



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

May 11, 2023

## AGENDA

County Administrative Center  
4080 Lemon Street, 1st Floor Board Chambers  
Riverside, California, 92501  
[www.rcaluc.org](http://www.rcaluc.org)

### CHAIR

Steve Manos  
Lake Elsinore

### VICE CHAIR

Russell Betts  
Desert Hot Springs

### COMMISSIONERS

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Riverside

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Michael Geller  
Moreno Valley

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Murrieta

### STAFF

Director  
Paul Rull

Simon A. Housman  
Barbara Santos  
Jackie Vega

County Administrative Center  
4080 Lemon St, 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

Any person wishing to speak at the meeting must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

This meeting will be conducted at the Place of Hearing, as listed above. Public Comments will also be accepted remotely via teleconference. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online on our website at [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos, ALUC Commission Secretary at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org). Request should be made at least 72 hours prior to the scheduled meeting.

## 1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

## 2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

## 3.0 PUBLIC HEARING: NEW CASES

### MARCH AIR RESERVE BASE

- 3.1 ZAP1564MA23 – Stellar Solar Electric (Representative: Frida Mock) – City of Perris Case No. PMT23-00627 (Building Permit). A proposal to construct a 4,910 square foot rooftop solar panel system on an existing 55,650 square foot industrial manufacturing building on 1.94 acres, located easterly of Indian Street, and northerly of Harley Knox Boulevard. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

3.2 ZAP1566MA23 – Brew Enterprises II, LLC (Representative: Johnson Aviation Inc.) – City of Perris Case Nos. SPA22-05375 (Specific Plan Amendment), PLN22-00036 (Development Plan Review). A proposal to construct a 58,974 square foot industrial building with mezzanines on 4.01 acres, located southerly of Harley Knox Boulevard, westerly of Perris Boulevard, and easterly of Indian Street. The applicant also proposes to construct a 42,000 square foot solar panel system on the proposed industrial building. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan Land Use Designation, changing the sites zoning from Commercial (C) to Light Industrial (LI). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff Recommendation: CONSISTENT

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals

5.2 Update March Air Reserve Base Compatible Use Study (CUS)

6.0 **APPROVAL OF MINUTES**

April 13, 2023

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

8.0 **COMMISSIONER'S COMMENTS**

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