

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 12, 2012**

1-26-12

COMMISSIONERS PRESENT: Simon Housman, Art Butler, Glen Holmes, John Lyon, Greg Pettis, Richard Stewart

COMMISSIONERS ABSENT: Rod Ballance

2.0 PUBLIC HEARING: CONTINUED CASE

- 2.1 Staff report recommended: **CONTINUE TO 2-9-12**
- Staff recommended at hearing: **CONTINUE TO 2-9-12**
- ALUC Commission Action: **CONTINUED TO 2-9-12 (Vote 6-0, absent: Ballance)**
- 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.

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONTINUE TO 2-9-12**
- Staff recommended at hearing: **CONSISTENT for the General Plan Amendment and Change of Zone; CONDITIONALLY CONSISTENT for the Conditional Use Permit, subject to the conditions in the staff report and such additional conditions as may be required pursuant to the FAA determination.**
- ALUC Commission Action: **CONSISTENT for the General Plan Amendment and Change of Zone;**
- 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.

CDS:

1

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**CONDITIONALLY
CONSISTENT for the
Conditional Use Permit,
subject to the conditions in
the staff report and such
additional conditions as may
be required pursuant to the
FAA determination.
(Vote 6-0, absent: Ballance)**

- 3.2 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUE TO 2-9-12**
- ALUC Commission Action: **CONTINUED TO 2-9-12
(Vote 5-0, absent: Pettis and Ballance)**
- 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.
- 3.3 Staff report recommended: **CONTINUE TO 2-9-12**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT with text amendments.
(Vote 5-0, absent: Holmes and Ballance)**
- 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.

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

ALUC Commission Action:
**ADOPTED as modified
(Vote 5-0, Absent: Holmes
and Ballance)**

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

6.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0, approved the December 8, 2011 minutes. Absent: Holmes and Ballance. Abstain: Pettis

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

None

8.0 **COMMISSIONER'S COMMENTS**

None

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3

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