



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

Housing Authority  
5555 Arlington Ave.  
1st Floor, Conference Room  
Riverside, CA 92504

Thursday, 9:00 a.m., February 28, 2002

CHAIR  
William Cobb  
Corona/Riverside

VICE CHAIRMAN  
Allen Graff  
Hemet

COMMISSIONERS  
Ed Adkison  
Riverside

Paul Gill  
Moreno Valley

Patrick Williams  
San Jacinto

Walt Snyder  
Palm Desert

Marge Tandy  
City of Hemet

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

5555 Arlington Ave.  
Riverside, CA 92504  
Tel: (909) 351-0700

I. CALL TO ORDER

II. SALUTE TO THE FLAG

III. ROLL CALL – 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 JANUARY 24, 2002

V. NEW BUSINESS **9:00 A.M.**

A. Update to Comprehensive Land Use Plan: Consultant Presentation.

**BERMUDA DUNES AIRPORT 9:45 A.M.**

B. BD-02-100 – Mowers Plus, Inc. – PP 17507 and PM 29976 for a 9,000 sq. ft. Industrial Warehouse on approximately .75 acres south of Country Club Dr., and east of Adams St., within the County of Riverside, north of Bermuda Dunes Airport.

**RIVERSIDE MUNICIPAL AIRPORT 10:15 A.M.**

C. RI-02-103 – J.N. Beeler & Associates – Change of Zone CZ 7181 for a Storage Facility and Office on .64 acres north of Arlington Ave., and west of Van Buren Blvd., within the City of Riverside, west of Riverside Municipal Airport.

D. RI-02-104 – Canty Engineering Group, Inc. – Change of Zone, Street Vacation and Lot Consolidation north of Indiana Ave., east of Adams St. and west of Jefferson St., within the City of Riverside, southeast of Riverside Municipal Airport.

- E. RI-02-105 – Avtar Singh & Sawinder Singh – A Convenience Store consisting of approximately 1,641 sq. ft. in an existing Retail Center west of Van Buren Blvd., and north of Philbin Ave., within the City of Riverside, southwest of Riverside Municipal Airport.
- F. RI-02-106 – WCDS, Inc. – RZ 017-001 and a Lot Line Adjustment for a Retail Store on approximately 2 acres east of Adams St., and south of Magnolia Ave., within the City of Riverside, southwest of Riverside Municipal Airport.
- G. RI-02-107 – Alexander Development – A 41 ft. Parking Structure consisting of 39,832 sq. ft. on approximately 12.5 acres south of Indiana Ave. and west of Adams St., within the City of Riverside, southeast of Riverside Municipal Airport.
- H. RI-02-109 – Inland Properties – RZ-008-012 and GP-005-012 for Rezoning from Residential to Commercial on approximately .13 acres east of Hoover St., and south of Magnolia Ave., within the City of Riverside, east of Riverside Municipal Airport.

**HEMET/RYAN AIRPORT**

**10:30 A.M.**

- I. HE-02-100 – AEI-CASC Engineering – Peppertree Specific Plan 01-3 and Vesting Tentative Map 29843 north of Menlo Ave., west of Cawston Ave., south of Fruitvale Ave. and east of Myers Road, within the City of Hemet, north of Hemet/Ryan Airport.

**MARCH AIR RESERVE BASE**

**10:30 A.M.**

- J. MA-02-102 – Grove Community Church – Conditional Use Permit for a Church, Bookstore, Restaurant, Senior Housing, Pre-School, and Elementary School, with Night Lighted Sport Fields in Orangecrest Hills on approximately 56.7 acres, north of Siegal Ave., east of Trautwein Road, within the City of Riverside, west of Barton Road.

**FRENCH VALLEY AIRPORT**

**10:45 A.M.**

- K. FV-02-100 – Chevron Products – CZ6658, PM 30474 and CUP 03359 for a Service Station south of Benton Road, east of Winchester Road, within the County of Riverside, north of French Valley Airport.

**BLYTHE AIRPORT**

**11:00 A.M.**

- L. BL-02-100 – City of Blythe – A General Plan Amendment for U-R (Urban Reserve) to I-H (Heavy Industrial) and concurrent Change of Zone from A (Agricultural) to I-G (General Industrial), north of Hobsonway, south of Riverside Drive to accommodate the Blythe Energy Plant Expansion, and immediately east of the airport.

**DESERT RESORTS REGIONAL AIRPORT**

**11:15 A.M.**

- M. TH-02-100 – Albert Webb/Kohl Ranch – An Amendment and Change of Zone 6605 to Specific Plan 303 #1, south of Desert Resorts Airport between Polk Street, Avenue 66, Avenue 60 and east of Harrison St. (SR 86).

VI. ADMINISTRATIVE ITEMS

- A. Term of Office

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

VIII. COMMISSIONER'S COMMENTS

IX. NEXT REGULARLY SCHEDULED MEETING: March 21, 2002 at 9:00 a.m., Riverside.

