



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

September 12, 2024

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Moreno Valley

Vernon Poole
Murrieta

STAFF

Director
Paul Rull

Simon A. Housman
Barbara Santos
Jackie Vega

County Administrative Center
4080 Lemon St, 14th 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. 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, 14th 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. 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

PALM SPRINGS INTERNATIONAL AIRPORT

3.1 ZAP1107PS24 – S2 Builders (Representative: Compass-Consulting Inc.) Cathedral City Case Nos. GPA23-001 (General Plan Amendment), CZ23-001 (Change of Zone), DR23-002 (Design Review). A proposal to construct a 204 unit apartment complex on 10.48 acres, located southerly of 30th Avenue and easterly of Date Palm Drive. The applicant also proposes to amend the site's general plan land use designation from General Commercial to Medium High Density, and change its zoning from PCC (Planned Community Commercial) to R3 (Med-High Density Residential) (Airport Compatibility Zone E of the Palm Springs Airport Influence Area). Jackie Vega at

(951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

PALM SPRINGS INTERNATIONAL AIRPORT

3.2 ZAP1106PS24 – Sun Community Credit Union (Representative: Rich Malacoff) – City of Palm Springs Case Nos. COZ2024-0001 (Change of Zone), CUP2024-009 (Conditional Use Permit), DP2024-0009 (Development Plan Review), AR2024-0054 (Minor Architectural). A proposal to construct a 2,895 square foot bank with a drive-thru canopy on 1.08 acres, located on the southeast corner of Ramon Road and Calle Santa Cruz. The applicant also proposes changing the sites zoning designation from Professional (P) to Service/Manufacturing (M-1). (Airport Compatibility Zones A and B1 of the Palm Springs International Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT (Change of Zone); CONDITIONALLY CONSISTENT (CUP, Development Plan Review)

MARCH AIR RESERVE BASE

3.3 ZAP1617MA24 – Motive Energy (Representative: Brian Meurs) – City of Perris Case No. PMT24-02037 (Building Permit). A proposal to construct a 30,063 square foot rooftop solar panel system on an existing industrial building on 55.26 acres, located on the northeast corner of Webster Avenue and Rider Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at javega@rivco.org

Staff Recommendation: CONSISTENT

3.4 ZAP1616MA24 – Pavletich Electric & Communications, Inc. (Representative: Arthur Besenthal) – City of Perris Case No. PMT23-03081 (Building Permit). A proposal to construct three solar carport shade structures totaling 3,589 square feet on an existing commercial building parking lot on 0.78 acres, located at 1830 N. Perris Boulevard. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Jackie Vega at (951) 955-0982, or e-mail at 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 on March Air Reserve Base Compatible Use Study Implementation

6.0 APPROVAL OF MINUTES

August 8, 2024

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER’S COMMENTS