

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
DECEMBER 9, 2010**

12/22/10

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, Robin Lowe, John Lyon, Greg Pettis

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: NEW BUSINESS**

- 2.1 Staff report recommended: **CONTINUANCE TO 1-13-11**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1067MA10 – Michelle Sadler/Michelle’s AAA Equipment Rentals, Inc. (Representative: Keith Gardner, Keefer Consulting) – County Case Nos. GPA 00962 (General Plan Amendment), CZ07748 (Change of Zone), and PP24755 (Plot Plan).** A proposal to amend the General Plan (Mead Valley Area Plan) land use designation of 7.42 acres located westerly of Patterson Avenue, southerly of Walnut Street, and northerly of Placentia Street in the unincorporated Riverside County community of Mead Valley, from Very Low Density Residential within the Rural Community Foundation Component (Maximum 1 dwelling unit per acre) to Business Park within the Community Development Foundation Component, to change the zoning of the property from R-R-1 (Rural Residential, 1 acre minimum lot size) to M-SC (Manufacturing-Service Commercial), and to establish a storage yard for emergency vehicles (contractor’s storage yard) on the southerly 2.47-acre parcel. The vehicle storage use area includes an existing 9,204 square foot building (which would be used for truck storage), an existing 3,720 square foot workshop, and a 2,220 square foot residence for use by an on-site caretaker. (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.
- 2.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONTINUED TO 1-13-11 (Vote 7-0)**
- ZAP1038FV10 – Vertical Aeronautics International, for Physicians’ Hospital of Murrieta, LLC (Representative: Lee Ambers) – City Case No. CUP No. 007-2499 (Conditional Use Permit)** – A proposal to establish a heliport (specifically, a hospital heliport) on the grounds of Physicians’ Hospital of Murrieta, located at 28159 Baxter Road in the City of Murrieta. The hospital campus is located northerly of relocated Baxter Road, easterly of Interstate 215 and Antelope Road, and southerly of Triple C Ranch Road. The facility will consist of a 45-foot square (2,025 square foot) touchdown and lift-off area

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with wind cone, lighting, and painted markings, and the design will comply with Federal Aviation Administration and CALTRANS Division of Aeronautics requirements. (Not in an AIA. Closest airport: French Valley Airport). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

2.3 Staff report recommended:  
**CONTINUANCE TO 1-13-11**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT, as staff recommended with revised conditions. (Vote 7-0)**

**ZAP1008PS10 – Windpower Partners 1993, LP (Representative: The Altum Group) – City Case Nos. CUP 5.1240 (Conditional Use Permit) and 6.522-VAR (Variance).** A proposal to establish 29 wind turbine generators (wind energy conversion systems or WECS) with a height not to exceed 340 feet, replacing 80 existing WECS in the City of Palm Springs. 26 WECS will be located within the area bounded by Pierson Boulevard on the north, Indian Canyon Drive on the east, State Highway Route 62 on the west, and Interstate 10 on the south. (Among those, 18 will be located on 378.69 acres located more precisely southerly of Dillon Road, easterly of Diablo Road, and westerly of Karen Avenue. 5 will be located northerly of Dillon Road and easterly of Diablo Road and the unincorporated community of Valley View Village. 2 will be located southerly of Dillon Road and westerly of Diablo Road.) The other 3 will be located on a 108.2-acre parcel located northerly of State Highway Route 111 and Tipton Road, southerly of Interstate 10, and easterly of the Whitewater Interchange. The variance is to allow height (to top of rotor at 12 o'clock position) exceeding 200 feet above ground level. (Not in an AIA. Closest airport: Palm Springs International Airport). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

2.4 Staff report recommended:  
**CONDITIONALLY  
CONSISTENT**

Staff recommended at hearing:  
**CONDITIONALLY  
CONSISTENT**

ALUC Commission Action:  
**RECONSIDERED AND  
RESCINDED PRIOR  
(OCTOBER) FINDING, AND  
CONTINUED TO 1-13-11  
(Vote 7-0)**

**ZAP1002RG10 – Riverside County Planning Department – Ordinance No. 348.4706** – An amendment to the Riverside County Zoning Ordinance to permit emergency shelters in the I-P (Industrial Park) Zone and to establish development standards for such facilities. The amendment defines an emergency shelter as “housing with minimally supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay.” Development standards include a maximum limit of 75 beds in any emergency shelter and a minimum of 125 square feet of floor area for each client served at any one time. A lower maximum bed limit may be established in the vicinity of airports. (Countywide). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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- 2.5 Staff report recommended: **CONTINUANCE TO 1-13-11**
- Staff recommended at hearing: **CONTINUANCE TO 1-13-11**
- ALUC Commission Action: **CONTINUED TO 1-13-11 (Vote 7-0)**
- ZAP1004RG10 – County of Riverside – A proposal by the County of Riverside to adopt a new Housing Element for the Plan Years of 2006 through 2014.** The Housing Element is an integral part of the County's overall General Plan, as one of seven required General Plan elements mandated by State law. The Element assesses the current and future housing needs of all income groups, formulates goals, policies, and programs to address housing needs in unincorporated Riverside County, and sets forth an action plan for implementation of those goals in the next four years. (Countywide)  
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 2.6 Staff report recommended: **ADOPT THE NEGATIVE DECLARATION; ADOPT THE PERRIS VALLEY AIRPORT LAND USE COMPATIBILITY PLAN; ADOPT RESOLUTION NO. 2010-01.**
- Staff recommended at hearing: **ADOPT THE NEGATIVE DECLARATION; ADOPT THE PERRIS VALLEY AIRPORT LAND USE COMPATIBILITY PLAN; ADOPT RESOLUTION NO. 2010-01.**
- ALUC Commission Action: **CONTINUED with the public hearing open to 1-13-11 (Vote 7-0)**
- ZAPEA01PV08 – ALUC Initiative.** The Riverside County Airport Land Use Commission will consider whether to adopt a Negative Declaration, prepared pursuant to the California Environmental Quality Act, for the proposed Airport Land Use Compatibility Plan for Perris Valley Airport ("Compatibility Plan"). The Commission will consider whether to adopt a Compatibility Plan, which includes an Airport Influence Area (AIA) with new boundaries, for Perris Valley Airport. The new AIA includes the geographic area in which noise, safety, airspace protection, and/or overflight concerns may significantly affect land uses or necessitate restrictions on those uses. The Compatibility Plan includes policies for determining whether a proposed development project lying within the AIA is consistent with the Compatibility Plan. The intent of the Compatibility Plan is to ensure the continued operation of Perris Valley Airport while simultaneously protecting the public health, safety, and welfare. The Plan includes Additional Compatibility Policies that are tailored specifically to the Airport's land use environs and lessen the effects on densities and intensities of future development proposals (in comparison to a Plan that did not include such policies). Perris Valley Airport is located easterly of Goetz Road and southerly of Ellis Avenue and Case Road in the City of Perris. The proposed AIA would include properties in the City of Perris, City of Menifee, and unincorporated Riverside County; however, most of the affected properties are located in the City of Perris. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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3.0 **PRESENTATION:** Dan Fairbanks, Planning Director of the March Joint Powers Authority, regarding March Joint Land Use Study (JLUS)

Ken Brody, Mead and Hunt, presented Power Point charts regarding the March Joint Land Use Study (JLUS). Vice Chairman Rod Ballance thanked Dan Fairbanks and Ken Brody for a great presentation, Chairman Housman received and filed report.

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

5.0 **APPROVAL OF MINUTES**

The October 14, 2010 minutes were approved by a vote of 6-0. Absent: Vice Chairman Rod Ballance

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

None

7.0 **COMMISSIONER'S COMMENTS**

Commissioner Robin Lowe advised that this was her last meeting and expressed her pleasure working with the ALUC Commissioners. Chairman Housman stated, on behalf of the Commission, that it has been a pleasure and an honor serving with Commissioner Lowe.

Chairman Housman adjourned the meeting at 12:40 p.m.

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