



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday 9:00 a.m., January 12, 2012

CHAIR
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Rancho Mirage

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Riverside

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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: CONTINUED CASE

BLYTHE AIRPORT

- 2.1 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). Continued from December 8, 2011. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO FEBRUARY 9, 2012

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

3.0 **PUBLIC HEARING: NEW CASES**

MARCH AIR RESERVE BASE

- 3.1 ZAP1076MA11 – Ramuni, Inc. (Representative: PA Design Associates, Inc.) – County Case Nos.: GPA 00936 (General Plan Amendment), CZ07734 (Change of Zone), and CUP03642 (Conditional Use Permit). The applicant proposes to amend the Mead Valley Area Plan land use designation on 2.24 acres (net) located northerly of Markham Street, westerly of Carroll Street, and southerly of Bonham Street from RC:LDR (Low Density Residential within the Rural Community Foundation Component) to CD:CR (Commercial Retail within the Community Development Foundation Component), to change the zoning of the site from R-R-1/2 to C-1/C-P, and to use the two existing buildings on the property (with a total area of 7,095 square feet) for retail commercial activity. (Area II of 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 FEBRUARY 9, 2012

Click on the link below for this agenda item number:

[3.1 Staff Report](#)

BERMUDA DUNES AIRPORT

- 3.2 ZAP1042BD11 – Dennis French (Representative: George Kramer) - City Case No.: CUP 11-1-961 (Conditional Use Permit). The Conditional Use Permit proposes to convert an existing mini storage facility to include 16,327 square feet of retail use in addition to the remaining 17,673 square feet of mini storage, RV/trailer storage, and caretaker's residence on 8.03 acres. The project also includes a City initiated Zoning Code Text amendment to remove swap meets as a prohibited use and add multi vendor retail facilities as an allowed use with approval of a Conditional Use Permit within the Industrial Park (IP) zone. The site is located westerly of Madison Street, southerly of Indio Boulevard, and northerly of Foxglove Lane, within the land use jurisdiction of the City of Indio. (Zones B1 and C within the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: INCONSISTENT

Click on the link below for this agenda item number:

[3.2 Staff Report](#)

HEMET-RYAN AIRPORT

- 3.3 ZAP1023HR11 – City of Hemet – A proposal by the City to adopt City of Hemet General Plan 2030 (GPA 11-002), a comprehensive update to the City’s General Plan to guide the long-term development of the City of Hemet, along with its Sphere of Influence and Planning Area. The General Plan includes the following elements: Land Use, Community Design, Circulation, Community Services and Infrastructure, Public Safety (includes Noise), Open Space and Conservation, Recreation and Trails, Housing, Historic Resources, and Art and Culture, along with an Introduction chapter and an Implementation chapter. The City includes land within Airport Areas I, II, and III, and the Transition Area, of the Hemet-Ryan Airport Influence Area. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUE TO FEBRUARY 9, 2012

Click on the link below for this agenda item number:

[3.3 Staff Report](#)

- 4.1 ZAPEA02FV10 - RESOLUTION FOR ADOPTION OF FRENCH VALLEY ALUCP. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: Provided that Counsel reviews and approves the resolution, staff recommends ADOPTION of Resolution No. 2012-01.

Click on the link below for this agenda item number:

[4.1 Staff Report](#)

5.0 ADMINISTRATIVE ITEMS

- 5.1 Director's Approvals

Click on the link below for this agenda item number:

[5.0 Staff Report](#)

6.0 APPROVAL OF MINUTES
December 8, 2011

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER’S COMMENTS