

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER MARCH 10, 2011  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on March 10, 2011 at the Riverside County Administrative Center, Board Chambers.

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

**COMMISSIONERS ABSENT:** Glen Holmes

**STAFF PRESENT:** Ed Cooper, Director  
John Guerin, Principal Planner  
Russell Brady, Contract Planner  
Barbara Santos, ALUC Secretary  
BT Miller, ALUC Counsel

**OTHERS PRESENT:** None

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- I. **AGENDA ITEM 2.1:** 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 4<sup>th</sup> Street, and westerly of 6<sup>th</sup> 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.

II. **MAJOR ISSUES**

The project site is located in Airport Area II of the March Air Reserve Base Airport Influence Area. Airport Area II (not to be confused with Accident Potential Zone II, which is in Airport Area I) requires a 2½ acre minimum lot size. While the project does not involve a land division that would result in the establishment of lots, the density for this institutional project would exceed 40 dwelling units per acre. ALUC's review letter of April 23, 2009, in finding the Specific Plan consistent, included a Condition 2. (e) prohibiting residential "dwellings for permanent occupancy, other than living areas within facilities licensed by either the California Department of Public Health or the California Department of Social Services (or their successors-in-interest), and the relocation of existing transitional housing facilities already present on-site." It may be noted, however, that no restrictions on residential density are proposed for this site in the March Joint Land Use Study.

Staff has received documents from the applicant since the previous hearing that state the existing facility that is being proposed to relocate has received a license from the California Department of Alcohol and Drug Programs to "operate and maintain an adult residential alcohol and/or drug abuse recovery or treatment facility". While only a capacity of 24 is listed in the current licensing by the California Department of Alcohol and Drug Programs for the existing Veterans in Progress (VIP) facility, the proposed facility is expected to license under the same program for all 80 beds within the proposed Support Services/VIP building. The remaining non-VIP units/beds in the other proposed buildings in the project would primarily be utilized for those transitioning out of the VIP program and out of the facility eventually, but would not require any licensing themselves. Whether or not the non-VIP housing units are utilized by those previously participating in the VIP program, these non-VIP housing units are still transitional in nature and occupants may still be receiving some supportive services. These transitional housing and ancillary support services best define these units and the entire project as an institutional rather than residential use. Therefore the project is not subject to the restrictions and limitations of a residential use under the 1984 Riverside County Airport Plan.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to April 14, 2011 pending submittal of additional information as follows: (1) a chart specifying distance to closest runway and elevation of the runway at closest point to each building (or submittal to FAA for each building); (2) a copy of the Specific Plan Amendment text that clearly indicates the proposed new text, the text being deleted from the adopted Specific Plan, and the text remaining as adopted; and (3) a table indicating the number and type of units at the existing facility within the Specific Plan area. If this information is provided prior to the hearing, staff may be able to amend its recommendation at that time.

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**IV. PROJECT DESCRIPTION**

United States Veterans Initiative proposes a 323-unit (401-bed) transitional housing center on 7.75 acres located southerly of N Street, easterly of 4<sup>th</sup> Street, and westerly of 6<sup>th</sup> Street in the portion of March Joint Powers Authority's jurisdiction located northeasterly of the runway at March Air Reserve Base. The facility will include 18 two-bedroom units, 45 one-bedroom units, 180 single units, 60 senior units and 20 four-bed "program units."

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 6-0, **CONTINUED** the project to April 14, 2011 for re-notice. Absent: Commissioner Glen Holmes

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.1: TIME IS 9:02 A.M.

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- I. **AGENDA ITEM 3.0: 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.

**ALUC COMMISSION ACTION:** BT Miller, ALUC County Counsel had nothing to report.

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I. **AGENDA ITEM 4.1: 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.

II. **MAJOR ISSUES**

Whether to adopt: (1) the Initial Study/Negative Declaration prepared for the Perris Valley Airport Land Use Compatibility Plan; and (2) the Perris Valley Airport Land Use Compatibility Plan.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission:

Adopt the Negative Declaration for the Perris Valley Airport Land Use Compatibility Plan, and thereby find that:

- a. Having considered the initial study/Negative Declaration, the comments received during the public review process, and the record before the Commission, there is no substantial evidence that adoption of the Perris Valley Airport Land Use Compatibility Plan would have a significant effect on the environment; and
- b. The initial study/Negative Declaration reflects the Commission's independent judgment and analysis;

Adopt the Perris Valley Airport Land Use Compatibility Plan; and

Adopt Resolution No. 2011-01 memorializing the Commission's actions.

IV. **PROJECT DESCRIPTION**

The proposed project is the Commission's adoption of the 2010 Perris Valley Airport Land Use Compatibility Plan ("PVALUCP"), which includes "Additional Compatibility Policies" specifically tailored to the land use environs of Perris Valley Airport and an Airport Influence Area ("AIA") with new boundaries. An AIA previously was adopted for this Airport in 1975, but no Compatibility Plan text specific to this Airport's environs ever was adopted by the Commission. The new AIA includes the area in which noise, safety, airspace protection, or overflight concerns may significantly affect land uses or necessitate restrictions on those uses, as determined by the Commission. Accordingly, the Compatibility Plan includes policies for determining whether a proposed development project, lying within the AIA, is consistent with the Compatibility Plan and the

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objectives set forth in the State Aeronautics Act, which include ensuring the continued operation of public-use airports (such as Perris Valley Airport), while simultaneously protecting the public's health, safety, and welfare. (See Pub. Util. Code, §§21670-21679.5.)

The Commission is required by state law to prepare airport land use compatibility plans for the airport influence areas around public-use airports. Airport officials project that activity levels at Perris Valley Airport will continue and likely increase over time.

Much of the portion of the City of Perris located westerly of Interstate 215 is in the vicinity of the Airport and is affected by aircraft noise and overflight. The Commission's charge is to protect the public from excessive noise and safety hazards. Therefore, the PVALUCP imposes limits on the density and intensity of future land use development in the AIA.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

1. The ALUC Commission by a unanimous vote of 6-0, **ADOPTED** the Negative Declaration and Resolution 2011-01. Absent: Commissioner Glen Holmes
2. The ALUC Commission by a vote of 5-1, **ADOPTED** the Perris Valley Airport Land Use Compatibility Plan. Chairman Housman voted no; Absent: Commissioner Glen Holmes

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.0: TIME IS 9:40 A.M.

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**I. 5.0 ADMINISTRATIVE ITEMS**

**5.1 ALUC Strategic Vision Plan: Final proposal to Commission presented by ALUC staff.**

John Guerin, ALUC staff, recommended that the Commission discuss the Strategic Vision Plan and, if there are no changes, to receive and file. Commissioner Lyon inquired as to the effect of the incorporation of the new City of Jurupa Valley, which includes Flabob Airport. He noted that candidates had referenced a need to begin work on a new General Plan and asked whether this would create a need for any changes in our prioritization. Ed Cooper, ALUC Director, indicated that the County is obligated for the first year to provide services to the new city. Commissioners had no further comments.

**5.2 Processing of "No Compatibility Impact" Ordinance Amendments and General Plan Amendments.**

Staff requested that the Commission consider delegating to the ALUC Director the authority to determine whether such a proposal will affect applicable airport compatibility criteria and, upon a finding that it will not affect applicable airport compatibility criteria, make a determination that the proposal is consistent with the appropriate ALUCP. The ALUC Director's decision would be a "Receive and File" item on the following Commission agenda. All other proposals will be submitted to the ALUC for a consistency determination. Chairman Housman noted that the proposal would cut red tape while still allowing for amendments to be reviewed for effects on airport land use compatibility. With no opposition, he asked that staff return with a resolution for next month's agenda.

**5.3 March JLUS Review Committee: Subcommittee will meet after ALUC Commission Hearing. Location: Conference Room A, behind Board Chambers**

Information only. Chairman Housman noted that the Commission has been awaiting completion of the JLUS for a number of years, and thanked the Commissioners who volunteered to serve on the subcommittee.

**II. 6.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the minutes for February 10, 2011. Abstained: Chairman Housman and Commissioner Greg Pettis; Absent: Commissioner Glen Holmes

**III. 7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**IV. 8.0 COMMISSIONER'S COMMENTS**

None

**V. ADJOURNMENT**

Chairman Simon Housman adjourned the meeting at 9:52 a.m.

**VI. CD**

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ITEM 5.0: TIME IS 9:42 A.M.