

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 16, 2009**

5-5-09

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Robin Lowe, John Lyon, and Melanie Fesmire

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**
- ZAP1032BD09 - National Community Renaissance of California/ Redevelopment Agency County of Riverside (Representative: Julie Mungai) – County Case No. GPA01072 (General Plan Amendment).** A proposal to amend the Western Coachella Valley Area Plan land use designation of a 4.82-5.22 acre parcel located at the southwest corner of Clinton Street and Fred Waring Drive in an unincorporated area adjacent to the City of Indio from MDR (Medium Density Residential, 2 to 5 dwelling units per acre) to VHDR (Very High Density Residential, 14 to 20 dwelling units per acre). (This is the former site of Date Palm Mobile Park, with an address of 44-071 Clinton Street). The project site is within Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.

3.0 PUBLIC HEARING: NEW BUSINESS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (VOTE 6-0), Absent: Glen Holmes**
- ZAP1032FV09-Stepping Stones Child Development Center (Lessee: Ann Cavaretta) - City Case No. RPO 0082693 (Revised Permit to Conditional Use Permit).** The applicant proposes to increase the capacity of an existing child day care center, to allow a maximum of 85 children, in a 4,490 square foot building on a 0.46 acre lot. The project site is located at 29910 Hunter Road, Suite 102-104, in the Mesa Village Commercial Center located on the northerly side of Hunter Road, westerly of Winchester Road, and easterly of Shady Maple Road, in the City of Murrieta. The project site is within Airport Compatibility Zone D of the French Valley Airport Influence Area. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.

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- 3.2 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (VOTE 6-0)**
Absent: Glen Holmes
- ZAP1055MA09-March Joint Powers Authority/ March Healthcare Development, LLC (Representative: Donovan C. Collier) – Case No. SP08-01 (Specific Plan), GP08-01 (General Plan Amendment), and Z08-02 (Change of Zone).** The March Life Care Campus Specific Plan proposes the development of a health care campus that will provide a wide range of general and military medical-related uses, on 206.3 gross acres located southerly of Cactus Avenue and westerly of Heacock Street in the northeast portion of the former March Air Force Base. Potential uses would include hospitals, general and specialty medical offices, medical retail, research and education facilities, wellness center, senior center, independent/assisted living facilities, and mixed use. The general plan amendment proposes to change the land use designation from Mixed Use, Business Park, Office, and Park/ Recreation/Open Space to Specific Plan. The Change of Zone proposes to designate the project site with seven special zones specific to this project and a zone overlay. The vast majority of the project site is not currently zoned, but portions are zoned Business Park and Business Park/Mixed Use. The project site is located within the March Joint Powers Authority and is within Area II of the March Air Reserve Base Airport Influence Area. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.

4.0 PUBLIC HEARING:
ZAPEA01HR08 – NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

- 4.1 Staff report recommended: **ADOPT Resolution No. 2009-01, ADOPTING the Negative Declaration, and APPROVING and ADOPTING the 2009 Amendment.**
- ALUC Commission Action: **ADOPTED Resolution No. 2009-01 and Negative Declaration, APPROVED and ADOPTED the 2009 Amendment as staff proposed.**
- (VOTE 4-2), Opposed: Melanie Fesmire and John Lyon. Absent: Glen Holmes**
- AIRPORT LAND USE COMMISSION CASE NO. ZAPEA01HR08 – Environmental Assessment - PROPOSAL: 2009 Amendment to the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP).** The amendment proposes to revise the definition of “Places of Assembly” in Section II.E. (see pages 13 and 14 of the 1992 HRACALUP), so as to be based on the occupancy level per square foot (pursuant to the California Building Code) and total square footage, rather than on an occupancy capacity of 50 persons. ALUC Staff Planner: John Guerin at (951) 955-0982 or E-mail at jguerin@rctlma.org.

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4.1 CONTINUED:

Amended 2009 definition of Places of Assembly in Section II.E. on Page 13 of the Hemet-Ryan Airport Comprehensive Airport Land Use Plan to read as follows:

“Any Structure, public or private, or premise, or portion thereof exceeding 1,500 square feet in area, where the Building Code would provide for occupancy levels of an intensity exceeding one person per 30 square feet, which is designed or used for entertainment, amusement, instruction, education, worship, deliberation, display, meeting, awaiting transportation or for the consumption of food and drink.”

Examples include, but are not limited to: Auditorium, theatre, restaurant, church, clubhouse, arena, stadium, circus, and bowling alleys.

5.0 ADMINISTRATIVE ITEMS

5.1 Discussion of Possible Changes in ALUC Meeting Schedule

FY2009-10 will be a very tight budget year. Given the reduced case activity levels, he suggested consolidating hearing dates so as to provide for six to eight meetings per year. Commissioner Lowe inquired as to the cost of the use of the Board Hearing Room and suggested that meals could be deleted. Mr. Cooper advised that the per diem is the major cost. Chairman Housman opened the matter for Commission discussion. Commissioner Lowe suggested that a definitive “every other month” schedule would work for the Commission, and Chairman Housman indicated support for keeping the Commission hearings on the second Thursday of the month, if possible. Mr. Cooper noted that a possible complication is the requirement that the Commission consider legislative cases within 60 days of submittal. John Guerin, Principal Planner, advised that staff may have to restrict case submittal to specified “windows” of time in order to comply with the 60-day requirement, but Commissioner Lowe indicated that such an approach may not be legally possible. It was agreed that, prior to implementing any changes in the schedule, the schedule and submission deadlines on the website should be changed. Chairman Housman noted that Commissioner Holmes would likely object to a set “every other month” schedule on the grounds that applicants would be waiting too long for a hearing. Commissioner Lowe indicated that the development community is primarily concerned with predictability. Vice-Chairman Ballance expressed concern that reducing the number of meetings per year would have an impact on the synergy and focus of the Commission. Commissioner Lyon expressed support for the regular meeting schedule unless there is no business before the Commission. Chairman Housman noted that the intellectual mix of the Commission is extremely valuable. The Commissioners discussed alternatives to a reduced schedule. Commissioner Lowe inquired as to consultant contracts and rates for services, use of contract employees, and possible funding from Economic Development Agency resources. Mr. Cooper noted that a primary impact of the cutback in general funding would be a restricted ability to utilize consultant resources. The revenue loss cannot be entirely addressed by consultant contract negotiations. As to EDA funding, discussions have been held, but there is no formal agreement or commitment at this time. Chairman Housman suggested cancelling the meeting dates in July and December, and asked staff to work with applicants to

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determine if they would be willing to defer consideration to the August agenda. He also asked staff to put on the agenda a general discussion of ALUC operations and the changes that are required to reduce ALUC operating costs, possibly including the per diem. He suggested that ALUC take advantage of the available technology by having out-of-town consultants participate by teleconference, thereby reducing the cost of consultant transportation. He also recommended that, for study sessions, the Commission could meet in a conference room rather than a hearing room, and Commissioners would provide their own refreshments. B.T. Miller, County Counsel, noted that study sessions would still have to be noticed and posted.

5.2 Discussion of Proposed Foreign Trade Zone Expansion

Vice Chairman Rod Ballance thanked staff for looking into the Foreign Trade Zone Expansion and commented that his purpose was to increase ALUC staff's familiarity with the Foreign Trade Zone process. He noted that Foreign Trade Zones have a great economic impact. With March as an economic engine, the surrounding communities are beneficiaries. They need to have their voices heard. Commissioner Lowe indicated that a letter should be prepared. Chairman Housman asked whether ALUC would be joining with EDA on a letter. Staff responded that the March Joint Powers Authority was taking the lead on this matter, and that ALUC would add an endorsement of the JPA position. Chairman Housman asked whether he should expect to receive a letter for his signature prior to the next meeting. He suggested that the letter begin as follows: "This is to advise you that the Riverside County Airport Land Use Commission joins with the [Economic Development Agency or the March Joint Powers Authority in support of [whatever their position is.] Vice-Chairman Ballance advised that the March Joint Powers Authority, which includes among its membership the County of Riverside, is the Grantee of Foreign Trade Zone Number 244, and this body should do whatever it can to support the JPA and its efforts in promoting that Foreign Trade Zone. Ed Cooper, ALUC Director, suggested as an alternative that the Airport Land Use Commission send a letter to March JPA telling them we support their efforts and stand ready to work with them to further this mutual goal. Vice-Chairman Ballance commented that this was an excellent idea and suggested that staff invite Ms. Danielle Wheeler (JPA Assistant Director) to ALUC's next meeting to brief the Commission as to the results of her meeting in Washington. Ed Cooper commented he will be happy to extend the invitation and report back to the Commission.

5.3 Discussion of ALUC Strategic Vision Plan Update (Priority Sequence Ordering)

Staff presented the Strategic Vision prepared for the current fiscal year and discussed possible revisions for the new year. Chairman Simon Housman thanked John Guerin, ALUC Principal Planner, for a very thorough and comprehensive report and ALUC staff for doing an outstanding job in achieving and/or progressing toward the goals set for the current fiscal year. With regard to the Hemet-Ryan Airport, Commissioner Lowe noted that the California Department of Forestry and Fire Protection is not going to receive the funding that had been anticipated, and that the current status of the plans for extending the runway is uncertain. Therefore, further activity beyond today's action may be more than a year away. Vice-Chairman Ballance noted that the "southern core" and the Coachella Valley would be priorities once the economy begins to recover. Chairman Housman agreed with staff's proposal that Chino Airport be placed in the "C" category. Except for "piggybacking" on EDA's efforts with the Hemet-Ryan and French Valley

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Master Plans, he saw no need to work on updates to other Plans during the upcoming fiscal year once we have completed the adoption of the Perris Valley Plan. He did not feel that French Valley needs to be revisited in the absence of a new Master Plan, and noted that the Commission has no control over the timing of the March Joint Land Use Study and no funding for an EIR for that project. He does not see a need to do much with Riverside Airport and does not wish to revisit the Jacqueline Cochran Plan. Blythe has some concerns, but not a plan amendment issue, and the same holds true for Bermuda Dunes and the other plans. In terms of priorities other than case processing, Chairman Housman suggested that, with the slowdown in the economy, this would be an excellent time to focus on educating the local jurisdictions so as to inspire them to bring their General Plans into consistency with ALUC's adopted Compatibility Plans. Mr. Cooper noted that one of the challenges may be a need for staff-to-staff training/education so that the cities who have achieved Plan consistency can implement the Compatibility Plans. Commissioner Lyon suggested that staff contact State Senator Negrete-McLeod regarding legislative priorities for airport land use compatibility planning. Chairman Housman noted that the County General Plan Update process needs to be a top priority. He noted that the process that occurred the last time, when there was little communication between ALUC staff working on Compatibility Plans and County Planning staff working on the General Plan, did not work to provide consistency. He concluded that most of the advance planning work in the coming fiscal year will be in communication and implementation, rather than adoption of new Plans or amendment of existing Plans.

5.4 Status Update: Perris Valley Airport Land Use Compatibility Plan

John Guerin, ALUC Principal Planner, informed the Commission that a draft Compatibility Plan Map has been prepared for the draft Perris Valley Airport Land Use Compatibility Plan, and that staff would be meeting with City of Perris Planning Department personnel that afternoon to unveil the proposed Compatibility Zone boundaries and Airport Influence Area boundary, and also to ensure that ALUC's understanding of the City General Plan designations for affected properties is accurate and current. Chairman Housman wished staff good luck in meeting with the City of Perris.

5.5 City of Perris Overrule of Finding of Inconsistency for its General Plan

Staff advised that the City of Perris overruled ALUC's determination that the City General Plan is inconsistent with the 1984 Riverside County Airport Land Use Plan. B.T. Miller, County Counsel, asked staff to clarify the consequences of that action. John Guerin, ALUC Principal Planner, replied that non-legislative items in the City of Perris in the March Airport Influence Area would longer be coming before the Commission. Vice-Chairman Ballance asked staff whether it would be appropriate to craft a formal response advising the City that legislative items should continue to come to the Commission. Ed Cooper, ALUC Director, advised the Commission that the State Division of Aeronautics had written a very comprehensive letter to the City of Perris last fall, which specifically addressed the State's continuing expectation that the City would continue to send legislative items to ALUC and cited the specific code provision forming the basis for that determination. Mr. Miller advised that nothing further was needed. Chairman Housman stated that he believed overrule was not a good outcome. ALUC will have no input on projects that do not require legislative action. He noted that the City's frustration with the lot coverage limit on warehouses in the Accident Potential Zones had precipitated the City's decision to pursue an

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overrule, but that ALUC did not have the opportunity to consider alternatives to the lot coverage limit, because that was derived from the Air Force's AICUZ document. He urged staff to utilize the Perris Valley ALUCP process as an opportunity to build bridges with City officials and staff.

6.0 APPROVAL OF MINUTES

The March 12, 2009 minutes were approved by a vote of 4-0. ABSTAINED: Chairman Simon Housman and Commissioner Melanie Fesmire. ABSENT: Commissioner Glen Holmes.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

None

Chairman Housman adjourned the meeting at 11:38 a.m.

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