



# 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., September 15, 2005

**CHAIR**

Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**

Lori VanArdsdale Alt.  
City of Hemet

**COMMISSIONERS**

Arthur Butler  
Riverside

Rod Ballance  
Riverside

Jon Goldenbaum  
Riverside

Charles Washington  
City of Temecula

Mark Lightsey  
Hemet

**STAFF**

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

5555 Arlington Ave.  
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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: June 9, 2005 and August 11, 2005**

**V. OLD BUSINESS**

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

**\*\*A.** 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 (Continued from April 14<sup>th</sup>, May 10<sup>th</sup>, June 9<sup>th</sup> and July 14, 2005).

**\*B.** BD-05-113 – Design Build Structures Inc. – Plot Plan 20519 and a Change of Zone from R-1-13 to MSC or IP for a 13, 171 sq. ft. industrial building, north of 41<sup>st</sup> Street, west of Adams Ave., within the County of Riverside.

**MARCH AIR RESERVE BASE**

**9:00 A.M.**

**C.** MA-05-118 – Transcan Development – CUP P05-0613 for a 50,000 sq. ft. restaurant at the southeast corner of I-215 and State Route 60, within the City of Riverside (Continued from July 14, 2005).

**RIVERSIDE COUNTY**

**9:00 A.M.**

**D.** Request from Riverside County

## BY LAWS

- E. Commission By Laws – Public hearing for consideration of the new By Laws for the ALUC (Continued from June 9<sup>th</sup> and July 14<sup>th</sup>).

## VI. NEW BUSINESS

### CHINO AIRPORT

**9:00 A.M.**

- \*A. CH-05-101 – D.R. Horton – Tract Map 32491 and Change of Zone from A-2-10 to RI for 174 lots on 54.6 acres, north of Schleisman Rd., east of Hellman Ave., within the County of Riverside.

### FRENCH VALLEY AIRPORT

**9:00 A.M.**

- \*B. FV-05-109 – MRC Development – Plot Plan for a retail complex, north of Thompson Road, east of Wichester Road, within the County of Riverside.

### RIVERSIDE MUNICIPAL AIRPORT

**9:00 A.M.**

- \*C. RI-05-127 – Riverside Commercial Investor's Inc. – CUP P05-0922, 23, & 24 for an industrial office complex, north of Arlington Avenue, on both sides of Airport Dr., within the City of Riverside.

### MARCH AIR RESERVE BASE/MIP

**9:00 A.M.**

- D. MA-05-123 – Nuevo Land Company – Tract Map 33338, Change of Zone 05-0226 and GPA 05-0225 for 75 lots on 19+ acres, north of Nuevo Road, and west of Evans Road, within the City of Perris.
- \*E. MA-05-124 – Century American Development – Tract Map 33302 and Change of Zone, south of Citrus Avenue, and east of Dunlap Drive within the County of Riverside.
- F. MA-05-125 – Engineering Solutions – Tract Map 33720 for 57 residential lots on 11.9 acres, west of El Nido Avenue, and south of Sunset Avenue, within the City of Perris.
- \*G. MA-05-126 – Engineering Solutions – Change of Zone 7169 for 26 commercial lots on 63.44 acres, west of I-215, and south of Citrus Avenue, within the County of Riverside.
- \*H. MA-05-127 – Sunset & Dunlap Partners, LLC – Tract Map 33339 and Change of Zone 7128, south of Sunset Avenue, and east of Dunlap Drive, within the County of Riverside.

- \*I. MA-05-128 – Rancho Los Lemonitos – Tract Map 33521 and Change of Zone 7178, south of Citrus Avenue, and east of Dunlap Drive, within the County of Riverside.
- \*J. MA-05-129 – Rancho Los Lemonitos – Tract Map 33519 and Change of Zone, north of Sunset Avenue, and east of Dunlap Drive, within the County of Riverside.
- \*K. MA-05-130 – Rancho Los Lemonitos – Tract Map 33422, north of Lemon Avenue, and east of Dunlap Drive, within the County of Riverside.

VII. ADMINISTRATIVE ITEMS

- A. ALUCP Update
- B. MARB Status: Review of Existing CLUP and proposed ALUCP (by consultant)
- C. Rules for ALUC Administrative review

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

IX. COMMISSIONER'S COMMENTS

- 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. NEXT REGULARLY SCHEDULED MEETING: October 13, 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.

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