

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 14, 2010**

1-28-10

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Glen Holmes, John Lyon

COMMISSIONERS ABSENT: Melanie Fesmire, Simon Housman, Robin Lowe

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-0, absent: Fesmire, Housman, and Lowe)**
- ZAP1007PS09 – SCC Rancho Mirage, LLC (Representative: Adkan Engineers) – County Case Nos. CZ06987 (Change of Zone) and TR 32463 (Tentative Tract Map).** A proposal to change the zoning of an 80-acre parcel located northerly of Ramon Road, easterly of Da Vall Drive, westerly of Los Alamos Road and Bob Hope Drive, and southerly of Interstate 10 from W-2-20 (Controlled Development Areas, 20 acre minimum lot size) to R-1 (One-family Dwellings), and to divide the property into 206 residential lots, along with a 0.6-acre well site and open space/storm water retention areas. Airport Compatibility Zone E. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

3.0 PUBLIC HEARING: OLD BUSINESS

- 3.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-0, absent: Fesmire, Housman, and 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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3.2 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
**CONSISTENT, with amended
condition #2 and adding
condition #7. (Vote 4-0,
absent: Fesmire, Housman,
and Lowe)**

Amended Condition No. 2:

“The Emergency Medical Service (EMS) Landing Site shall be designed and constructed in accordance with FAA Advisory Circular 150/5390-2B, *Heliport Design*, except that the site shall not be marked as a permitted heliport as described.”

Added Condition No. 7:

7. “The Emergency Medical Services (EMS) Landing Site shall be used, over any twelve month period, for no more than an average of six landings per month with a patient or patients on the helicopter, except to allow for adequate medical response to a mass casualty event even if that response causes the site to be used beyond these limits.”

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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3.3 Staff report recommended:
INCONSISTENT

Staff recommended at hearing:
INCONSISTENT

ALUC Commission Action:
**CONSISTENT, with amended
Condition No. 3. (Vote 4-0,
absent: Fesmire, Housman,
and Lowe)**

Amended Condition No. 3:

“Establishment and operations shall comply with the recommendations and requirements of the Federal Aviation Administration letter dated January 5, 2010, a copy of which is attached hereto.”

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.

4.0 PUBLIC HEARING: NEW BUSINESS

4.1 Staff report recommended:
CONTINUANCE TO 2-11-10

Staff recommended at hearing:
CONTINUE TO 2-11-10

ALUC Commission Action:
**CONTINUED TO 2-11-10 (Vote
4-0, absent: Fesmire,
Housman, and Lowe)**

ZAP1035FV09 and ZAP1004FV06 – H.G. Fenton Development Co./Fred J. Fleming (Representatives: Allen Jones and Karen Ruggels) - ZAP1035FV09: County Case Nos. CZ07690 (Change of Zone) and SP00265S1 (Substantial Conformance to Specific Plan). ZAP1004FV06: County Case No. PM35212 (Commercial/Industrial Parcel Map). These cases relate to a 56.95-acre site located easterly of Winchester Road, southerly of Sparkman Way (Airport Entrance Road), westerly of French Valley Airport, and northerly of an easterly straight-line extension of Hunter Road, in the unincorporated French Valley area. The site comprises Planning Areas 11.1 and 21.1 along with a portion of Planning Area 21.2, within the Borel Airpark Specific Plan. The site is and would remain zoned SP (Specific Plan), but the allowed land uses and development standards would change from a basis of A-1-10 (Light Agriculture, 10 acre minimum lot size) and C-P-S (Scenic Highway Commercial) to C-O (Commercial-Office) and C-P-S, in accordance with the Specific Plan. Offices, health and exercise centers, and laboratories would be among the permitted uses. PM35212 would divide the site into 20 commercial/industrial lots, with 8.43 acres of road rights-of-way. Airport Compatibility Zones B2 and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or

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- 4.2 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1036FV09 – Riverside County Economic Development Agency – Aviation Division – Airport Master Plan for French Valley Airport.** The Airport Land Use Commission will review the Airport Master Plan document to determine consistency with the French Valley Airport Land Use Compatibility Plan, as adopted in 2007. French Valley Airport is located easterly of Winchester Road (State Highway Route 79), southerly of Auld Road, and westerly of Leon Road in the unincorporated French Valley area. The Master Plan indicates that the airport would continue to be a general aviation airport. Activity forecasts would not exceed ultimate levels projected in the adopted Compatibility Plan. The Master Plan includes a Capital Improvement Program and recommends 27 actions over the next 20 years to improve the airport, including establishment of an Airport Traffic Control Tower. The Master Plan would supersede the November 1995 Master Plan, which had proposed development of a secondary runway easterly of, and parallel to, the existing runway. Adoption of the new Master Plan would eliminate that previously proposed, but never built, secondary runway. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 4-0, absent: Fesmire, Housman, and Lowe)**

5.0 **APPROVAL OF MINUTES**

The November 12, 2009 minutes were approved as amended adding Kathy O'Connor-Phelps, Bemis Dev./Derra Design to Others Present, and as a person testifying in support of ALUC Case No. FV-06-113 (Agenda Item No. 3.3 at the November 12, 2009 meeting). (Vote 4-0, absent: Fesmire, Housman and Lowe).

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

None

7.0 **COMMISSIONER'S COMMENTS**

None

Meeting was adjourned by Acting Chair Rod Ballance at 11:13 a.m.

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