



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., October 11, 2012

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Rancho Mirage

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John Guerin
Russell Brady
Barbara Santos

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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, 14th 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. 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 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 10th Avenue, westerly of the extension of Neighbors Boulevard, easterly of Mesa Drive, and southerly of 5th 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.

Staff Recommendation: CONTINUE TO 12-13-12

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

MARCH AIR RESERVE BASE

2.2 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 Gorgonio 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.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.2 Staff Report](#)

3.0 **PUBLIC HEARING: NEW CASES**

RIVERSIDE MUNICIPAL AIRPORT

3.1 ZAP1056RI12 – Azar Trust (Representative: James Broeske, Broeske Architects & Associates, Inc.) – City of Riverside Case Nos. P12-0184 (General Plan Amendment), P12-0185 (Rezoning), and P12-0187 (Design Review). P12-0187 is a proposal to develop a 6,120 square foot multiple-space retail and/or office building on a 0.74 net acre (1.23 gross acre) site comprised of two parcels located on the northerly side of Audrey Avenue, directly easterly of Van Buren Boulevard. P12-0185 is a proposal to rezone the two parcels (with addresses of 9265 and 9241 Audrey Avenue) from R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot area) to CR (Commercial Retail), or Commercial Retail Airport Protection Overlay Zone D (CR-AP-D). P12-0184 is a proposal to amend the General Plan land use designation of the easterly parcel (0.21 net acres at 9241 Audrey Avenue) from MDR (Medium Density Residential) to C (Commercial). (Zone D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.1 Staff Report](#)

FRENCH VALLEY AIRPORT

- 3.2 ZAP1049FV12 – French Valley Airport Center (Representative: Stan Heaton, Temecula Engineering Consultants) – County Case Nos. PP25183 (Plot Plan) and PM33691, Revised No. 1 (Revised Parcel Map). PM33691, Revised Map No. 1 is a proposal to divide 82.74 acres located southerly of Auld Road, westerly of Leon Road, southerly and westerly of the Southwest Justice Center, easterly of French Valley Airport, and northerly of Jolynn Road and Allen Road in the unincorporated Riverside County community of French Valley into 11 parcels for office/business park/industrial uses, plus open space lots (18.9 acres). Plot Plan No. 25183 is a proposal to develop up to 59 buildings with a combined gross floor area of 331,083 square feet. (Compatibility Zones A, B1, B2, and D of the French Valley Airport Influence Area; plot plan in Zones B2 and D). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: PARCEL MAP CONSISTENT; CONTINUE PLOT PLAN TO 12-13-12

Click on the link below for this agenda item number:

[3.2 Staff Report](#)

MARCH AIR RESERVE BASE

- 3.3 ZAP1082MA12 – Rogelio Rawlins & Maria Rawlins (Representative: IW Consulting Engineers Inc., Andrew Walcker) – County Case No. PUP00856R2 (Revised Public Use Permit). The applicant proposes to add a 2,596 square foot caretaker's unit and 2,100 square foot garage as ancillary uses to an existing child care facility on a 2.33-acre site located westerly of Clark Street, northerly of Nance Street, southerly of Oleander Avenue, and easterly of Haines Street, in the unincorporated Riverside County community of Mead Valley (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.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.3 Staff Report](#)

- 3.4 ZAP1083MA12 – CT Realty Investors, LLC (David L. Ball) – JPA Case No.: 212-02 – A proposal to establish industrial (I) zoning where no current zoning exists on 13.96 acres, located westerly of Heacock Street and northerly of Mariposa Avenue within the land use jurisdiction of the March Joint Powers Authority (Area II of the March Air Reserve Base Airport Influence Area). An existing industrial/warehouse building known as the Phillips Building is located on this property. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.4 Staff Report](#)

MARCH AIR RESERVE BASE

- 3.5 ZAP1084MA12 – CT Realty Investors, LLC (David L. Ball) – JPA Case No.: 212-03 – A proposal to modify development standards within the Industrial (I) zoning district of the March Joint Powers Authority that would increase the potential maximum building height from 35 feet to 80 feet and establish a new formula for determining the required number of parking spaces for warehouse and distribution uses. At present, warehousing and distribution facilities must provide one parking space per 1,000 square feet of floor area. The new formula would establish a sliding scale that would reduce parking requirements for facilities with more than 50,000 square feet of floor area. Applicable to Industrial (I) zoned areas within the land use jurisdiction of the March Joint Powers Authority (Areas I and 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.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.5 Staff Report](#)

- 3.6 ZAP1085MA12 – Stantec Consulting, on behalf of AT&T, Chase, and Frontier Inv. Realty (Representative: Jeff Liederman) – City Case Nos. P12-0419 (General Plan Amendment), P12-0557 (Rezoning), and P12-0558 (Conditional Use Permit). P12-0419 is a proposal to amend the City of Riverside General Plan land use designation on 0.88 acres located at the northwesterly corner of Alessandro Boulevard and Mission Grove Parkway from HDR (High Density Residential) to O (Office). P12-0557 is a proposal to rezone that same property from RE (Residential Estate) to O (Office). P12-0558 is a proposal to develop a 3,858 square foot bank building on the property. (The existing AT&T buildings would be removed from the site or demolished.) (Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.6 Staff Report](#)

- 4.0 **APPROVAL OF MINUTES**
September 13, 2012

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

- 6.0 **COMMISSIONER'S COMMENTS**