

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 13, 2012**

9-26-12

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, Glen Holmes, John Lyon, Greg Pettis, Richard Stewart

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: NEW CASES**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONTINUED TO 10-11-12 (Vote 7-0)**
- 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).
- 2.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 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

**CDS:**

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The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org)

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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).

- 2.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONTINUED TO 10/11/12 (Vote 7-0)**
- 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](mailto:rbrady@rctlma.org).
- 2.4 Staff report recommended: **CONTINUE TO 10-11-12**
- Staff recommended at hearing: **CONTINUE TO 10-11-12**
- ALUC Commission Action: **CONSISTENT, pursuant to the infill provisions of Policy 3.3.1, based on the staff report, as supplemented by the information provided by the applicant at the hearing, and subject to the conditions in the staff report. (Vote 6-0)**
- Absent: Glen Holmes**
- ZAP1055R112 – 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).

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**3.0 ADMINISTRATIVE ITEMS**

3.1 Director's Approvals – Information Only

3.2 Withdrawal of ZAP1080MA12

Submittal to the FAA did not occur by July 2, and, as no other cases were scheduled for hearing on July 12, the July 12 ALUC meeting was cancelled, and ZAP1080MA12 was declared "incomplete." ZAP1080MA12 was subsequently withdrawn by the project representative on August 15. On August 20, an article in the Riverside Press-Enterprise announced that Evolution Fresh would be relocating to a 260,000 square foot facility (slightly larger than the Phillips Building) in Rancho Cucamonga.

The building owner is presently working with March Joint Powers Authority on the establishment of Industrial zoning for the property, which does not have official zoning and is presently designated Aviation on the March Joint Powers Authority General Plan Land Use Map. The Commission will consider this zone change at next month's meeting.

**4.0 APPROVAL OF MINUTES**

The ALUC Commission approved the June 14, 2012 minutes by a vote of 5-0. Absent: Glen Holmes; Abstain: Greg Pettis

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

Chairman Housman thanked Commissioner Butler for volunteering to be re-assigned to the Airport Land Use Commission.

**6.0 COMMISSIONER'S COMMENTS**

B. T. Miller, ALUC Counsel, advised for the record that Commissioner Glen Holmes had to leave the ALUC Commission Meeting (Board Chambers) at 11:10 a.m.

Chairman Housman stated that it is a pleasure to have B. T. Miller back with the Airport Land Use Commission.

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