

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MARCH 8, 2012
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 8, 2012 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, ALUC Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
David Huff, ALUC Counsel

OTHERS PRESENT: Robert Eppers, CalPilots
Leonard Bustin, Congregation Havurim

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

I. **AGENDA ITEM 2.1:** ZAP1007BL11 – Gila Farm Land, LLC (Representative: Rupal Patel) – County Case No.: Conditional Use Permit 3670, City Case No.: PRC 2011-06 - 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, January 12, and February 9, 2012.

II. **MAJOR ISSUES**

1. Proposed distribution lines extending through Compatibility Zones C and D. The applicant will relocate the 230 kV transmission line out of Zone C. A portion of the 34.5 kV line continues to be proposed in Zone C;
2. Reflectivity/glare. An issue has been raised as to whether the glare analysis would be applicable in the event that the traffic pattern is changed to enable development of Blythe II powerplant; 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 March 8, 2012 public hearing, and subsequently CONTINUE this matter to its April 12, 2012 hearing calendar, pending FAA issuance of Determinations of No Hazard to Air Navigation for any poles that would be placed along the realigned segment of the 230 kV transmission line that would require review. In the event that the applicant is able to document receipt of Determinations of No Hazard to Air Navigation from the FAA prior to the hearing, staff would recommend a finding of CONSISTENCY for the project, subject to 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 opposition to the project:

Robert Eppers, CalPilots, 36865 Hidden Trail CT, Winchester, CA 92595

No one spoke in favor or neutral of the project.

VI. **ALUC COMMISSION ACTION**

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

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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 9:04 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.1:** ZAP1045FV12 – Congregation Havurim, Hoskings Murrieta Inc., LOLA I, Londen Land Co. LLC, and Janet H. Smith (Representative: Leonard Bustin) – County Case Nos.: GPA00945 (General Plan Amendment) and CZ07743 (Change of Zone). GPA00945 is a proposal to amend the Southwest Area Plan’s land use designation on 18.99 acres located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road in the unincorporated Riverside County community of French Valley from R:RR (Rural Residential within the Rural Foundation Component) to CD:CR (Commercial Retail within the Community Development Foundation Component). CZ07743 is a proposal to change the zoning of the site from A-1-5 (Light Agriculture – 5 acre minimum) to C-1/C-P (General Commercial). (Zone E of French Valley Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the general plan amendment and change of zone.
- IV. **PROJECT DESCRIPTION**
GPA 945 is a proposal to amend the Southwest Area Plan’s land use designation on 18.99 acres from R:R (Rural Residential within the Rural Foundation Component) to CD:CR (Commercial Retail within the Community Development Foundation Component). CZ 7743 is a proposal to change the zoning of the site from A-1-5 (Light Agriculture – 5 acre minimum) to C-1/C-P (General Commercial).
- 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:
Leonard Bustin, Congregation Havurim, 41935 Calle Cabrillo, Temecula, CA 92592
- No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. 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 3.1: TIME IS 9:24 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.2: ZAP1015CH12 – City of Eastvale (Representative: Eric Norris, Planning Director).** A proposal by the City of Eastvale to adopt a new General Plan tailored to reflect the current conditions of the City and to better address those issues that affect the City. The General Plan includes the following chapters: Introduction, Eastvale Issues, Land Use, Circulation, Design, Economic Development, Air Quality and Conservation, Healthy Community, Housing, Noise, Parks, Recreation, and Open Space, Safety, Sustainability, and Implementation. The City also proposes an update to the City's Zoning Code. The update would revise the Zoning Code adopted upon City incorporation to make it more specific to the City of Eastvale. The update includes formatting and structural changes, process streamlining, and modifications to entitlements and certain development standards. No changes to the current Zoning Map are proposed. The City includes land within Airport Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area. (Portions of the City also lie within the Airport Influence Area of Ontario International Airport.)

II. **MAJOR ISSUES**

The proposed General Plan text will require additions and revisions in order to enable a consistency determination. ALUC staff has recently been advised that a Zoning Code is also in process. Some of the requirements may be included in the Zoning Code. As of the date of preparation of this staff report, staff has not had an opportunity to review the Zoning Code. Review is ongoing as of the date of this staff report (February 27, 2012). While we hope to be able to ultimately reach a finding of consistency with the 2008 Chino Airport Land Use Compatibility Plan, subject to certain changes being made to the text of the proposed General Plan and/or Zoning Code, at this time, we must recommend a continuance. A continuance will also provide the Commission with additional time to review these documents.

III. **STAFF RECOMMENDATION**

At this time, staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE consideration of this matter to its April 12, 2012 public hearing agenda. ALUC staff hopes to be able to use the additional time to recommend text changes and work with City staff in the quest to find a path to consistency.

IV. **PROJECT DESCRIPTION**

The City of Eastvale proposes to adopt a new General Plan tailored to reflect the current conditions of the City and to better address those issues that affect the City. The General Plan includes the following chapters: Introduction, Eastvale Issues, Land Use, Circulation, Design, Economic Development, Air Quality and Conservation, Healthy Community, Housing, Noise, Parks, Recreation and Open Space, Safety, Sustainability, and Implementation. The City also proposes an update to the City's Zoning Code. The update would revise the Zoning Code adopted upon City incorporation to make it more specific to the City of Eastvale. The update includes formatting and structural changes, process streamlining, and modifications to entitlements and certain development standards. No changes to the current Zoning Map are proposed. The City includes land within Airport Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area. (Portions of the City also lie within the Airport Influence Area of Ontario International Airport.)

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.

No one spoke in favor, neutral or 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 April 12, 2012.
Absent: Commissioner Greg Pettis.

VII. **CD**

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ITEM 3.2: TIME IS 9:34 A.M.

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I. **4.0 APPROVAL OF MINUTES**

The February 9, 2012 minutes were approved by a vote of 5-0. Abstained: Glen Holmes; Absent: Greg Pettis

II. **5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

III. **6.0 COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance questioned whether ALUC had a quasi-policy regarding projects requiring multiple continuances and incomplete projects. John Guerin, ALUC staff, responded that, in certain situations, if a project would take a considerable amount of time, one option is to continue off calendar. For example, that is what occurred with the electric lines out in Riverside that may return to us next month once they have all their FAA reviews completed. As for today's Blythe area project, it is a continuous process of working with the applicant and the applicant working with FAA for clearances. Vice Chairman Ballance noted that the Commission would like to have all of the required information before voting on a project's consistency. Ed Cooper, ALUC Director, indicated that solar projects are a parallel process. Some of these solar projects are being handled by the California Energy Commission (CEC). In general, if ALUC acts as an "intervenor", we send comments to the CEC and the California Energy Commission can refer the applicant to us for our conditions on the project. Commissioner Richard Stewart announced that, on March 19th, the City Selection Committee will consider his application for re-appointment to the Airport Land Use Commission. He also expressed his concerns regarding the encroachment of residential development and the balance between the cities' interest of developing and gaining economic benefit and the public interest in maintaining a viable airport system in the face of the constant encroachment issues that every single airport faces. He noted that encroachment is the single most important factor in the closure of military bases in the United States, and that ALUC is the last barrier to assure that unimpeded growth and development do not result in the demise of airports. Chairman Housman thanked Commissioner Stewart for his services on the Airport Land Use Commission and hopes he is allowed to continue to serve. Chairman Housman reaffirmed the role of airports in economic development and disaster relief, and the role of the Commission in establishing the regulations and implementing them as projects come forward.

IV. **7.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:24 a.m.

V. **CD**

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ITEM 4.0: TIME IS 10:07 A.M.