



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
MAY 13, 2021**

5-24-21

COMMISSIONERS PRESENT LIVE: Arthur Butler, Richard Stewart, Steven Stewart,

COMMISSIONERS PRESENT REMOTELY: Russell Betts, John Lyon, Steve Manos, Gary Youmans  
COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Russell Betts**  
**Second: Richard Stewart**
- 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](mailto:prull@rivco.org)
- 2.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Richard Stewart**  
**Second: Steve Manos**
- ZAP1456MA21 – Penske Truck Leasing Co., L.P/CD Moreno Holding LLC.** – City of Moreno Valley Case No. PEN21-0025 (Plot Plan) a proposal to construct a Penske Truck facility including a 19,200 square foot building, a 1,792 square foot building, and a 1,936 square foot truck fueling island on 9.10 acres located southerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, and northerly of Cactus Avenue. Originally, a 16 building industrial business park (located partially on the proposed site) was proposed (ZAP1038MA7) and found consistent by the Commission in 2007. A revision to the project was proposed (ZAP1333MA18) that included 10 industrial warehouse buildings and a 15,280 square foot Penske Truck facility building, was found consistent by the Commission in 2018 (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](mailto:prull@rivco.org)

**VIDEO:**

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**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **ZAP1111FV21 – AZIZ, LLC (Representative: Michael Ramirez) –**  
**CONSISTENT**  
County of Riverside Case No. CZ2100009 (Change of Zone). A proposal to change the zoning of 2.94 gross acres located on the northwest corner of Jean Nicholas Road and Winchester Road from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC) (A previous proposal to construct a retail and fueling facility on this site was found consistent by the ALUC) (Airport Compatibility Zone E of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing:  
**CONSISTENT**
- ALUC Commission Action:  
**CONSISTENT (Vote 7-0)**
- Motion: Steve Manos**  
**Second: Art Butler**
- 3.2 Staff report recommended: **ZAP1106FV21 – Pierer Immoreal North America, LLC**  
**CONDITIONALLY**  
**CONSISTENT**  
**(Representative: CASC Engineering and Consulting)** – County of Riverside Case No. PPT180022S01 (Plot Plan Substantial Conformance), a proposal to construct a KTM motorsport research and development facility including a two-story 58,351 square foot headquarters office building, a 68,741 square foot motorsport research building, and a 23,697 square foot warehouse building (with an outdoor 20,696 square foot semi-truck parking area and an outdoor 8,602 square foot maintenance area) on 19.87 acres located easterly of Winchester Road, westerly of Sky Canyon Road, northerly of Borel Road, and Southerly of Sparkman Way (A proposal to establish a KTM motorsport facility and subsequent tentative parcel map had been previously found consistent by the ALUC) (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing:  
**CONDITIONALLY**  
**CONSISTENT**
- ALUC Commission Action:  
**CONDITIONALLY**  
**CONSISTENT**, subject to the conditions included herein, and such conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service (Vote 7-0)
- Motion: John Lyon**  
**Second: Gary Youmans**
- 3.3 Staff report recommended: **ZAP1457MA21 – Eugene Marini (Representative: Omega**  
**CONSISTENT**  
**Engineering Consultants)** – City of Riverside Case No. PR-2021-001023 (General Plan Amendment, Rezone, Conditional Use Permit, Design Review), a proposal to construct a 3,590 square foot drive-thru carwash building on 0.89 acres, located on the northwest corner of Mission Grove Parkway and Alessandro Boulevard. The applicant also proposes amending the site’s General Plan land use designation from Office (O) to Commercial (C), and changing the site’s zoning from Office (O) to Commercial General (CG). (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](mailto:prull@rivco.org)
- Staff recommended at hearing:  
**CONSISTENT**
- ALUC Commission Action:  
**CONSISTENT (Vote 7-0)**
- Motion: Gary Youmans**  
**Second: John Lyon**

**VIDEO:**

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- 3.4 Staff report recommended: **CONTINUE to 6-10-21** **ZAP1458MA21 – MVRP PV (Representative: Sunworks Inc.)** – City of Moreno Valley Case No. PEN20-0198 (Plot Plan), a proposal to construct a 5,588 square foot rooftop solar panel system on an existing industrial building on 1.62 acres located at 14114 Business Center Drive, northerly of Golden Crest Drive, westerly of Elsworth Street, and southerly of Alessandro Boulevard (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](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart**  
**Second: Art Butler**

- 3.5 Staff report recommended: **CONTINUE to 6-10-21** **ZAP1462MA21 – Nautilus Abrasives Blasting and Powder Coating, LLC (Representative: Renova Energy)** – City of Moreno Valley Case No. BAP21-0330 (Building Permit), a proposal to construct a 7,345 square foot rooftop solar panel system on an existing industrial building on 1.0 acre located at 14451 Commerce Center Drive, northerly of Cactus Avenue, easterly of Old 215 Frontage Road, and southerly of Alessandro Boulevard (Airport Compatibility Zones B1-APZ-I and B2 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](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart**  
**Second: John Lyon**

**4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS**

- 4.1 4.1 Commissioner’s Consideration to Adopt a Hybrid Intensity Policy for Parcel Delivery Facilities

Commissioner Richard Stewart motioned to take the Hybrid Intensity Policy off calendar and advised staff to forward a summary of the methodology to the agencies responsible for modifying the methods used. Seconded by Commissioner Manos (Vote 7-0)

**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 the Board of Supervisors has completed its process approving the request for proposal and accepting the contract with the consultant Matrix Design Group Inc. Also, to date, there does not appear to be a mechanism for studying the cumulative impacts of multiple solar projects, and that would be an area the March CUS will be investigating and addressing.

**6.0 APPROVAL OF MINUTES**

Commissioner Betts motioned to approve the April 8, 2021 minutes. Seconded by Steven Stewart. (Vote 7-0)

**VIDEO:**

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

Paul Rull, ALUC Director informed the Commission that the City of Moreno Valley, Chris Ormsby, Project Planner for the General Plan Update will be requesting an ALUC Special Meeting. The special meeting date and time has been approved for Wednesday, May 26, 2021 at 9:30 a.m. in Riverside. Proper notice will be provided. Commissioner Youmans advised in a letter to staff that he will be relocating out of the County which would deem him as ineligible to serve as a Commissioner, therefore his last meeting with ALUC will be on June 10, 2021.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Lyon announced that the Commissioners, staff and their families are invited to a Low and Slow Fly-in at the Flabob Airport this weekend. Commissioner Betts requested that Mr. Lyon send an email to the Commissioners of the weekend event.

**9.0 ADJOURNMENT**

Chair Steven Stewart adjourned the meeting at 11:03 a.m.

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