



# 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., April 14, 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  
Tel: (951) 343-5493

[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 February 10, 2005 and March 10, 2005.

V. OLD 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.) (Continued from March 10, 2005).

**REGIONAL**

**9:00 A.M.**

- B. TH-04-100 – Jacqueline Cochran Airport Land Use Compatibility Plan – The Plan will update and revise noise and safety compatibility criteria used by the ALUC in reviewing proposed land use actions near the airports in Riverside County including areas within incorporated cities. 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 overflights. The (ALU) *Compatibility Plan* is concerned only with proposed new development the ALUC has no authority over existing land uses.

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

- C. 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 (Continued from March 10, 2005, see item VI.E.).

VI. NEW BUSINESS

**FRENCH VALLEY AIRPORT**

**9:00 A.M.**

- \*A. FV-05-102 – T&B Planning – Tract Map 32543 for 1,034 lots on 457 acres, north of Via Alba Drive, west of SR 79, within the City of Murrieta.
- B. FV-05-103 – Inland Empire Development Sevices – Plot Plan 20375 for restaurant, north of Magdas Colaradas Street, and east of Winchester Road, within the County of Riverside.

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

- C. BD-05-106 – Robert Ricciardi Architect – Plot Plan 19953 for a 7,470 sq. ft. industrial building, south of Country Club Drive, west of 42<sup>nd</sup> Street, within the County of Riverside.
- \*D. BD-05-107 – Dennis A. Martin – Tract Map 32671 and Change of Zone 7007 for 24 units on 5.63 acres, north of Darby Road, west of Starlight Lane, within the County of Riverside.
- E. BD-05-108 – Rilington Communities – Master Plan and Mitigated Negative Declaration for 149 residential lots and one commercial lot on 54.47 acres at the northwest corner of Burr Street and Varner Road, within the City of Indio (See item V.C.).

**RIVERSIDE MUNICIPAL AIRPORT**

**9:00 A.M.**

- F. RI-05-104 – Mike Brown – Plot Plan and Parcel Map 31398 for industrial building on 2.36 acres, north of Jurupa Avenue, and west of Wilderness Avenue, within the City of Riverside.
- \*G. RI-05-105 – Vivian Black – CUP P05-0169 for discount mall, at 5700 Van Buren Blvd., within the City of Riverside.
- \*H. RI-05-106 – Craig Heaps – GPA 7009, Change of Zone 7009 and Tract Map 33260 for 479 residential units on 25 acres, north of Limonite Ave. and east of

**MARCH AIR RESERVE BASE/MIP**

**9:00 A.M.**

- \*I. MA-05-108 – Carter Redish – P05-0127/0128 for 2 industrial buildings totaling 336,000 sq. ft. on 17.7 acres, south of Eastridge Ave., and west of Sycamore Canyon Blvd., within the City of Riverside.
- \*J. MA-05-109 – Canty Engineering – Parcel Map 33375 for 4 lots on 1.58 acres, at 5950 Copperfield Ave., within the City of Riverside.

**HEMET/RYAN AIRPORT**

**9:00 A.M.**

- K. HR-05-102 – Jagels Development – Change of Zone 05-5 from agriculture to R-1, General Plan Amendment 05-5 from agriculture to residential and Tract Map 33426 for 125 lots on 41.07 acres, south of Florida Ave., and east of Warner Road, within the City of Hemet.

**JACQUELINE COCHRAN REGIONAL AIRPORT**

**9:00 A.M.**

- \*L. TH-05-101 – Warner Engineering – Change of Zone 7006 and Parcel Map 32036 for 4 lots on 23.5 acres, north of 57<sup>th</sup> Ave., and east of Fillmore Street, within the County of Riverside.

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

- A. Election of Chairman and Vice Chairman

X. NEXT REGULARLY SCHEDULED MEETING: May 12, 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.

