

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER OCTOBER 19, 2006  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on October 19, 2006 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
David Bradley (Alternate)  
Arthur Butler  
John Lyon

COMMISSIONERS ABSENT: Robin Lowe

STAFF PRESENT: Ed. Cooper, ALUC  
John J. G. Guerin, Senior Planner  
Cecilia Lara, Planner  
Barbara Santos, Secretary  
B.T. Miller, Legal Counsel

OTHERS PRESENT: John Corella, Sun Cal  
Mo Faghihi, Albert A. Webb Associates  
Michael Hurst, Architect  
Barbara Lichman, Garrett Group  
Michael J. Massaro, Pacific Pointe Partners  
Robert H. Ricciardi, Other Interested Person  
Mike Smith, Bermuda Dunes Airport

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- I. **AGENDA ITEM 3.1: ZAP1003RI06 Empire Market Centers, LLC/Douglas Franz Architects - City Case No. P06-1102 (Design Review)** – Proposal to develop a manufacturing park comprised of eight industrial buildings with a combined total floor area of 61,488 square feet on a 4.15-acre property located at the southeast corner of Van Buren Boulevard and Jurupa Avenue, in the City of Riverside. Airport Zone C.
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of consistency for the above referenced project, subject to the conditions specified herein.
- IV. **PROJECT DESCRIPTION**  
The applicant proposes to develop a manufacturing park comprised of eight industrial buildings with a combined total floor area of 61,488 square feet on a 4.15-acre property.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - e. Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, aboveground bulk storage of hazardous materials, and critical community infrastructure facilities.

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3. Noise attenuation measures shall be incorporated into the office areas of the building construction to ensure a minimum noise level reduction of 20 dB, or such reduction as may be necessary so as to reduce interior noise levels within office areas to 45 CNEL or below.
4. The attached notice shall be given to all prospective buyers or tenants.
5. The City of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following facilities on this property:

Retail sales facilities, dormitories, courtrooms, community care facilities, auction rooms, auditoriums, dance floors, lodge rooms, reviewing stands, conference rooms, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, swimming pools, locker rooms, exercising rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A, unless it can be demonstrated that other portions of the structure are occupied at a level less intense than the level assumed in this staff report.

6. The maximum finished floor elevation of any building on the site shall not exceed 744.8 feet above mean sea level. The maximum height of any structure shall not exceed 30 feet. The maximum height of Buildings 4 and 8 shall not exceed 27 feet.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org

No one spoke in favor, neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project CONSISTENT.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME IS 1:03 P.M.

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I. **AGENDA ITEM 3.2: ZAP1004RI06-Bonanni Development – City Case Nos. P06-0212 (GPA), P06-0544 (Rezone), P06-0545 (Tentative Tract 34794), P06-0544 (PRD Permit), P06-0655 (Design Review) – Proposal to divide 11.05 gross acres located east of La Sierra Ave., north of Campbell Ave., and south of Cypress Ave., into 87 single-family residential lots and build the 87 units, rezone from RR and R-1-80-RL to R-1-65, and amend General Plan designation of 1.62 acres from RSR to RMD. Airport Zone E.**

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of consistency for the above referenced project, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to divide 11.05 gross acres into 87 single-family residential lots and build the 87 units, rezone from RR (Rural Residential) and R-1-80-RL (Single-Family Residential with Residential Livestock) to R-1-65 (Single Family Residential), and amend General Plan designation of 1.62 acres from RSR (Semi-Rural Residential) to RMD (Medium Density Residential).

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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3. The attached notice shall be given to all potential purchasers and tenants.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

No one spoke in favor, neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project CONSISTENT.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM: 3.2: 1:04 P.M.

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I. **AGENDA ITEM 3.3: ZAP1003MA06 – Adams Consulting Engineers - City Case Nos. ZC 05-0340, CUP 05-0343, DPR 05-0341, TTM 34131 (05-0342)** – Perris Market Place/Walmart – Development of a major shopping center (516,650 sq. ft. of floor area) on 50 acres located west of Perris Blvd., east of Indian St. and south of Avocado Ave., in the City of Perris. Zone change from A-1 to CC on 14 acres. Division of 60 acres into 15 commercial parcels plus additional detention basin lots. Airport Areas II and III.

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of consistency for the above referenced project, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

Perris Market Place/Wal-Mart - The applicant proposes the development of a major shopping center with 516,650 square feet of floor area on 50 acres. Zone Change from A-1 (Agriculture) to CC (Commercial Community) on 14 acres. Division of 60 acres into 15 commercial parcels plus additional detention basin lots.

**CONDITIONS OF APPROVAL:**

1. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)
2. Any outdoor lighting installed shall be hooded or shielded to assure that no lights are above the horizontal plane.
3. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation

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within the area.

- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation

4. The attached notice shall be given to all prospective buyers or tenants.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

No one spoke in favor, neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project CONSISTENT.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.3: TIME IS 1:04 P.M.

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I. **AGENDA ITEM 3.4: ZAP1005MA06 – Barratt American Inc./Barratt-Pelican Ontario, LLC- City Case Nos. GPA 06-0216, ZC 06-0217, Tract Map 34716** – Proposal to develop 335-unit planned residential development of detached single-family residences on 44 acres located north of Markham St., west of Redlands Ave., both north and south of Nance Ave., in the City of Perris. GPA and zone change from BP to R-6000 on 32 acres. Airport Area III

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of consistency for the above referenced project, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop 335-unit planned residential development of detached single-family residences on 44 acres.

**CONDITIONS:**

1. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)
2. Any outdoor lighting installed shall be hooded or shielded to assure that no lights are above the horizontal plane.
3. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to



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the operation of aircraft and/or aircraft instrumentation

4. The attached notice shall be given to all prospective buyers or tenants.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

No one spoke in favor, neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project CONSISTENT.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.4: TIME IS 1:04 P.M.

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- I. **AGENDA ITEM 3.5: ZAP1006MA06 Lyons Warren/Barton Center LLC - City Case No. P06-1127 (Conditional Use Permit)** – Proposal to establish a 2,000 square foot coffee shop (Starbucks) with drive-through on 0.45 acres within a 1.83-acre property with two existing buildings located at the southeast corner of Alessandro Boulevard and Barton Street, in the City of Riverside. Airport Area II.
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of consistency for the above referenced project, subject to the conditions specified herein.
- IV. **PROJECT DESCRIPTION**  
The applicant is proposing a new 2,000 square foot Starbucks coffee shop with drive-through, on 0.45 acres of a 1.82-acre parcel.

**CONDITIONS OF APPROVAL:**

1. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)
2. Any outdoor lighting installed shall be hooded or shielded to assure that no lights are above the horizontal plane.
3. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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4. The attached notice shall be given to all prospective buyers or tenants.
5. The maximum elevation of the structure (at top of roof) shall not exceed 1,677 feet above mean sea level.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

No one spoke in favor, neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project CONSISTENT.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.5: TIME IS 1:04 P.M.

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I. **AGENDA ITEM 4.1: RI-05-133 – MMI Titan, Inc. - Case No. P-05-1070 (Conditional Use Permit)** – Install rooftop antennas for wireless telecommunications on the roof of the Riverside Municipal Airport terminal building, and add an equipment shelter with GPS antennas near Gate 3. Building address: 6951 Flight Road, at Riverside Municipal Airport, in the City of Riverside. Airport Zones B2 and A. (Continued from August 10, 2006 and September 14, 2006).

II. **MAJOR ISSUES**

None. The applicant has submitted Form 7460-1 to the Federal Aviation Administration.

III. **STAFF RECOMMENDATION**

Staff recommends that the project be found **CONDITIONALLY CONSISTENT**, with referral back to staff for receipt of FAA clearance prior to issuance of a final letter of consistency. The final letter of consistency may include additional conditions to assure compliance with FAA requirements; some of the conditions included herein may be amended or deleted as applicable.

IV. **PROJECT DESCRIPTION**

Install rooftop antennas for wireless telecommunications on the roof of the Riverside Municipal Airport terminal building and add an equipment shelter with GPS antennas near Gate 3.

**AMENDED CONDITIONS:**

1. The structure antenna (side mount) shall be marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K, Obstruction Marking and Lighting, red lights – Chapters 4, 5 (Red), & 12, in accordance with the Federal Aviation Administration letter dated October 4, 2006.
2. The specific coordinates, heights, frequencies, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in height shall not require further review by the Airport Land Use Commission.
3. Temporary construction equipment used during actual construction of the facilities shall not exceed the height of the proposed facilities, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
4. The proposed facilities shall not generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. Other than FAA-approved lighting and marking as specified above, no lighting shall be installed that would direct a steady light or flashing light of red, white, green, or amber colors associated with aircraft operations toward an aircraft engaged in an initial straight climb during takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.

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6. Antennas shall utilize a flat or matte (non-glossy) finish so as to minimize the reflection of sunlight towards an aircraft engaged in an initial straight climb during takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
7. The proposed facilities shall not generate smoke or water vapor and shall be designed so as not to attract large concentrations of birds.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

No one spoke in favor, neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project CONSISTENT and to adopt the amended conditions.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.1: TIME IS 1:05 P.M.

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I. **AGENDA ITEM 4.2: ZAP1004MA06 – City of Riverside Public Utilities Department** –\_Extend height of existing tower at the City’s Orange Terrace radio site from 60 feet to 70 feet, with top of antenna at a maximum height of eighty (80) feet above ground level. The radio site is located at 20430 Grove Community Drive, northerly of Segal Avenue and westerly of Clover Creek Road, in the City of Riverside. Airport Area II.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of Conditional Consistency, with referral back to staff for receipt of FAA clearance prior to issuance of a final letter of consistency. The final letter of consistency may include additional conditions to assure compliance with FAA requirements; some of the conditions included herein may be amended or deleted as applicable.

IV. **PROJECT DESCRIPTION**  
The applicant proposes to extend the height of the existing tower at the City's Orange Terrace radio site from 60 feet to 70 feet, with the top of the antenna at a maximum height of 80 feet above ground level.

**CONDITIONS:**

1. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or FAA-authorized obstruction lighting as specified below.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. The facility shall be marked and/or lighted in accordance with FAA Advisory Circulars regarding Obstruction Marking and Lighting, Chapters 4 and 12, in accordance with the Federal Aviation Administration letter dated xx/xx/xxxx.

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3. Within five (5) days after the construction reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Air Traffic Airspace Branch, ASW-520, 2601 Meacham Blvd., Fort Worth TX 76137-0520.
4. The specific coordinates, heights, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in height shall not require further review by the Airport Land Use Commission.
5. Temporary construction equipment used during actual construction of the facilities shall not exceed the height of the proposed facilities, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
6. Antennas shall utilize a flat or matte (non-glossy) finish so as to minimize the reflection of sunlight.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org).

No one spoke in favor, neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, found the project **CONDITIONALLY CONSISTENT**, subject to FAA approval.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.2: TIME IS 1:10 P.M.

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- I. **AGENDA ITEM 5.1: ZAP1002BD06 Mike Filing/Global Select Capital/Bulls-Eye Dev. & Const. Co. – Plot Plan Case No. 21840** – Develop a 7,650 square foot office building (6,664 net square feet) with attached 6,139 square foot airplane hangar/warehouse (including a 525 square foot pilot lounge) on a 33,000 square foot lot located at 79-579 Country Club Drive (southerly of Country Club Drive and northerly of Bermuda Dunes Airport) in unincorporated Riverside County. Airport Zones A and B2.

II. **MAJOR ISSUES**

Location of structures partially within Airport Zone A less than 250 feet from the runway centerline, specifically a hangar/warehouse at a distance of 150 feet from centerline and an office building at a distance of 248 feet from centerline. However, it is the opinion of the ALUCP consultant, Kenneth Brody of Mead & Hunt, that the hangar/warehouse with pilot lounge would constitute an aviation-related use as defined in Section 1.2.5 of the Countywide Policies and would, therefore, be exempt from occupancy level restrictions and the Zone A prohibition of structures. This leaves the two foot encroachment of the offices into Airport Zone A as the major issue.

III. **STAFF RECOMMENDATION**

Staff recommends that the Airport Land Use Commission open the public hearing, consider public testimony, and provide direction to staff as to whether this project should be considered pursuant to Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan, based on the proposed use of the more proximate structure as an aircraft hangar/warehouse with pilot lounge, the location of other structures within the same corridor along the southerly side of Country Club Drive, including structures on the lots on both sides of the property, and the limited extent of the encroachment of the office structure into Airport Zone A (two feet). Otherwise, staff must recommend a finding of inconsistency as presently designed, due to the encroachment of the office structure within 250 feet from the runway centerline, an area within Airport Zone A, unless the applicant is amenable to a continuance for redesign. In the event that the Commission chooses to find this proposal consistent with the ALUCP pursuant to Policy 3.3.6, or in the event that the Commission finds the proposal inconsistent with the Bermuda Dunes ALUCP but is overruled by the Riverside County Board of Supervisors or its successor-in-interest, staff would recommend that the conditions included in this staff report be applied.

IV. **PROJECT DESCRIPTION**

The project is a Plot Plan for the development of a 7,650 square foot office building with attached 6,139 square foot airplane hangar/warehouse (including a 525 square foot pilot lounge) on a 33,000 square foot lot.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rectlma.org](mailto:jguerin@rectlma.org).

The following spoke in favor of the project:

Mike Smith, Other Interested Person, 74-880 Ave 42, Bermuda Dunes, CA 92203

Michael Hurst, March, Architecture, 78120 Cawe Estad #207, La Quinta, CA



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No one spoke in neutral, or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, CONTINUED the project for one month (November) in order for staff to prepare proposed findings pursuant to Section 3.3.6.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 5.1: 1:12 P.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 5.2: ZAP1001CH06 Silviera Dairy Investment, LLC/Stratham Cloverdale, Inc. – Case Nos. GPA 00807, SP 00357, CZ 07073, TR 32821** – A proposed Specific Plan (Cleveland Square) of 236 detached single-family residences on small lots, with 2.08 acres of parks, on a 40-acre site located westerly of Cleveland Avenue and northerly of Limonite (formerly Cloverdale) Avenue in unincorporated Riverside County, with General Plan Amendment from MDR to MHDR, change of zone from A-2-10 to SP, and tract map for 236 residential lots, 3 park lots, 1 detention basin lot, and 46 open space lots. Airport Zone D on Draft Chino Plan.

II. **MAJOR ISSUES**

The proposed general plan amendment from Medium Density Residential to Medium High Density Residential is clearly consistent with the Draft Chino Airport Land Use Compatibility Plan, and the overall project is consistent with proposed density criteria, but the project is deficient in its provision of open areas required in Airport Zone D. Therefore, the project, other than the general plan amendment, is inconsistent with the criteria of the Draft Chino Airport Land Use Compatibility Plan unless redesigned to provide a minimum of 10% (4 acres) in qualified open areas as defined in Section 4.2.4 of the Riverside County Airport Land Use Compatibility Plan Countywide Policies. However, the project is not inconsistent with the 1991 Comprehensive Land Use Plan for Chino Airport adopted by San Bernardino County.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission open the public hearing, consider public testimony, discuss, and provide direction to staff as to whether this project, other than the general plan amendment, should be found inconsistent with the Draft Chino Airport Land Use Compatibility Plan due to the lack of sufficient open area. Staff recommends that the general plan amendment be found consistent. Staff recommends that the project be found consistent with the 1991 Chino Airport Comprehensive Land Use Plan.

IV. **PROJECT DESCRIPTION**

Specific Plan No. 357 proposes 236 dwelling units in Planning Areas with densities ranging from 6.0 to 8.4 dwelling units per acre, three parks comprising 1.6 acres, a 0.48-acre basin, and 4.49 acres of rights-of-way within a 39.58-acre area. General Plan Amendment No. 00807 proposes to amend the designation of the site on the Eastvale Area Plan from Medium Density Residential (2-5 dwelling units per acre) to Medium High Density Residential (5-8 dwelling units per acre). Change of Zone Case No. 7073 proposes to change the zoning of the amendment site from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to SP (Specific Plan). Tentative Tract Map No. 32821, Amended No. 1, proposes to divide the property into 236 residential lots, three park lots, one basin lot, and 46 open space lots.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke on the project:

Mo Faghihi, Albert A. Web Assoc., 3788 McCray Street, Riverside, CA 92506

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER OCTOBER 19, 2006  
RIVERSIDE MEETING**

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 5-0, CONTINUED the project for one month (November) to allow staff to review based on the 1984 plan.

**VII. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 5.2: TIME IS 1:39 P.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER OCTOBER 19, 2006  
RIVERSIDE MEETING**

**I. AGENDA ITEM 6.0: ADMINISTRATIVE ITEMS**

6.1 - Clarification – Calculation of Residential Densities in Specific Plans.

John Guerin came forward with 2 options to determine consistency: 1) Option A – Based on the average residential density of all residential planning areas within that zone. 2) Option B - Based on the residential density of each planning area within the zone. After consultation with the Executive Director staff is recommending Option A with the concept of meeting the density criteria for the overall community rather than addressing this requirement on a piecemeal basis.

John Lyon respectfully suggested that we decline to provide any more guidance to staff on this matter at this time based on what we have, and let the interpretation develop as it comes out of matters we consider. Chairman Housman was unsure of what staff is asking, had no answer at this time and would like to continue to work on the problem with staff.

6.2 - Request for Reconsideration – BD-06-103

Chairman Housman motioned a request for reconsideration and to put back on the agenda for next month, after we get information from the airport manager Mike Smith.

**II. AGENDA ITEM 8.0: ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Barbara Lichman representing the Garrett Group came forward and expressed problems with staff interpretation of actions the Commission took at the September 14, 2006 meeting. Michael Massaro expressed similar concerns on behalf of Pacific Pointe Partners.

**III. AGENDA ITEM 9.0: COMMISSIONER COMMENTS**

Chairman Housman requested staff to put the amendment Jacqueline Cochran CLUP back on the agenda for November. If the November agenda is full Chairman Housman would prefer a second meeting rather than one all-day meeting. Chairman Housman requested staff to put the amendment Jacqueline Cochran CLUP back on the agenda for November. If the November agenda is full Chairman Housman would prefer a second meeting rather than one all-day meeting.

**IV. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 6.0: TIME IS 1:52 P.M.