



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
MARCH 11, 2021**

3-18-21

COMMISSIONERS PRESENT LIVE: Russell Betts, Richard Stewart, Steven Stewart

COMMISSIONERS PRESENT REMOTELY: Steve Manos, John Lyon, Gary Youmans
COMMISSIONERS ABSENT: Arthur Butler

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: ZAP1105FV20 – Forza One Volleyball, Ardian Marina
CONSISTENT
(Representative: Matthew Fagan Consulting Services, Inc.) – County of Riverside Case No. PP26309S01 (Plot Plan Substantial Conformance). A proposal to establish a 23,467 square foot indoor volleyball practice facility within an existing 46,934 square foot commercial building on 2.47 acres, located at 36580 Penfield Lane, southerly of Benton Road, westerly of Leon Road, and easterly of Temeku Street (Airport Compatibility Zone C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff recommended at hearing: **CONSISTENT**

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

Motion: Steve Manos
Second: Steven Stewart

3.2 Staff report recommended: ZAP1107FV21 – Rancho Springs Medical Center/Universal Health Services (Representative: Jeff Wright, Heliplanners, Inc.) – City of Murrieta Case No. RP2020-2200 (Revised Permit). A proposal to construct a 2,025 square foot 10 foot elevated metal helicopter landing pad (replacing the existing Emergency Medical Service [EMS] helicopter landing site) within the surface parking area of the existing Rancho Springs Medical Center at 25500 Medical Center Drive, located southeasterly of the terminus of Medical Center Drive, easterly of Hancock Avenue, northerly of Murrieta Hot Springs Road, and westerly of Interstate 215. Usage is only for emergency medical services as defined in State law, including patient travel to higher level or specialized facilities (A previous proposal to formally recognize the use of a grassy area at the Rancho Springs Medical Center campus as an EMS helicopter landing site had been found consistent by the ALUC) (Not in an Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff recommended at hearing: **CONSISTENT**

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

Motion: Richard Stewart
Second: Steven Stewart

VIDEO:

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- 3.3 Staff report recommended: ZAP1447MA21 – Rados Properties-California Land LLC, (Representative: Albert. A Webb and Associates, Kristin Lemus) – City of Moreno Valley Case Nos. PEN19-0173 (General Plan Amendment), PEN21-0020 (Specific Plan Amendment), PEN19-0172 (Change of Zone), PEN19-0170 (Plot Plan), PEN19-0171 (Plot Plan), a proposal to construct two warehouse buildings totaling 873,967 square feet on 46.02 acres located on the southeast corner of Heacock Street and Gentian Avenue. The applicant also proposes amending a 37.2 acre portion of the site’s General Plan land use designation from Residential (R5) to Business Park (BP) and the remaining 8.8 acre portion from Industrial/Business Park (I/BI) to Business Park (BP). Also proposed is a change to the current zoning of a 34.9 acre portion of the site from Residential (R5) to Light Industrial (LI) and the remaining 8.6 acre portion from Specific Plan 208 (SP) to Light Industrial (LI), as well as a Specific Plan Amendment to remove approximately 8.8 acres of the site from the Moreno Valley Industrial Area Specific Plan 208. (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
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Steven Stewart
Second: Richard Stewart**
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- 3.4 Staff report recommended: ZAP1444MA20 – Jared Riemer/PR III/CHI Freeway BC, LLC (Representative: Glassman Planning Associates, MG2, and MIG, Inc.) – March Joint Powers Authority Case No. PP14-02 (Plot Plan/Determination of Substantial Conformance No. 2). The applicant proposes to revise the occupancy use and floor plan of an existing (but vacant) 709,083 square foot high-cube industrial warehouse building to allow for a Delivery Parcel Hub facility on 39.42 acres, located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. There is no increase to the building’s footprint. The building, as amended, would provide for 258,000 square feet of high-cube warehouse area, 8,000 square feet of office area, a 1,500 square foot break room, 126 loading/queuing van spaces, and 70 indoor van parking spaces. The original shell building project (ZAP1107MA14), which proposed 694,083 square feet of high-cube logistics warehouse, 12,000 square feet of first floor office area, and 3,000 square feet of second floor office mezzanine, was found consistent by ALUC in 2015. A subsequent revision to the high-cube warehouse building (ZAP1394MA19) was proposed to provide an additional 10,000 square feet of office area (by reducing warehouse area by the same square footage) was also found consistent by ALUC in 2020 (Airport Compatibility Zones B1-APZ-I and B1-APZ-II 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 4-8-21**
- Staff recommended at hearing: **CONTINUE to 4-8-21**
- ALUC Commission Action: **CONTINUE to 4-8-21 (Vote 6-0; Absent: Butler)**
- Motion: Richard Stewart
Second: Steven Stewart**

VIDEO:

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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, ALUC Director informed the Commission that the contract with the consultant to run the actual study has been signed and is being submitted to the Board of Supervisors for their approval. We anticipate a meeting of the policy committee and working group within the next 30 days as soon as the contract is fully on board.

5.3 Commissioner's Reappointments and Officer Selections for April Meeting.

Simon Housman, ALUC Director announced that Commissioners Richard Stewart and Steven Stewart have been reappointed to the ALUC. Elections for Chair and Vice Chair will be scheduled at our next meeting in April 8.

6.0 APPROVAL OF MINUTES

Steven Stewart motioned to approve the February 11, 2021 minutes. Seconded by Gary Youmans. (Vote 6-0; Absent: Butler)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, ALUC Director informed the Commission that Riverside County Board of Supervisors approved the restructuring of ALUC staff. Mr. Housman will now take on the task of being Project Manager for the March Air Reserve Base Compatible Use Study (CUS). Paul Rull, Principal Planner will be taking over as the Director of the ALUC and guiding our Commission into the future. Mr. Housman will continue to work with staff and the Commission on the March CUS. Congratulations from the Commission was expressed to Mr. Rull.

8.0 COMMISSIONER'S COMMENTS

None

9.0 ADJOURNMENT

Russell Betts, Chair adjourned the meeting at 10:59 a.m.

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VIDEO:

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