



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
October 13, 2022**

10-17-22

**COMMISSIONERS PRESENT:** Russell Betts, John Lyon, Steve Manos, Steven Stewart, Richard Stewart, Vernon Poole, Maartin Rossouw (alternate for Michael Geller)

**COMMISSIONERS ABSENT:** Michael Geller

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW CASES**

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

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

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

**Motion: John Lyon**  
**Second: Richard Stewart**

3.2 Staff report recommended: 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 Deinger 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](mailto:Javega@rivco.org)

**CONSISTENT (GPA);  
CONDITIONALLY CONSISTENT  
(Development Plan Review)**

Staff recommended at hearing: **CONSISTENT (GPA);  
CONDITIONALLY CONSISTENT  
(Development Plan Review)**

ALUC Commission Action: **CONSISTENT (GPA);  
CONDITIONALLY CONSISTENT  
(Development Plan Review)  
(Vote 7-0)**

**Motion: Richard Stewart**  
**Second: Steven Stewart**

**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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- 3.3 Staff report recommended: 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](mailto:Javega@rivco.org)  
**CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Russell Betts**  
**Second: Maartin Rossouw**

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 Compatible Use Study (CUS)

Paul Rull, ALUC Director on behalf of Simon Housman, Project Director of March CUS, who was unavailable to attend the meeting, and wanted to point out the following: The Matrix group is revising the 65% draft and its presentation for the policy committee on November 9. The Hybrid Matrix public presentation by Zoom will be held at the County Administrative Center (CAC) on the evening of November 15.

6.0 **APPROVAL OF MINUTES**

Steven Stewart motioned to approve the September 8, 2022 minutes. Seconded by Russell Betts. (Vote 7-0)

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**  
None

8.0 **COMMISSIONER’S COMMENTS**  
None

9.0 **ADJOURNMENT**  
Steve Manos, Chair adjourned the meeting 9:57 a.m.

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**VIDEO:**

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