



# 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., April 12, 2012

CHAIR  
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Rancho Mirage

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[www.rcaluc.org](http://www.rcaluc.org)

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, 14<sup>th</sup> 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](mailto: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.: 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 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, January 12, February 9, and March 8, 2012. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

**CHINO AIRPORT**

- 2.2 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.). Continued from March 8, 2012. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.2 Staff Report](#)

3.0 **PUBLIC HEARING: NEW CASES**

**FRENCH VALLEY AIRPORT**

- 3.1 ZAP1046FV12 – Mary Etta Bollman and Karen Smith (Representative: David Jeffers Consulting, Inc.) – County Case No.: GPA00975 (General Plan Amendment). General Plan Amendment No. 975 is a proposal to amend the Southwest Area Plan's land use designation from R:RR (Rural Residential within the Rural Foundation Component) to CD:MDR (Medium Density Residential within the Community Development Foundation Component) on 78.57 acres located southerly of Auld Road, easterly of Pourroy Road, and westerly of Washington Street in the unincorporated community of French Valley. (Zone E of French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.1 Staff Report](#)

**HEMET-RYAN AIRPORT**

- 3.2 ZAP1025HR12 – AT&T, Bechtel Communications, and Prince of Peace Lutheran Church (Representative: Marc Myers) – City Case Nos.: ZC No. 11-001 (Zone Change) and CUP No. 11-003 (Conditional Use Permit). Conditional Use Permit No. 11-003 is a proposal to establish an unmanned telecommunications facility consisting of antennas on a 60-foot high monopine tower, with associated equipment shelter, on an 824.25 square foot lease area within an 8.46-acre parcel located westerly of Sanderson Avenue, northerly of Menlo Avenue, and southerly of Fruitvale Avenue within the City of Hemet. Zone Change No. 11-001 is a proposal to change the zoning of the 8.46-acre parcel, which is developed with a church, preschool, and an existing communications facility, from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to S-1 (Church). (Area III of Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Staff Recommendation: CONSISTENT

**Click on the link below for this agenda item number:**

[3.2 Staff Report](#)

**JACQUELINE COCHRAN REGIONAL AIRPORT**

- 3.3 ZAP1019TH12 – Thermal Operating Company, LLC (Representative: Nick Johnson) – A proposal to alter the size, design, and location of buildings previously approved for PP24690 for a motorsports race track facility on 329.72 acres located northerly of 62<sup>nd</sup> Avenue, easterly of Tyler Street, southerly of 60<sup>th</sup> Avenue, and westerly of Polk Street in the unincorporated community of Thermal. In addition it proposes to alter the lot layout and split the subdivision of PM36293 into two phases. (Zones B1, C, and D of Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Staff Recommendation: CONDITIONAL CONSISTENCY

**Click on the link below for this agenda item number:**

[3.3 Staff Report](#)

**RIVERSIDE MUNICIPAL AIRPORT**

- 3.4 ZAP1052RI11 – Riverside Public Utilities (Representative: Lyle Hill) – City Case No. PSP 11-0027 (Special Project) “RTRP69kV”. This is a proposal by Riverside Public Utilities (City of Riverside) to construct, operate and maintain additional 69,000-volt (69kV) electrical transmission lines in the vicinity of Riverside Municipal Airport. This is a portion of the Riverside Transmission Reliability Project (RTRP), which also involves the design and construction of 230,000-volt (230kV) electrical transmission lines by Southern California Edison (SCE). (The SCE portion of the RTRP requires approval by the California Public Utilities Commission and is not part of this process). Within the Riverside Municipal Airport Influence Area, the new lines would extend along the following roads: Acorn, Jurupa, Doolittle, Van Buren, Arlington, Rutland, Cypress, Crest, Wells, Tomlinson, Wilderness, Ed Perkić, and Industrial, so as to provide for connections to four existing substations and the proposed 230/69kV substations. (Airport Compatibility Zones A, B1, B2, C, D, and E of Riverside Municipal Airport Influence Area. Any new lines in Zone A would be underground.) ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: CONSISTENT

**Click on the link below for this agenda item number:**

[3.4 Staff Report](#)

**HEMET-RYAN AIRPORT**

- 3.5 ZAP1024HR12 – Riverside County Economic Development Agency – Aviation Division (Representative: Chad Davies) – Hemet-Ryan Airport Master Plan. The Airport Land Use Commission will review the Airport Master Plan document to determine consistency with the Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP), as adopted in 1992. Hemet-Ryan Airport is located northerly of Stetson Avenue, easterly of Warren Road, and westerly of Cawston Avenue and Sanderson Avenue in the City of Hemet. The Master Plan indicates that Hemet-Ryan Airport would continue to be a general aviation airport, and includes a Capital Improvement Program that recommends 24 actions over the next 20 years to improve the airport, including the construction of a north side parallel taxiway. The Master Plan includes a discussion of five options for an extension of the runway to a total length of 5,300 feet. However, none of these options is proposed to be implemented within the 20-year Master Plan horizon. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: CONSISTENT

**Click on the link below for this agenda item number:**

[3.5 Staff Report](#)

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals.

4.2 Governor's Budget Trailer Bill: Proposed Amendments to the State Aeronautics Act  
(PUC Sections 21670etseq.)

**5.0 APPROVAL OF MINUTES**

March 8, 2012

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

**7.0 COMMISSIONER'S COMMENTS**

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