

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JANUARY 10, 2013**

1/31/13

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

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **CONSISTENT for the Parcel map; Conditional Consistency for the Plot Plan**

Staff recommended at hearing: **CONSISTENCY for Parcel Map No. 33691, Revised No. 1 and Plot Plan No. 25183, subject to the revised conditions as provided today and included in this presentation.**

ALUC Commission Action: **CONSISTENT for Parcel Map No. 33691 and Plot Plan No. 25183 with revised amended conditions. (Vote 6-0, absent: Glen Holmes)**

**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). (Continued from October 11, 2012). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**3.0 PUBLIC HEARING: NEW CASE**

- 3.1 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Glen Holmes)**

**ZAP1026HR12 – Dan and Alan Koby (Representative: Benjamin J. Stables III) – County Case No. CZ07764 (Change of Zone).** A proposal to change the zoning of 45.07 acres located southerly of State Highway Route 74 at its intersection with Four Seasons Boulevard (easterly of Calvert Avenue, westerly of California Avenue, and northerly of Double Butte) from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on 31.79 acres and R-3 (General Residential) on 13.28 acres. The proposed zoning is intended to bring the zoning of the site into consistency with its General Plan (Harvest Valley/Winchester Area Plan) land use designations of Commercial Retail and High Density Residential. (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).

**CDS:**

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**4.0 ADMINISTRATIVE ITEMS**

Chairman Housman directed staff to plan the 2013 Commission Meeting Schedule with dark months in August and October.

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the October 11, 2012 minutes. Absent: Glen Holmes; Abstain: Paul Lewin, alternate for Greg Pettis

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

Ed Cooper, ALUC Director, provided an update regarding the status of Compatibility Plan development for the March Air Reserve Base and Hemet-Ryan Airport Influence Areas. With regard to March, the contract with a team of Mead & Hunt and ESA for preparation of the Environmental Impact Report was brought before the Riverside County Board of Supervisors on December 18. The total cost of the environmental impact review was beyond ALUC's financial ability to handle, so a "fair share" agreement was developed, with ALUC and each of the member agencies of the March Joint Powers Authority (including the JPA itself) paying 20% of the cost, split over two years. A Notice to Proceed has been issued to Mead & Hunt. The EIR preparation and adoption process is expected to take a year. Power Point slides of the EIR tasks and timeline were presented to the Commission. The consultants will provide a briefing to the Commission in the near future.

The State has awarded us a grant for preparation of a new Hemet-Ryan Airport Land Use Compatibility Plan. We issued a Request for Proposal, but only received responses from two vendors. Mead & Hunt's response was ranked highest. The City of Hemet participated in the evaluation, and City officials will continue to be engaged as the process moves forward. We have options to use either the composite zones approach, as we have been using, or individual safety and noise contour layers.

Robert Eppers of the California Pilots Association wished all a Happy New Year and shared information regarding a proposal for a power plant in the vicinity of Byron Airport (Contra Costa County), noting that general aviation airports remain threatened by power plant developers and others who believe that airports are "dead" or an easy target. California Pilots Association is exercising due diligence and continuing to fight such notions. The FAA is developing new rules and regulations regarding thermal plumes and power plants, and Cal Pilots Director Andy Wilson has been recognized as an approved intervenor by the California Energy Commission, so there is some hope.

Chairman Housman thanked Mr. Eppers for his, and his organization's, efforts on behalf of pilots and airports.

Vice Chairman Ballance thanked Mr. Cooper for the good news regarding March Air Reserve Base and Hemet-Ryan Airport.

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**7.0 COMMISSIONER'S COMMENTS**

[heard prior to 6.0]

Commissioner Paul Lewin, alternate for Greg Pettis and a Palm Springs City Councilman, raised an issue regarding the cumulative impact of wind turbine aviation safety lighting. There is a large wind resource area at the western entrance to the Coachella Valley with thousands of wind turbines. The trend over the last decade has been to replace large numbers of small turbines with lesser numbers of larger and taller turbines. These newer, taller turbines are required to be lighted for aviation safety, but, as an elected official, he has been receiving reports that the flashing red lights on the turbines are confusing eastbound drivers in the evening. As drivers on Interstate 10 descend from the higher elevations of the San Gorgonio Pass to the lower elevations of the Coachella Valley, there are periods of time where the red lights are in line with traffic, such that motorists may mistakenly believe that they are approaching a railroad crossing, stalled vehicles, or a traffic stop. He suggested alternatives such as white lighting or some sort of shielding on the aviation safety lights so that they are visible to pilots above the wind farms, but not visible to motorists at ground level. He asked that staff facilitate a discussion with the County Planning Department.

Chairman Housman thanked Commissioner Lewin for his comments and promised to provide him some information on the lights and to consider his comments on the lighting in evaluating future wind energy projects.

John Guerin, ALUC staff, advised Commissioner Lewin that a handout has been provided to him with information regarding FAA lighting regulations that he may want to peruse. Commissioner Lewin acknowledged receipt of the FAA information and noted that he wanted to be on record with his concern, so that all present would be aware of it.

Vice-Chairman Ballance commented on a situation in the March Air Reserve Base Airport Influence Area, where an individual had purchased a property, but was not aware that his proposed use of the property would be inconsistent. The realtor had not disclosed that location within the AIA might affect his ability to establish the proposed use. The Air Force has commented that the proposed use is inconsistent with the AICUZ at that location, which is within an Accident-Potential Zone. This might involve an inconsistency finding and a potential City overrule down the line.

Chairman Housman suggested that the solution may be to adopt the March ARB ALUCP as soon as reasonably possible.

Chairman Housman thanked staff for an innovative, non-bureaucratic solution to a recent situation in Palm Springs. A firm was planning to develop a solar photovoltaic power plant in a portion of the City outside the Airport Influence Area designated Desert Areas. The City determined that this would require a general plan amendment to allow such facilities in the Desert Areas designation. In response to the City's notification of the proposed general plan amendment, staff responded that the amendment would require ALUC review, since portions of the Airport Influence Area in the City are designated Desert Areas, and the amendment would thus affect potential use of land within the AIA (even though this specific site was outside the AIA). Upon hearing from the project proponent that this would devastate the timeline, staff suggested that the amendment be modified such that solar energy facilities would be allowed in the Desert Areas designation "except

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for those areas in the Airport Influence Area.” This modification was satisfactory to the City and the proponent, and will enable the amendment to proceed in the City without need for ALUC review. Chairman Housman complimented Mr. Guerin on “cutting through red tape to keep the wheels moving smoothly.”

Vice-Chairman Ballance noted that the cases on the agenda may be a harbinger of better economic conditions. In response, Director Ed Cooper noted that, in his role as Deputy Director of the County’s Transportation and Land Management Agency, his responsibilities include overseeing completion of reports to the Executive Office on budgetary and economic situations and quarterly reports on development activity. For the first time since 2007, the County Planning Department received more major case and minor case applications in July-December than they had in the July-December period of the prior year. Some of the additional activity is attributable to conditional use permits for telecommunications facilities. Additionally, a multitude of building permit applications for roof top solar panel systems on residences has resulted in increased revenue for the Building and Safety Department.

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