

# 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., May 11, 2006

CHAIR  
Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
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City of Temecula

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Riverside

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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: March 9, 2006 and April 13, 2006

V. OLD BUSINESS

**PALM SPRINGS AIRPORT**

**9:00 A.M.**

- A. PS-05-100 – ALUC Staff – 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. Palm Springs Airport. (Continued from April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006, December 2005)

**FLABOB AIRPORT**

**9:00 A.M.**

- B. FL-06-100 Mastercraft Development – GPA No. 688, Change of Zone Case No. 6921 and TM 31503. Amend land use designation on 40.65 acres from Estate Density Residential within the Community Development Foundation Component and Medium Density Residential to Medium Density Residential on 19.42 acres, and Public Facilities on 21.23 acres. Change of Zoning from R-4 to M-SC on 7.35 acres, Tentative Tract Map to divide 41 acres located westerly of Loring Ranch Road and southerly of Capary Road into 85 residential lots, one park lot and two public facility lots. County of Riverside unincorporated area. (Continued from April 13, 2006 and 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 April 13, 2006, 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 April 13, 2006, March 9, 2006)
  
- E. BD-05-118 – Mirasera – Specific Plan 338, EIR, General Plan Amendment No. 776, and Change of Zone Case No. 7263 for a planned community encompassing 1,756 residential units, 538,700 square feet of commercial and office uses, and a 200 room hotel on 189.8 acres located northeasterly of Varner Road, southerly of 38<sup>th</sup> Avenue, and westerly of Washington Street. County of Riverside unincorporated area. (Continued from April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006)

**FRENCH VALLEY AIRPORT**

**9:00 A.M.**

- F. FV-06-106 –Pointe Murrieta Partners – Commercial/Industrial (Schedule E) Parcel Map No. 34461 and Plot Plan No. 21352 for 170,000 sq. ft. of commercial/service industrial buildings, northerly of Murrieta Hot Springs Road and westerly of Town View Avenue. County of Riverside unincorporated area. (Continued from April 13, 2006).

**RIVERSIDE MUNICIPAL AIRPORT**

**9:00 A.M.**

- G. RI-05-141 – ALUC Staff - 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 in the vicinity of Riverside Municipal Airport. City of Riverside and County of Riverside unincorporated area. (Continued from April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006, and December 2005)
  
- H. RI-06-104- Action Surveys – P04-0914 for 3 buildings comprising 113,844 sq. ft. of office/warehouse space on 8.21 acres located southerly of Central Avenue and westerly of Essex Street, in the City of Riverside. (Continued from April 13, 2006)

**REGIONAL/ CHINO AIRPORT**

**10:00 A.M.**

- I. 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. County of Riverside unincorporated area. (Continued from April 13, 2006)

VI. **OLD AND NEW BUSINESS – JACQUELINE COCHRAN REGIONAL AIRPORT**

**JACQUELINE COCHRAN REGIONAL AIRPORT**

**10:00 A.M.**

- A. TH-06-105 – Riverside County Planning Department – Amendment to the Jacqueline Cochran Airport Land Use Compatibility Plan – **PROPOSAL:** As adopted by the Riverside County Airport Land Use Commission, Airport Zone C limits residential densities to a maximum of one dwelling unit per five acres. Airport Zone D allows residential densities not greater than one dwelling unit per five acres and residential densities of five dwelling units per acre or greater, but does not allow residential densities greater than one dwelling unit per five acres and less than five dwelling units per acre. This proposal would amend the Jacqueline Cochran Airport Land Use Compatibility Plan by adding additional Compatibility Policies that would: (1) Allow residential densities in the range of three to fifteen (3-15) dwelling units per acre in the portion of Airport Zone C located southerly of 60<sup>th</sup> Avenue outside the 60 CNEL corridor, but only within those areas designated for residential uses at densities greater than one dwelling unit per five acres as of October 7, 2003; (2) Allow residential densities in the range of 0.2 to 5 dwelling units per acre in the portions of Airport Zone D located outside the boundaries of the ultimate 55 CNEL noise contour (essentially eliminating all density restrictions in the portion of Airport Zone D outside the 55 CNEL contour); (3) Allow residential densities in the range of three to five (3-5) dwelling units per acre in the portion of Airport Zone D located within the 55 CNEL contour, but outside the 60 CNEL contour, but only within those areas designated for such residential densities as of October 7, 2003; (4) Require calculation of residential densities in Airport Zone D on a “net” rather than a “gross” basis. (Net acreage equals the overall developable area of a project site exclusive of permanently dedicated open lands [as defined in ALUCP Policy 4.2.4] or other open space required for environmental purposes); and (5) Require expanded buyer awareness measures for residential development in all Airport Zones except Airport Zone E, in the County of Riverside unincorporated area, City of Coachella.

- B. TH-05-103 - ALUC Staff - 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 in the vicinity of Jacqueline Cochran Regional Airport, within the County of Riverside unincorporated area and City of Coachella. (Continued from April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006, and December 2005)
  
- C. TH-06-102 and TH-06-103 – Kohl Ranch – TH-06-102 addresses SP No. 303, Amendment No. 2, and Change of Zone Case No. 7216 which propose to amend the allowable land uses and densities in the portion of this specific plan located southerly of 64<sup>th</sup> Avenue. (The full Specific Plan comprises 2,172 acres extending southerly from 60<sup>th</sup> Avenue, easterly from Harrison Street, and westerly from Polk Street). TH-06-103 addresses Tentative Tract Map No. 33487, which proposes to divide 279 acres into 883 residential lots, within the County of Riverside unincorporated area. (Continued from March 9, 2006 and April 13, 2006).

VII. NEW BUSINESS

**RIVERSIDE, MARCH, FLABOB**

**10:30 A.M.**

- A. RI-06-107, MA-06-111, FL-06-102 – City of Riverside – Adoption of City’s General Plan 2025 Program, including General Plan, Zoning Code, Subdivision Code, Citywide Design Guidelines, and Implementation Plan and Certification of Final Program Environmental Impact Report.

**RIVERSIDE MUNICIPAL**

**10:30 A.M.**

- B. RI-06-108 – Jurupa Industrial Group, LLC/Jerry Donahue – Case No. P06-0414 (Design Review) – Development of two industrial buildings with a total of 22,758 square feet of floor area on two parcels with a combined area of 1.48 acres located southerly of Jurupa Avenue and easterly of Wilderness Avenue in the City of Riverside.

**FLABOB**

**11:00 A.M.**

- C. FL-06-104 – Infinity One, Inc./Nabi Omar – Change of Zone Case No. 07242 proposing to change zoning from R-VC (Rubidoux-Village Commercial) to R-1 on two lots totaling 15,000 square feet at the northeast corner of 37<sup>th</sup> Street and Daly Avenue, within the County of Riverside.

**FRENCH VALLEY****11:00 A.M.**

- D. FV-06-105 – Benton Road LLC – SP00106AG (Amend Dutch Village SP), CZ 07214 R-A-1 and R-A-5 to R-1), TR 32323 (38 residential lots and a 6.2 acre open space lot) on 20.03 acres south of Benton Road and west of Pourroy Road, within the County of Riverside.
- E. FV-06-107 – Justice Center Plaza LLC/Sunbelt Properties Mgmt. – GPA 00758 (CR to CO), CZ 06969 (A-1-5 to C-P-S), Plot Plan 19414 to develop 78,000 square ft. 3-story office building with retail use on first floor on 4.17 acres at the southeast corner of Auld Road/Leon Road, within the County of Riverside.

**SKYLARK AIRPORT****11:00 A.M.**

- F. SK-06-100 – Howard Roberts Development Co. – GPA 722 (VHDR to MHDR, CR, and LDR-CD), CZ 7058 (R-R to R-3, C-1/C-P, W-1, and R-R), Tract Map 32785 (71-unit detached condos) on 10.4 acres northwest of Corydon Street, southwest of Union Street, within the County of Riverside.

**MARCH AIR RESERVE BASE****11:30 A.M.**

- G. MA-06-112 – The Magnon Companies – P06-0375 - Proposes 15,700 square foot office building for Department of Motor Vehicles with 243 parking spaces on 3.8 acres located west of Sycamore Canyon Blvd., north of Eastridge Avenue in the City of Riverside.
- H. MA-06-113 – Ram Cam Engineering Group – Zone Change 06-0023, Conditional Use Permit 06-0019, Parcel Map 31677- Development of retail, restaurant, and convenience store uses, drive-through car wash, diesel and auto fueling area on the north side of Ramona Expressway, east of Webster Avenue, in the City of Perris.
- I. MA-06-115 – Eastridge Industrial Group, LLC – City of Riverside Case No. P-06-0415, Design Review, Proposal for two industrial buildings with a total floor area of 18,577 square feet on a 1.12 acre site located at the northeast corner of Box Springs Blvd. and Eastridge Avenue, in the City of Riverside.
- J. MA-06-119 – The Magnon Companies – City of Riverside Case No. P-06-0464 proposing development of two warehouse/industrial buildings (99,500 sq. ft. and 121,400 sq. ft. floor area) with a total floor area of 220,900 sq. ft. on 11.54 acres located northerly of Eastridge Avenue and westerly of Sycamore Canyon Blvd. in the City of Riverside.

- K. MA-06-114 – Conrac Alessandro – Amendment to Sycamore Canyon Business Park SP (Case No. P-06-0418), rezoning from MP and 0 to MP (Case No. P-06-0416), PM to divide into 6 parcels (P-06-0419), and DR (P-06-0421) for 4 warehouse/distribution buildings with a total floor area of 671,875 sq. ft. on 80.07 acres located on NW corner of Alessandro Blvd. and San Gorgonio Drive in the City of Riverside.
  
- L. MA-06-116 – Rabka Development, LLC – Change of Zone Case No. P06-0034 from R-6000 and C to R-6000 and Tentative Tract Map No. 34078 to divide 18.9 acres located at the northwest corner of San Jacinto Avenue and Murrieta Road into 71 residential lots and one detention basin, in the City of Perris.
  
- M. MA-06-118 – Ridge Property Trust – GPA 05-0491 (CC to LI on 18 acres), Change of Zone 05-0492 (AI to LI on 90 acres), DPR No. 05-0493 proposing construction of two warehouse buildings (1,309, 710 sq ft. and 597,369 sq. ft.) on 90 acres located at the northwest corner of Perris Blvd. and Morgan Street in the City of Perris.
  
- N. MA-06-120 – Cajalco Harvile Center LLC – Change of Zone Case No. 07230 from M-SC to C-P-S and CUP No. 03468 proposing a convenience store/gasoline station, car wash, two drive-thru restaurants, and a retail commercial store on 3.42 acres located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the County of Riverside.

VII. ADMINISTRATIVE ITEMS

Due to the length of the agenda, there will be no administrative items scheduled for this meeting.

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: June 8, 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.