



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday, 9:00 a.m., April 13, 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

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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: February 9, 2006 and March 9, 2006

V. OLD BUSINESS

**RIVERSIDE MUNICIPAL AIRPORT**

**9:00 A.M.**

A. 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 March 9, 2006, February 9, 2006, January 12, 2006, December 2005)

**FLABOB AIRPORT**

**9:00 A.M.**

B. FL-06-100 Mastercraft Development – Tract 31503, Change of Zone 6921 and GPA 00688 for 85 lots on 40.1 acres, west of Loring Ranch Road and south of Capary Road, within the County of Riverside. (Continued from March 9, 2006)

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

- C. 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. (Continued from March 9, 2006)
- D. BD-06-101 GMID Architecture – Plot Plan 21408 for a church east of Washington Street and north of 41<sup>st</sup> Avenue, within the County of Riverside. (Continued from March 9, 2006)
- E. 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 March 9, 2006, February 9, 2006, January 12, 2006 )

**THERMAL AIRPORT**

**9:00 A.M.**

- F. 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. (Continued from March 9, 2006)
- G. 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. (Continued from March 9, 2006)

VI. NEW BUSINESS

**REGIONAL**

**10:00 A.M.**

- A. CH-06-101, RG-06-100, Chino Airport – Airport Land Use (ALU) Compatibility Plan  
The Airport Land Use (ALU) Compatibility Plan will update and revise noise and safety compatibility criteria used by the ALUC in reviewing proposed land use actions near airports in Riverside County as indicated on the attached map. These criteria may include restrictions on the heights of structures, limitations on the intensity of new land use development, requirements for sound insulation in new buildings, and establishment of real estate disclosure policies addressing aircraft over flights. The (ALU) Compatibility Plan is concerned only with proposed new development and has no authority over existing land uses.

**PALM SPRINGS AIRPORT (AREA)**

**10:00 A.M.**

- B. PS-06-100 – Wind Energy Partnership – For two 411 ft. high wind turbines and Change of Zone from W-2 to W-E north of I-10 and west of SR 62, within the County of Riverside.

**FRENCH VALLEY AIRPORT**

**10:00 A.M.**

- C. FV-06-106 – Pointe Murrieta Partners – Plot Plan 21352 and Parcel Map 34461 for 170,000 square ft. of commercial/service industrial buildings, west of Town View Avenue, north of Murrieta Hot Springs Road, within the County of Riverside.

**MARCH AIR RESERVE BASE**

**10:00 A.M.**

- D. MA-06-107 – Murrieta Madison – A Design Review for 261,000 square ft. of commercial buildings, south of Nuevo Road, east of Murrieta Road, within the City of Perris.
- E. MA-06-108 – Murrieta Madison – A senior residential facility for 433 units on 19.5 acres, south of Nuevo Road and east of Murrieta Road, within the City of Perris.
- F. MA-06-110 – Perris Investments – General Plan Amendment and Change of Zone from R-14,000 to MFR-14 west of Perris Blvd., north of Orange Avenue within the City of Perris.

**RIVERSIDE MUNICIPAL AIRPORT**

**10:00 A.M.**

- G. RI-06-104- Action Surveys – P04-0914 for 113,844 square ft. of office/warehouse on 8.21 acres south of Central Avenue and west of Essex Street, within the City of Riverside.

**VII. ADMINISTRATIVE ITEMS**

- A. MARB Status
- B. ALUCP Update
- C. Commissions Stipend Report Back
- D. County Planning Department Request – FVAP, JCRA
- E. Coachella Valley Wildlife Attractant Study
- F. Executive Director’s Approvals
- G. Commission Resume’s

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: May 11, 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.