

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday, 9:00 a.m., July 13, 2006

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).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

## 1.0 INTRODUCTIONS

### 1.1 CALL TO ORDER

### 1.2 SALUTE TO FLAG

### 1.3 ROLL CALL

## 2.0 APPROVAL OF MINUTES FOR: April 13, May 25 and June 8, 2006

## 3.0 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).

## 4.0 9:00 A.M. CONSENT CALENDAR

### **MARCH AIR RESERVE BASE**

- 4.1 MA-06-123 – Lennar Partners/Michael Morris – Change of Zone # Z06-02, Plot Plan No. 06-01. A proposal to use an existing warehouse, ancillary buildings and paved parking areas for the manufacturing of recreational trailers on a 16.5 acre site located westerly of Innovation Drive, southerly of Cactus Avenue and easterly of Meridian Parkway, within the jurisdiction of the March JPA. Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org)

Staff Recommendation: **CONSISTENT**

CHAIR  
Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Charles Washington  
City of Temecula

COMMISSIONERS  
Arthur Butler  
Riverside

Rod Ballance  
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Jon Goldenbaum  
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#### STAFF

Executive Director  
Robert C. Johnson

Ed Cooper  
John Guerin  
Cecilia Lara  
Sophia Nolasco  
Barbara Santos

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- 4.2 MA-06-125 – Hall & Foreman, Inc./Glenn M. Chung, P.E. – Design Review, Cases No. P03-1313; P04-0314; P03-1213; P05-0397. A proposal to construct a Wal-Mart Super Center on a 22.5 acre site located northwesterly of Riveridge Drive, at the northwesterly terminus of Campus Parkway, generally southeasterly of the interchange of Interstate 215 and State Highway 60, in the City of Riverside. Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

Staff Recommendation: **CONSISTENT**

**RIVERSIDE MUNICIPAL AIRPORT**

- 4.3 RI-06-112 – The Hunt Group/Thomas Hunt - Design Review, Case No. P06-0369. The proposed land use is to construct a two story warehouse/office building (32 foot high, 33,200 square feet) on 2.42 acres located southerly of Jurupa Avenue, northeasterly of Van Buren Blvd., westerly of Acorn Street, and northwesterly of Central Avenue in the City of Riverside. Airport Zone C. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

Staff Recommendation: **CONSISTENT**

5.0 **PUBLIC HEARING: 9:30 a.m. or as soon as possible thereafter: OLD BUSINESS**

**FRENCH VALLEY AIRPORT**

- 5.1 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. Airport Zone B1. (Continued from June 8, 2006, May 11, 2006 and April 13, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE TO AUGUST 10, 2006**

- 5.2 FV-06-108 Garrett Group, LLC/Silverhawk Investments, LLC - Plot Plan No. 21733 proposing development of one two-story office building with a total floor area of 39,140 square feet on up to 3.06 gross acres located easterly of Sky Canyon Drive and southerly of Technology Drive in the French Valley area of unincorporated Riverside County. Airport Zone C. (Continued from June 8, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT WITH 2004 PLAN (CONSISTENT WITH 1997 PLAN)**

- 5.3 FV-06-109 Garrett Group, LLC/Silverhawk Investments, LLC– Plot Plan No. 21731 proposing development of three single-story buildings with a total floor area of 57,354 square feet on up to 7.63 gross acres located easterly of Sky Canyon Drive and northerly of Murrieta Hot Springs Road in the French Valley area of unincorporated Riverside County. Airport Zones C and B1. (Continued from June 8, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONDITIONAL CONSISTENCY WITH 2004 PLAN;  
(CONTINUANCE RECOMMENDED IF 1997 PLAN**

## REINSTATED)

## JACQUELINE COCHRAN REGIONAL AIRPORT

- 5.4 TH-06-105 Riverside County Planning Dept. – Environmental Assessment (E.A.) No. 40817 – PROPOSAL: Amend the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (JCRALUCP) by adding Additional Policies. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **ADOPT DE MINIMIS FINDING. ADOPT NEGATIVE DECLARATION, AND TENTATIVELY APPROVE PROPOSED JCRALUCP AMENDMENT**

- 5.5 TH-06-102 – 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). County of Riverside unincorporated area. Overall Specific Plan in Airport Zones A, B1, B2, C, D, and E. Amendment Area in Zones D and E. (Continued from June 8, 2006, May 25, 2006, May 11, 2006, April 13, 2006 and March 9, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT IF ITEM 5.4 APPROVED AS PROPOSED**

- 5.6 TH-06-103 – Kohl Ranch - 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. Airport Zones D and E. (Continued from June 8, 2006, May 25, 2006, May 11, 2006, April 13, 2006 and March 9, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONSISTENT IF ITEM 5.4 APPROVED AS PROPOSED**

## MARCH AIR RESERVE BASE

- 5.7 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. Airport Area I. (Continued from June 8, 2006 and May 11, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **INCONSISTENT OR DECLINE TO ACT**

## RIVERSIDE MUNICIPAL AIRPORT

- 5.8 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. Airport Zone C (Continued from June 8, 2006 and May 11, 2006). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **CONTINUANCE TO AUGUST 10, 2006**

**PALM SPRINGS AIRPORT**

5.9 RG-05-103 and 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 May 11, 2006, April 13, 2006, March 9, 2006, February 9, 2006, January 12, 2006, December 2005). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: **ADOPT PROPOSED AMENDMENT**

6.0 ADMINISTRATIVE ITEMS

6.1 Notice of Commissioner Re-appointment – Arthur Butler

6.2 Notice of Resignation of Commissioner Charles Washington.

6.3 Resignation of Commissioner Jon Goldenbaum. Vote for new replacement of at large commissioner.

6.4 Executive Director’s Approvals

6.5 County Proposal – French Valley

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER’S COMMENTS

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