

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 12, 2009**

11-30-09

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Melanie Fesmire, Glen Holmes, Simon Housman, John Lyon

COMMISSIONERS ABSENT: Robin Lowe

2.0 PUBLIC HEARING: OLD BUSINESS

- 2.1 Staff report recommended: **ZAP1006PS09 – Wessman Development Co. (Representative: Palm Springs Unified School District) – City Case No. PA09-003 (Design Review)**. A proposal for the construction of an approximately 79,670 square foot district service center that will consist of a food service, storage, warehouse space, reprographics, and maintenance shop, on 12.3-acres of a 20-acre site, within the City of Palm Springs, located easterly of Gene Autry Trail, westerly of San Joaquin Drive, and northerly of Mission Drive, approximately 1,303 feet easterly of Runway 13L-31R at Palm Springs International Airport. The Palm Springs Unified School District has no current plans for the remaining 7.7 acres. The project site is located within Compatibility Zone C and partially within Compatibility Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- CONDITIONAL
CONSISTENCY**
- Staff recommended at hearing: **CONDITIONAL
CONSISTENCY**
- ALUC Commission Action: **CONDITIONALLY
CONSISTENT (Vote 6-0;
Absent: Commissioner
Lowe)**
- 2.2 Staff report recommended: **ZAP1005BA09 – Inland Behavioral & Health Services, Inc (Representative: Joseph E. Bonadiman & Associates, Inc.) – City Case No. CUP 09-803 (Conditional Use Permit)**. A proposal for the development of a 9,000 square foot medical and dental clinic with a future 6,000 square foot second floor to be added, on a 1.3 gross acre site, within the City of Banning, located southerly of Ramsey Street, westerly of Val Monte Street, and northerly of Interstate 10 freeway, approximately 1,746 feet northwesterly of the westerly runway at Banning Municipal Airport. The project site is located within Compatibility Zone C of the Banning Municipal Airport. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- CONDITIONAL
CONSISTENCY**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT as amended,
striking condition #6 and
adding new conditions #6, 7,
8 and 9. (Vote 6-0; Absent:
Commissioner Lowe)**

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3.0 PUBLIC HEARING: NEW BUSINESS

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Commissioner Lowe)**
- ZAP1038BD09 – Desert Storage Masters, LLC/T-Mobile (Representative: Monica Moretta) – City Case No.: CUP 09-6-940 (Conditional Use Permit).** Development of an unmanned telecommunications facility consisting of antennas on a 70-foot high monopalm, equipment cabinets, GPS antenna, and microwave dish antenna with a 675.5 square foot lease area on an 8-acre site used for mini-storage and vehicle storage located southerly of Indio Boulevard and the southerly terminus of Madio Street, westerly of Madison Street, and northerly of Foxglove Lane, in the City of Indio. Airport Compatibility Zones B1 and C. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Commissioner Lowe)**
- ZAP1039BD09 – Grinnell Properties LLC/The Academy Firing Range (Representative: Marsha Vincelette) – County Case No. CUP 03630 (Conditional Use Permit).** A proposal to establish a 28-lane, indoor firing range and a security academy within two existing buildings (each approximately 19,800 square feet in floor area) located at 39698A and 39698B El Viento Road, southerly of Flora Road and northerly of Las Montanas Road, within Desert Business Park. The business park is located northerly of Interstate 10 and westerly of Washington Street in the unincorporated Riverside County community of Bermuda Dunes. The northerly building, except for one existing occupied suite, will house 14 firing lanes and a security academy that will include tactical training area for law enforcement, 9 offices, and 5 training rooms. The southerly building will be occupied by The Academy Firing Range and include 14 firing lanes, a 2,750-square foot uniform supply and fitting area, a gun sales area, 9 offices, and 3 training rooms. Airport Compatibility Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 3.3 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONTINUED to 1-14-10 for further information provided by the applicant (Vote 6-0; Absent: Commissioner Lowe)**
- FV-06-113 – AT&T Mobility/Bechtel/Silverhawk Industrial LP (Representative: Kathy O'Connor-Phelps, Bemis Development/Derra Design) – County Case No. PP21164 (Plot Plan)** – Development of an unmanned telecommunications facility consisting of antennas on a 70-foot high monoelm, equipment shelter, and GPS antennas on a 2.68-acre site located at 38340 Innovation Court, northwesterly of the terminus of Innovation Court and northeasterly of Technology Drive, in the unincorporated Riverside County community of French Valley, in Airport Compatibility Zone B1. The total height to the “top of frond” will not exceed 75 feet above ground level. 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: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT as amended, with Condition #8 deleted and replaced with the following note:**
- NOTE: CONDITION NO. 4 OF THE LETTER OF CONDITIONS ISSUED BY THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION FOR ALUC CASE NO. MA-02-177, WHICH PROHIBITED THE ABOVE GROUND STORAGE OF EXPLOSIVES OR FLAMMABLE MATERIALS, EXCEPT GAS AND DIESEL OF 500 GALLONS OR LESS, IS HEREBY RESCINDED, EXCEPT FOR THOSE PORTIONS OF THE SPECIFIC PLAN WITHIN AIRPORT AREA I.**
- (Vote 6-0; Absent: Commissioner Lowe)**
- ZAP1061MA09 – Kimley-Horn and Associates, for LNR Property Corp. (Representative: Scott Barker) – JPA Case No. SP-4 (Specific Plan Amendment): North Campus of the Meridian Specific Plan.** A proposal to amend the Meridian Specific Plan (initially called the March Business Center Specific Plan) by: (1) changing the acreages designated for various uses-increasing acreages of industrial, commercial, and office uses and reducing acreages of business park, mixed use, and public facility uses; (2) adding 9.7 acres of open space for storm water detention; and (3) specifically providing for two 10,000-gallon above ground diesel fuel storage tanks in the area known as “Lot 16.” The “North Campus” comprises approximately 662 acres located northerly of Van Buren Boulevard, southerly of Alessandro Boulevard and westerly of Interstate 215, within the land use jurisdiction of the March Joint Powers Authority. The amendment affects 256.7 acres within that area. (Airport Areas I and II). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

- 3.5 Staff report recommended: **CONTINUE TO 1/14/10**
- Staff recommended at hearing: **CONTINUE TO 1/14/10**
- ALUC Commission Action: **CONTINUED to 1/14/10 (Vote 6-0; Absent: Commissioner Lowe)**
- ZAP1062MA09 – Valley Health System/Menifee Valley Medical Center (Representative: Jeff Wright, Heliplanners) – City Case No. PUP 2009-68 (Public Use Permit)** – A proposal to establish an Emergency Medical Service (EMS) Helicopter Landing Site at Menifee Valley Medical Center, a hospital located at 28400 McCall Boulevard in the City of Menifee. The medical center campus is located on the north side of McCall Boulevard, easterly of Antelope Road. The facility will consist of a 48 foot square (2,304 square foot) concrete landing pad with associated gurney ramp and wind cone. The facility will be used only for emergency medical services, departures and landings, including patient transfer to higher level or specialized facilities. These activities have traditionally occurred in the parking lot. Provision for a specified location and a facility that complies with FAA criteria would enhance safety. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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- 3.6 Staff report recommended: **CONTINUE TO 1/14/10** **ZAP1012FL09 – Riverside Healthcare System/Riverside Community Hospital (Representative: Jeff Wright, Heliplanners) – City Case No. P09-0694 (Conditional Use Permit)** – A proposal to establish a heliport (specifically, a hospital helistop) atop the top deck of the parking structure at Riverside Community Hospital, located at 4445 Magnolia Avenue in the City of Riverside. The hospital campus is located on the west side of Magnolia Avenue, south of 14th Street, north of Terracina Drive, and east of Brockton Avenue. The facility will consist of a 54-foot square (2,916 square foot) elevated metal landing pad with associated gurney ramp, safety net, wind cone, lighting, and painted markings, and the design will comply with FAA requirements. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **CONTINUE TO 1/14/10**
- ALUC Commission Action: **CONTINUED to 1/14/10 for proper noticing/re-advertisement (Vote 6-0; Absent: Commissioner Lowe)**

4.0 **ADMINISTRATIVE ITEMS**

4.1 **2010 Finalized Project Submission Schedule**

The ALUC Commission by a unanimous vote of 6-0 approved the finalized project submission schedule. Absent: Commissioner Robin Lowe

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 6-0 approved the October 8, 2009 minutes. Absent: Commissioner Robin Lowe

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

Mr. Troy Childs of French Valley Concerned Citizens spoke for 19 minutes, utilizing a Power Point presentation to present an argument in opposition to the proposed French Valley Energy Center power plant. Eight additional persons submitted speaker slips in opposition. The following persons spoke in opposition: Mark Hill; Robert Eppers; Dave Keys; Christopher Webb; and Ken MacLeod. The following persons yielded time to Mr. Childs or decided not to provide further comments: Paul Attyah; P.T. Rothchild; and Maryla Webb. Consideration of this matter extended a total of 35 minutes. Chairman Housman and Vice-Chairman Ballance thanked the speakers for the information provided and for their taking time to express their concerns regarding this matter.

7.0 **COMMISSIONER'S COMMENTS**

None

Chairman Housman adjourned the meeting at 10:53 A.M.

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