



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., February 10, 2011

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
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Riverside

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Russell Brady
Barbara Santos

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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 CASE - HEARING OPEN

HEMET RYAN AIRPORT

- 2.1 ZAP1021HR10 – Leo and Betty Wesselink (Representative: David Jeffers Consulting Inc.) – County Case Nos. GPA 00973 (General Plan Amendment). A proposal to amend the Harvest Valley/Winchester Area Plan's land use designation on a 151.5-acre site, located southerly of Stowe Road, easterly of El Callado, and northerly of Grand Avenue within the unincorporated community of Winchester, from Estate Density Residential - Rural Community (EDR-RC) to Business Park (BP). (Airport Areas I and II and Transition Area of the Hemet-Ryan Airport Influence Area). Continued from January 13, 2011. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

[Click Link Below to Review Staff Report for Item 2.1](#)

- Staff Report – Item 2.1

3.0 **PUBLIC HEARING: NEW BUSINESS**

RIVERSIDE MUNICIPAL AIRPORT

- 3.1 ZAP1050RI10 – T-Mobile USA (Representative: Alexis Osborn) – City Case No. P10-0576 (Design Review). A proposal to establish an unmanned telecommunications facility consisting of antennas on a 50-foot high monopalm and associated equipment cabinets on a 3.09-acre church property located at the northeasterly corner of Jackson Street and Colorado Avenue in the City of Riverside. (Airport Compatibility Zones B1, C and D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO MARCH 10, 2011

[Click Link Below to Review Staff Report for Item 3.1](#)

- Staff Report – Item 3.1

MARCH AIR RESERVE BASE

- 3.2 ZAP1068MA10 – U.S. Veterans Initiative/March Joint Powers Authority (Representative: Sares-Regis Group) – JPA Case Nos: SP08-01, Amendment No. 1 and Plot Plan No. 10-02. A proposal to establish a 323-unit veterans' transitional housing facility on 7.75 acres located southerly of N Street, easterly of 4th Street, and westerly of 6th Street within the March Lifecare Campus portion of the former March Air Force Base (generally located southerly of Cactus Avenue and westerly of Heacock Street), and to amend the March Lifecare Campus Specific Plan so as to provide for the proposed facility and to deviate from parking requirements. The project site is located within the March Joint Powers Authority land use jurisdiction and is within 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.

Staff Recommendation: CONTINUE TO MARCH 10, 2011

[Click Link Below to Review Staff Report for Item 3.2](#)

- Staff Report – Item 3.2

CHINO AIRPORT

- 3.3 ZAP1014CH10 – Jurupa Community Services District/City of Eastvale (Representative: Eric Norris) - City Case No. 10-0027 (Change of Zone and Plot Plan). A proposal to change the zoning of 16.77 acres located northerly of Schleisman Road and westerly of Harrison Avenue (including the northwesterly corner of the intersection thereof) in the City of Eastvale from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to R-4 (Planned Residential), and to establish

a 34,706 square foot community center (“Eastvale Community Center”) on 4.08 acres in the southerly portion of the site. The Community Center will include a gymnasium, a multi-purpose room, multiple activity rooms, and a spacious multi-functional lobby. (Airport Compatibility Zone D of the Chino Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO MARCH 10, 2011

Click Link Below to Review Staff Report for Item 3.3

- Staff Report – Item 3.3

4.0 **CLOSED SESSION:** With respect to every item of business to be discussed in closed session pursuant to Government Code Section 54956.9:
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: One potential case.

5.0 **CONTINUED CASE - HEARING CLOSED, DECISION DEFERRED**

PERRIS VALLEY AIRPORT

5.1 **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.

Staff Recommendation: CONTINUE AS DEFERRED DECISION TO MARCH 10, 2011, PENDING STATE APPROVAL OF AIRPORT DIAGRAM.

Click Link Below to Review Staff Report for Item 5.1

- Staff Report – Item 5.1

6.0 ADMINISTRATIVE ITEMS

6.1 ALUC Strategic Vision Plan Update.

6.2 Processing of “No Compatibility Impact” Ordinance Amendments and General Plan Amendments.

6.3 Plan for Evaluation of March Joint Land Use Study.

[Click Link Below to Review Staff Report for Item 6.0](#)

- Staff Report – Item 6.0

7.0 APPROVAL OF MINUTES

December 14, 2010 and January 13, 2011

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

9.0 COMMISSIONER'S COMMENTS

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