



## AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

Riverside County Administrative Center  
4080 Lemon St., Board Room (14<sup>th</sup> Floor)  
Riverside, California

Thursday, 9:00 a.m., June 20, 2002

CHAIR  
William Cobb  
Corona/Riverside

VICE CHAIRMAN  
Allen Graff  
Hemet

COMMISSIONERS

Paul Bell  
Moreno Valley

Walt Snyder  
Palm Desert

Rick Stephens  
Colton

Marge Tandy  
City of Hemet

Vacancy

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

5555 Arlington Ave.  
Riverside, CA 92504  
Tel: (909)351-0700 x204

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 MAY 16, 2002

V. OLD BUSINESS

**BERMUDA DUNES AIRPORT**

**9:00 A.M.**

- A. BD-02-104 – Warner Engineering – C.Z. 06679 and TR 30483 for a 24-lot Residential Tract on approximately 10.62 acres north of Dune Lake St. and west of Hopewell Ave., within the County of Riverside, south of Bermuda Dunes Airport (Continued from May 16th).

**HEMET/RYAN AIRPORT**

**9:00 A.M.**

- B. 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 (Continued from May 16th).

**FRENCH VALLEY AIRPORT**

**9:00 A.M.**

- C. FV-02-103 – Riverside County –PP 17666 for Construction of a Business Park, with Multiple Buildings for offices, restaurants, health and exercise center, mini-warehouse, nursery, trailer, boat storage, and blueprinting and duplicating services consisting of 240,000 sq ft. on approximately 61.75 acres north of Auld Road, and east of Briggs Road, within the County of Riverside, northeast of French Valley Airport (Continued from May 16th).

**RIVERSIDE MUNICIPAL AIRPORT**

**9:00 A.M.**

- D. RI-02-127 – Wishard Architects – DR-095-012 for a Two-Story Industrial Building east of Jasmine St., and south of Columbus Street, within the City of Riverside, southwest of Riverside Municipal Airport (Continued from May 16<sup>th</sup>).

**BLYTHE AIRPORT**

**9:00 A.M.**

- E. BL-02-101 – Blythe Energy Project – Phase II – An application for a 520 MW Expansion of the Energy Facility, north of Hobsonway, south of Riverside Drive and immediately east of the airport, and west of the original facility (Continued from May 16<sup>th</sup>).

VI. NEW BUSINESS

**BLYTHE AIRPORT**

**9:30 A.M.**

- A. BL-02-102 – Blythe Redevelopment Agency Area #1, Amendment #4 – An application for 347 acres of additional territory to be added to the Redevelopment Plan east of the airport.

**FRENCH VALLEY AIRPORT**

**9:30 A.M.**

- B. FV-02-104 – Konrad Rieger – PP 17268 for Construction of a Jewelry Store on approximately .75 acres north of Margarita Road, and west of Date Street, within the County of Riverside, southeast of French Valley Airport.
- C. FV-02-105 – Ashby USA, LLC – Roripaugh Ranch – Specific Plan and TR 29661 for 509 lots on approximately 144 acres south of Murrieta Hot Springs Road, and west of Butterfield Stage Road, within the City of Temecula, southeast of French Valley Airport.
- D. FV-02-106 – Land Tech Engineering – Parcel Map 30595 on approximately 161 acres south of Borel Road, and west of Leon Road, within the County of Riverside, southeast of French Valley Airport

**HEMET/RYAN AIRPORT**

**9:45 A.M.**

- E. HE-02-102 – Wendy’s International – A C.U.P. #02-02 for a Restaurant north of Florida Ave., and west of Sanderson Ave., within the City of Hemet, north of Hemet/Ryan Airport.

**CHINO AIRPORT**

**10:00 A.M.**

- F. CH-02-100 – Trip Hord Associates – General Plan Amendment 620, Change of Zone 6678 and Tract 30575 south of Cloverdale Rd. and east of Harrison

Ave., within the County of Riverside, east of Chino Airport.

**MARCH AIR RESERVE BASE**

**10:00 A.M.**

- G. MA-02-139 – William Snell – A Tract Map 30613 for 21 dwelling units north of Central Ave., east of Canyon Crest Blvd., within the City of Riverside, north of March Air Reserve Base.
- H. MA-02-140 – Adkan Engineers – Tentative Tract Map 29628 for 35 Single-Family Residential Plots on 72 acres north of Berry Road and west of Via Vista Dr., within the City of Riverside, northwest of March Air Reserve Base.
- I. MA-02-141 – Webb Associates – A Specific Plan Amendment and Change of Zone from M.P. to C-3 and Automobile Sales on approximately 25 acres, north of Box Springs Road, east of Sycamore Canyon Blvd., within the City of Riverside, northwest of March Air Reserve Base.

**DESERT RESORTS REGIONAL AIRPORT**

**10:00 A.M.**

- J. TH-02-103 – Fomotor Engineering – Parcel Map 30370 for Two Lots at the northeast corner of Polk Street and 62<sup>nd</sup> Avenue, within the Airport Influence Area of Desert Resorts Regional Airport.

**RIVERSIDE MUNICIPAL AIRPORT**

**10:15 A.M.**

- K. RI-02-133 – City of Riverside – Permits for Single-Family Dwellings, Room Additions, Mobile Home Installations and Accessory Users within the Traffic Pattern Zone of the Adopted Riverside Municipal Airport and not within the 60 CNEL as indicated on the 1993 Draft Plan, within the City of Riverside.

**MARCH AIR RESERVE BASE**

**10:15 A.M.**

- L. MA-02-142 – City of Riverside – Permits for Single-Family Dwellings, Room Additions, Mobile Home Installations and Accessory Users within Area III of the Adopted March Air Reserve Base and not within the 60 CNEL as indicated on the 1998 AICUZ, within the City of Riverside, north and west of March Air Reserve Base.

VII. ADMINISTRATIVE ITEMS

- A. Reappointments and Status of Alternates
- B. Staff Meeting: City of Murrieta
- C. County of Riverside Letter
- D. CLUP Update: Status

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

IX. COMMISSIONER'S COMMENTS

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X. NEXT REGULARLY SCHEDULED MEETING: July 18, 2002 at 9:00 a.m.,  
Riverside.

**NOTE:**

**CONSENT ITEM**

The Commission may act on any item set for its approval as a "Consent Item" if no Commissioner or member(s) of the audience have comment as to the item.

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