



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Thursday 9:00 a.m., October 13, 2011

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS
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Riverside

Glen Holmes
Hemet

John Lyon
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Cathedral City

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STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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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. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. 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). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: NEW CASES

HEMET RYAN AIRPORT

- 2.1 ZAP1022HR11 – T-Mobile West (Representative: James A. Rogers) – County Case No.: Plot Plan 24918 - A proposal to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high monopalm tower, with associated equipment shelter, on a 447.31 square foot lease area within a 11.74-acre parcel located northerly of State Highway Route 74 (Florida Avenue), easterly of Calvert Avenue, and southerly of Clinton Avenue within the land use jurisdiction of the County of Riverside (Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

PERRIS VALLEY AIRPORT

- 2.2 ZAP1005PV11 – KB Home Southern California-Coastal (Representative: John Dierksen, PHB & Associates) – City Case No.: GPA 10-10-0010 (General Plan Amendment), ZC 10-10-0011 (Change of Zone), TR 36343 (Tentative Tract Map). The General Plan Amendment proposes to amend the land use designation of the site from R-6,000 to MFR-14 on 36.21 acres and OS on 6.4 acres. ZC 10-10-0011 includes a zoning code text amendment to allow a minimum lot frontage of 45 feet. The Tentative Tract Map proposes to subdivide 42.61 gross acres into 187 residential lots, a 6.4-acre park and 9 open space lots. The site is located northerly of Ethanac Road and westerly of Goetz Road, within the land use jurisdiction of the City of Perris. (Zone D within the Perris Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.2 Staff Report](#)

MARCH AIR RESERVE BASE

- 2.3 ZAP1075MA11 – Sysco Riverside, Inc. (Representative: Brad Anderson, Fullmer Construction) – March JPA Case No.: PP 11-05 - A proposal to install two 15,000 gallon Liquid Natural Gas (LNG) tanks and one 4,500 gallon Liquid Hydrogen tank to serve operations at the proposed Sysco warehouse/distribution center on 45.0 acres, located easterly of Meridian Parkway, westerly of Interstate 215, westerly and southerly of Opportunity Way, and northerly of Van Buren Boulevard within the Meridian Specific Plan and the land use jurisdiction of the March Joint Powers Authority (Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO DECEMBER 8, 2011

Click on the link below for this agenda item number:

[2.3 Staff Report](#)

BLYTHE AIRPORT

- 2.4 ZAP1007BL11 – Gila Farm Land, LLC (Representative: Rupal Patel) – County Case No.: Conditional Use Permit 3670, City Case No.: To Be Determined - A proposal to construct a 485 megawatt solar photovoltaic electric generating facility and associated facilities on 3,645 acres, including three electrical substations, two operations and maintenance buildings, inverters, transformers, 34.5 kV distribution lines, and associated switchgear located on either side of Interstate-10, generally located westerly of Neighbors Boulevard, northerly of 20th Avenue, and southerly of 10th Avenue within the land use jurisdictions of the County of Riverside and City of Blythe (Compatibility Zones B1, C, D, and E of the Blythe Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO DECEMBER 8, 2011

Click on the link below for this agenda item number:

[2.4 Staff Report](#)

3.0 ADMINISTRATIVE ITEMS

[3.1 Director's Approvals](#)

4.0 APPROVAL OF MINUTES

July 14, 2011 and September 8, 2011

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 COMMISSIONER'S COMMENTS