

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 13, 2011**

2-2-11

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

COMMISSIONERS ABSENT: Glen Holmes

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Glen Holmes)**
- ZAP1038FV10 – Vertical Aeronautics International, for Physicians’ Hospital of Murrieta, LLC (Representative: Lee Ambers) – City Case No. CUP No. 007-2499 (Conditional Use Permit)** – A proposal to establish a heliport (specifically, a hospital heliport) on the grounds of Physicians’ Hospital of Murrieta, located at 28159 Baxter Road in the City of Murrieta. The hospital campus is located northerly of relocated Baxter Road, easterly of Interstate 215 and Antelope Road, and southerly of Triple C Ranch Road. The facility will consist of a 45-foot square (2,025 square foot) touchdown and lift-off area with wind cone, lighting, and painted markings, and the design will comply with Federal Aviation Administration and CALTRANS Division of Aeronautics requirements. (Not in an AIA. Closest airport: French Valley Airport). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Glen Holmes)**
- ZAP1004RG10 – County of Riverside – A proposal by the County of Riverside to adopt a new Housing Element for the Plan Years of 2006 through 2014.** The Housing Element is an integral part of the County’s overall General Plan, as one of seven required General Plan elements mandated by State law. The Element assesses the current and future housing needs of all income groups, formulates goals, policies, and programs to address housing needs in unincorporated Riverside County, and sets forth an action plan for implementation of those goals in the next four years. (Countywide)
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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- 2.3 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT identifying Option Z as the preferred option. (Vote 6-0, absent: Glen Holmes)**
- ZAP1002RG10 – Riverside County Planning Department – Ordinance No. 348.4706 – An amendment to the Riverside County Zoning Ordinance to permit emergency shelters in the I-P (Industrial Park) Zone and to establish development standards for such facilities.** The amendment defines an emergency shelter as “housing with minimally supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay.” Development standards initially proposed include a maximum limit of 75 beds in any emergency shelter and a minimum of 125 square feet of floor area for each client served at any one time. A lower maximum bed limit may be established in the vicinity of airports. (Countywide). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- 2.4 Staff report recommended: **Close the public hearing and ADOPT the Negative Declaration; CONTINUE consideration of the Perris Valley Airport Land Use Compatibility Plan to 2-10-11.**
- Staff recommended at hearing: **Close the public hearing and CONTINUE consideration of the Negative Declaration and the Perris Valley Airport Land Use Compatibility Plan to 2-10-11 pending receipt of the Caltrans letter regarding the use of the Airport Diagram.**
- ALUC Commission Action: **Close the public hearing and CONTINUE the adoption of the Negative Declaration and Perris Valley Airport Land Use Compatibility Plan to 2-10-11 pending receipt of the Caltrans letter regarding the use of the Airport Diagram. (Vote 6-0, absent: Glen Holmes)**
- 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.

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- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Glen Holmes)**
- ZAP1051RI10 – Granite Center, LLC (Representative: Gerard P. Hill) – City Case Nos. P10-0377 (Rezoning).**
A proposal to change the zoning classification of a 4.04 acre lot, located westerly of Van Buren Boulevard, northerly of Arlington Avenue, and southerly of Doolittle Avenue in the City of Riverside, from Business and Manufacturing Park (BMP) to Commercial Retail (CR) or Commercial Retail Airport Protection Overlay Zone D (CR-AP-D). (Zone D of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **Applicant requested a CONTINUANCE to 2-10-11**
ALUC Commission Action: **CONTINUED TO 2-10-11 (Vote 6-0, absent: Glen Holmes).**
- 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). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

4.0 **ADMINISTRATIVE ITEMS**

4.1 **Director's Approvals** – Information Only

4.2 **ZAP1008PS10 – Administrative Correction**

Since the Commission's determination of consistency was based on the FAA letters, Director Ed Cooper, in consultation with ALUC Counsel B.T. Miller, at Mr. Guerin's request, authorized the applicable condition to be administratively corrected, so as not to subject the applicant to an additional requirement that would have resulted solely from Mr. Guerin's erroneous "translation" of the FAA letters. The Commission had no comments on Item 4.2

4.3 **2011 Commission Meeting Schedule**

Staff advised that this item was placed on the agenda at the Chairman's request in order to enable the Commission to determine whether to meet every month, or whether to schedule months when the Commission would not be meeting during calendar year 2011. Chairman Housman asked whether the Commission wished to establish a ten-meeting schedule, with one off-month in July or August and the other in November or December. Commissioner Ballance expressed concerns regarding "locking in" a gap in the schedule without knowing the level of activity that could be delayed. Director Ed Cooper indicated that changes could be made, if necessary. Staff is requesting direction for publication of a hearing and submittal deadline schedule on the ALUC website. Adjustments can be made, provided prudent advance notice is provided. The Chairman noted that there is a financial savings to

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the budget from not meeting and proposed that the Commission be dark in either July or August, and November. Commissioner Stewart suggested August, rather than July. Chairman Housman asked staff to prepare its schedule on the basis that the Commission would be dark in August and November.

5.0 APPROVAL OF MINUTES

The December 14, 2010 minutes were not available and will be continued to February 10, 2011.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director, reminded Commissioners of their duty to file Form 700 paperwork (also required for proxies). In response to an inquiry from Commissioner Lyon, B.T. Miller advised that annual filing is required, and that the Clerk of the Board is responsible for notifying Commission members. Commissioner Stewart noted that use of the FPPC (Fair Political Practices Commission) website allows instant access to the necessary forms. Mr. Cooper advised that a delegation from the Riverside County Department of Human Resources was present to advise Commissioners of their status for tax purposes.

Diane Rundles, Senior Analyst, Riverside County Human Resources Department ("HR"), advised that the Internal Revenue Service has been working with the County on issues of concern, including per diems and stipends for members of Commissions and advisory groups. HR agreed with the IRS that Commissioners and members of advisory groups must be considered employees of the County for tax liability purposes. Therefore, Commissioners and advisory group members would be enrolled as "Temporary Assignment Program" employees. They will need to attend an orientation and participate in Live Scan (fingerprinting). They will receive paychecks with taxes withheld. The paychecks would include both the stipend and the mileage, but the mileage is not taxable and would be separately specified on the attachment or pay advice. Commissioners would have the option of direct deposit, and would receive badges identifying them as a "Commissioner or Member of Advisory Group". Commissioners may opt out of this process if they choose to forgo the stipend and accept only the mileage.

Robin Downs, HR Division Manager, advised that orientation sessions would be held at HR offices at 1111 Spruce Street (easterly of Iowa Avenue) in Riverside. Alternatively, orientation could be provided for the Commissioners after the meeting. The Commissioners agreed that this would be a good idea.

Ed Cooper returned to the podium to announce that ALUC had received an official transmittal of the Joint Land Use Plan for the March Air Reserve Base environs from the March Joint Powers Authority. The next step will be to begin discussions with the four affected land use jurisdictions (the Authority members: the cities of Moreno Valley, Perris, and Riverside, and the County of Riverside) as to potential funding for an Environmental Impact Report.

Mr. Cooper indicated that he is working with the County Executive Office, as the County is starting its budget process for the coming fiscal year, but, the EIR for this project would be an extraordinary item, not normally able to be funded by ALUC due to its magnitude. The current year ALUC budget will allow for expenditure of some resources to issue an "RFP"

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(Request for Proposals) in order to determine a probable range for the costs of EIR preparation. In the meantime, he is proposing to enter into discussions with representatives of the jurisdictions in hopes of receiving commitments from all parties of the shared interest in the process and their willingness to provide financial resources at a level to be determined in the future through negotiation.

7.0 COMMISSIONER'S COMMENTS

Chairman Housman welcomed new ALUC Commissioner Richard Stewart.

Chairman Housman adjourned the meeting at 10:48 a.m.

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