

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 12, 2012**

5/17/12

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, Paul Lewin (alternate for Greg Pettis), John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis

2.0 PUBLIC HEARING: CONTINUED CASES

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-2, absent: Holmes)**
- 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, February 9, and March 8, 2012. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT, provided that City makes all the additions and revisions recommended by staff.**
- Staff recommended at hearing: **CONSISTENT, provided that City makes all the additions and revisions recommended by staff.**
- ALUC Commission Action: **CONSISTENT as proposed to be modified by the City, incorporating the conditions of the ALUC including changes 1 and 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,

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Findings for Changes 1 and 2 are as follows: 2012. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

1. It is sufficient for the City of Eastvale to provide public access to the then-current Airport Land Use Plan for Chino Airport .
2. It is sufficient for the City of Eastvale to include a note in the text of its General Plan and Zoning Code making reference to the Airport Land Use Plan, as currently proposed by the City.

(Vote 5-0, Absent: Holmes and Lyon)

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Holmes and Lyon)**
- 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.
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Holmes and Lyon)**
- 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

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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.

- 3.3 Staff report recommended: **CONDITIONAL CONSISTENCY**
Staff recommended at hearing: **CONDITIONAL CONSISTENCY**
ALUC Commission Action: **CONDITIONALLY CONSISTENT, with revised Condition Nos. 4,11,15, and 20 (Vote 5-0, absent: Holmes and Lyon)**
- 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 62nd Avenue, easterly of Tyler Street, southerly of 60th 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.
- 3.4 Staff report recommended: **CONSISTENT (as revised)**
Staff recommended at hearing: **CONSISTENT (as revised)**
ALUC Commission Action: **CONSISTENT (as revised) (Vote 4-1, absent: Holmes and Lyon)**
- 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 Perkic, 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.

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- 3.5 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONTINUED to 6-14-12. The recently formed Hemet-Ryan Ad Hoc subcommittee will meet with the applicant and interested parties in May. (Vote 5-0, absent: Holmes and Lyon)**
- 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.

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals - Information Only

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

Chairman Housman stated for the record that he is generally in favor of not having unfunded mandates placed upon local organizations by the state government in accordance with the constitution of the State of California, but that he is not sure that this is a best set of priorities in applying that general rule.

5.0 **APPROVAL OF MINUTES**

The ALUC Commission, by a vote of 4-0, approved the March 8, 2012 minutes. Absent: Holmes and Lyon. Abstained: Paul Lewin, alternate for Greg Pettis

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

Paul Lewin, the new alternate for Greg Pettis, thanked the Commissioners for their work and is looking forward to working with the Commission in the future. Ed Cooper, ALUC Director, congratulated Commissioner Stewart on his re-election to the ALUC Commission by the City Selection Committee and Vice Chairman Rod Ballance on his re-election as a representative of airport managers, based on the ballots that were received from the airport operators. Mr. Cooper is still working with the County regarding Commissioner Butler's position.

Andy Wilson of the California Pilots Association advised that he would like to see the Airport Land Use Commission remain in place.

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7.0 COMMISSIONER'S COMMENTS

None

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