



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
December 16, 2021**

12-20-21

**COMMISSIONERS PRESENT** Arthur Butler, John Lyon, Steve Manos, Steven Stewart, Richard Stewart, Larry Smith (alternate for Russell Betts), Maartin Rossouw (alternate for Michael Geller).

**COMMISSIONERS ABSENT:** Russell Betts, Michael Geller

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **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](mailto:prull@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Richard Stewart**  
**Second: Larry Smith**

3.2 Staff report recommended: **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](mailto:prull@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Steve Manos**  
**Second: Maartin Rossouw**

**VIDEO:**

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

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- 3.3 Staff report recommended: **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](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Steve Manos**  
**Second: Richard Stewart**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information only

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

Simon Housman, Project Director of the March CUS informed the Commission that as of last October the Department of Defense decided to implement a new Department of Defense instruction number which then created new restrictions, limitations and labeling requirements on information provided by the base, causing some uncertainty and a two-month delay by the March Air Reserve Base. Mr. Housman is working with staff members at the Base to get the process moving.

5.3 Update to the FAA Interim Glare Policy

Paul Rull, ALUC Director, presented a Power Point presentation seeking guidance from the Commission on how to proceed and move forward regarding solar projects based on the update to the FAA's Interim Glare Policy. Commissioner Steve Manos motioned to maintain the current ALUC review process regarding solar projects. Seconded by Richard Stewart. (Vote 7-0).

6.0 **APPROVAL OF MINUTES**

Commissioner Steve Manos motioned to approve the October 14, 2021 minutes. Seconded by Chair Steven Stewart. Abstained: Richard Stewart and Larry Smith. (Vote 5-0)

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

Paul Rull, ALUC Director presented a Power Point presentation to the Commission regarding off field landings in Flabob and Bermuda Dunes Airport.

8.0 **COMMISSIONER'S COMMENTS**

Richard Stewart advised staff to keep in touch with the March Air Reserve Base regarding the disposition of the KC46 Tanker. Larry Smith alternate for Russell Betts thanked staff for their warm welcome and efficiency.

9.0 **ADJOURNMENT**

Chair Steven Stewart, adjourned the meeting at 10:24 a.m.

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**VIDEO:**

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