



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
September 9, 2021**

9-16-21

COMMISSIONERS PRESENT LIVE: Arthur Butler, Michael Geller, John Lyon, Richard Stewart, Steven Stewart

COMMISSIONERS PRESENT REMOTELY: Russell Betts, Steve Manos

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **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 recommended at hearing: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service

ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service (Vote 7-0)

**Motion: Russell Betts  
Second: Art Butler**

**VIDEO:**

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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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- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Richard Stewart**  
**Second: Michael Geller**
- 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)
- 3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Michael Geller**  
**Second: Art Butler**
- 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)

**4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

**VIDEO:**

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**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 for the March (CUS) presented Power Point Slides regarding the Land Use Planning Cycle, prior studies and March ARB plans. He also shared a Google Earth Link showing the development around the March Air Reserve Base from 1984 to 2020. The purpose of this study is to look at the cumulative impacts one project at a time.

5.3 Commissioner Youmans Replacement – Michael Geller

Michael Geller, new ALUC Commissioner introduced himself to the Commission.

**6.0 APPROVAL OF MINUTES**

The Commission by a vote of 6-0 approved the August 12, 2021 minutes. Abstain: Michael Geller

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

Paul Rull, ALUC Director reminded the Commission of the Governor's Executive Order regarding Zoom meetings. Assuming there are no changes to the Governor's Executive Order, the next ALUC meeting scheduled on October 14, 2021, Commissioners are required to attend the meeting in person. Commissioner Richard Stewart introduced his new alternate Larry Froehlich to the Commission.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Betts welcomed both new alternates Geller and Froehlich to the Commission.

**9.0 ADJOURNMENT**

Chair Stewart adjourned the meeting at 10:19 a.m.

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