

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 11, 2012**

11/8/12

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

COMMISSIONERS ABSENT: John Lyon, Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED CASES**

- 2.1 Staff report recommended: **CONTINUE TO 12-13-12**
- Staff recommended at hearing: **CONSISTENT, as modified by applicant.**
- ALUC Commission Action: **CONSISTENT, as modified by applicant. (Vote 6-0, absent: John Lyon)**
- ZAP1008BL11 – Gila Farm Land, LLC and A&F Growers (Representative: Renewable Resources Group/Rupal Patel and Power Engineers) – County Case No.: Conditional Use Permit No. 03684** - A proposal to construct Palo Verde Mesa Solar Project, a 486 megawatt solar photovoltaic electric generating facility and associated facilities on 3,250 acres, including two electrical substations, one operation and maintenance building, inverters, transformers, underground 34.5 kV distribution lines, overhead 230 kV transmission lines, and associated switchgear located northerly of Interstate-10, with the solar photovoltaic panels generally located northeasterly of Blythe Airport, northerly of 10<sup>th</sup> Avenue, westerly of the extension of Neighbors Boulevard, easterly of Mesa Drive, and southerly of 5<sup>th</sup> Avenue within the land use jurisdiction of the County of Riverside. An additional 150 acres would be within a 100-foot-wide right-of-way for 12.4 miles of transmission lines outside the solar array field. (Compatibility Zones B1, C, D, and E of the Blythe Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 2.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT, with additional condition limiting intensity to 100 persons in accordance with proposed JLUS criteria.**
- ALUC Commission Action: **CONSISTENT with the 1984 Airport Land Use Plan, striking additional condition, to which the applicant did not consent. Commission also asked that a separate**
- ZAP1081MA12 – Riverside County Board of Education (Representative: School Advisors) – City Case No. P12-0360 (Conditional Use Permit).** The applicant proposes to establish a medical vocational school for adult students within an 11,505 square foot single-story building originally approved for commercial retail use on a 2.15-acre site located on the northerly side of Alessandro Boulevard, easterly of San Gorgonio Drive, in the City of Riverside. (Airport Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

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letter be sent to the Air Force explaining that the project could not be found inconsistent based on a plan that has not been adopted yet. (Vote 6-0, absent: John Lyon)

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT as amended, adding Condition No. 6 requiring the City to apply the Airport Protection Overlay Zone to the property prior to issuance of building permits.** (Vote 6-0, absent: John Lyon)
- ZAP1056R112 – Azar Trust (Representative: James Broeske, Broeske Architects & Associates, Inc.) – City of Riverside Case Nos. P12-0184 (General Plan Amendment), P12-0185 (Rezoning), and P12-0187 (Design Review).** P12-0187 is a proposal to develop a 6,120 square foot multiple-space retail and/or office building on a 0.74 net acre (1.23 gross acre) site comprised of two parcels located on the northerly side of Audrey Avenue, directly easterly of Van Buren Boulevard. P12-0185 is a proposal to rezone the two parcels (with addresses of 9265 and 9241 Audrey Avenue) from R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot area) to CR (Commercial Retail), or Commercial Retail Airport Protection Overlay Zone D (CR-AP-D). P12-0184 is a proposal to amend the General Plan land use designation of the easterly parcel (0.21 net acres at 9241 Audrey Avenue) from MDR (Medium Density Residential) to C (Commercial). (Zone D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 3.2 Staff report recommended: **PARCEL MAP CONSISTENT; CONTINUE PLOT PLAN TO 12-13-12**
- Staff recommended at hearing: **CONTINUE both cases to 12-13-12, at the request of the applicant.**
- ALUC Commission Action: **CONTINUED to 12-13-12** (Vote 6-0, absent: John Lyon)
- ZAP1049FV12 – French Valley Airport Center (Representative: Stan Heaton, Temecula Engineering Consultants) – County Case Nos. PP25183 (Plot Plan) and PM33691, Revised No. 1 (Revised Parcel Map).** PM33691, Revised Map No. 1 is a proposal to divide 82.74 acres located southerly of Auld Road, westerly of Leon Road, southerly and westerly of the Southwest Justice Center, easterly of French Valley Airport, and northerly of Jolynn Road and Allen Road in the unincorporated Riverside County community of French Valley into 11 parcels for office/business park/industrial uses, plus open space lots (18.9 acres). Plot Plan No. 25183 is a proposal to develop up to 59 buildings with a combined gross floor area of 331,083 square feet. (Compatibility Zones A, B1, B2, and D of the French Valley Airport Influence Area; plot plan in Zones B2 and D). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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- 3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Glen Holmes and John Lyon)**
- ZAP1082MA12 – Rogelio Rawlins & Maria Rawlins ( Representative: IW Consulting Engineers Inc., Andrew Walcker) – County Case No. PUP00856R2 (Revised Public Use Permit).** The applicant proposes to add a 2,596 square foot caretaker’s unit and 2,100 square foot garage as ancillary uses to an existing child care facility on a 2.33-acre site located westerly of Clark Street, northerly of Nance Street, southerly of Oleander Avenue, and easterly of Haines Street, in the unincorporated Riverside County community of Mead Valley (Airport Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Glen Holmes and John Lyon)**
- ZAP1083MA12 – CT Realty Investors, LLC (David L. Ball) – JPA Case No.: 212-02** – A proposal to establish industrial (I) zoning where no current zoning exists on 13.96 acres, located westerly of Heacock Street and northerly of Mariposa Avenue within the land use jurisdiction of the March Joint Powers Authority (Area II of the March Air Reserve Base Airport Influence Area). An existing industrial/warehouse building known as the Phillips Building is located on this property. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 3.5 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Glen Holmes and John Lyon)**
- ZAP1084MA12 – CT Realty Investors, LLC (David L. Ball) – JPA Case No.: 212-03** – A proposal to modify development standards within the Industrial (I) zoning district of the March Joint Powers Authority that would increase the potential maximum building height from 35 feet to 80 feet and establish a new formula for determining the required number of parking spaces for warehouse and distribution uses. At present, warehousing and distribution facilities must provide one parking space per 1,000 square feet of floor area. The new formula would establish a sliding scale that would reduce parking requirements for facilities with more than 50,000 square feet of floor area. Applicable to Industrial (I) zoned areas within the land use jurisdiction of the March Joint Powers Authority (Areas I and II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

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- 3.6 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0, absent: Glen Holmes and John Lyon)**
- ZAP1085MA12 – Stantec Consulting, on behalf of AT&T, Chase, and Frontier Inv. Realty (Representative: Jeff Liederman) – City Case Nos. P12-0419 (General Plan Amendment), P12-0557 (Rezoning), and P12-0558 (Conditional Use Permit).** P12-0419 is a proposal to amend the City of Riverside General Plan land use designation on 0.88 acres located at the northwesterly corner of Alessandro Boulevard and Mission Grove Parkway from HDR (High Density Residential) to O (Office). P12-0557 is a proposal to rezone that same property from RE (Residential Estate) to O (Office). P12-0558 is a proposal to develop a 3,858 square foot bank building on the property. (The existing AT&T buildings would be removed from the site or demolished.) (Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

4.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the September 13, 2012 minutes. Abstain: Paul Lewin, alternate for Greg Pettis; Absent: John Lyon

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

None

6.0 **COMMISSIONER'S COMMENTS**

Commissioner Holmes suggested that prohibition of solar energy facilities along the runway centerlines be incorporated into the Commission's rules and regulations, so that project designers would be aware of the Commission's position from the outset. B.T. Miller, ALUC Counsel, noted that incorporation into a Compatibility Plan would not be possible at this time, due to resource constraints, but suggested that the Commission could develop a policy framework to guide staff in evaluating solar projects. John Guerin, ALUC staff, commented that the present applicant had set a high bar in its studies and that future applicants for solar projects in the Airport Influence Area will need to do similar studies regarding the location of focused glare.

Commissioner Stewart agreed that focused glare constitutes a significant impact to aviation safety. Chairman Housman stated that the Commission has decided that focused glare in the pilot's view on final approach to the runway is a hazard to aviation. He advised that he will confer with staff as to the most appropriate means to document this position so that it is written policy, and not simply retained in the institutional memory of present Commissioners and staff.

Commissioner Ballance noted that his daughter, who is a pilot and aircraft owner in Nebraska, is a candidate in the General Election for a six-year term on the Sidney Airport Authority. He stated that Sidney, Nebraska is a regional airport with a fixed-base operator.

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Chairman Housman announced that the Aircraft Owners and Pilots Association is currently conducting its National Summit in Palm Springs. There was a parade of airplanes from the Airport to the Convention Center Wednesday (the 10<sup>th</sup>) – a unique and thrilling sight. The aircraft will be parading back from the Convention Center to the airport between 1 pm and 3 pm on Saturday (the 13<sup>th</sup>). Commissioner Lewin noted that about 70 aircraft are currently parked around the Convention Center, and noted that visitors can come close, see the aircraft, and patronize the vendors inside the facility. Chairman Housman noted that Squadron 11 of the Civil Air Patrol is assisting Atlantic Aviation in handling the hundreds of airplanes coming through their FBO, helping with security and traffic control.

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