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., February 9, 2012

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

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Riverside

Glen Holmes
Hemet

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Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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4080 Lemon St, 14th Floor
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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 CASES**

  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 and January 12, 2012. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

  Staff Recommendation: CONTINUE TO MARCH 8, 2012

Click on the link below for this agenda item number:

2.1 Staff Report

BERMUDA DUNES AIRPORT

2.2 <u>ZAP1042BD11 – Dennis French (Representative: George Kramer) -</u> 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). Continued from January 12, 2012.   ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

<u>Staff Recommendation</u>: CONTINUE TO MARCH 8, 2012

Click on the link below for this agenda item number:

2.2 Staff Report

3.0 **<u>PUBLIC HEARING: NEW CASE</u>**

BERMUDA DUNES AIRPORT

3.1 <u>ZAP1043BD11 – Palm Desert Redevelopment Agency/City of Palm Desert (Representative: Heather Buck)</u> – City Case Nos.: GPA, CZ, PP 11-200 (General Plan Amendment, Change of Zone, Precise Plan). The applicant proposes: (1) to amend the City of Palm Desert's land use designation on a 3.88-acre site located westerly of Washington Street and southerly of Avenue of the States from Community Commercial (C-C), Residential Low Density (R-L), and Office Professional (C-OP) to Residential High Density (R-H); (2) to change the zoning of the site from Planned Commercial (District) (P.C.-(2)), Residential Single Family, 9,000 square foot minimum lot size (R-1-9000), and Office Professional (O.P.) to Planned Residential (P.R.16) 16 units per gross acre; and (3) to construct Carlos Ortega Villas, consisting of 11 buildings with 72 senior affordable housing dwelling units, a recreation/community building with manager's unit, and a maintenance building. The Plan site would constitute Parcel 3 of proposed Parcel Map No. 36363, which would subdivide 5.54 acres (in four Assessor's parcels) into three lots. (Zone E of Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

<u>Staff Recommendation</u>: CONDITIONAL CONSISTENCY

Click on the link below for this agenda item number:

3.1 Staff Report

4.0   **ADMINISTRATIVE ITEMS**

    4.1   Hemet-Ryan Subcommittee Reappointment of Commissioners.

    4.2   Letter from ALUC Director in Response to California Energy Commission's Request for Comments Regarding the Rio Mesa Solar Energy Project.

    4.3   May 2012 Term Expirations.

    Click on the link below for this agenda item number:

    4.0 Staff Report

5.0   **APPROVAL OF MINUTES**
January 12, 2012

6.0   **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

7.0   **COMMISSIONER'S COMMENTS**

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