

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 9, 2015**

4/22/15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: CONTINUED CASE

- 2.1 Staff report recommended: **CONDITIONAL CONSISTENCY** **ZAP1107MA14 – Proficiency 215 LLC/Proficiency Capital LLC/Jeff Trenton (Representative: Pam Steele, MIG/Hogle-Ireland)** – March Joint Powers Authority (JPA) Case No. PP 14-02 (Plot Plan). A proposal to build a 709,083 square foot industrial warehouse (including 15,000 square feet of office area, 3,000 square feet of which will be on a mezzanine level) on 39.42 acres (Assessor’s Parcel Nos. 297-100-013 and 297-100-045) located southerly of Alessandro Boulevard, easterly of Interstate 215, westerly of Old 215 Frontage Road, and northerly of Cactus Avenue. (Airport Compatibility Zones B1-APZ I and B1-APZ II of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan). Continued from February 5, and March 12, 2015. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY**
- ALUC Commission Action: **CONDITIONAL CONSISTENCY, as amended pursuant to staff recommended revisions. (see minutes for revised conditions)**
Vote 6-0, Pettis absent

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONDITIONAL CONSISTENCY** **ZAP1111MA15 – HHI Riverside, LLC (Representative: Joe Mineo)** – County Case Nos. PP25699 (Plot Plan) and VAR 01893 (Variance). The applicant proposes to develop a 19,558 square foot retail and dining center on 3.42 net acres (5.06 gross acres) located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the unincorporated community of Mead Valley. Plot Plan No. 25699 would authorize development of two retail commercial buildings with a total floor area of 12,872 square feet (one of which would include a 1,440 square foot coffee shop served by a drive-thru lane) and two freestanding restaurants with drive-thru (3,434 and 3,252 square feet, respectively, one of which would be a Farmer Boys). Variance Case No. 1893 is a proposal to exceed the allowable number, height, and surface area of on-site advertising signs. Specifically, the applicant proposes a pylon sign 75 feet in height with a total display area of 540 square feet, in addition to two freestanding monument signs. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY**
- ALUC Commission Action: **CONDITIONAL CONSISTENCY pending FAA review (Vote 6-0, Pettis absent)**

CDS:

The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org

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- 3.2 Staff report recommended: **ZAP1025PS15 – PS Country Club, LLC (Representative: Marvin Roos, MSA Consulting, Inc.)**
CONSISTENT(GPA);
CONDITIONAL
CONSISTENCY (Tract Map)
– City of Palm Springs Case Nos. 5.1327, PD-366, and Tentative Tract Map No. 36691 “Serena Park”. The applicant proposes to develop 429 single-family residential dwellings within the area that was formerly the Palm Springs Country Club golf course. Tentative Tract Map No. 36691 would divide 131.25 acres located northerly of Verona Road, easterly of Sunrise Way, and southwesterly of the Whitewater River Channel into 429 residential lots (292 detached units and 137 attached units), 5.39 acres of public open space, and 25 private open space lots. Case No. 5.1327 is a proposal to amend the General Plan designation of 125.86 acres from Open Space-Parks/Recreation (OS-P/R) to Very Low Density Residential (up to 4.0 dwelling units per acre) (VLDR). PD-366 is a proposal to place the same 125.86 acres in a Planned Development District, superseding the existing O and O5 open space zoning. (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: **CONSISTENT(GPA);**
CONSISTENT (Tract Map)
- ALUC Commission Action: **CONSISTENT (GPA and Tract Map) as amended pursuant to staff recommended revisions and FAA approval. (see minutes)**
- (Vote 6-0, Pettis absent)**
- 3.3 Staff report recommended: **ZAP1023FL14 – River Springs Charter School (Representative: Dave Black)**
INCONSISTENT
– City of Jurupa Valley Major Action Case No. MA1492, consisting of Public Use Permit No. 1401. A proposal to relocate and establish Flabob Airport Preparatory Academy as a charter school, including the development of 17,690 square feet of building area (ten classrooms to serve elementary, secondary, and high school students and a 400 square foot administrative office), to be located in the northwesterly portion of the grounds of Flabob Airport, southerly of 42nd Street, easterly of Fort Drive and westerly of Twining Street. (Airport Compatibility Zone D of the Flabob Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONDITIONAL CONSISTENCY including Condition #7 pending FAA review. (Vote 5-0; Absent: Pettis; Recuse: Lyon)**

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- 3.4 Staff report recommended: **CONSISTENT(with risk reduction design bonus of 20% and limitation on dining area in fast food restaurant)** **ZAP1020CH15 – Wal-Mart Stores, Inc. (Representatives: Kathleen Bonez, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden)** – City of Eastvale Case Number 12-0051 (Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map). The applicant proposes to develop Eastvale Crossings, a 218,100 square foot shopping center featuring a 192,000 square foot Wal-Mart, on 24.8 gross acres located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park. The shopping center will also include two retail buildings with a combined floor area of 18,400 square feet, a 3,500 square foot fast food restaurant with drive-thru, and a gas station with a 4,200 square foot convenience store, 16 fueling positions, and car wash. The site is presently split between areas designated Light Industrial and Commercial Retail on the City’s General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the entire site. Finally, Tentative Tract Map No. 35061 would divide the property into six (6) parcels. (Compatibility Zones C and D of the Chino Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- Staff recommended at hearing: **CONSISTENT(with risk reduction design bonus of 20%)**
- ALUC Commission Action: **CONSISTENT, as amended pursuant to staff recommended revisions. MDP/CUP approval of structures limited to Wal-Mart building.**
- (See minutes for amended conditions)**
- (Vote 6-0, Pettis absent)**

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information Only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the March 12, 2015 minutes. Absent: Greg Pettis

6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Ed Cooper, ALUC Director, informed Commission that the next ALUC Statewide Consortium will be occurring on August 26-28 in San Diego and requested that any Commissioners interested in attending advise staff soon so that reservations can be made. He also advised that we have elected to apply for, and receive, a grant from the State of California to update the Jacqueline Cochran Regional Airport Policies and the Countywide Policies. Commissioner Holmes inquired as to the status of the Hemet-Ryan ALUCP grant. Mr. Cooper responded that there has been no further progress since the last update provided to the Commission. Staff must wait for the Economic Development Agency to prepare the CEQA documentation for the new Master Plan, or, alternatively, to prepare a revised Airport Layout Plan in accordance with new FAA guidelines. Commissioner Holmes noted that he is often asked about the status of the potential runway extension and relocation of the Cal Fire base. John Guerin, ALUC staff, referred Commissioner Holmes to Daryl Shippy, Airport Manager, Riverside County EDA, for any updated information regarding the status of the Airport Master Plan and Layout Plan for the Hemet-Ryan Airport.

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7.0 COMMISSIONER'S COMMENTS

Chairman Housman expressed that he will be attending the ALUC Consortium. Commissioner Lyon moved for adjournment in memory of Chris Davis.

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CDS:

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