

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on June 10, 2010 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT: Robin Lowe
Greg Pettis

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

OTHERS PRESENT: Howard Balentine, AECOM
Leo Doiron, Flabob Airport
Brad Eckhardt, City of Perris Representative
Allison Harron, Solar Millennium
Elizabeth Ingram, Solar Millennium, LLC
Nick Johnson, Consultant to the City of Perris
Allen Jones, H. G. Fenton Company
David Lane, City of Blythe
Douglas Moss, Aero Pacific Consulting
James Rogers, T-Mobile West Corporation

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.1:** ZAP1015FL10 – Riverside County Economic Development Agency, for Riverside County Regional Park and Open-Space District – (Representative: Jill Efron/RHA Landscape Architects Planners Inc.) - Rancho Jurupa Sports Complex (Amended proposal) – A park with soccer fields, including lighted soccer fields, picnic shelters, playground with play structures, restroom/concession building, and storage building, on a 36.54-acre site located northerly of Crestmore Road and 46th Street, westerly of Loring Ranch Road, and southerly of Flabob Airport in the unincorporated Riverside County community of Rubidoux.
- II. **MAJOR ISSUES**
Children will comprise the majority of persons enjoying the use of this facility in the “sideline” B2 zone. The intensity of use in that zone could potentially exceed the 200 person per single-acre standard; however, the area of greatest single-acre intensity within the B2 zone consists primarily of open fields with unobstructed ingress and egress, such that the equivalent of a risk-reduction design bonus for multiple emergency exits and single-story construction (the sections of the intensity bonus relating to ease of evacuation) is appropriate.
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONDITIONAL CONSISTENCY for this project, subject to the conditions herein and such additional conditions as may be required pursuant to the terms of Federal Aviation Administration obstruction evaluations for the structures and light poles whose locations were not previously reviewed.
- IV. **PROJECT DESCRIPTION**
The County is proposing to establish a park with fifteen soccer fields, including six lighted soccer fields, picnic shelters, playground, restroom/concession building, and storage building on a 36.54-acre site. An earlier edition of this project was reviewed in the summer of 2008. This is back before the Commission due to a change in the site plan, as it was determined during the environmental process that the portion of the project closest to the airport would need to be maintained in an open condition as habitat.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- The following spoke in favor of the project:
Leo Doiron, Flabob Airport, 4130 Mennes Avenue, Riverside, CA 92509
- No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission CONTINUED the project to August 12, 2010 for lack of quorum. Commissioner Lyon recused. Abstain: Commissioner Art Butler. Absent: Commissioners Robin Lowe and Greg Pettis
- 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 9:02 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

I. **AGENDA ITEM 2.2:** ZAP1064MA10 – Christian Singletary (Representative: SDH & Associates, Inc. – Steve Sommers) – City Case No. P10-0021 and P10-0234. The applicant proposes to develop nine industrial buildings with a total gross floor area of 76,520 square feet on a 6.7 gross acre site located easterly of San Gorgonio Drive, southerly of Mt. Baldy Drive, northerly of Alessandro Boulevard, and westerly of Sycamore Canyon Boulevard in the City of Riverside, and to change the zoning of the site from Commercial Retail (CR) to Business and Manufacturing Park (BMP). Airport Area II within the March Air Reserve Base Influence Area.

II. **MAJOR ISSUES**

Based on the January 2008 draft Joint Land Use Study for March Air Reserve Base/Inland Port Airport, the proposed project would be located within Compatibility Zone B1, outside of APZ II. The proposed project is inconsistent with the draft standards of this zone, specifically the population density average of 50 people per acre and single acre of 100 people per acre. However, the Joint Land Use Study has not been adopted, so, at this time, determinations are based on the 1984 County Plan.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the change of zone and the plot plan, subject to the conditions specified herein for the plot plan.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop nine industrial buildings with a total gross floor area of 76,520 square feet on a 6.7 gross acre site. The buildings range from 6,800 square feet to 8,460 square feet in floor area. The floor area for each building would be expected to be split between office, warehouse and manufacturing type uses.

The applicant also proposes to change the zoning of the site from Commercial Retail (CR) to Business and Manufacturing Park (BMP).

CONDITIONS:

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
3. 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

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

- (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, nursing homes, and highly noise-sensitive outdoor nonresidential uses.
4. The attached notice shall be provided to all potential purchasers and tenants.
5. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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 5-0, found the project **CONSISTENT**. Absent: Commissioners Lowe and Pettis

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 2.2: TIME IS 9:14 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

- I. **AGENDA ITEM 2.3:** ZAP1020HR10 – T-Mobile West Corporation (Representative: James A. Rogers) – County Case No. PP24486. PP24486 is a proposal to construct a 65-foot tall monopalm wireless facility including twelve panel antennas, microwave dish, one parabolic antenna, equipment cabinets, and 6-foot high chain link fence on a 4-acre property located southerly of State Highway Route 74 and easterly of Cordoba Road in unincorporated Riverside County. (Hemet Ryan Airport: Area III). *Note: Recommendation subject to change on date of hearing.

- II. **MAJOR ISSUES**
FAA obstruction evaluation review is required.

- III. **STAFF RECOMMENDATION**
At press time (May 27), staff had not received documentation that the Federal Aviation Administration was processing a Form 7460-1 review for the proposed structure. Therefore, at this time, staff recommends CONTINUANCE to the meeting of August 12, 2010; however, in the event that such evidence is received prior to the hearing, staff would recommend that the Commission find the proposed project conditionally consistent.

**STAFF RECOMMENDATION AT HEARING
CONDITIONAL CONSISTENCY**

- IV. **PROJECT DESCRIPTION**
Plot Plan No. 24486 is a proposal to construct a 65-foot tall monopalm wireless facility including twelve panel antennas, a microwave dish, one parabolic antenna, equipment cabinets, and a 6-foot high chain link fence on a 4-acre property.

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.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

(e) Children's schools, hospitals, and nursing homes.

3. The attached notice shall be provided to all potential purchasers and lessees of the property and tenants of the buildings.
4. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of Hemet-Ryan Airport.
5. Prior to issuance of a building permit for the proposed structure, the permittee shall provide evidence that the Federal Aviation Administration has issued a "Determination of No Hazard to Air Navigation" for the proposed structure. Once such a determination has been issued, the latitude, longitude, coordinates, and height of such structure shall not be changed, and the site elevation of the structure at top point shall not be increased without further notice to, and review by, the Federal Aviation Administration through the Form 7460-1 process.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

James Rogers, T-Mobile West Corporation, 31097 Via Sonora, San Juan Capistrano, CA 92675

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 5-0, found the project **CONDITIONALLY CONSISTENT** pending FAA approval. Absent: Commissioners Lowe and Pettis

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 9:17 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.1:** ZAP1035FV09 and ZAP1004FV06 – H.G. Fenton Development Co./Fred J. Fleming (Representatives: Allen Jones and Karen Ruggels) - ZAP1035FV09: County Case Nos. CZ07690 (Change of Zone) and SP00265S1 (Substantial Conformance to Specific Plan). ZAP1004FV06: County Case No. PM35212 (Commercial/Industrial Parcel Map). These cases relate to a 56.95-acre site located easterly of Winchester Road, southerly of Sparkman Way (Airport Entrance Road), westerly of French Valley Airport, and northerly of an easterly straight-line extension of Hunter Road, in the unincorporated French Valley area. The site comprises Planning Areas 11.1 and 21.1 along with a portion of Planning Area 21.2, within the Borel Airpark Specific Plan. The site is and would remain zoned SP (Specific Plan), but the allowed land uses and development standards would change from a basis of A-1-10 (Light Agriculture, 10 acre minimum lot size) and C-P-S (Scenic Highway Commercial) to C-O (Commercial-Office) and C-P-S, in accordance with the Specific Plan. Offices, health and exercise centers, and laboratories would be among the permitted uses. PM35212 would divide the site into 20 commercial/industrial lots, with 8.43 acres of road rights-of-way. Airport Compatibility Zones B2 and D.

II. **MAJOR ISSUES**

1. The project site is split by the boundary between Compatibility Zones B2 and D. The tentative parcel map does not depict the Compatibility Zone boundary and does not provide for a set-aside of open area. Projects of ten acres or greater in Compatibility Zone D must set aside 10% of their gross land area as ALUC-qualified open area.

Proposed resolution: Staff has prepared a condition to require that this be addressed either through delineation on the parcel map's environmental constraint sheet or delineation in conjunction with the first plot plan or use permit proposing structural development.

Update III: This project is located within a large specific plan, borel airpark, which was adopted in 1994. The original specific plan included a condition of approval that required the filing of a specific plan amendment prior to the development of any portion of the project not developed prior to the 15-year anniversary of the specific plan adoption. A separate landowner within the specific plan has filed an application to delete this condition of approval. Provided that this request is approved by the board of supervisors, the applicant's substantial conformance request and change of zone may proceed as originally proposed.

III. **STAFF RECOMMENDATION**

Staff recommends that this Specific Plan Substantial Conformance Request and Change of Zone be found consistent with the 2007 French Valley Airport Land Use Compatibility Plan.

Staff further recommends that the parcel map be found consistent, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The site comprises Planning Areas 11.1 and 21.1, along with a portion of Planning Area 21.2, within the Borel Airpark Specific Plan, as adopted in 1994. As proposed by the applicant, the site would retain its SP (Specific Plan) zoning, but the allowed land uses and development standards would change from a basis of A-1-10 (Light Agriculture, 10 acre minimum lot size) and C-P-S (Scenic Highway Commercial) to C-O (Commercial-Office) and C-P-S, in accordance with the land use designations in the Specific Plan, as reflected in the Southwest Area Plan Land Use Map of the Riverside County Integrated Project (RCIP) General Plan. The applicant **proposes** to amend

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

the zoning ordinance provisions to provide for offices, health and exercise centers, and laboratories as among the permitted uses. Parcel Map No. 35212 would divide the 56.95-acre site into 20 commercial/industrial lots, with 8.43 acres of road rights-of-way.

CONDITIONS (to be applied to the parcel map):

1. 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, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, composting operations, fly ash disposal, and incinerators.
 - (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, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
2. Prior to recordation of a final map, the landowner shall convey an aviation easement to French Valley Airport, which shall be recorded. Copies of the aviation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
3. The attached notice shall be provided to all potential purchasers and tenants.
4. Noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.
5. 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, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans shall be transmitted to the Riverside County Economic Development Agency – Aviation Division for review and comment.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

6. Stormwater retention areas shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. No building permits for structures for human occupancy shall be issued prior to approval of a Plot Plan, Conditional Use Permit, or Public Use Permit. All plot plans and use permits proposing development of structures within the boundaries of this parcel map shall be subject to Airport Land Use Commission (ALUC) review. The first such Plot Plan or Use Permit shall be for an area at least ten (10) acres in size. In conjunction with this first plot plan or use permit (or multiple plot plans developed concurrently), the permittee shall identify and delineate on an exhibit an area of not less than 2.25 acres within the portion of the parcel map in Compatibility Zone D that would qualify as open land area in accordance with Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan (unless such area has already been delineated on an Environmental Constraint Sheet (ECS) of the recorded parcel map, following approval of the ECS by the ALUC Director.)

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

The following spoke in favor of the project:

Allen Jones, H. G. Fenton Company, 7577 Mission Valley Road, Suite 200, San Diego, CA 92108

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a vote of 4-1, found the project **CONSISTENT**. Chairman Housman voted No. Abstain: Commissioners Lowe and Pettis

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 3.1: TIME IS 9:20 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.2:** 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). (Continued from April 8 and May 13, 2010)

II. **MAJOR ISSUES**

1. Proposed aboveground line extends through Compatibility Zone C;
2. Possible visible plume from Power Block 4 partially within AIA boundary;
3. Effect on radio communications used by pilots;
4. Reflectivity/glare from Heat Conducting Element tube;
5. Thermal plumes from air-cooled condenser and auxiliary cooling tower; and
6. Cumulative impacts of multiple energy projects.

III. **STAFF RECOMMENDATION**

The California Energy Commission staff has requested an independent review of the effects of this project on the operation of Blythe Airport, but the results of these studies will not be available in time for the June 10 public hearing. The applicant's representative has provided additional information in an attempt to demonstrate that the project does not present a flight hazard. That information is included herewith for your review. ALUC staff does not claim expertise in analysis of this information.

If the Airport Land Use Commission is satisfied that the information that the applicant has provided is sufficient to determine that the project will not individually constitute or cumulatively contribute to a hazard to flight, the Commission should direct staff to forward a letter to the California Energy Commission advising of such a finding, along with the recommended conditions (that could be incorporated into the project environmental document as mitigation measures). This action would conclude ALUC review and be the equivalent of a finding of conditional consistency (pending completion of FAA Form 7460 reviews).

If the Airport Land Use Commission (ALUC) is not satisfied that the information that the applicant has provided is sufficient to demonstrate that the project will not individually constitute or cumulatively contribute to a hazard to flight, staff recommends that ALUC, after consideration of any additional testimony at the June 10 hearing, direct staff to forward a letter to the California Energy Commission (CEC) advising CEC of the concerns that are yet to be satisfied. In this situation, ALUC may decide to continue the matter to a forthcoming hearing (either in August or through the establishment of a special hearing in July, which could include other items continued from this agenda).

If ALUC finds that the project would individually constitute or cumulatively contribute to a hazard to flight, staff recommends that ALUC direct staff to forward a letter to the CEC advising of such a finding and recommending that the portion of the array within the Airport Influence Area be excluded from the project.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

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.

The following spoke in favor of the project:

Howard Balentine, Palo Verde Solar I, LLC, 1220 Avenida Acaso, Camarillo, CA 93012
Elizabeth Ingram, Solar Millennium, LLC, 1625 Shatluck, Suite 270, Berkeley, CA 94709
David Lane, City of Blythe, Blythe City Hall, CA
Douglas Moss, Aero Pacific Consulting, 3858 Carson St, STE 120, Torrance, CA 90503

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 5-0, **CONTINUED** the project to a Special Meeting to be held on July 6, 2010 at 1 p.m. Absent: Commissioners Lowe and Pettis

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 3.2: TIME IS 9:34 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.3:** 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). (Continued from April 8 and May 13, 2010)

II. **MAJOR ISSUES**

Assumptions for airport configuration and Compatibility Zone boundaries

UPDATE II: In order to provide for future compatibility, two members of the Perris Valley subcommittee of the Airport Land Use Commission (Chairman Housman and Commissioner Butler) met with City and airport officials on May 25 to consider whether it may be possible to amend the proposed Draft Perris Valley Airport Land Use Compatibility Plan in such a manner that the Downtown Specific Plan Amendment may be approved as having a “reasonable probability” of being consistent with the Compatibility Plan as ultimately approved. 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, the criteria of the Draft Perris Valley Airport Land Use Compatibility Plan and the boundaries of the proposed zones are subject to revision.

Substantial progress was made in terms of agreement with concepts relating to allowance for infill residential development, elimination of the open area requirements, allowance for additional nonresidential intensities in Zones B1 and D consistent with State Handbook guidelines, use of the revised method of calculation of retail intensities, and requirements for expanded buyer awareness measures. City officials had originally requested elimination of Zone D throughout the Downtown Specific Plan area, but were willing to allow some areas to remain in Zone D, provided that the primary corridors (properties fronting on D Street and 4th Street) would be located in Zone E. They were also amenable to maintaining Zone B1 in areas directly northerly of the airport. Additionally, they are willing to add an overlay addressing ALUC intensity and notice criteria in future editions of the Specific Plan document. Airport officials expressed concern that the proposed layout plan and declared distances not interfere with airport operations.

It may be possible to review this project based on the existing 1979 Perris Valley Airport Land Use Plan; however, the 1979 Map was based on a cross-runway system. In fact, only one runway exists, and there are no plans to build a crosswind runway.

UPDATE I: Staff met with Brad Eckhardt, Nick Johnson (the City’s aviation consultant), Keith Downs of Mead & Hunt, and three representatives of Perris Valley Airport ownership and management on April 14 to discuss the impacts of the Draft Perris Valley Airport Land Use Compatibility Plan (PVALUCP) on the future development of the Downtown Perris area. (Commissioner Rod Ballance was also present at the meeting.) After considerable discussion, it was agreed that Mr. Johnson would prepare an alternative Compatibility Zone map based on Airport Land Use Planning Handbook safety zone guidelines and utilizing declared distances so as to allow Zone A to be limited to areas southerly of Ellis Avenue, which borders the airport on the

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

north. This would serve as the City's alternative as CEQA documentation moves forward. The City would like the Commission to endorse its proposed Compatibility Map in concept so as to allow the Commission to then proceed with an approval of the Downtown Specific Plan as consistent with its forthcoming Plan that would be substantially based on the City's alternative. Mr. Johnson submitted the City's proposal on April 28, a copy of which is included with this staff report. As of the writing of this staff report, airport representatives have not indicated whether the revisions are acceptable to them.

The City alternative does not propose any changes to the boundaries and criteria of Draft Perris Valley Airport Land Use Compatibility Plan zones in areas southerly of the airport, such as the site of the Green Valley Specific Plan. That Specific Plan has not yet been developed and may be able to be amended in such a manner as to comply with the criteria of the Draft PVALUCP, without necessarily reducing the number of dwelling units that the Plan would accommodate. The major issues associated with the City alternative include:

The use of declared distances: the northerly 1100 feet would not be available for landings from the north or takeoffs toward the north;

Treatment of Perris Valley Airport as an urban airport relative to the portion of its Airport Influence Area northerly of Mountain Avenue, with no limits on densities or intensities within the Traffic Pattern Zone: areas northerly of Mountain Avenue that would normally be in Zone D would be depicted as being in Zone E;

Delineation of areas that would be in the Inner Approach/Departure Zone pursuant to State Handbook guidelines as Zone C, rather than Zone B1.

III. STAFF RECOMMENDATION

Staff is confident that progress is being made toward a win-win solution that will benefit both the airport and the City of Perris. However, as of press time (June 1), the amended Compatibility Plan "concept for discussion" maps are not available for Commission consideration.

Staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE this item to August 12, 2010 WITH discussion (or to July 8, 2010 if the Commission decides to hold a hearing in July to address the Blythe Solar Power Project also on the June 10 agenda).

A continuance would also enable staff to work with City officials to identify parcels that would meet the proposed special infill intermediate residential density provisions.

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).

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

CONDITIONS:

1. In accordance with this Specific Plan, prior to the issuance of building permits for any new development within this area, the landowner shall convey an aviation easement to the Perris Valley Airport.
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
3. 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 landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The attached notice shall be provided to all potential purchasers and tenants.
5. Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
7. Prior to consideration by the City Council, the City of Perris shall submit a revised draft version of the proposed Specific Plan to the ALUC Director demonstrating that the revised draft includes an overlay reflecting the intensity and notice criteria established through mutual agreement in the course of this process.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

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:

Brad Eckhardt, City of Perris Planning Manager

Nick Johnson, Consultant to the City of Perris

No one spoke in neutral or opposition to the project

VI. ALUC COMMISSION ACTION

The ALUC Commission, by a unanimous vote of 5-0 APPROVED the Downtown Specific Plan with deletion of Condition #8 and with the following reservation:

ALUC would have concerns if the potential for development rises above the current city standard of 3 stories, as called for in the proposed Plan.

Absent: Commissioners Lowe and Pettis

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 3.3: TIME IS 11:34 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JUNE 10, 2010
RIVERSIDE MEETING**

I. **4.0 ADMINISTRATIVE ITEMS**

- 4.1 Director's Approvals – Information only
- 4.2 Election of At Large Commission Member

Commissioner John Lyon excused himself and left the room before the Commission discussion for the at-large position. Ed Cooper, ALUC Director, inquired as to whether the Commission preferred a formal or informal process to elect its at-large member. Commissioner Glen Holmes nominated John Lyon for a second term, and the motion was seconded by Commissioner Art Butler. The ALUC Commission by a unanimous vote of 4-0 re-elected Commissioner John Lyon for a full term. B. T. Miller, ALUC Counsel, commented that, prior to the 4 year term expiring, the Commission may want to consider establishing a more formal process for selection of the at-large member. Chairman Housman agreed with Commissioner Holmes' comment that Commissioner Lyon's unique and special knowledge of the law and Handbook has been invaluable to the Commission.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the May 13, 2010 minutes. Abstain: Commissioner Glen Holmes; Absent: Commissioners Robin Lowe and Greg Pettis

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

Ed Cooper, ALUC Director, updated the Commission regarding the County budget, the 25 percent reduction of General Fund revenues, and the implications for ALUC operations in FY11.

IV. **7.0 COMMISSIONER'S COMMENTS**

None

V. **ADJOURNMENT**

The meeting was adjourned at 12:53 p.m.

V. **CD**

The entire discussion of this agenda item can be found on CD and referenced quickly 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.