

# **AIRPORT LAND USE COMMISSION**

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

**Thursday, May 11, 2006**  
**9:00 A.M.**

## **MINUTES**

A regular scheduled meeting of the Airport Land Use Commission was held on May 11, 2006 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT:      Simon Housman, Chairman  
   Rod Ballance  
   Melanie Fesmsire  
   Lori Van Arsdale (Alternate)  
   Kathy Rohm (Alternate)  
   David Bradley (Alternate)

COMMISSIONERS ABSENT:      Arthur Butler  
   Jon Goldenbaum  
   Mark Lightsey  
   Charles Washington

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

OTHERS PRESENT:                      Gary Allen, Sunbelt  
   Marwan Alabbasi  
   Victor Borchards  
   M. Bradley – Public  
   Paul Clark – Riverside County Planning Dept.  
   John Corella, Mirasera  
   Jeffrey Dinkin, Kohl Ranch  
   Curt Ealy - Ealy Hemphill  
   Gabe Foster – Pointe Murrieta Partners  
   Walter E. Gillfillan – Kohl Ranch Aviation Consultant  
   Emily Hemphill – Ealy Hemphill  
   Mark Hoff – Armtec Defense Group

Alex A. Irshaid  
Diane Jenkins – City of Riverside Planning Dept.  
Victor J. Mahony – Cameo Homes  
Gerard Martorano – Sunbelt Properties  
Gloria Ornelas - Public  
H. Ornelas – Public  
Thomas Owen – Gates & Haas  
Andy Pham – Sunbelt Properties  
Armando Sanchez – Public  
Steve Tancredi – Mastercraft Homes  
Mike Taylor – Pardee Homes  
James Quirk – RBF Consulting  
Jim Venable – Sunbelt Properties

- I. CALL TO ORDER: The meeting was called to order at 9:15 a.m. by Chairman Housman.
- II. SALUTE TO THE FLAG
- III. ROLL CALL was taken
- IV. APPROVAL OF MINUTES FOR: None
- V. OLD BUSINESS

Commissioner Housman announced that Old Business could not receive final action, as only one Commissioner was present from the April meeting and minutes were not available so as to allow other Commissioners to vote.

**PALM SPRINGS AIRPORT**

- 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)

**PROJECT DESCRIPTION:**

An amendment to Countywide compatibility policies addressing calculation of acreage for residential projects in Airport Zone D for purposes of determining density so as to allow density to be calculated based on net acreage, rather than gross acreage. Case No. PS-05-100 would adopt this amendment for the Palm Springs International Airport, but would essentially result in further amendments to the Palm Springs International Airport Land Use Plan being

foreclosed for the remainder of calendar year 2006. Case No. PS-05-100 would affect the City of Palm Springs, the City of Cathedral City, and any special district within the Palm Springs International Airport Influence Area.

RECOMMENDATION May 11: Staff recommends that Case No. PS-05-100 be Continued to July 13, 2006 so as to allow for contact with the affected jurisdictions and a determination as to whether these jurisdictions are planning to propose any other amendments to the Airport Land Use Compatibility Plan this year. -

**ACTION TAKEN:** Chairman Simon Housman motioned to continue case. Seconded by Melanie Fesmire. Carried unanimously

### **FLABOB AIRPORT**

- 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)

#### **PROJECT DESCRIPTION:**

General Plan Amendment No. 688 (GPA00688) is a proposal to amend the Jurupa Area Plan Land Use Map designation on 31.02 acres as follows: from Estate Density Residential within the Community Development Foundation Component (one dwelling unit per two to five acres) and Medium Density Residential (2 to 5 dwelling units per acre) to Medium Density Residential on 18.67 acres, and from Estate Density Residential within the Community Development Foundation Component to Public Facilities on 12.35 acres. GPA00688 is also a proposal to amend the Housing Element and the Noise Element of the Riverside County General Plan to allow for the development of new housing in areas affected by airport noise in excess of 60 dB CNEL.

Change of Zone Case No. 06921 proposes to change the zoning on a 0.75-acre portion of the amendment site (within the area proposed for a Public Facilities designation) from R-4 (Planned Residential) to M-SC (Manufacturing – Service Commercial). The latest edition of Tentative Tract Map No. 31503 proposes to divide 40.74 acres into 85 residential

lots, one park site, and two additional lots. One of the additional lots would be conveyed to the owner-operator of adjoining Flabob Airport for the construction of aircraft hangars.

Recommendation: Staff recommends that the Commission find this project Conditionally Consistent, pursuant to Policy 3.3.6 of the Countywide Policies section of the Riverside County Airport Land Use Compatibility Plan, subject to the conditions listed herein and based on the following findings, and, upon FAA clearance, direct staff to return to the Commission with a resolution for final determination as part of a consent calendar:

Steve Tancredi from Mastercraft Homes came forward in favor of project. Mr. Tancredi would like Commission to consider a special session to review staff reports and would like a continuance.

**ACTION TAKEN:** Commissioner Melanie Fesmire motioned for continuance, seconded by Rod Ballance. Carried unanimously.

#### **BERMUDA DUNES AIRPORT**

- 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)

#### **PROJECT DESCRIPTION:**

The project is a Plot Plan for one three-story office building with a gross floor area of 90,165 square feet on 4.68 acres.

ADDENDUM April 13: The application was continued at the request of the applicant. Staff met with the applicant.

ADDENDUM May 11: The project, as proposed, is inconsistent with the ALUCP. The applicant has requested a three month continuance to allow for redesign of the project and has agreed to waive the 60 day time limit for action. Staff concurs and recommends Continuance to the meeting of August 10, 2006.

**ACTION TAKEN:** Commissioner Lori Van Arsdale (alternate) motioned for a 3 month continuance. Seconded by Rod Ballance. Carried unanimously.

- 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)

**PROJECT DESCRIPTION:**

The project is a Plot Plan for a church consisting of one building totaling 16,558 sq. ft. on 4.36 acres net (5.41 gross).

RECOMMENDATION: Staff recommends that the Airport Land Use Commission provide direction to staff, based on the additional information included in the Mead & Hunt memorandum, 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 above information and the limited hours of maximum occupancy. Otherwise, staff must recommend a finding of inconsistency based on exceedance of the single-acre occupancy standard. In the event that the Commission directs staff to consider this project pursuant to Policy 3.3.6, staff recommends a CONTINUANCE pending receipt of documentation of an FAA finding of “no hazard to air navigation”.

Applicant Victor Borchards came forward in favor of project and requested to continue project to June 8, 2006.

**ACTION TAKEN:** Commissioner Rod Ballance made a motion to continue item to June 8, 2006. Seconded by Kathy Rohm. Carried unanimously.

- 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 )

**PROJECT DESCRIPTION:**

The development proposed through Specific Plan No. 338, as amended, includes 1,615 dwelling units on 83.3 acres, a 17.9-acre mixed use area (including 141 live/work dwelling units, a six-acre park, and a 200-room hotel), 17.5 acres of business park/office uses, and 17.2 acres of community retail uses, along with 8 acres of parks and trails (in addition to the six-acre park in the live/work area), 14.8 acres for a drainage channel, and 31.1 acres of miscellaneous roads and open space on a 189.9-acre site. The estimated square footage of non-residential uses (including retail, business park/office, and hotel buildings) would be 538,700 square feet. General Plan Amendment No. 776 proposes to amend the land use designations on the site (the entirety of which is in the Community Development Foundation Component) from Commercial Retail, Commercial Tourist, Light Industrial, Very High Density Residential, and Medium Density Residential to Highest Density Residential, High Density Residential, Mixed Use Planning Area, Commercial Office, and Commercial Retail within the boundaries of Specific Plan No. 338.

Change of Zone Case No. 7263 proposes to change the zoning on the site from W-2, W-2-10, and C-P-S to SP (Specific Plan No. 338 – Mirasera). EIR No. 486 analyzes the impacts of these changes on the environment.

**RECOMMENDATION:** Staff recommends that the Commission find this project Conditionally Consistent, pursuant to Policy 3.3.6 of the Countywide Policies section of the Riverside County Airport Land Use Compatibility Plan, subject to the conditions listed herein and based on the findings listed in the attached document:

John Corella from Mirasera came forward and requested a special meeting in two weeks to review case.

John Guerin from Riverside County Planning checks availability of meeting rooms for May 25, 2006.

**ACTION TAKEN:** Commissioner Kathy Rohm (alternate) made a motion to continue meeting for 2 weeks or alternatively a month based on the availability of space for Commissioners to hold a meeting. Seconded by David Bradley (alternate). All in favor. **ABSTAINED BY:** Melanie Fesmire

#### **FRENCH VALLEY AIRPORT**

- 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).

#### **PROJECT DESCRIPTION:**

Development of 13.28 net acres (15.65 gross acres including adjoining street half-widths) as a light industrial business park comprised of approximately 170,000 square feet of floor area in a total of nineteen (19) buildings, and divide the property into six commercial/industrial parcels.

**ADDENDUM:** May 11, 2006: At the April 13 public hearing, the Airport Land Use Commission determined that it would not be appropriate to penalize applicants on the basis of provision of more than the required number of parking spaces, such that if the UBC standard is met, a project would be considered consistent. Counsel expressed concern with the provisions of Conditions Nos. 4 and 5 above. The applicant agreed to review occupancy calculations. Since the meeting, staff met with the applicant once, but, as of May 1, revised calculations have not been officially submitted. Staff would be amenable to a further continuance if this is acceptable to the applicant, but as this is the last meeting within the 60 day period since project submittal, applicant concurrence is required for a continuance. Otherwise, staff recommends a finding of inconsistency in the absence of further information and clarifications from the

applicant.

Gabe Foster came forward representing Pointe Murrieta Partners requesting a continuance to the June 8, 2006 agenda.

**ACTION TAKEN:** Commissioner Lori Van Arsdale (alternate) motioned to continue case to June 8, 2006. Seconded by Rod Ballance. Carried unanimously.

### **RIVERSIDE MUNICIPAL AIRPORT**

- 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)

#### **PROJECT DESCRIPTION:**

An amendment to Countywide compatibility policies addressing calculation of acreage for residential projects in Airport Zone D for purposes of determining density so as to allow density to be calculated based on net acreage, rather than gross acreage. Case No. RI-05-141 would adopt this amendment for the Riverside Municipal Airport, but would essentially result in further amendments to the Riverside Municipal Airport Land Use Plan being foreclosed for the remainder of calendar year 2006. Case No. RI-05-141 would affect the City of Riverside, the County of Riverside, and any special district within the Riverside Municipal Airport Influence Area.

**RECOMMENDATION:** There are no pending actions that require this amendment to achieve consistency. Staff recommends that Case No. RI-05-141 be Continued Off-Calendar in that the need for a more comprehensive amendment to the Riverside Municipal Airport Land Use Compatibility Plan may become apparent as time passes.

**ACTION TAKEN:** Commissioner David Bradley (alternate) motioned to continue off calendar. Seconded by Rod Ballance. Carried unanimously.

- 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)

**PROJECT DESCRIPTION:**

Development of 8.21 acres as a light industrial business park comprised of 113,844 square feet of floor area in three (3) buildings. Most of the square footage would be for warehousing/storage uses, with less than 10,000 square feet of office uses proposed.

**PROJECT LOCATION:**

The site is located southerly of Central Avenue and westerly of Essex Street in the City of Riverside, approximately 500 feet northeasterly of Runway 9-27 at Riverside Municipal Airport.

Adjacent Airport:

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Zones B1 and C
- c. Noise Levels: Greater than 65 CNEL (Ultimate)

ADDENDUM May 11, 2006: At the April 13 public hearing, the Airport Land Use Commission determined that it would not be appropriate to penalize applicants on the basis of provision of more than the required number of parking spaces, such that if the UBC standard is met, a project would be considered consistent. So land use intensity is no longer an issue. The Commission also agreed that, due to the size of the project, open land is not a factor that requires consideration in this case, and that, due to the current status of the project, redesign to move the southerly building farther from the runway would be impractical. The only remaining issue at this point is the FAA review. The applicant has applied for this review, and the process is underway. Staff has deleted the originally proposed Condition Nos. 4 and 5 above in accordance with the recommendation of County Counsel. At this time, staff recommends Continuance, subject to the provision that this will be changed to a finding of Consistency upon receipt of the FAA clearance.

Gabriel Ybarra, Action Surveys, came forward requesting a continuance for 2 weeks.

**ACTION TAKEN:** Commissioner Lori Van Arsdale (alternate) motioned to continue to a special meeting in 2 weeks or to June 8<sup>th</sup> depending on the availability of space for meeting. Seconded by David Bradley (alternate). Carried unanimously.

**REGIONAL/ CHINO AIRPORT**

- 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)

John Guerin, Riverside County Planning Department came forward requesting continuance off-calendar with direction to staff in regards to the CEQA issue.

**ACTION TAKEN:** Commissioner Melanie Fesmire motioned to take off calendar with direction to staff in regards to the CEQA issue. Seconded by Rod Ballance. Carried unanimously

VI. OLD AND NEW BUSINESS – JACQUELINE COCHRAN REGIONAL AIRPORT

**JACQUELINE COCHRAN REGIONAL AIRPORT**

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.

**PROJECT DESCRIPTION:** 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.

**RECOMMENDATION:**

Staff recommends that the Airport Land Use Commission open the public hearing, consider public testimony, and, if deemed appropriate, **TENTATIVELY APPROVE** the proposed amendment to the Jacqueline Cochran Regional Airport Land Use Compatibility Plan. Alternatively, staff recommends that the Airport Land Use Commission provide direction as to the portions of this amendment that it is willing to support at this time, so as to allow for consideration of any needed revisions.

BT Miller would like analysis for approval.

Ken Brody came forward presenting maps and also discussed density/noise issues, Zone D and Zone C boundaries.

All in favor of project:

Jeff Dinkin – Kohl Ranch

Walter E. Gillfillan – Kohl Ranch  
Mike Taylor – Pardee Homes  
Emily Hemphill  
Paul Clark – Riverside County Planning Department

All in opposition to project:

H. Ornelas  
Gloria Ornelas  
Armando Sanchez  
Mark Hoff – Armtec Defense Group

**ACTION TAKEN:** Chairman Simon Housman motioned to continue Items BD-05-118, TH-06-105, TH-05-103, TH-06-102, TH-06-103, FV-06-107 and FV-06-105 to Indio or Coachella Valley to be identified by staff. Any supplemental documents are to be provided to the commission 4 days before the hearing. Staff is directed to provide an analysis of the CEQA status of the proposed amendments on the agenda of that day, for a determination as to whether adequate investigation has been completed, so the Commission can vote at the next meeting. Seconded by Lori Van Arsdale. Carried unanimously.

- 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)

**RECOMMENDATION:** The proposed text of this amendment has been integrated into the proposed text of the Riverside County amendment proposal. Staff recommends that Case No. TH-05-103 be Continued Off-Calendar until such time as the Riverside County amendment proposal has received final action. If the County amendment proposal is adopted, there would be no need for this additional amendment. If the County amendment proposal is rejected, this amendment should be readvertised for consideration at the following meeting.

**ACTION TAKEN:** Commissioner Lori Van Arsdale (alternate) motioned to continue for 2 weeks depending on availability of space to have a meeting. Seconded by Rod Ballance. Carried unanimously.

- 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).

**ACTION TAKEN:** Commissioner Simon Housman motioned to continue case for 2 weeks depending on the availability of facility for a meeting. Seconded by Lori Van Arsdale. All in favor. **ABSTAINED BY:** Melanie Fesmire

## VII. NEW BUSINESS

### **RIVERSIDE, MARCH, FLABOB**

- 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**

- 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**

- 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**

- 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**

- 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**

- 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.

## MARCH AIR RESERVE BASE

- 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.

**ACTION TAKEN:** Commissioner Simon Housman advised that all new cases listed above for VII. except FV-06-105 and FV-06-107 (which will be placed on calendar for the May 25th meeting) will be continued to the June 8<sup>th</sup> meeting due to Commissioners not receiving the new business agenda package in the mail and the time being 1:00 p.m., with the Board Chambers reserved after that time.

## VII. ADMINISTRATIVE ITEMS

None

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

None

IX. COMMISSIONER'S COMMENTS

None

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. ADJOURNMENT: Commissioner Simon Housman adjourned the meeting at 1:00 p.m. Carried unanimously.

SPECIAL SESSION: Scheduled for May 25, 2006 in the City of Indio Council Chambers at 9:00 a.m.

NEXT REGULARLY SCHEDULED MEETING: June 8, at 9:00 a.m., Riverside.