



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

9:30 A.M.

July 8, 2021

AGENDA

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

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. 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

2.1 ZAP1469MA21 – Phelan Development Company (Representative: EPD Solutions) – City of Moreno Valley Case No. PEN21-0031 (Plot Plan). A proposal to construct six industrial warehouse buildings totaling 197,401 square feet on 11.46 acres, located northerly of

Alessandro Boulevard, easterly of Old 215 Frontage Road, southerly of Bay Avenue, and westerly of Day Street (Airport Compatibility Zones B1-APZ-II and C1 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: CONTINUE to 8-12-21

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3.0 PUBLIC HEARING: NEW CASES

BANNING AIRPORT

3.1 ZAP1041BA21 – City of Banning/Grandave Studios (Representative: Fernando Huerta – City of Banning Case Nos. GPA21-2502 (General Plan Amendment), ZC21-3502 (Zone Change), DR21-7001 (Design Review). A proposal to establish a Grandave Movie Studio including 51 buildings (some with mezzanines)-structures totaling 963,465 square feet, to be used as production stages, sound stages, water sound stages, warehouse storage facilities, offices, café, security stations, aircraft hangars, and two outdoor filming areas with building facades on 207.55 net acres (217.84 gross parcel acreage), generally located southerly of Interstate 10, easterly of Hargrave Avenue, and northerly of Westward Avenue/Charles Street. The applicant also proposes to amend the sites General Plan land use designation and zoning from Public Facilities Airport, Airport Industrial, and Industrial, to Public Facilities, Airport Industrial and Industrial Specific Plan overlay (Airport Compatibility Zones A, B1, B2, C, and D of the Banning Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or email at prull@rivco.org

Staff Recommendation: CONTINUE to 8-12-21

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)

6.0 **APPROVAL OF MINUTES** June
10, 2021

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER'S COMMENTS

