

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 9, 2012**

2-27-12

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASES**

- 2.1 Staff report recommended: **CONTINUE to 3-8-12**
- Staff recommended at hearing: **CONTINUE to 3-8-12**
- ALUC Commission Action: **CONTINUED to 3-8-12 (Vote 5-0, absent: Holmes and Pettis)**
- 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 20<sup>th</sup> Avenue, and southerly of 10<sup>th</sup> 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.
- 2.2 Staff report recommended: **CONTINUE TO 3-8-12**
- Staff recommended at hearing: **CONSISTENT subject to the revised conditions**
- ALUC Commission Action: **CONSISTENT subject to the revised conditions (Vote 5-0, absent: Holmes and Pettis)**
- 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). Continued from January 12, 2012. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

**CDS:**

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**3.0 PUBLIC HEARING: NEW CASE**

- 3.1 Staff report recommended: **CONDITIONAL CONSISTENCY** ZAP1043BD11 – Palm Desert Redevelopment Agency/City of Palm Desert (Representative: Heather Buck) – 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.
- Staff recommended at hearing: **CONSISTENT subject to the revised conditions**
- ALUC Commission Action: **CONSISTENT subject to the revised conditions (Vote 5-0, absent: Holmes and Pettis)**

**4.0 ADMINISTRATIVE ITEMS**

4.1 Hemet-Ryan Subcommittee Reappointment of Commissioners

The ALUC Commission by a unanimous vote of 5-0 formed a subcommittee for the Hemet Ryan Airport Plan. The subcommittee would consist of: Commissioners John Lyon, Glen Holmes, Arthur Butler and alternate Rod Ballance.

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

Chairman Housman commented although the project is not in the Airport Influence Area, it involves three 750 foot towers and raises serious problems of aviation hazards:

- The main substation at Blythe is near the Blythe Airport.
- Transmission lines location.
- Adds burden to an already impacted airport.
- The least compatible type of solar power.

Chairman Housman indicated he would support further communication with the California Energy Commission to let them know we would very much like to be involved with the project. Ed Cooper, ALUC Director, indicated we have been granted intervenor status. There is a webpage which shows all the applicant's and the intervenor's comments on the project. The County of Riverside has made

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comments, and several other agencies and entities, including the Center for Biological Diversity, have already posted comments on the Rio Mesa Project. Mr. Cooper receives regular updates on postings to the site; and through him, the ALUC will be noticed in terms of any future hearings.

4.3 May 2012 Term Expirations

ALUC Commissioners Richard Stewart, Rod Ballance and Arthur Butler expressed their interest to be re-appointed.

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 **APPROVED** the January 12, 2012 minutes. Abstain: Rod Ballance; Absent: Greg Pettis, Glen Holmes

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

John Guerin, ALUC staff, informed the Commission that the Hemet Ryan Airport Master Plan has been submitted for review and will be coming to the Commission for consideration in March. [Note to reader: Riverside County EDA subsequently requested postponement to ALUC's April agenda.] The Riverside County EDA has established a webpage for the Hemet Ryan Airport that includes the Master Plan [[www.rchmtra.com](http://www.rchmtra.com)]

7.0 **COMMISSIONER'S COMMENTS**

None

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