

**AIRPORT LAND USE COMMISSION
MINUTE ORDER APRIL 8, 2010
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on April 8, 2010 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Rod Ballance, Vice Chairman
Arthur Butler
Melanie Fesmire
Glen Holmes
John Lyon
Robin Lowe

COMMISSIONERS ABSENT:

STAFF PRESENT: Ed Cooper, Director
John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
BT Miller, County Counsel

OTHERS PRESENT: Richard E. Denewiler, Other Interested Person
Tanya Martinez, Applicant Representative – US Solar

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I. **AGENDA ITEM 2.1: ZAP1040BD10 – T-Mobile West (Representative: Maryann Harwood)** – City Case No. CUP 09-12-948 (Conditional Use Permit). CUP 09-12-948 is a proposal to construct a 70 foot tall monopalm wireless facility including six BTS equipment cabinets, twelve panel antennas, and one parabolic antenna. (Bermuda Dunes Airport: Zone C).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
CUP 09-12-948 is a proposal to construct a 70 foot tall monopalm wireless facility including six BTS equipment cabinets, twelve panel antennas, and one parabolic antenna.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, production of cereal grains, sunflower, and row crops, aquaculture, and landscaping utilizing water features.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of the buildings.

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iguerin@rctlma.org or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0, found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.1: TIME IS 10:53 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 2.2:** ZAP1003PV10 – City of Perris (Representative: Brad Eckhardt, Planning Manager) – City Case No. SPA 08-08-0004 (Specific Plan Amendment). The City proposes to adopt a comprehensive revision to the Downtown Specific Plan. The plan designates allowable land uses and densities and prescribes development standards within the 735-acre Downtown Perris area, which is located southerly/southwesterly of Interstate 215, northerly of Ellis Avenue, westerly of Redlands Avenue, and easterly of “A” Street. The existing Specific Plan was adopted in 1993 and allows for a mix of residential, commercial, industrial, and public land uses at various densities. The comprehensive revision is designed around a Regulating Code that focuses on the form and placement of buildings, with the intent of developing a Transit-Oriented Community (focusing on the future Metrolink Station) with a mix of land uses at densities that support transit and meet Housing Element requirements. (Perris Valley Airport: Zones I, II, III on current map; A through E on proposed plan).
- II. **MAJOR ISSUES**
At this time the draft Perris Valley Airport Compatibility Plan has not been sent out for public review of its environmental determination nor received formal review and approval by the Commission. Therefore, this project will be reviewed based on the existing 1979 Perris Valley Airport Land Use Plan. The 1979 Perris Valley Airport Land Use Plan does not define any Airport Influence or Compatibility Zones, simply an Airport Influence Area Boundary.
- III. **STAFF RECOMMENDATION**
At this time staff has not completed their review of the specific plan. Staff recommends that the Commission CONTINUE this item to May 13, 2010 without discussion.
- IV. **PROJECT DESCRIPTION**
The City of Perris proposes to adopt a comprehensive revision to the Downtown Specific Plan. The plan designates allowable land uses and densities and prescribes development standards within the 735-acre Downtown Perris area, which is located southerly/southwesterly of Interstate 215, northerly of Ellis Avenue, westerly of Redlands Avenue, and easterly of “A” Street. The existing Specific Plan was adopted in 1993 and allows for a mix of residential, commercial, industrial, and public land uses at various densities. The comprehensive revision is designed around a Regulating Code that focuses on the form and placement of buildings, with the intent of developing a Transit-Oriented Community (focusing on the future Metrolink Station) with a mix of land uses at densities that support transit and meet Housing Element requirements. (Perris Valley Airport: A through E on draft proposed plan).
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a unanimous vote of 7-0, CONTINUED the project to May 13, 2010.

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VII. **CD**

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ITEM 2.2: TIME IS 10:53 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 2.3:** ZAP1006BL10 – Palo Verde Solar I, LLC – California Energy Commission Docket No. 09-AFC-6. The project proposes to construct a nominal 1,000 megawatt solar thermal electric generating facility on 9,400 acres of BLM managed land, including four units of north-south oriented tracking parabolic trough mirrors, four 120-foot tall air-cooled condensers, a 230 kV transmission line with maximum 145-foot tall monopoles, and a four-inch diameter 9.8-mile long natural gas pipeline. (Blythe Airport: Zones B1, C, D, and E).
- II. **MAJOR ISSUES**
Materials submitted with the application include analysis of the proposed project's impacts from structure heights, radio frequency interference, reflectivity/glare, and thermal plumes. While the analysis addresses each impact at length, substantial information is not provided to determine the actual anticipated impacts on the Blythe Airport. In addition, information on provision of a minimum 10% open space area within Compatibility Zone D and analysis on cumulative impacts of hazards to flight were not included. ALUC staff prepared a letter (attached to this staff report) to the applicant on March 22nd requesting the specific additional information needed by staff to make a recommendation of consistency to the Commission.
- III. **STAFF RECOMMENDATION**
At the time of the writing of this staff report, staff has not received the requested information from the applicant or their representative. The applicant's representative has indicated that the requested information would not be able to be provided by the April 8th hearing and has requested a continuance. Staff recommends that the Commission CONTINUE this matter without discussion to the meeting of May 13, 2010, pending submittal, review, and adequacy of the requested information.
- IV. **PROJECT DESCRIPTION**
The project proposes to construct a nominal 1,000 megawatt solar thermal electric generating facility on 9,400 acres of BLM managed land, including four units of north-south oriented tracking parabolic trough mirrors, four 120-foot tall air-cooled condensers, a 230 kV transmission line with maximum 145-foot tall monopoles, and a four-inch diameter 9.8-mile long natural gas pipeline.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- No one spoke in favor, neutral or opposition to the project
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a unanimous vote of 7-0, CONTINUED the project to May 13, 2010.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 2.3: TIME IS 10:58 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.1: ZAP1005BL09 – US Solar Holdings, LLC (Representative: Tanya Martinez)** – City Case No. CUP 2009-01 (Conditional Use Permit). A proposal to develop a 100 megawatt (MW) solar photovoltaic (PV) renewable energy facility (to be built in 20 MW phases) on 640 acres within an 829-acre area on the grounds of the Blythe Airport, to the east of Runway 17-35 and to the north of Runway 8-26, in portions of Township 6 South, Range 22 East, Sections 20 and 29. The project will include maintenance enclosures less than 25 feet in height. Blythe Airport is located northerly of Interstate 10 and Hobsonway and easterly of Mesa Drive. (Airport Compatibility Zones C and D of the Blythe Airport Influence Area).
- II. **MAJOR ISSUES**
Federal Aviation Administration (FAA) review has not been completed. Reflectivity, glare, and electrical interference are among the concerns when renewable energy facilities are proposed in the vicinity of airports.
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE this matter to the meeting of May 13, 2010, pending completion of the FAA obstruction evaluation review process and to allow further study as to whether the proposed project would constitute a hazard to flight.
- IV. **PROJECT DESCRIPTION**
This is a proposal to construct and operate a 100 megawatt (MW) solar photovoltaic (PV) renewable energy facility (to be built in 20 MW phases) on 640 acres within an 829-acre area on the grounds of Blythe Airport. The area is labeled “non-aeronautical” on Exhibit 5 **5C** of the Blythe Airport Master Plan. The project will include maintenance enclosures not exceeding 25 feet in height.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- The following spoke in favor of the project:
Tanya Martinez, applicant representative – US Solar Holdings
- No one spoke in neutral or opposition to the project
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a unanimous vote of 7-0, found the project **CONDITIONALLY CONSISTENT** as amended, pending FAA approval and amending Condition No. 5 to read:
5. Any new electrical transmission or distribution line segments for this project located within Airport Compatibility Zone B1 shall be installed underground. This requirement specifically applies to the segment of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A.
- As an alternative to underground installation of this 30kV line, the applicant may select the route alignment depicted as Option C (a line proceeding southerly along Butch, then easterly along Riverside, then southerly along Buck to existing transmission lines) on Figure 1 exhibit prepared by The Holt Group on file with this application, as the Option C alignment does not extend into Airport Compatibility Zone B1.

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ITEM 3.1: TIME IS 9:01 A.M.

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I. **4.0 APPROVAL OF MINUTES**

The ALUC Commission, by a vote of 7-0, approved the March 11, 2010 minutes as amended.

PLEASE SEE MARCH 11, 2010 MINUTES AT WWW.RCALUC.ORG FOR DETAILED INFORMATION.

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

Richard Denewiler came forward with concerns regarding energy projects in the vicinity of Blythe Airport. Ed Cooper, ALUC Director, informed the Commission that the terms of Commissioners Fesmire, Holmes and Lyon are due to expire this year. Staff will advise the appropriate entities of those terms, asking that the respective jurisdictions take the actions needed to renew those terms or make recommendations.

III. **6.0 COMMISSIONER'S COMMENTS**

None

IV. **ADJOURNMENT**

Chairman Housman adjourned the meeting at 11:09 a.m.

V. **CD**

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