



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Thursday 9:00 a.m., July 14, 2011

CHAIR
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Rancho Mirage

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John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED FROM 6/9/11

MARCH AIR RESERVE BASE

- 2.1 ZAP1071MA11 – Selective Telecommunications Consulting, LLC, for AT&T Mobility (Representative: Edwin Kim) – JPA Case No.: CUP 11-01 (Conditional Use Permit). A proposal to establish an unmanned telecommunications facility (cell tower) consisting of antennas on a 70-foot high tower disguised as a palm tree (monopalm), with an associated enclosed equipment shelter on a 2.96-acre site located northerly of Cactus Avenue, westerly of Interstate 215, and easterly of the rail line, within the land use jurisdiction of the March Joint Powers Authority (Airport Area I 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.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

3.0 **PUBLIC HEARING: NEW CASES**

MARCH AIR RESERVE BASE

- 3.1 ZAP1074MA11 – Stratford Ranch Investors (Representative: Albert A. Webb and Associates) – City Case Nos.: 11-04-0016 (Pre-Zone/Annexation). The project proposes to prezone the 1.4 acre site as Specific Plan, pursuant to the City of Perris Zoning Code. The project site is currently within the jurisdiction of the City of Moreno Valley, and the application is to allow for the adjustment in City boundaries in accordance with current street alignments and anticipated development. The project site is located southerly of Oleander Avenue, westerly of Lasalle Street/Evans Road, northerly of Nance Street, and easterly of Kitching Street. The site is proposed to be detached from the City of Moreno Valley and annexed into the City of Perris. Airport Area III within the March Air Reserve Base Airport Influence Area. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.1 Staff Report](#)

MARCH AIR RESERVE BASE

- 3.2 ZAP1072MA11 – March Joint Powers Authority/March Healthcare Development, LLC (Representative: Albert A. Webb and Associates) – JPA Case Nos.: GP 11-02 (General Plan Amendment), SP-7 (Specific Plan Amendment), PP11-03 (Master Plot Plan), PM 36035, Amendment No. 2 (Parcel Map). The General Plan Amendment proposes to amend the land use designation (on the March Joint Powers Authority's [JPA] General Plan), as it applies to 236 acres located southerly of Cactus Avenue, westerly of Heacock Street, northerly of W Street, and easterly of Travis Avenue, from SP-4 to SP-7. The Specific Plan proposes to modify the maximum structure height from 85 feet to 135 feet in a portion of the Specific Plan, modify the circulation system, and eliminate the Parking Core areas, in favor of increasing proximity of parking spaces to work locations. The Master Plot Plan proposes the conceptual plotting of buildings and infrastructure within the Specific Plan. The Parcel Map proposes to subdivide the site into 36 lots (not including lots for easements, drainage, and street improvements) for medical, health care, and related uses. The site is located within the land use jurisdiction of the March JPA. (Airport Area II within the March Air Reserve Base Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.2 Staff Report](#)

MARCH AIR RESERVE BASE

- 3.3 ZAP1073MA11 – Trammell Crow Company/Knox Logistics (Representative: Albert A. Webb and Associates) – County Case No.: PP20699R1 (Revised Plot Plan). A proposal to develop three industrial buildings with a total gross floor area of 1,206,710 square feet on 69.41 acres located both easterly and westerly of Harvill Avenue, southerly of Nandina Avenue, and northerly of Old Oleander Avenue in the unincorporated Riverside County community of Mead Valley. The site is located easterly of Decker Road and westerly of Interstate 215. (The existing approval was for five buildings with the same total gross floor area.) Airport Area II within the March Air Reserve Base Airport Influence Area. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONDITIONALLY CONSISTENT

Click on the link below for this agenda item number:

[3.3 Staff Report](#)

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.4 ZAP1009PS11 – WKN Wagner, LLC/Windkraft Nord USA, Inc. (Representative: The Altum Group) – City Case Nos. CUP 5.1268 (Conditional Use Permit) and VAR 6.525 (Variance). A proposal to erect two wind turbine generators (wind energy conversion systems or WECS) with a height not to exceed 411 feet and one meteorological tower with a height not to exceed 264 feet within an approximate 25.6-acre area of a 98.67-acre parcel located southerly of 19th Avenue, easterly of Karen Avenue and Halleck Road, westerly of McLane Street, and northerly of 20th Avenue in the portion of the City of Palm Springs located northerly of Interstate 10. The variance is to allow WECS height (measured at top of blade in the “twelve o’clock position”) to exceed 300 feet and to allow meteorological tower height exceeding 200 feet above ground level. (Not in an Airport Influence Area. Closest airport: Palm Springs International Airport). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONDITIONALLY CONSISTENT

Click on the link below for this agenda item number:

[3.4 Staff Report](#)

RIVERSIDE MUNICIPAL AIRPORT

3.5 ZAP1052RI11 – Riverside Public Utilities (Representative: Lyle Hill) – City Case No. PSP 11-0027 (Special Project) “RTRP69kV”. This is a proposal by Riverside Public Utilities (City of Riverside) to construct, operate and maintain additional 69,000-volt (69kV) electrical transmission lines in the vicinity of Riverside Municipal Airport. This is a portion of the Riverside Transmission Reliability Project (RTRP), which also involves the design and construction of 230,000-volt (230kV) electrical transmission lines by Southern California Edison (SCE). (The SCE portion of the RTRP requires approval by the California Public Utilities Commission and is not part of this process). Within the Riverside Municipal Airport Influence Area, the new lines would extend along the following roads: Acorn, Jurupa, Doolittle, Van Buren, Arlington, Rutland, Cypress, Crest, Wells, Tomlinson, Wilderness, Ed Perkić, and Industrial, so as to provide for connections to four existing substations and the proposed 230/69kV substations. (Airport Compatibility Zones A, B1, B2, C, D, and E of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE OFF CALENDAR (after providing guidance)

Click on the link below for this agenda item number:

[3.5 Staff Report](#)

4.0 **APPROVAL OF MINUTES**

May 12, 2011 and June 9, 2011

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

6.0 **COMMISSIONER’S COMMENTS**