

**AIRPORT LAND USE COMMISSION
MINUTE ORDER DECEMBER 8, 2011
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on December 8, 2011 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Glen Holmes
John Lyon
Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

STAFF PRESENT: Ed Cooper, Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
Anna Wang, ALUC Counsel

OTHERS PRESENT: Dan Baker, Other Interested Person
Chad Davies, EDA Aviation
Robert Eppers, Cal Pilots
Jason Pfaff, Power Engineers
Thomas Ryan, Power Engineers

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- I. **AGENDA ITEM 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 October 13, 2011.

II. **MAJOR ISSUES**

1. Proposed distribution and transmission lines extend through Compatibility Zones C and D;
2. Reflectivity/glare; and
3. Cumulative impacts of multiple energy projects.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission consider the staff and applicant presentations and any public testimony at its December 8, 2011 public hearing, and subsequently CONTINUE this matter to its January 12, 2012 hearing calendar, pending submittal of Form 7460-1 to (and acceptance for processing by) the FAA for all required structures. In the event that the applicant is able to document such acceptance prior to the hearing, staff would recommend a finding of CONDITIONAL CONSISTENCY for the project, subject to receiving a Determination of No Hazard to Air Navigation from the FAA and the conditions specified herein, plus such additional conditions as may be required pursuant to FAA requirements.

IV. **PROJECT DESCRIPTION**

The project proposes 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, 230 kV transmission lines, and associated switchgear.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Thomas Ryan, Power Engineers, 8852 Luss Drive, CA 92646

The following spoke neither for or against the project, but added information to the decision making process:

Jason Pfaff, Power Engineers, 1152 Nearing Road, Moscow, ID 83843

No one spoke in opposition to the project.

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VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 **CONTINUED** the project to January 12, 2012.
Absent: Commissioner Greg Pettis

VII. CD

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.1: TIME IS 9:06 A.M.

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- I. **AGENDA ITEM 3.1: ZAPEA02FV10 – ALUC Initiative** – The Riverside County Airport Land Use Commission will consider whether to adopt a Negative Declaration, prepared pursuant to the California Environmental Quality Act, for the proposed 2011 Amendment to the 2007 French Valley Airport Land Use Compatibility Plan (“2007 FVALUCP”) and whether to adopt the 2011 Amendment.

The 2011 Amendment would revise the boundaries of Airport Land Use Compatibility Zones (A, B1, B2, C, D, and E) identified in the previously adopted 2007 FVALUCP to reflect the removal and deletion of the previously planned (but never built) secondary runway from the French Valley Airport Master Plan. As the 2011 Amendment proposes to reconfigure the Compatibility Zones, the proposed amendment would modify the applicability of the previously adopted 2007 FVALUCP to various properties within the French Valley Airport Influence Area (“AIA”). The proposed amendment, however, would not change the development restrictions or criteria established for each Compatibility Zone by the 2007 FVALUCP. The 2011 Amendment also would revise projected noise level contour maps around the Airport and make changes to informational tables in the 2007 FVALUCP to reflect adoption of the French Valley Airport Master Plan and changes to airport features and activity since 2002. French Valley Airport is located easterly of Winchester Road and southerly of Auld Road. The AIA includes properties in the cities of Murrieta and Temecula, and unincorporated Riverside County.

II. **MAJOR ISSUES**

None have been raised to date. The Native American Heritage Commission has requested consultation with Tribal representatives. This staff report includes a response to this comment on the Initial Study/Negative Declaration.

III. **STAFF RECOMMENDATION**

Staff recommends that, after the close of public hearing, the Commission:

- (1) Approve the Negative Declaration for the 2011 Amendment to the 2007 French Valley Airport Land Use Compatibility Plan (“2007 FVALUCP”), and thereby find that:
 - a. having considered the Initial Study/Negative Declaration document, the comments received during the public review process, and the record before the Commission, there is no substantial evidence that adoption of the 2011 Amendment to the 2007 FVALUCP will have a significant effect on the environment; and
 - b. the Negative Declaration reflects the Commission's independent judgment and analysis;
- (2) Adopt the 2011 Amendment to the 2007 FVALUCP; and
- (3) Direct staff to return to the Commission on January 12, 2012, with the appropriate resolution memorializing the Commission's final action taken at the December 8, 2011 public hearing.

IV. **PROJECT DESCRIPTION**

The 2011 Amendment would revise the boundaries of Airport Land Use Compatibility Zones (A, B1, B2, C, D, and E) identified in the previously adopted 2007 French Valley Airport Land Use Compatibility Plan (“2007 FVALUCP”) to reflect the removal and deletion of the previously planned (but never built) secondary runway from the French Valley Airport Master Plan. As the 2011 Amendment proposes to reconfigure the Compatibility Zones, the proposed amendment would modify the applicability of the previously adopted 2007 FVALUCP to various properties within the

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French Valley Airport Influence Area. The 2011 Amendment also would revise projected noise level contour maps around the Airport and make changes to informational tables in the 2007 FVALUCP to reflect adoption of the French Valley Airport Master Plan and changes to airport features and activity since 2002. The 2011 Amendment would not change the development restrictions or criteria established for each Compatibility Zone by the 2007 FVALUCP.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

The following spoke neither for or against the project, but added information to the decision making process:

Dan Baker, Other Interested Person, 8432 Heather View Lane, Orange, CA 92869

Chad Davies, EDA Aviation, 3403 10th Street, Riverside, CA 92501

The following spoke in opposition to the project:

Robert Eppers, Cal Pilots, 36865 Hidden Trail CT, Winchester, CA 92596

No one spoke in favor of the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 **APPROVED** Negative Declaration, **ADOPTED** 2011 Amendment to the 2007 FVALUCP, and **DIRECT** preparation of a resolution memorializing this action. Absent: Commissioner Greg Pettis

VII. CD

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ITEM 3.1: TIME IS 10:03 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 2012 Commission Meeting Schedule – The Commissioners discussed whether to plan for dark months in advance, or to meet monthly unless there was no workload. Ultimately, the Commission decided to assign dark months, but remain flexible. Chairman Housman directed staff to plan the 2012 schedule with dark months in August and November, but subject to change depending on case load.

II. **5.0 APPROVAL OF MINUTES**

The October 13, 2011 minutes were approved by a vote of 5-0. Abstained: Commissioner Holmes; Absent: Commissioner Pettis

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

None

IV. **7.0 COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance announced that the President promoted Brigadier General Mark A. Kyle, Commander, 4th Air Force Reserve Command, to the rank of a Major General.

Commissioner Holmes commented on the importance of colon cancer screening.

Chairman Housman commented that he is still actively communicating with anybody and everybody he can find about multi-modal or freight activity out of Jacqueline Cochran Airport. There was an announcement that a new refrigerated warehouse is being built at LAX. He commented that such a facility should be built closer to Imperial Valley, so that agricultural products could be transported by air from Jacqueline Cochran Airport. This would eliminate the need to drive 100 miles to LAX.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:49 a.m.

VI. **CD**

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ITEM 4.0: TIME IS 10:43 A.M.