



# RIVERSIDE COUNTY

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# AIRPORT LAND USE COMMISSION

9:30 A.M.

September 9, 2021

## AGENDA

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

### CHAIR

Steven Stewart  
Palm Springs

### VICE CHAIR

Steve Manos  
Lake Elsinore

### COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

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Desert Hot Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

### 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 in person 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).

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will 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 at 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

#### **BANNING AIRPORT**

3.1 ZAP1043BA21 – San Jacinto Grid, LLC (Representative: Stantec Consulting Services, Inc.) – City of Banning Case No. DR21-7011 (Design Review). A proposal to establish a 65 megawatt (MW) battery energy storage system facility which interconnects to the existing Southern California Edison Banning Substation via a 85 foot tall transmission line on 1.88 acres, located at 300 S. Galleher Way, southerly of Interstate 10, and northerly of E. Lincoln Street (Airport Compatibility Zone C 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)

Staff Recommendation: CONDITIONALLY CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1483MA21 – City of Menifee (Representative: Doug Darnell, Senior Planner) – City of Menifee Case Nos. PLN21-0022 (General Plan Amendment), PLN21-0021 (Zone Change). The City is proposing its 6<sup>th</sup> Cycle Housing Element Update Project which includes updates to the Housing Element, Land Use Element, Safety Element, and addition of new Environmental Justice policies and programs, as well as rezoning parcels in conjunction with the proposed Housing Element update. More specifically, General Plan Amendment GPA PLN21-0022 would adopt the proposed changes to the Housing Element, Land Use Element, Safety Element, and Environmental Justice policies in compliance with State law. These changes would also include land use amendments to accommodate the HEU RHNA, land use amendments to the EDC-CC island parcels as part of EDC amendments and updates to land use policies within the City’s EDC areas as described above. Change of Zone ZC PLN21-0021 would rezone of parcels required to accommodate the HEU RHNA and rezone of EDC-CC island parcels as part of EDC amendments as described above. (Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area, and Compatibility Zone E of the Perris Valley Airport Influence Area [Citywide]). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff Recommendation: CONSISTENT

**REGIONAL**

- 3.3 ZAP1056RG21 – City of Riverside (Representative: Matthew Taylor, Senior Planner) – City of Riverside Case No. PR2021-001058 (General Plan Amendment, Specific Plan Amendment, Zoning Code Amendment, Rezone). The City of Riverside is proposing to update its General Plan Housing Element to meet state law, and includes the following components: (1) adopting and implementing an update of the Housing Element of the Riverside General Plan 2025 for the 2021–2029 planning period; (2) adopting and implementing a Public Safety Element Update; (3) developing associated Environmental Justice Policies; and (4) updating the General Plan 2025, Zoning Code and Specific Plans to address the requirements of the 6th Regional Housing Needs Assessment (RHNA) cycle (Multiple Airport Compatibility Zones in the March Air Reserve Base/Inland Port Airport Influence Area, Riverside Municipal Airport Influence Area, and Flabob Airport Influence Area [Citywide]). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto: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 Commissioner Youmans Replacement – Michael Geller

6.0 **APPROVAL OF MINUTES**  
August 12, 2021

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

8.0 **COMMISSIONER'S COMMENTS**

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