



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA (REVISED 3-6-06)

Riverside County Administration Center  
4080 Lemon St., Hearing Room (1<sup>st</sup> Floor)  
Riverside, California

Thursday, 9:00 a.m., March 9, 2006

**CHAIR**

Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**

Charles Washington  
City of Temecula

**COMMISSIONERS**

Arthur Butler  
Riverside

Rod Ballance  
Riverside

Jon Goldenbaum  
Riverside

Mark Lightsey  
Hemet

Melanie Fesmire  
Indio

**STAFF**

Keith D. Downs  
Executive Director  
A.I.C.P., A.A.A.E

5555 Arlington Ave.  
Riverside, CA 92504  
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[www.rcaluc.org](http://www.rcaluc.org)

I. CALL TO ORDER

II. SALUTE TO THE FLAG

III. ROLL CALL:

A. INTRODUCTIONS:

{**NOTE:** If you wish to speak, please complete a “SPEAKER IDENTIFICATION FORM” and give it to the Secretary. 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, simply give your name and address, and state that you agree with the previous speaker(s)}

IV. APPROVE OF MINUTES FOR: January 12, 2006 and February 9, 2006

V. OLD BUSINESS

**RIVERSIDE MUNICIPAL AIRPORT**

**9:00 A.M.**

\*A. RI-05-127 – Riverside Commercial Investor’s Inc. – CUP P05-0922, 23, & 24 for an industrial office complex, north of Arlington Avenue, on both sides of Airport Dr., within the City of Riverside. (Continued from February 9, 2006)

B. RG-05-103 ALUC – An Amendment to the ALUCP – The proposed change would utilize net acreage rather than gross acreage as the basis on which compliance with the high density option in Zone “D” is measured. Riverside, Palm Springs and Jacqueline Airport. (Continued from February 9, 2006)

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

\*C. BD-05-106 Robert Ricciardi, Architect - Plot Plan 19953 for a 7,740 sq. ft. industrial building on approximately .75 acres. (Continued from October 13, 2005)

- D. BD-05-118 – Mirasera – Specific Plan 338, EIR, General Plan Amendment, and Change of Zone for 545,300 square feet of commercial/office and 1,764 residential units on 189.8 acres, north of Varner Road, south of 38<sup>th</sup> Avenue within the County of Riverside. (Continued from February 9, 2006)

VI. NEW BUSINESS

**THERMAL AIRPORT**

**9:00 A.M.**

- \*A. TH-06-102 – Kohl Ranch – Specific Plan Amendment SP 303 A-2 for various changes on 2,172 acres, west of Polk Street, east of Harrison Street and south of 60<sup>th</sup> Avenue, within the County of Riverside.
- \*B. TH-06-103 – Kohl Ranch – Tract Map 33487 for 883 lots on 279 acres with lake and recreation center, east of Tyler Street and south of 64<sup>th</sup> Avenue, within the County of Riverside.
- \*C. TH-06-104 – MSA Consulting – Industrial Parcel Map 34159 for 71 lots on 152 acres, west of Polk Street, and north of Airport Blvd., within the County of Riverside.

**FRENCH VALLEY AIRPORT**

**9:00 A.M.**

- D. FV-06-102 – French Valley Industrial Park – Plot Plan 21163 for office commercial, light industrial and Parcel Map 33691 for 70 lots on 82 acres, west of Leon Road and south of Auld Road, within the County of Riverside.

**FLABOB AIRPORT**

**9:00 A.M.**

- E. FL-06-100 Mastercraft Development – Tract 31503 and GPA 00688 for 84 lots on 17 acres, west of Loring Ranch Road and south of Capary Road, within the County of Riverside.

**BERMUDA DUNES AIRPORT**

**10:00 A.M.**

- F. BD-06-100 – Marsha Vincelette – Plot Plan 21072 for 90,000 sq. ft. office building, at 38752 El Cerrito Road, within the County of Riverside.

- G. BD-06-101 – Plot Plan 21408 for a church east of Washington Street and north of 41<sup>st</sup> Avenue, within the County of Riverside.
- \*H. BD-06-102 – Emmet Hawkes – Plot Plan 21193 for retail commercial on 1.85 acres, north of Leopard Street and north of Varner Road, within the County of Riverside.

**MARCH AIR RESERVE BASE**

**10:00 A.M.**

- I. MA-06-103 Kevin Tran – Tract 31809 for 23 lots on 6.76 acres, west of Murrieta Road and north of Mildred Street, within the City of Perris.

**RIVERSIDE MUNICIPAL AIRPORT**

**10:00 A.M.**

- J. RI-06-100 – City of Riverside – Road expansion, signal modification and street lights for Van Buren Boulevard between the Santa Ana River and 500 feet south of Jackson Street, within the City of Riverside.
- K. Overrule Notice PS -05-102 - City of Palm Springs
- L. Overrule Notice RI-03-145 – City of Riverside
- M. Overrule Notice RI-05-130 – City of Riverside

VII. ADMINISTRATIVE ITEMS

- A. Procedural Review: ALUC Processes
- B. MARB Status
- C. Commissions Stipend Report Back
- D. Letter to Jurisdictions
- E. ALUCP Update
- F. Executive Director’s Approvals
- G. County Planning Department Request - FVAP
- H. Coachella Valley Wildlife Attractant Study

VIII. ORAL COMMUNICATION FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA.

IX. COMMISSIONER’S COMMENTS

- X. EXECUTIVE SESSION: Conference with legal counsel regarding existing litigation (Government Code section 54956.9): Silverhawk Land & Acquisitions, LLC v. Riverside County Airport Land Use Commission et al. (Riverside Superior Court case no. RIC 431176).
- XI. NEXT REGULARLY SCHEDULED MEETING: April 13 at 9:00 a.m., Riverside.

**NOTE:**

**\* CONSENT ITEM and or \*\*CONTINUED ITEM**

The Commission may act on any item set for its approval as a “Consent Item” or “Continued Item” if no Commissioner or member(s) of the audience have comment as to the item.