



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

October 13, 2022

AGENDA

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

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Vacant

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Michael Geller
Moreno Valley

STAFF

Director
Paul Rull

Simon A. Housman
Barbara Santos
Jackie Vega

County Administrative Center
4080 Lemon St, 14th 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 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).

This meeting will be conducted 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. 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

NONE

3.0 PUBLIC HEARING: NEW CASES

RIVERSIDE MUNICIPAL AIRPORT

3.1 ZAP1105RI22 – Platinum Storage Group (Representative: Joseph E. Bonadiman & Associates, Inc.) City of Jurupa Valley Case Nos. MA20219 (GPA20003 [General Plan Amendment], CZ21002 [Change of Zone], CUP20011 [Conditional Use Permit]). A proposal to construct five mini-storage buildings totaling 101,762 square feet on 4.73 acres, located northerly of Clay Street and easterly of Van Buren Boulevard. The applicant also proposes to amend the site's general plan land use designation from Heavy Industry and Business Park to Light Industrial and change the site's zoning from M-H (Manufacturing Heavy) to IP (Industrial Park) (Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org

Staff Recommendation: CONSISTENT

CORONA MUNICIPAL AIRPORT

3.2 ZAP1014CO22 - SCIND Smith Point LLC (Representative: EPD Solutions) City of Corona Case No. GPA2022-0003 (General Plan Amendment), DPR22-0014 (Development Plan Review). A proposal to construct a 162,180 square foot industrial warehouse building with mezzanines on 7.38 acres, located westerly of Smith Street, southerly of Maple Street, easterly of Deininger Circle, and northerly of Commerce Street. The applicant also proposes to amend the general plan land use designation from Light Industrial (LI) and General Industrial (GI) to General Industrial (GI) (Airport Compatibility Zone D of the Corona Municipal Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org

Recommendation: CONSISTENT (GPA); CONDITIONALLY CONSISTENT (Development Plan Review)

MARCH AIR RESERVE BASE

3.3 ZAP1537MA22 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.)– City of Perris Case Nos. SPA22-05173 (Specific Plan Amendment), ZC22-05174 (Change of Zone, CUP22-05172 (Conditional Use Permit). A proposal to create a 188-space truck trailer parking facility with a 718 square foot office building on 6.4 acres, located on the northeast corner of Markham Street and Perris Boulevard. The applicant also proposes amending the Perris Valley Commerce Center Specific Plan, changing the zoning of the site from Business Park (BP) to Light Industrial (LI). (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@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)

6.0 **APPROVAL OF MINUTES**

September 8, 2022

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

8.0 **COMMISSIONER’S COMMENTS**