

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MARCH 8, 2012**

4/2/12

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

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: CONTINUED CASE

- 2.1 Staff report recommended: **CONTINUE to 4-12-12**
- Staff recommended at hearing: **CONTINUE to 4-12-12**
- ALUC Commission Action: **CONTINUED to 4-12-12 (Vote 6-0, absent: Pettis)**
- ZAP1007BL11 – Gila Farm Land, LLC (Representative: Rupal Patel) – County Case No.: Conditional Use Permit 3670, City Case No.: PRC 2011-06** - A proposal to construct a 485 megawatt solar photovoltaic electric generating facility and associated facilities on 3,645 acres, including three electrical substations, two operations and maintenance buildings, inverters, transformers, 34.5 kV distribution lines, and associated switchgear located on either side of Interstate-10, generally located westerly of Neighbors Boulevard, northerly of 20th Avenue, and southerly of 10th Avenue within the land use jurisdictions of the County of Riverside and City of Blythe (Compatibility Zones B1, C, D, and E of the Blythe Municipal Airport Influence Area). Continued from December 8, 2011, January 12, and February 9, 2012. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Pettis)**
- ZAP1045FV12 – Congregation Havurim, Hoskings Murrieta Inc., LOLA I, Londen Land Co. LLC, and Janet H. Smith (Representative: Leonard Bustin) – County Case Nos.: GPA00945 (General Plan Amendment) and CZ07743 (Change of Zone).** GPA00945 is a proposal to amend the Southwest Area Plan's land use designation on 18.99 acres located southerly of Auld Road, easterly of Dickson Path, and westerly of Maddalena Road in the unincorporated Riverside County community of French Valley from R:RR (Rural Residential within the Rural Foundation Component) to CD:CR (Commercial Retail within the Community Development Foundation Component). CZ07743 is a proposal to change the zoning of the site from A-1-5 (Light Agriculture – 5 acre minimum) to C-1/C-P (General Commercial). (Zone E of French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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1

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- 3.2 Staff report recommended: **CONTINUE to 4-12-12** **ZAP1015CH12 – City of Eastvale (Representative: Eric Norris, Planning Director).** A proposal by the City of Eastvale to adopt a new General Plan tailored to reflect the current conditions of the City and to better address those issues that affect the City. The General Plan includes the following chapters: Introduction, Eastvale Issues, Land Use, Circulation, Design, Economic Development, Air Quality and Conservation, Healthy Community, Housing, Noise, Parks, Recreation, and Open Space, Safety, Sustainability, and Implementation. The City also proposes an update to the City's Zoning Code. The update would revise the Zoning Code adopted upon City incorporation to make it more specific to the City of Eastvale. The update includes formatting and structural changes, process streamlining, and modifications to entitlements and certain development standards. No changes to the current Zoning Map are proposed. The City includes land within Airport Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area. (Portions of the City also lie within the Airport Influence Area of Ontario International Airport.) ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **CONTINUE to 4-12-12**
- ALUC Commission Action: **CONTINUED to 4-12-12 (Vote 6-0, absent: Pettis)**

4.0 **APPROVAL OF MINUTES**

The February 9, 2012 minutes were approved by a vote of 5-0. Abstained: Holmes; Absent: Pettis

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

None

6.0 **COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance questioned whether ALUC had a quasi-policy regarding projects requiring multiple continuances and incomplete projects. John Guerin, ALUC staff, responded that, in certain situations, if a project would take a considerable amount of time, one option is to continue off calendar. For example, that is what occurred with the electric lines out in Riverside that may return to us next month once they have all their FAA reviews completed. As for today's Blythe area project, it is a continuous process of working with the applicant and the applicant working with FAA for clearances. Vice Chairman Ballance noted that the Commission would like to have all of the required information before voting on a project's consistency. Ed Cooper, ALUC Director, indicated that solar projects are a parallel process. Some of these solar projects are being handled by the California Energy Commission (CEC). In general, if ALUC acts as an "intervenor", we send comments to the CEC and the California Energy Commission can refer the applicant to us for our conditions on the project. Commissioner Richard Stewart announced that, on March 19th, the City Selection Committee will consider his

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2

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application for re-appointment to the Airport Land Use Commission. He also expressed his concerns regarding the encroachment of residential development and the balance between the cities' interest of developing and gaining economic benefit and the public interest in maintaining a viable airport system in the face of the constant encroachment issues that every single airport faces. He noted that encroachment is the single most important factor in the closure of military bases in the United States, and that ALUC is the last barrier to assure that unimpeded growth and development do not result in the demise of airports. Chairman Housman thanked Commissioner Stewart for his services on the Airport Land Use Commission and hopes he is allowed to continue to serve. Chairman Housman reaffirmed the role of airports in economic development and disaster relief, and the role of the Commission in establishing the regulations and implementing them as projects come forward.

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3

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