

**AIRPORT LAND USE COMMISSION
MINUTE ORDER JANUARY 13, 2011
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on January 13, 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: Lee Ambers, Applicant Representative
Jerry Brown, Other Interested Person
Martia N. Burton, Ranch at Green Valley
Terry Dean, Other Interested Person
Mark Dillon, Gatzke, Dillon and Ballance
Robin Downs, County of Riverside Human Resources
Hans Giroux, Other Interested Person
Dave Jeffers, David Jeffers Consulting
Cynthia Kinser, City of Murrieta
Adrea Kofl, Other Interested Person
Larry Markham, Other Interested Person
Diane Rundles, County of Riverside Human Resources
Willie Stokes, LLUMC Murrieta

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I. **AGENDA ITEM 2.1:** 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).

II. **MAJOR ISSUES**

At the previous hearing, concerns were raised regarding the accuracy of the projected number of operations and the assumed impacts on noise. A memo has been provided to staff from the project’s noise consultant to clarify this issue.

III. **STAFF RECOMMENDATION**

Staff recommends that the proposed hospital heliport be found CONSISTENT with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

Physicians’ Hospital of Murrieta, LLC proposes to establish a heliport (specifically, a hospital helistop). The facility will consist of a 45-foot by 45-foot (2,025 square foot) Touchdown and Liftoff Area (TLOF) on an elevated metal landing pad with associated gurney ramp, perimeter lighting, and painted markings, with ground mounted illuminated wind cone and building mounted illuminated wind cone, and the design will comply with FAA requirements.

The Final Approach and Takeoff Area (FATO) will be 80-foot in diameter (15,775 square feet) centered on the TLOF and will be surrounded by a safety area 110-feet in diameter (29,825 square feet) centered on the TLOF.

The acoustical study prepared by Hans Giroux is predicated on an assumption of one operation (one takeoff and one landing) per day during nighttime hours (10 p.m. to 7 a.m.). Hospital operators predict an average of three operations per month. The Sikorsky S-76C+, which is anticipated for use at the proposed hospital, was utilized to generate the noise analysis.

AIRPORT LAND USE COMMISSION STAFF RECOMMENDED CONDITIONS:

1. No operations (takeoffs or landings) shall be conducted until such time as the State of California Department of Transportation Division of Aeronautics has issued a Site Approval Permit and subsequent Heliport Permit pursuant to Sections 3525 through 3560 of Title 21 of the California Code of Regulations.
2. The heliport shall be designed and constructed in accordance with FAA Advisory Circular 150/5390-2B, *Heliport Design*.
3. Establishment and operations shall comply with the recommendations and requirements of the Federal Aviation Administration letter dated August 2, 2010, a copy of which is attached hereto.
4. Helicopter idle time shall be minimized as much as possible.

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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.

The following spoke in favor of the project:

Lee Ambers, Applicant Representative, P. O. Box 7570, Van Nuys, CA 91409

Jerry Brown, Other Interested Person, 1237 Cliftee Drive, Brentwood, TN 37027

Cynthia Kinser, City of Murrieta, 1 Town Square, Murrieta, CA

Adrea Kofl, Other Interested Person, 1406 Irvine Ave, CA

Larry Markham, Other Interested Person, 41635 Enterprise Circle N, Temecula, CA 92590

Willie Stokes, LLUMC Murrieta, 7121 Crossroads Blvd., Franklin, TN 37027

The following spoke neither for or against the project, but added information to the decision making process:

Hans Giroux, Giroux & Associates, 1820 E. Garry #211, Santa Ana, CA 92405

No one spoke in opposition to the project. .

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0, found the project **CONSISTENT**. 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.

ITEM 2.1: TIME IS 9:07 A.M.

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- I. **AGENDA ITEM 2.2: 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)
- II. **MAJOR ISSUES**
The proposed Housing Element potentially identifies sites for development to meet the County’s Regional Housing Needs Assessment (RHNA) within Airport Influence Areas that may be inconsistent with intensity policies of the Airport Land Use Compatibility Plan.
- III. **STAFF RECOMMENDATION**
Staff recommends that the Housing Element be found CONSISTENT, as modified to exclude the sites recommended for removal from the inventory.
- IV. **PROJECT DESCRIPTION**
The applicant proposes an amendment to the Riverside County General Plan Housing Element. In general, the Housing Element is being updated to provide policies, programs, and objectives to meet the County’s housing needs. The County’s Regional Housing Needs Assessment (RHNA) is required to be established by state law and is determined through inter-governmental coordination. The Housing Element is required to identify sites that will meet the identified quantity and type of housing established by the RHNA. This site inventory is most important in determination of consistency with the Airport Land Use Compatibility Plan. In addition to the site inventory, the Housing Element also addresses other housing issues such as homelessness, substandard housing conditions, and removal of government constraints to provision of affordable housing.
- 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.

No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a vote of 6-0, found the project CONSISTENT. 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.

ITEM 2.2: TIME IS 9:07 A.M.

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- I. **AGENDA ITEM 2.3:** 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).

II. **MAJOR ISSUES**

The proposed ordinance would allow emergency shelters with potentially a maximum estimated 80 people within a building approximately 10,000 sq. ft. in size. This would be inconsistent with Compatibility Zones A, B1, and C standards for average intensity.

The amendment to the text of the ordinance to resolve this concern, as proposed by ALUC staff, was determined by the County’s Counsel to be legally unacceptable, as it could potentially be challenged as constituting an unlawful delegation of zoning authority to the Airport Land Use Commission. ALUC staff was requested to revise its proposal in such a way that a future change in Compatibility Zone boundaries would not constitute an automatic increase or decrease in the number of beds that an emergency shelter would be permitted to provide. One possible method of accomplishing this would be to tie the number of beds to distance from the runway, rather than location in a specific Compatibility Zone.

At the December 9 hearing, Commissioners expressed concern that the proposed revision designed by ALUC staff would be too restrictive and may result in indirect displacement of these facilities to cities.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission:

SELECT one of the three possible options for revision to the proposed ordinance as the “preferred option,” and find the ordinance CONDITIONALLY CONSISTENT, provided that the ordinance is amended in accordance with any of the three possible options specified in this staff report.

IV. **PROJECT DESCRIPTION**

The County of Riverside proposes to amend its Zoning Ordinance to allow emergency shelters in the I-P (Industrial Park) Zone as a permitted use, and to establish development standards for such facilities. The amendment is required in order to bring the zoning ordinance into compliance with recent updates to the California Government Code. 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 by the Planning Department included 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.

On January 13, 2011, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced ordinance amendment allowing emergency shelters CONDITIONALLY CONSISTENT with the Riverside County Airport Land Use Compatibility Plan, provided that the ordinance is amended in accordance with one of the three options specified herein, with the further

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identification of **Option Z as the preferred option.** It is the opinion of the Commission that Option Z provides the closest approximation of its criteria, while being the least restrictive of emergency shelter siting, and that it is, therefore, the option that best complies with the intent of State law and the proposed ordinance to increase the availability of emergency shelter.

Pursuant to each of the options, Section 3.(10) and 3.(11) would be revised. The portions of the proposed ordinance beginning with Section 3.(10) would be revised to read as follows:

OPTION Z

- (10) *The maximum number of beds in any emergency shelter shall be 75, except for those within Compatibility Zones A, B1, B2, C, or D of any adopted Airport Land Use Compatibility Plan, as such zones existed as of January 1, 2011, as shown on the exhibits entitled Map BD-1, Map BL-1, Map CH-1, Map CS-1, Map CO-1, Map FL-1, Map FV-1, Map JC-1, Map PS-1, and Map RI-1, copies of which are attached hereto and incorporated herein by this reference. Within the areas so depicted, no emergency shelter shall be established within Compatibility Zone A. The maximum number of beds in any emergency shelter in the other Compatibility Zones referenced above shall be as follows: 11 in Compatibility Zone B1, 34 in Compatibility Zone C, and 45 in Compatibility Zones B2 and D.*
- (11) *No emergency shelter shall be established within Area 1 as depicted on the map entitled Riverside County Airports March Air Reserve Base dated 12-29-04, a copy of which is attached hereto and incorporated herein by this reference. No emergency shelter shall be established within Areas I and II of the Hemet-Ryan Airport Influence Area, as depicted on the maps entitled "Exhibit 1 Area 1 Hemet Ryan Airport" dated July 27, 1989 on page 16 and "Exhibit 2 Area II Hemet Ryan Airport dated July 27, 1989 on page 18 of the Hemet-Ryan Airport Comprehensive Airport Land Use Plan, copies of which are attached hereto and incorporated herein by this reference.*
- (12) *No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.*

OPTION X

- (10) *No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport that is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport that is greater than or equal to 6,000 feet in length and less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any point on the centerline of a runway of a public-use airport or military airport that is 12,000 feet or greater in length.*
- (11) *The maximum number of beds in any emergency shelter shall be 75, except that the maximum number of beds in any emergency shelter within 21,500 feet of any point on the centerline of a runway of a public-use airport or within 43,300 feet of any point on the centerline of a runway of a military airport shall not exceed 11.*
- (12) *No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.*

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OPTION Y

- (10) *No emergency shelter shall be located within 1,700 feet of any point on the centerline of a runway of a public-use airport that is less than 6,000 feet in length. No emergency shelter shall be located within 2,500 feet of any point on the centerline of a runway of a public-use airport that is greater than or equal to 6,000 feet in length and less than 12,000 feet in length. No emergency shelter shall be located within 3,000 feet of any point on the centerline of a runway of a public-use airport or military airport that is 12,000 feet or greater in length.*
- (11) *The maximum number of beds in any emergency shelter shall be 75, except that: (a) the maximum number of beds in any emergency shelter within 13,600 feet of any point on the centerline of a runway of a public-use airport or within 28,512 feet of any point on the centerline of a runway of a military airport shall not exceed one bed for every 0.04 acres of the property, up to a total not exceeding 50 beds; and (b) the maximum number of beds in any emergency shelter more than 13,600 feet, but not more than 21,500 feet, of any point on the centerline of a runway of a public-use airport, or more than 28,512 feet, but not more than 43,400 feet of any point on the centerline of a runway of a military airport, shall not exceed one bed for every 0.01 acres of the property.*
- (12) *No emergency shelter shall be located on a lot where any lot line of such lot is within 300 feet of any lot line of a lot where another emergency shelter is located.*

If any of the proposed provisions of the ordinance are changed (other than in accordance with the above change) prior to the consideration of this ordinance by the Board of Supervisors, the amended ordinance shall be submitted to ALUC staff for review and a determination as to whether the change would warrant a new hearing before the Airport Land Use Commission.

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.

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, found the project **CONDITIONALLY CONSISTENT** identifying Option Z as the preferred option. 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.

ITEM 2.3: TIME IS 9:23 A.M.

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I. **AGENDA ITEM 2.4: 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. At this time, the Airport Diagram has not yet received approval from the State Of California Department of Transportation, Division of Aeronautics.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission *re-open* the public hearing, consider *any additional* testimony, and:

- (1) 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;
- (2) CONTINUE consideration of the proposed Compatibility Plan to the Commission's February 10, 2011 public hearing agenda, pending approval of the Airport Diagram by the State Division of Aeronautics as the Airport Layout Plan of Perris Valley Airport for airport land use compatibility planning purposes.

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.

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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 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.

The following spoke in favor of the project:

Mark Dillon, Gatzke Dillon and Ballance

The following spoke in opposition to the project:

Martia, N. Burton, Ranch at Green Valley, 9601 Wilshire Blvd. Suite 700, Beverly Hills, CA 90210

VI. ALUC COMMISSION ACTION

The ALUC Commission by a vote of 6-0, closed the public hearing and **CONTINUED** 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. 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.

ITEM 2.4: TIME IS 9:47 A.M.

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- I. **AGENDA ITEM 3.1:** 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).
- II. **MAJOR ISSUES**
A Commercial Retail project is more likely than a Business Park or Manufacturing project to exceed Airport Compatibility Zone D limitations on development intensity. However, no specific development application has been filed, and the proposed zoning is not inherently inconsistent.
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of CONSISTENCY for the rezoning, provided that the new zoning incorporates the Airport Protection Overlay Zone suffix (-AP-D), which refers to the site's location within Compatibility Zone D of the Riverside Municipal Airport Influence Area. Thus, the Commission would be recommending CR-AP-D zoning for the project site.
- IV. **PROJECT DESCRIPTION**
P10-0377 is a proposal to change the zoning of a 4.04-acre vacant lot from Business and Manufacturing Park (BMP) to Commercial Retail (CR). No application for specific development of the lot has been submitted to the City of Riverside.

As a rezoning action, this project is not subject to conditions.
- 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.

No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a vote of 6-0, found the project CONSISTENT. 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.

ITEM 3.1: TIME IS 9:07 A.M.

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- I. **AGENDA ITEM 3.2:** 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).

II. **MAJOR ISSUES**

While non-residential uses are more appropriate than residential uses in Airport Areas I and II, the absence of a specific development proposal makes it impossible to determine whether prohibited uses would be proposed at this location. However, the proposed designation is not inherently less consistent than the existing designation.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment.

STAFF RECOMMENDED AT HEARING:

Applicant requested a CONTINUANCE to February 10, 2011

IV. **PROJECT DESCRIPTION**

GPA 973 is a proposal to amend the Harvest Valley/Winchester Area Plan's land use designation on a 151.5-acre site from Estate Density Residential - Rural Community (EDR-RC) to Business Park (BP).

As a general plan amendment, this project is not subject to conditions. However, the applicant and owners are directed to the attached excerpts from the HRACALUP for guidance as to land uses that would or would not be found consistent at a given location. Additionally, the owners should be aware that aviation easements will be required at the development stage if the Plan remains in effect at that time.

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.

The following spoke in favor of the project:

Dave Jeffers, David Jeffers Consulting, 19 Spectrum Pointe Drive #609, Lake Forest, CA 92630

The following spoke in opposition to the project:

Terry Dean, Other Interested Person, P. O. Box 520, 34150 Stowe Rd., Winchester, CA 92596

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a vote of 6-0, CONTINUED the project to February 10, 2011. 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.

ITEM 3.2: TIME IS 9:18 A.M.

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I. **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 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.

II. **5.0 APPROVAL OF MINUTES**

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

III. **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

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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” (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.

IV. **7.0 COMMISSIONER’S COMMENTS**

Chairman Housman welcomed new ALUC Commissioner Richard Stewart.

V. **ADJOURNMENT**

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

VI. **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.

ITEM 4.0: TIME IS 10:40 A.M.