



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
July 8, 2021**

7-15-21

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

COMMISSIONERS PRESENT REMOTELY: Russell Betts, Steve Manos (attended meeting at 9:40 a.m.)

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONTINUE to 8-12-21**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; absent Manos)**
- Motion: John Lyon**  
**Second: Richard Stewart**
- 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](mailto:prull@rivco.org)

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONTINUE to 8-12-21**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, as modified at the meeting to include a new condition prohibiting live audiences, and such conditions as may be required by the FAA OES. (Vote 6-0)
- Motion: Steve Manos**  
**Second: Russell Betts**
- ZAP1041BA21 – City of Banning/Grandave Studios (Representative: Fernando Huerta)** – City of Banning Case Nos. GPA21-2502 (General Plan Amendment), ZC21-3502 (Zone Change), DR21-7001 (Design Review). A proposal to establish a Grandave Movie Studio including 51 buildings (some with mezzanines)-structures totaling 963,465 square feet, to be used as production stages, sound stages, water sound stages, warehouse storage facilities, offices, café, security stations, aircraft hangars, and two outdoor filming areas with building facades on 207.55 net acres (217.84 gross parcel acreage), generally located southerly of Interstate 10, easterly of Hargrave Avenue, and northerly of Westward Avenue/Charles Street. The applicant also proposes to amend the sites General Plan land use designation and zoning from Public Facilities Airport, Airport Industrial, and Industrial, to Public Facilities, Airport Industrial and Industrial Specific Plan overlay (Airport Compatibility Zones A, B1, B2, C, and D of the Banning 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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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://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](mailto:basantos@rivco.org)

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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 MCUS informed the Commission that they had a kick-off Zoom meeting of 35 people from all the local jurisdictions, March ARB, the ALUC and the March Joint Powers Authority. We were told by the consultant that the website should be up and running soon. Mr. Housman informed the Commission regarding an Air Force letter received from Colonel Rodney McCraine Commander regarding Office Density Restriction Covenants for Riverside County, ALUC. Mr. Housman expressed that there is nothing in our plan that addresses the cumulative impacts which include solar glare, bird and wildlife hazards and is looking forward to working with the Commission to address this issue.

**6.0 APPROVAL OF MINUTES**

Commissioner Lyon motioned to approve the June 10, 2021 minutes, seconded by Commissioner Betts. (Vote 6-0)

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

None

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Richard Stewart reported that we convey our support to the March Air Reserve Base review and studies of the KC-46 refueling tankers placement at the Base. Things being considered would be the availability of the base, taxiways, local community support as well as encroachment. Commissioner Lyon advised that the Commission express its support for the assignment of the KC-46's to the March Air Reserve Base and requested that ALUC counsel draft a formal letter expressing our support.

Commissioner Richard Stewart informed staff that Danielle Kelly formally Wheeler officially left the March JPA on June 30 and previous Director Lori Stone will be coming back from retirement to fill in until a nationwide search for a new Director is found.

Commissioner Betts complimented ALUC staff on their exceptional good work.

**9.0 ADJOURNMENT**

Steven Stewart, Chair adjourned the meeting at 10:46 a.m.

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**VIDEO:**

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