



# 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., September 13, 2012

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

**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: NEW CASES

### BLYTHE AIRPORT

- 2.1 ZAP1008BL11 – Gila Farm Land, LLC and A&F Growers (Representative: Renewable Resources Group/Rupal Patel and Power Engineers) – County Case No.: Conditional Use Permit No. 03684 - A proposal to construct Palo Verde Mesa Solar Project, a 486 megawatt solar photovoltaic electric generating facility and associated facilities on 3,250 acres, including two electrical substations, one operation and maintenance building, inverters, transformers, underground 34.5 kV distribution lines, overhead 230 kV transmission lines, and associated switchgear located northerly of Interstate-10, with the solar photovoltaic panels generally located northeasterly of Blythe Airport, northerly of 10<sup>th</sup> Avenue, westerly of the extension of Neighbors Boulevard, easterly of Mesa Drive, and southerly of 5<sup>th</sup> Avenue within the land use jurisdiction of the County of Riverside. An additional 150 acres would be within a 100-foot-wide right-of-way for 12.4 miles of transmission lines outside the solar array field. (Compatibility Zones B1, C, D, and E of the Blythe Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

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

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

## CHINO AIRPORT

- 2.2 [ZAP1017CH12 – Richland Properties, LLC and M.J. Bray, LLC \(Representative: Tom Sanhamel\)](#) – City Case Nos.: 11-0558 (General Plan Amendment, Change of Zone, Plot Plan), TR36423 (Tentative Tract Map) - The General Plan Amendment proposes to amend the land use designation of 50.48 acres (gross) located northerly of 65<sup>th</sup> Street and westerly of Archibald Avenue, within the City of Eastvale, from Light Industrial (LI) to Medium Density Residential (MDR). The Change of Zone proposes to change the zoning classification on the site from Heavy Agriculture 10-acre minimum (A-2-10) to Planned Residential (R-4). The Tentative Tract Map proposes to divide the property into 224 single-family residential lots, a 1.82-acre park and 13 other open space lots. The gross area of the property includes a 7.59-acre Southern California Edison easement with transmission lines and towers. (Compatibility Zones C and D of the Chino 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:

[2.2 Staff Report](#)

## MARCH AIR RESERVE BASE

- 2.3 [ZAP1081MA12 – Riverside County Board of Education](#) (Representative: School Advisors) – City Case No. P12-0360 (Conditional Use Permit). The applicant proposes to establish a medical vocational school for adult students within an 11,505 square foot single-story building originally approved for commercial retail use on a 2.15-acre site located on the northerly side of Alessandro Boulevard, easterly of San Geronio Drive, in the City of Riverside. (Airport Area II of the March Air Reserve Base 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:

[2.3 Staff Report](#)

**RIVERSIDE MUNICIPAL AIRPORT**

2.4 ZAP1055RI12 – California Baptist University (Representative: David Leonard Associates) – City Case Nos. P11-0342 (Specific Plan), P11-0272 (General Plan Amendment) and P12-0410 (Rezoning). A Specific Plan providing for the continued development of the California Baptist University campus, consisting of 132.6 acres predominantly located southerly of Magnolia Avenue, westerly of Adams Street, easterly of Monroe Street, and northerly of State Highway Route 91 in the City of Riverside. The Specific Plan provides for 558,000 square feet of academic buildings on 22.3 acres, 35.8 acres of residential facilities providing for a residential population of 3,522, 31.3 acres of parking, 15.8 acres of athletic facilities, 14.2 acres of open space, 5.3 acres of mixed-use development, and 7.9 acres of streets, to serve an enrollment of 9,193 students, with 827 faculty and staff, by the year 2025. (Present development includes 316,000 square feet of academic buildings, residential facilities providing for a residential population of 3,000, and 13.4 acres of athletic facilities, serving an enrollment of 6,263, with 564 faculty and staff.) Zones D and E of the Riverside Municipal Airport Influence Area. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

Staff Recommendation: CONTINUE TO 10-11-12

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

[2.4 Staff Report](#)

3.0 **ADMINISTRATIVE ITEMS**

3.1 Director's Approvals

3.2 Withdrawal of ZAP1080MA12

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[3.0 Staff Report](#)

4.0 **APPROVAL OF MINUTES**

June 14, 2012

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

6.0 **COMMISSIONER'S COMMENTS**