solar panels on top of the 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

CONTINUE to 12-16-21

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Manos)**

Motion: Michael Geller
Second: Larry Froehlich

VIDEO:

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- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Michael Geller
Second: Steve Manos
- ZAP1490MA21 – Core 5 Industrial Partners, LLC (Representative: Albert A. Webb Associates)** – City of Menifee Case Nos. PLN21-0100 (General Plan Amendment), SPA2019-006 (Specific Plan Amendment), PLN21-0101 (Change of Zone), PP2019-005 (Plot Plan), PLN21-0205 (Tentative Parcel Map No. 38156). A proposal to construct two industrial warehouse buildings with mezzanines totaling 1,640,130 square feet on 72.08 acres located northerly of McLaughlin Road, southerly of Ethanac Road, easterly of Trumble Road, and westerly of Dawson Road. The applicant also proposes to amend the site’s general plan land use designation and zoning from Heavy Industrial and Business Park to Specific Plan (SP260). The applicant also proposes to modify the boundary of Specific Plan No. 260. The applicant also proposes a tentative parcel map to divide the site into two parcels (Airport Compatibility Zones D and E 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
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Steve Manos
Second: Michael Geller
- ZAP1492MA21 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates Inc.)** – City of Perris Case Nos. 20-05180 (Specific Plan Amendment), 20-05100 (Conditional Use Permit). A proposal to establish a 251-space truck trailer parking facility including a 470 square foot office building on 9.54 acres, located northerly of Markham Street, easterly of Perris Boulevard, westerly of Redlands Avenue, and southerly of Nance Street. The applicant also proposes to amend the site’s specific plan land use designation from Business/Professional Office (BPO) to Light Industrial (LI) (Airport Compatibility Zone 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
- 3.5 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Russell Betts
Second: Steve Manos
- ZAP1096PS21 – Hecate Energy Desert Storage 1, LLC (Representative: Stantec Consulting Services, Inc.)** – City of Palm Springs Case No. 5.1542 (Conditional Use Permit). A proposal to establish a 20 megawatt (MW) Battery Energy Storage System facility which will connect to the nearby Southern California Edison Eisenhower Substation on 0.48 acres located at 979 S. Gene Autry Trail on the northwest corner of Mesquite Avenue and S. Gene Autry Trail (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

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- 3.6 Staff report recommended: **ZAP1036FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers)** – City of Jurupa Valley Case Nos. MA21256 [GPA21008] [TTM38171] (General Plan Amendment) (Tentative Tract Map). A proposal to divide 19.36 acres into 31 single family residential lots and one detention basin located southerly of Maverick Lane, westerly of Riverview Drive, and easterly of Limonite Frontage Road. The applicant also proposes to amend the site’s general plan land use designation from Ranch (EDR maximum 0.5 dwelling units per acre) to Country Neighborhood (LDR maximum 2.0 dwelling units per acre) (Airport Compatibility Zones C and D of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **INCONSISTENT (Vote 7-0)**
- Motion: Steve Manos**
Second: Michael Geller

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 of the March CUS informed the Commission that they have proceeded into the discovery era. They had collected data from all but two of the stakeholders and had conducted interviews with the consultant and several of the stakeholders including the County of Riverside. Mr. Housman expressed although progressing they are progressing slower than anticipated and therefore falling behind schedule.

6.0 APPROVAL OF MINUTES

Michael Geller motioned to approve the September 9, 2021 minutes. Seconded by Arthur Butler. (Vote 7-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Paul Rull, ALUC Director discussed four housekeeping items to bring to the Commissioners attention: 1) Power Point slides regarding the off-field landing in San Diego; 2) Thank you letter from the Air Force regarding ALUC’s support for the potential KC-46 location at the March ARB; 3) A friendly reminder that we are DARK in November (no meeting); 4) The next ALUC public hearing meeting is scheduled for December 16, 2021.

8.0 COMMISSIONER’S COMMENTS

Commissioner Betts commented that it is good to see all the Commissioners back live-in person, at the CAC, Board Chambers.

9.0 ADJOURNMENT

Chair Steven Stewart, adjourned the meeting at 10:48 a.m.

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VIDEO:

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