



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

March 12, 2026

## AGENDA

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

### CHAIR

Steve Manos  
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Paul Rull

Simon A. Housman  
Yesenia Casas  
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 meetings 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 held 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 Yesenia Casas, ALUC Commission Secretary at (951) 955-5132 or E-mail at [YCasas@rivco.org](mailto:YCasas@rivco.org). Requests 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 ZAP1674MA26 – Ross Stores Inc. (Representative: Noel Noriega)– City of Perris Case No. 26TPM-000128 (Building Permit). A proposal to construct 12 solar carports totaling 103,319 square feet on an existing site totaling 80.32-acres, 3404 Indian Avenue. (Airport Compatibility Zones C1 and C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Planner: Jackie Vega at (951) 955-0982, or e-mail at [JaVega@rivco.org](mailto:JaVega@rivco.org)

Staff Recommendation: CONTINUED TO APRIL 9, 2026

**FRENCH VALLEY**

- 3.2 **ZAP1144FV26 – Winchester Business Park (Representative: Casc Engineering & Consulting, Inc.)** – County of Riverside Case Nos. GPA23-0004 (General Plan Amendment), SP00265A02 (Specific Plan Amendment), CZ2300012 (Change of Zone), and PPT23-0022 (Plot Plan). A proposal to construct eleven buildings totaling 306,075 square feet consisting of industrial, retail and restaurant buildings on 23.1-acres, located northerly of KMT way, southerly of Sparkman Way, easterly of Winchester Road, and westerly of Sky Canyon Drive. The applicant also proposes amending the Borel Airpark Specific Plan to combine the northern portion of Planning Area 8 and the southern portion of Planning area 12 and change the General Plan Land Use designation from Commercial Retail (CR) and Commercial Office (CO) to Light Industrial (LI) for APN 963-030-012, and parcel to the immediate south (APN 963-030-020) shall remain as (CO). The applicant also proposes to change the sites zoning to update the Borel Airpark Specific Plan Adopted Ordinance to reflect the proposed land uses. (Airport Compatibility Zone B2 and D of the French Valley Airport Influence Area). ALUC Planner: Jackie Vega at (951) 955-0982, or e-mail at [JaVega@rivco.org](mailto:JaVega@rivco.org)

Staff Recommendation: CONSISTENT

**PALM SPRINGS**

- 3.3 **ZAP1114PS26 – Legacy Built Investments and Development (Representative: Omega Engineering Consultants, Inc.)**– City of Palm Springs No. DP-2025-0018 (Development Plan Review). A proposal to construct a two-story 91,400 square foot self-storage building, and RV parking lot on 4.02-acres total. (Airport Compatibility Zone B1 of the Palm Springs Airport Influence Area). \_ALUC Planner: Jackie Vega at (951) 955-0982, or e-mail at [JaVega@rivco.org](mailto:JaVega@rivco.org)

Staff Recommendation: CONDITIONALLY 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**

February 19, 2026

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

**8.0 COMMISSIONER'S COMMENTS**

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