



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
June 10, 2021**

6-17-21

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

COMMISSIONERS PRESENT REMOTELY: Russell Betts, Steve Manos, Gary Youmans

COMMISSIONERS ABSENT: None

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**

ZAP1065HR21 – City of Hemet – City of Hemet Case No. ZC21-001 (Change of Zone). A proposal to change the zoning of 65.18 gross acres located southerly of Stetson Avenue, westerly of Warren Road, and easterly of the California Aqueduct, from Heavy Agriculture (A-2) to General Manufacturing (M-2) (Airport Compatibility Zones B1 and C of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Motion: John Lyon
Second: Steve Manos

3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**

ZAP1030CH21 – Schneider REA (Representative: GK Pierce Architects, Inc.) – City of Chino Case Nos. PLN19-20000 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit, Tentative Parcel Map), PLN21-20016 (Conditional Use Permit), PLN21-20017 (Conditional Use Permit). A proposal to develop a commercial center on 3.02 gross acres including a 3,700 square foot convenience store gas station with 10 fueling pump stations, a 4,456 square foot restaurant with drive-thru, and a 3,500 square foot restaurant building, located on the northwest corner of Archibald Avenue and Chandler Street. The applicant also proposes to amend the site's General Plan land use designation from Low Density Residential to Commercial Retail, and change the sites zoning from Light Agriculture to General Commercial. The applicant also proposes a tentative parcel map to divide the site into 3 commercial parcels (Airport Compatibility Zone D of the Chino Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

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A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

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- 3.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
Motion: Richard Stewart
Second: Art Butler
- ZAP1466MA21 – Lake Creek Industrial LLC (Representative: Christine Saunders)** – County of Riverside Case No. PPT210021 (Plot Plan), a proposal to construct a truck trailer storage and maintenance facility including a 16,200 square foot maintenance building with mezzanine on 7.36 acres located northerly of Orange Avenue, easterly of Tobacco Road, southerly of Water Street, and westerly of Harvill avenue. (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
- 3.4 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service
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: Russell Betts
Second: Steve Manos
- ZAP1470MA21 – Dedeaux Properties (Representative: EPD Solutions)** – County of Riverside Case Nos. PPT210022 (Plot Plan), TPM38147 (Tentative Parcel Map). A proposal to construct two industrial warehouse buildings totaling 98,940 square feet on 9.8 acres located northerly of Perry Street, easterly of Beck Street, southerly of Markham Street, and westerly of Seaton Avenue. The applicant also proposes to divide the site into two industrial lots. (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
- 3.5 Staff report recommended: **CONTINUE to 7-8-21**
Staff recommended at hearing: **CONTINUE to 7-8-21**
ALUC Commission Action: **CONTINUE to 7-8-21 (Vote 7-0)**
Motion: Richard Stewart
Second: Art Butler
- ZAP1469MA21 – Phelan Development Company (Representative: EPD Solutions)** – City of Moreno Valley Case No. PEN21-0031 (Plot Plan). A proposal to construct six industrial warehouse buildings totaling 197,401 square feet on 11.46 acres, located northerly of Alessandro Boulevard, easterly of Old 215 Frontage Road, southerly of Bay Avenue, and westerly of Day Street (Airport Compatibility Zones B1-APZ-II and 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

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, Project Director of the March (CUS) informed the Commission that the consultant has been hired and we are currently in the process of arranging the first policy committee meeting tentatively scheduled for June 17.

6.0 APPROVAL OF MINUTES

Commissioner John Lyon motioned to approve the May 13, 2021 and May 26, 2021 minutes. Seconded by Richard Stewart. (Vote 7-0)

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart commented that he is pleased that staff is working with the applicant in agreeing and complying with the Air Force DOD instructions regarding intensity limitations.

9.0 ADJOURNMENT

Steven Stewart, Chair adjourned the meeting at 10:16 a.m.

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VIDEO:

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