

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JULY 14, 2011**

8/18/11

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Greg Pettis, Richard Stewart

COMMISSIONERS ABSENT: Glen Holmes

2.0 PUBLIC HEARING: CONTINUED FROM 6/9/11

- 2.1 Staff report recommended: **CONSISTENT** 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 recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Glen Holmes absent)**

3.0 PUBLIC HEARING: NEW BUSINESS

- 3.1 Staff report recommended: **CONSISTENT** ZAP1074MA11 – Stratford Ranch Investors (Representative: Albert A. Webb and Associates) – City Case Nos.: 11-04-0016 (Pre-Zone/Annexation).
- Staff recommended at hearing: **CONSISTENT** 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.
- ALUC Commission Action: **CONSISTENT (Vote 6-0, Glen Holmes absent)**

CDS:

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- 3.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT** with modification to Condition #9 reading: All plot plans and tenant improvement plans shall be routed to the Commander at March Air Reserve Base for review.
- Condition #8 was recommended for deletion by staff, and the Commission deleted this condition.
- (Vote 6-0, Glen Holmes absent)**
- 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.
- 3.3 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 6-0, Glen Holmes absent)**
- 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.

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- 3.4 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 6-0, Glen Holmes absent)**
- 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.
- 3.5 Staff report recommended: **CONTINUE OFF CALENDAR (after providing guidance)**
- Staff recommended at hearing: **CONTINUE OFF CALENDAR (after providing guidance)**
- ALUC Commission Action: **CONTINUED OFF CALENDAR (Vote 6-0, Glen Holmes absent)**
- 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.

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4.0 APPROVAL OF MINUTES

The May 12, 2011 minutes were approved by a vote of 5-0. Abstained: Greg Pettis; Absent: Glen Holmes

The June 9, 2011 minutes were approved by a vote of 4-0. Abstained: Richard Stewart and Greg Pettis; Absent: Glen Holmes.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Commissioner Richard Stewart advised that AMRO, an aviation-related use, will be occupying part of the DHL building at March Air Reserve Base. He stated that this company, presently in El Monte, will use the March facility to manufacture containers that carry the parts for the Dreamliner Boeing 787. AMRO will be offering new employment opportunities in this area, and would be looking for people who have experience in riveting, welding, and working with metal, such as people who had worked for Fleetwood. New jobs will pay a minimum of \$45,000 per year. When the containers have been completed, they will be sent to their destination via a huge modified Boeing 747 called a Giant Guppy. A limited number of flights will occur, but they will not be occurring daily at 3 o'clock in the morning. He noted that the use of the buildings must be aviation-related, due to use of FAA funding. Commissioner Stewart also advised that the Joint Powers Authority is moving forward with its General Aviation Element, an FAA requirement. He indicated that the concept of general aviation use has not been well received in some of the neighboring communities. Concerns have been raised about effects on military operations, but such interference will not occur. Chairman Housman commented that Palm Springs Airport had to accommodate a large number of flights of large aircraft carrying passengers coming to the Coachella Valley to attend Betty Ford's funeral and associated activities, reminding us of the importance of having airports when unexpected events occur. He also expressed concern regarding the draft State Aeronautics handbook. Specifically, he finds that the proposed language suggesting that an ALUC could not find a matter conditionally consistent is non-functional. Staff has written a letter back to Aeronautics expressing their concerns with some of the changes made since the preparation of the first draft. He recommended that any ALUC Commissioners who would like to view the current draft State handbook contact ALUC staff.

6.0 COMMISSIONER'S COMMENTS

Vice Chairman Rod Ballance noted that he had an opportunity to represent the Chairman at a meeting with a prospective new company that wanted to move into the area around March and thanked ALUC staff for their professional and helpful response to the applicant. He noted the potential positive economic impact of the project, which would bring 65 new jobs to the area, and that the Governor's Office of Business Development is interested in assuring that this project (should it go forward) stay in Riverside County, so that the jobs are not exported to another state.

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