

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JULY 10, 2014
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on July 10, 2014 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Rod Ballance, Acting Chairman
Robert Pippin, Alternate for Simon Housman
Arthur Butler
Glen Holmes
John Lyon
Richard Stewart
Greg Pettis

COMMISSIONERS ABSENT: Simon Housman, Chairman

STAFF PRESENT: John Guerin, Principal Planner
Russell Brady, Contract Planner
Barbara Santos, ALUC Secretary
Anna Wang, ALUC Counsel

OTHERS PRESENT: Jeremy Krout, EPD Solutions (applicant)
Kristi Lovelady, Riverside County Planning Department
Jason Pfaff, Power Engineers

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- I. **AGENDA ITEM 2.1:** ZAP1012RG14 – Riverside County (Representative: Kristi Lovelady, Planning Department) – County Case No. GPA 00960 (General Plan Amendment). General Plan Amendment No. 960 includes revisions to the text of all General Plan Elements (except Housing), Area Plans, and mapped land use and/or overlay designations of parcels. As such, the proposal affects land in many of the County’s Airport Influence Areas. The proposal also includes a Climate Action Plan. The proposal comprises a comprehensive review of, and necessary updates to, the Riverside County General Plan’s policies, maps, and implementing directions, including changes to provide for consistency with the Blythe Airport Land Use Compatibility Plan. (Multiple affected Airport Influence Areas).

II. **MAJOR ISSUES**

The proposed General Plan Amendment affects hundreds of pages in the County’s General Plan and Area Plan text and thousands of parcels. Staff has attempted to ensure that the proposed Countywide and site-specific changes do not include any changes that would render the County’s General Plan less consistent than the present Plan and is proposing that additional documents be included in Appendix L-1, and that the text of the Land Use and Circulation Elements and some of the Area Plans be modified as specified herein in order to ensure that such an outcome would not result. The project does attempt to bring the County’s General Plan into consistency with the Blythe Airport Land Use Compatibility Plan. It is understood that this amendment does not resolve the inconsistencies of the County General Plan with the Bermuda Dunes, French Valley, and Jacqueline Cochran Compatibility Plans.

III. **STAFF RECOMMENDATION**

Provided that the County of Riverside incorporates the proposed modifications and additional documents into the proposed project, staff recommends that General Plan Amendment No. 960 be found CONSISTENT with all applicable Compatibility Plans.

It is further stated that, upon adoption of the proposed amendment, the Riverside County General Plan will be consistent with the Banning, Corona, and Blythe Airport Land Use Compatibility Plans.

IV. **PROJECT DESCRIPTION**

General Plan Amendment No. 960 (GPA00960) includes revisions to the text of all General Plan Elements (except Housing) and Area Plans, and changes to the mapped land use and/or overlay designations of many parcels. As such, the proposal affects land in many of the County’s Airport Influence Areas. The proposal also includes a Climate Action Plan. The proposal comprises a comprehensive review of, and necessary updates to, the Riverside County General Plan’s policies, maps, and implementing directions, including changes to provide for consistency with the Blythe Airport Land Use Compatibility 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.

The following spoke in favor of the project:

Kristi Lovelady, Principal Planner, Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA

No one spoke in neutral or opposition to the project.

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VI. **ALUC COMMISSION ACTION**

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

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 9:01

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- I. **AGENDA ITEM 3.1:** ZAP1096MA14 – Stratford Ranch Investors, LLC (Representative: Jason Keller) – City of Perris Case Nos. GPA 14-02-0003 (General Plan Amendment), ZC 14-02-0004 (Zone Change) and TR 36648 (Tentative Tract Map). Tentative Tract Map No. 36648 is a proposal to divide 65.8 gross acres located westerly of Evans Road, easterly of the Perris Valley Storm Drain Channel, northerly of an easterly straight-line extension of La Vina/Markham Street, and southerly of an easterly straight-line extension of Oleander Avenue and the Moreno Valley/Perris boundary into 271 single-family residential lots, plus 5 open space lots for drainage. GPA 14-02-0003 is a proposal to amend the City’s General Plan land use designation of the project area from SP (Specific Plan) to R-6,000. (There is no adopted Specific Plan in effect for this property.) ZC 14-02-0004 is a proposal to re-zone the project area from R-10,000 to R-6,000. (Area III of March Air Reserve Base Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed project be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The Tentative Tract Map proposes to subdivide 65.80 gross acres into 271 single-family residential lots and 5 open space lots for drainage. The General Plan Amendment proposes to amend the General Plan land use designation of the project area from SP (Specific Plan) to R-6,000 on the City of Perris General Plan land use element. The Zone Change proposes to re-zone the project area from R-10,000 to R-6,000.

CONDITIONS:

1. 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.
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 landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, 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, and incinerators.)

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- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
- 4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
- 5. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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.

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 3.1: TIME IS 9:25 A.M.

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- I. **AGENDA ITEM 3.2:** ZAP1033HR14 – AP North Lake Solar, LP (Representative: EPD Solutions, Jeremy Krout) – City of Hemet Case No. CUP 14-006 (Conditional Use Permit). A proposal to construct and operate a 20 megawatt solar photovoltaic (PV) electric generation facility on 94 acres of a 134-acre parcel (the Breliant property) located southerly of Acacia Avenue, westerly of Sanderson Avenue, and northeasterly of Hemet-Ryan Airport (Areas I and II of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

The proposed photovoltaic solar facility is located close-in to Hemet-Ryan Airport and could present potential glare hazards for pilots. As included in the technical report prepared for the project, glare from the photovoltaic panels would only occur within an approximate 30-minute period during summer months within pilots' peripheral view, but at distances of 0.25 to 0.75 miles from the runway toward sunset. The technical report concluded that the potential for glare is minimal and would not create a substantial hazard to pilots and operations at Hemet-Ryan Airport.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of **CONSISTENCY** for the project, subject to the conditions specified herein.

STAFF RECOMMENDED AT HEARING

CONSISTENT with amendment to Condition 9.

IV. **PROJECT DESCRIPTION**

The project proposes to construct a 20 megawatt solar photovoltaic electric generating facility and associated facilities on 94 acres within a 134-acre parcel.

CONDITIONS: As Amended

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 in focused view 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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
3. If the panels are mounted on a framework, said framework shall have a flat or matte finish

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so as to minimize reflection of sunlight.

4. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport.
5. The landowner shall provide the attached notice to all purchasers of the property.
6. All photovoltaic panels installed on the project site shall have received an anti-reflective coating to minimize the potential for hazardous glare to occur to aircraft.
7. ~~In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels, covering them at the time of day when incidences of glare occur, or wholly removing panels to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.~~ **In the event that airport operator is notified of a Glare Incident (as defined below), airport operator shall notify the project operator of such Glare Incident in writing, and within 30 days of such notice project operator shall conduct an investigation of the Glare Incident, including preparation of a new or amended glare analysis, and promptly submit the results of such investigation to the airport operator. If such investigation confirms occurrence of a Glare Incident, project operator shall develop a proposed remedy to prevent reoccurrence of the Glare Incident, which investigation and remedy shall be subject to airport operator's reasonable review and approval. Project operator shall notify airport operator of the implementation date of such remedy, and if airport operator within 30 days of such date receives notification of a new Glare Incident, airport operator and project operator shall repeat the process described in this Condition 7. Upon either (i) airport operator's approval of project operator's investigation concluding no occurrence of a Glare Incident, or (ii) no receipt of notification of a Glare Incident by project operator within 30 days of project operator's implementation of a remedy, such Glare Incident shall be considered resolved for the purpose of project operator's compliance with this Condition 7. Glare Incident is defined as the occurrence of glint, glare or flash from the project that results in a flight accident, jeopardizes the safe operation of a flight or results in a specific safety complaint from a pilot to the airport operator or federal, state or county authorities responsible for the safety of air navigation.**
8. ~~In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results~~

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~~in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction. In the event that airport operator is notified of an Electrical Interference Incident (as defined below), airport operator shall notify the project operator of such Electrical Interference Incident in writing, and within 30 days of such notice project operator shall conduct an investigation of the Electrical Interference Incident, including preparation of a new or amended electrical interference analysis, and promptly submit the results of such investigation to the airport operator. If such investigation confirms occurrence of an Electrical Interference Incident, project operator shall develop a proposed remedy to prevent reoccurrence of the Electrical Interference Incident, which investigation and remedy shall be subject to airport operator's reasonable review and approval. Project operator shall notify airport operator of the implementation date of such remedy, and if airport operator within 30 days of such date receives notification of a new Electrical Interference Incident, airport operator and project operator shall repeat the process described in this Condition 8. Upon either (i) airport operator's approval of project operator's investigation concluding no occurrence of an Electrical Interference Incident, or (ii) no receipt of notification of an Electrical Interference Incident by project operator within 30 days of project operator's implementation of a remedy, such Electrical Interference Incident shall be considered resolved for the purpose of project operator's compliance with this Condition 8. Electrical Interference Incident is defined as the occurrence of electrical interference from the project that results in a flight accident, jeopardizes the safe operation of a flight or results in a specific safety complaint from a pilot to the airport operator or federal, state or county authorities responsible for the safety of air navigation.~~

9. Structures' location and height shall comply with those as noted in the site plan and table as prepared by EPD solutions and dated 6/19/2004 2014. If location and height shall change, this table shall be updated to confirm whether review by the FAA Obstruction Evaluation Service is required.
10. No retention basins are shown on the site plan, but if any retention basins are constructed, retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

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

The following spoke in favor of the project:

Jeremy Krout, applicant, 2030 Main Street, Ste 1200, Irvine, CA

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The following spoke neither for or against the project, but added information to the decision making process:

Jason Pfaff, North Lake Solar, 1152 Nearino Road, Moscow, ID

No one spoke in opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 6-0 found the project **CONSISTENT** with amendments to Conditions 7, 8, and 9. Recused: Commissioner Robert Pippin, alternate for Simon Housman

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 9:30 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1023TH14 – Fullerton Architects PC (Nick Fullerton), for Rahul and Manju Chopra – County Case No. BNR140009 (Building Permit). The applicant proposes to install and operate roof mounted, non-tracking photovoltaic solar panels on a three-story private member's garage, at Lot 4 of Thermal Club, a motorsports facility located northerly of 62nd Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60th Avenue in the unincorporated community of Thermal (Zone C of the Jacqueline Cochran Regional Airport Influence Area).

II. **MAJOR ISSUES**

Peripheral glare potential

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission make a finding of CONSISTENCY, subject to the conditions included herein. In addition, it is suggested that the Commission discuss and provide direction to staff on whether similar proposals for roof mounted solar facilities can be considered as staff reviews and what factors could require review by the Commission.

IV. **PROJECT DESCRIPTION**

The proposal consists of the installation of roof mounted non-tracking photovoltaic solar panels on a three-story private member's garage within the Thermal Club facility. Since prior reviews for the larger project address intensity and other concerns related to the private member garage, this review is focused on the acceptability of roof mounted photovoltaic solar panels at this location.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded 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, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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, or any type of strobe light, 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

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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, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
3. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the property owner in writing. Within 30 days of written notice, the property owner shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The property owner shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, seasonally covering them the panels at the time of year and/or day when incidences of glare occur to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the property owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

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.

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 3.3: TIME IS 10:07 A.M.

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- I. **AGENDA ITEM 3.4:** ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham) - County Case Nos. SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map). The Specific Plan Amendment proposes to primarily amend the land use designations and boundaries for the proposed Tentative Tract Map to add Medium Density Residential (2-5 dwelling units per acre) and Medium High Density Residential (5-8 dwelling units per acre) land use designations to the Specific Plan for a total of 269 dwelling units. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF). The Tentative Tract Map proposes to subdivide 161.89 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. (Zones A, B1, B2, C, and D of French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The Borel Airpark Center Specific Plan currently does not include any residential land use designations. The proposed amendment to the specific plan would include residential land uses where they are not currently allowed by the Specific Plan. The residential densities as proposed by the amendment to the Specific Plan do not strictly comply with the Compatibility Zone D upper density criteria of 5.0 dwelling units per acre based on the amount of dwelling units proposed and the acreage within the boundaries of the residential planning areas. The proposed Tentative Tract Map results in a density of 4.91 dwelling units per net acre, which does not comply with the Compatibility Zone D criteria of 5.0 dwelling units per acre either. However, certain factors are apparent that may be considered under Countywide Policy 3.3.6 to find the normally incompatible density compatible as presented in the following analysis.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone.

Staff must recommend a finding of INCONSISTENCY for the Specific Plan Amendment and Tentative Tract Map based on the project not complying with the minimum 5.0 dwelling unit per acre criteria for Compatibility Zone D. However, if the Commission is willing to consider application of Countywide Policy 3.3.6, it may CONTINUE this matter to the September 11th ALUC hearing, pending FAA Obstruction Evaluation submittal as requested by staff. However, if submittal and acceptance is made to FAA as requested by staff or other information is provided to indicate Part 77 is adequately analyzed to the satisfaction of the Commission in addition to consideration of Countywide Policy 3.3.6, staff would recommend a finding of CONSISTENCY for the Specific Plan Amendment and Tentative Tract Map, subject to the conditions included herein for each.

STAFF RECOMMENDED AT HEARING

CONTINUE to 9/11/14 by the request of the applicant.

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IV. PROJECT DESCRIPTION

Borel Airpark Specific Plan Amendment No. 1 proposes to primarily amend the land use designations within the southeastern portion of the Specific Plan so as to enable the approval of a Tentative Tract Map which proposes to allow for up to 269 dwelling units in proposed Planning Areas 14, 15, 16, and 17. This portion of the Specific Plan is presently designated Restricted Light Industrial and Commercial. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and lands purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. As a result, the Specific Plan Amendment reconfigures Planning Area numbering and boundaries, adds residential uses, and changes acreages of proposed land uses. The amended Specific Plan provides for the development of 269 single-family residential units on 56.6 acres, 243.1 acres of Business Park, 47.4 acres of Light Industrial, 64.2 acres of Commercial Office, 88 acres of Commercial Retail, 134.8 acres of Open Space, 5.0 acres of Park, and 77.8 acres for Circulation/Roads.

The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF).

The Tentative Tract Map proposes to subdivide 161.84 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 Homeowners Association (HOA) lots, and 4 park lots.

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.

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 September 11, 2014 by the request of the applicant.

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 3.4: TIME IS 9:29 A.M.

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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Compatibility Plan Status Update – Information Only

4.3 Solar Glare Hazard Analysis Tool

ALUC Contract Planner Russell Brady provided an oral presentation on the Solar Glare Hazard Analysis Tool (SGHAT) that is now utilized by the Federal Aviation Administration. Commissioner Pippin, alternate for Chairman Housman, asked how the model addresses the level or intensity of glare. Jason Pfaff, Power Engineers, discussed angle of incidence and after-image effects.

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the June 12, 2014 minutes.

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

Commissioner Stewart announced that the City of Moreno Valley had elected a new Mayor, Jesse Molina, and new Council member, George Price. He also informed the Commission that he was re-appointed to the March Joint Powers Commission.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes asked staff to report back in September regarding potential for allowing small day care centers and day care as an accessory use to nonresidential uses in Compatibility Zones where day care centers are prohibited as a primary use.

V. **8.0 ADJOURNMENT**

Rod Ballance, Acting Chairman adjourned the meeting at 10:26 a.m.

VI. **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 4.0: TIME IS 10:18 A.M.