



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

December 16, 2021

AGENDA

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

CHAIR

Steven Stewart
Palm Springs

VICE CHAIR

Steve Manos
Lake Elsinore

COMMISSIONERS

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Riverside

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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

MARCH AIR RESERVE BASE

3.1 ZAP1493MA21 – Phelan Development Company (Representative: EPD Solutions) – County of Riverside Case Nos. CZ2100120 (Change of Zone), PP210133 (Plot Plan). A proposal to construct a 350,481 square foot industrial building with mezzanines on 17.50 acres located on the southeast corner of Cajalco Expressway and Seaton Avenue. The applicant also proposes to change the site's zoning from Light Agriculture 1-acre lot minimum (A-1-1), Rural Residential 1-acre lot minimum (R-R-1), and Rural Agricultural 1-acre lot minimum (R-A-1) to Manufacturing-Service Commercial (M-SC).

The applicant also proposes rooftop solar panels on the building (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

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

3.2 ZAP1499MA21- Clean Energy (Representative: Pamela Pullen) – County of Riverside Case No. CUP3370R2 (Conditional Use Permit). A proposal to establish a 183 space clean energy fleet vehicle parking facility including natural gas fueling stations on 5.37 acres, located southerly of Cajalco Expressway, northerly of Cajalco Road, 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

Staff Recommendation: CONSISTENT

3.3 ZAP1044BA21 – Maria Miramontes (Representative: Elite Planning and Permitting) – City of Banning Case Nos. CUP21-8016 (Conditional Use Permit), DR21-7012 (Design Review). A proposal to establish a truck terminal facility including a 7,194 square foot truck shop building and a 5,549 square foot office building with mezzanine on 3.57 acres located at 1450 E. Lincoln Street, westerly of Hathaway Street, northerly of Barbour Street, and easterly of Juarez Street (Airport Compatibility Zones B1 and D of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@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 Compatibility Use Study (CUS)

5.3 Update to the FAA Interim Glare Policy

6.0 **APPROVAL OF MINUTES**

October 14, 2021

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

8.0 **COMMISSIONER’S COMMENTS**