

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 10, 2011**

3-1-11

COMMISSIONERS PRESENT: Vice Chairman Rod Ballance (acting Chairman in Chairman's absence), Arthur Butler, Glen Holmes, John Lyon, Sam Toles (alternate for Greg Pettis), Richard Stewart

COMMISSIONERS ABSENT: Chairman Simon Housman, Greg Pettis

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-1, Holmes voted no; Absent: Housman).**
- 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.
- 3.1 Staff report recommended: **CONTINUE TO 3-10-11**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT, pending FAA review.**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT, pending FAA review. (Vote 6-0; Absent: Housman)**
- 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.

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- 3.2 Staff report recommended: **CONTINUE TO 3-10-11**
Staff recommended at hearing: **CONTINUE TO 3-10-11**
ALUC Commission Action: **CONTINUED TO 3-10-11 (Vote 6-0; Absent: Housman)**
- 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.
- 3.3 Staff report recommended: **CONTINUE TO 3-10-11**
Staff recommended at hearing: **CONSISTENT subject to revised conditions.**
ALUC Commission Action: **CONSISTENT with revised conditions. (Vote 6-0; Absent: Housman)**
- 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.
- 5.0 Staff report recommended: **CONTINUE as deferred decision to 3-10-11, pending State approval of airport diagram.**
Staff recommended at hearing: **CONTINUE as deferred decision to 3-10-11.**
ALUC Commission Action: **CONTINUED as deferred decision to 3-10-11. (Vote 6-0; Absent: Housman).**
- 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

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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.

6.0 ADMINISTRATIVE ITEMS

6.1 ALUC Strategic Vision Plan Update.

John Guerin, ALUC staff, presented recommendations for potential updates to the ALUC Strategic Vision Plan. A copy of the original Strategic Vision Plan chart was provided, for the Commission's information. Commissioner Holmes questioned the reference to a 5,300-foot runway at Hemet-Ryan, rather than the 6,000 foot runway that had previously been discussed. Mr. Guerin advised that the 5,300-foot reference was directly from the Economic Development Agency. ALUC Director Ed Cooper advised that it was his understanding that the Federal Aviation Administration would not provide funding for a runway extension to a length exceeding 5,300 feet for this airport. Mr. Guerin noted that perhaps Chad Davies of the Riverside County Economic Development Agency (EDA) could provide a briefing regarding the current proposal and the length of the runway. Mr. Cooper indicated that staff would ask EDA to update the Commission. Staff recommended a continuance of this item to the Commission's March meeting for additional discussion. Mr. Cooper indicated that, if there are no objections from the Commission, staff will move forward to recommend adjustments to the priority rankings, update the chart, and present the final proposal at the next Commission meeting. Vice-Chairman Ballance suggested inviting Lori Stone and Dan Fairbanks of March Joint Powers Authority to the next month's meeting. Mr. Guerin noted that the Joint Powers Authority (JPA) had already provided a presentation to the Commission regarding the Draft Joint Land Use Study (JLUS). B. T. Miller suggested that the next presentation focus on implementation concepts. Mr. Cooper indicated that he was focused on working with JPA officials to set up a Technical Advisory Committee meeting to discuss financing of the Environmental Impact Report that likely would be required for adoption of the JLUS as a Compatibility Plan. Vice Chairman Ballance indicated that he was hopeful that there would be little reason for concern about the JLUS, given that it was prepared by ALUC's consultant Mead and Hunt.

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

ALUC Director Ed Cooper advised that Chairman Simon Housman had requested that the Commission defer action on this item to its next agenda. The Commission agreed to defer its consideration of this matter to its next scheduled meeting (in March).

6.3 Plan for Evaluation of March Joint Land Use Study.

ALUC Director Ed Cooper advised that the March Joint Powers Authority (JPA) had approved the Joint Land Use Study (JLUS), with the approval of the military, and suggested that the Commission might want to establish a subcommittee to evaluate the JLUS. He noted that, if the Commission wishes to do this, it should be comfortable with the recommendations of the subcommittee on an ongoing basis. Vice Chairman Ballance noted that it is imperative that the Plan be moved forward. Commissioner Stewart expressed support for use of the subcommittee process, advising that most of the work is normally accomplished at this level. Any questions or challenges from the subcommittee could be brought to the attention of the full Commission through an interim review process. Such issues would also need to be discussed with March JPA and its consultant. Mr. Cooper confirmed that issues would also be addressed in discussions between JPA staff and ALUC staff. He suggested that the Commission establish the subcommittee at this meeting. At the next meeting, staff will present the broader issues in a briefing, and initial questions from the Commission could be considered. Commissioners advised that they do not yet have copies of the JLUS. Mr. Cooper assured them that staff would mail out the CD version of the JLUS as soon as possible. In his role as Acting Chairman, Mr. Ballance formed the March Joint Land Use Review Subcommittee, comprised of Commissioner Butler, Commissioner Holmes, and himself, with Commissioner Lyon as an alternate. Mr. Cooper advised that subcommittee meetings could follow Commission meetings. Vice Chairman Ballance suggested that staff may want to consider attending meetings of the March Joint Powers Commission. Commissioner Stewart noted that the Joint Powers Commission meets on the first and third Wednesdays of each month.

7.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the December 9, 2010 minutes. Abstained: Sam Toles, alternate for Greg Pettis, and Commissioner Richard Stewart

The ALUC Commission by a vote of 4-0 approved the January 13, 2011 minutes. Abstained: Commissioner Glen Holmes and Sam Toles, alternate for Greg Pettis

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Acting Chairman Rod Ballance announced that personnel from Riverside County Human Resources will be available during the lunch hour to collect stipend paperwork and assist Commissioners in submitting forms if they have not previously done so.

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9.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart advised that a multi-jurisdictional delegation including representatives from each entity comprising the March JPA will be going to Washington, D.C. in early April, and will join the JPA's lobbyist for meetings with federal officials, including the military, the FAA, and Congressional representatives. He invited Commissioners to contact either him or Lori Stone at the March Joint Powers Authority if they have any issues related to aviation or airports that they would like to discuss with these officials, so that they can pass such information on to their lobbyist.

As Acting Chairman, Mr. Ballance welcomed Mr. Sam Toles, who was attending his first meeting as Mr. Pettis' alternate.

Rod Ballance adjourned the meeting at 10:27 a.m.

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