

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

183



FROM: Economic Development Agency (EDA) & TLMA - Planning Department

SUBMITTAL DATE:
July 1, 2005

SUBJECT: PROCESS FOR ADDRESSING AIRPORT LAND USE COMPATIBILITY PLAN IMPLEMENTATION ISSUES - Second, Third, and Fourth Supervisorial Districts - Location: Areas within the vicinity of Bermuda Dunes, Blythe, Flabob, French Valley, and Riverside Municipal Airports.

RECOMMENDED MOTION: Continuance for two weeks to July 26, 2005, to permit further clarification of technical issues with the staff of the Airport Land Use Commission and to allow for discussion as to parcel-specific recommendations for General Plan land use designations in the vicinity of each of these airports.

BACKGROUND: TLMA/Planning staff has completed its identification of those residential properties where changes in Area Plan designations (including possible changes in Foundation Component designations) may be required to achieve consistency between Airport Land Use Compatibility Plans and the County General Plan, pursuant to State law. TLMA/Planning and EDA staff are in the process of scheduling meetings with Airport Land Use Commission staff to clarify those situations where apparent conflicts between General Plan designations and Airport Zone density criteria do not require general plan changes due to exemptions such as the exemptions for existing land uses, existing lots, and approved projects. This meeting may also address the possibility of allowing for residential densities in the range of 0.2 to 5 dwelling units per acre within those portions of Airport Zone D outside the projected year 2020 55 dB(A) noise contours. TLMA/Planning staff and EDA staff also plan to meet with the staff members of the Second, Third, and Fourth District Supervisors to identify properties where the Board may wish to consider an overrule of land use compatibility criteria. Additionally, staff has consulted with County Counsel, and it is our opinion that an Environmental Impact Report will be required to address the impacts of the associated General Plan land use designation changes or any overrule that may occur.

Robert C. Johnson
Robert C. Johnson, Planning Director

Departmental Concurrence

FINANCIAL DATA	Current F.Y. Total Cost:	\$?	In Current Year Budget:	?
	Current F.Y. Net County Cost:	\$?	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	

SOURCE OF FUNDS: Not Applicable at this time	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature *Rhonda King*

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 3.43 of 05/24/05 | **District:** 2, 3, & 4 | **Agenda Number:**

3.30