



# 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., March 10, 2005

**CHAIR**

Ric Stephens  
Riverside

**VICE CHAIRMAN**

Dave Hogan, Alt.  
City of Temecula

**COMMISSIONERS**

Arthur Butler  
Riverside

Simon Housman  
Rancho Mirage

Jon Goldenbaum  
Riverside

Marge Tandy  
City of Hemet

Sam Pratt  
City of Temecula

Mark Lightsey  
Hemet

**STAFF**

Keith D. Downs  
Executive Director  
A.I.C.P., A.A.A.E

5555 Arlington Ave.  
Riverside, CA 92504  
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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 November 18, 2004 December 9, 2004, January 13, 2005 and February 10, 2005.

V. OLD BUSINESS

**MARCH AIR RESERVE BASE/MIP**

**9:00 A.M.**

- \*A. MA-04-144 – Pinnacle Real Estate Holdings, Inc. – A revision to MA-02-145 for a CUP 3370 for a truck stop with a 70' sign on 11.5 acres, south of Cajalco Expressway, and west of Harvill Ave., within the County of Riverside, southwest of March Air Reserve Base.

**REGIONAL**

**9:00 A.M.**

- B. RG-04-100, RI-04-127, PS-04-100 – Resolutions for adoption 05-01 and 05-02

**FRENCH VALLEY AIRPORT**

**9:00 A.M.**

- C. FV-04-111 – T&B Planning – Tract Map 32289 for 197 lots with open space development and park area on 81.87 gross acres, east of Briggs Road and north of Thompson Road, within the County of Riverside (hearing closed).

**JACQUELINE COCHRAN REGIONAL AIRPORT**

**9:00 A.M.**

- D. TH-05-100 – Kohl Ranch – Plot Plan 19935 for a 23 acre lake on 247 acres, east of Tyler Street, south of 64<sup>th</sup> Avenue, within the County of Riverside.

VI. NEW BUSINESS

**FRENCH VALLEY AIRPORT**

**9:00 A.M.**

- \*A. FV-05-100 – City of Temecula – General Plan update for area within the adopted influence area of French Valley Airport (See Map). To approve a comprehensive update of the General Plan which includes the following Elements: Land Use, Circulation, Open Space/Conservation, Public Safety, Growth Management/Public Facilities, Noise, Air Quality, Community Design, Economic Development. (Note: the Housing Element is not amended at this time.)
- \*B. FV-05-101 – Seraphina Development – Tract Map 32346 for 72 lots on 28.6 acres, north of Nicholas Street, and east of Joseph Road, within the City of Temecula.

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

- \*C. BD-05-102 – Feiro Engineering – Parcel Map 32950 for 2 lots on 5 acres at 38-575 Patrick Drive, within the County of Riverside.
- D. BD-05-103 – Jefferson Street Ventures, LLC – Master Plan for a 248,600 sq. ft. commercial shopping center on 26.85 acres, east of Jefferson Street, and south of Varner Road, within the City of Indio.
- \*E. BD-05-104 – W&V Marketplace, LLC – Building Permit for shopping center, north east of Washington Street and Varner Road, within the County of Riverside.
- \*F. BD-05-105 – Rilington Communities – Tract Map 33239 for 149 residential lot and one commercial lot on 54.47 acres at the north west corner of Burr Street and Varner Road, within the City of Indio.

**RIVERSIDE MUNICIPAL AIRPORT**

**9:00 A.M.**

- \*G. RI-05-101 – Madison Square – Variance for Plot Plan for 6,130 sq. ft. building at 3511 Madison Street, within the City of Riverside.
- \*H. RI-05-102 – Parkview Community Hospital – CUP 060-590 for 9,600 sq. ft. addition at 3865 Jackson Street, within the City of Riverside.

- \*I. RI-05-103 – Macias Furniture – Plot Plan 04-1419 and Design Review 04-1420 for 19,250 sq. ft. of retail, east of Van Buren Blvd., south of California Ave., within the City of Riverside.

**MARCH AIR RESERVE BASE/MIP**

**9:00 A.M.**

- \*J. MA-05-101 – Synergy Development – CUP 05-0096 for a 74' cell tower at 6091 Victoria Ave., within the City of Riverside.
- \*K. MA-05-102 – Nextel – CUP 04-1090 for a 60' cell tower plus fronds at 6101 Quail Valley Court, within the City of Riverside.
- \*L. MA-05-103 – Brian Bergemann – PA 04-5182, 83 and 84 for 120,383 sq. ft. of industrial buildings on 6.53 acres at 2295 Eastridge Ave., and 6655 and 6675 Box Springs Blvd., within the City of Riverside.
- \*M. MA-05-104 – Adkan Engineers – Tract Map 33028 for 63 lots on 34.77 acres, south of Bradley at Eastgate Court, within the City of Riverside.
- \*N. MA-05-105 – Adkan Engineers – Tract Map 33029 for 89 lots on 108.4 acres, west of Harbart, north of Bradley Street, within the City of Riverside.
- \*O. MA-05-106 – Sheffield Homes – GPA 04506, Change of Zone 04507 from R-4 to R-7 and Tract Map 32708 for 234 residential lots on 62 acres, west of Lake Perris Drive, south of Nance street, within the City of Perris.
- \*P. MA-05-107 – Sheffield Homes – GPA 04503, Change of Zone 04504 and Tract Map 32707 for 137 lots on 35.1 acres, north of Nance Street, west of Lake Perris Drive, within the City of Perris.

VII. ADMINISTRATIVE ITEMS

- A. ALUCP Update
- B. MARB Status: Review of Existing CLUP and proposal
- C. Rules for ALUC
- D. Muzzy Vs Solano

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

IX. COMMISSIONER'S COMMENTS

- X. NEXT REGULARLY SCHEDULED MEETING: April 14, 2005 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.

