

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 8, 2014**

6/3/14

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Richard Stewart, Greg Pettis

COMMISSIONERS ABSENT: Simon Housman

2.0 PUBLIC HEARING: NEW CASE

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Housman)**
- ZAP1021PS14 – City of Palm Springs/Palm Springs International Airport (Thomas Nolan, Executive Director)** - Palm Springs International Airport Master Plan Update (City of Palm Springs Case No. 5.1319). The Airport Land Use Commission will review the Airport Master Plan document to determine consistency with the Palm Springs International Airport Land Use Compatibility Plan, as adopted in 2005. The only airside improvement being proposed in the coming 20-year period is the installation of an Engineered Materials Arrestor System (EMAS) at the south end of Runway 13R-31L. No alterations to the airport runway pavement or increases in airfield capacity are proposed. The Master Plan includes discussion of alternatives relating to airport access, parking, customs/border protection processing facilities, rental car storage, service, and maintenance, and remodeling of the terminal, including ticketing and baggage claim areas. (Palm Springs International Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 2.2 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT with amended conditions (Vote 6-0, absent: Housman)**
- See 5/8/14 minutes for amended conditions
- ZAP1095MA14 – First Industrial, L.P. (Representative: T&B Planning, Inc.)** – City of Moreno Valley Case Nos. PA13-0037 (Plot Plan) and PA13-0038 (Parcel Map). The applicant proposes to construct a 1,450,000 square foot warehouse building (including 66,790 square feet of mezzanine area and 12,000 square feet of office space) on 72.89 acres located southerly of Nandina Avenue, westerly of Indian Avenue, and easterly of Heacock Street in the City of Moreno Valley. PA13-0038 (Tentative Parcel Map No. 36618) proposes to merge twelve Assessor's parcels into one legal lot. A portion of the site is in the Clear Zone of March Air Reserve Base and would remain undeveloped. (Area II of the March Air Reserve Base Airport Influence Area; Zones B2 and C1 on proposed draft Compatibility Plan, with Zone A remaining undeveloped). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

CDS:

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- 2.3 Staff report recommended: **ZAP1006PV14 – Cimarron Ridge LLC** – City of Menifee Case Nos. 2013-247 (Specific Plan), 2014-016 (General Plan Amendment), 2014-017 (Change of Zone), Tentative Tract Map No. 36658, Tentative Parcel Map No. 36657. The Cimarron Ridge Specific Plan proposes development of 782 single-family residences and 10.9 acres of parks within a 240-acre vacant area located northerly of a westerly straight-line extension of Chambers Avenue, easterly of a southerly straight-line extension of Goetz Road, westerly of a northerly straight-line extension of Valley Boulevard, and southerly of a westerly straight-line extension of McLaughlin Road. Case No. 2014-016 is a proposal to amend the site's General Plan designation from 2.1-5R (2.1 to 5 dwelling units per acre, Residential) to SP. (The proposed density would be consistent with the current General Plan designation.) Case No. 2014-017 is a proposal to change the zoning of the site from R-1, R-1-10,000, and R-5 to SP Zone. Tentative Tract Map No. 36658 proposes to divide the property into 782 residential and 118 other lots. Tentative Parcel Map No. 36657 proposes to divide the property into seven lots for phasing and financing purposes. (Airport Compatibility Zone E of the Perris Valley Airport Influence Area, plus areas outside the Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- CONSISTENT (SPA,CZ,SP,PM); CONTINUE Tract Map to June 12**
- Staff recommended at hearing: **CONSISTENT (SPA,CZ,SP,PM); CONDITIONALLY CONSISTENT Tract Map**
- ALUC Commission Action: **CONSISTENT (SPA,CZ,SP,PM); CONDITIONALLY CONSISTENT Tract Map (Vote 6-0, absent: Housman)**
- 2.4 Staff report recommended: **ZAP1030HR14 – Regent Ramona Creek, LLC/Regent Inland JV, LLC (Representative: SESPE Consulting, Inc.)** – City of Hemet Case Nos. SP12-001 (Specific Plan), GPA 12-005 (General Plan Amendment), and Tentative Tract Map No. 36510. The Ramona Creek Specific Plan proposes a multiple-use commercial and residential community that would include 954 to 1,077 dwelling units and 649,044 to 760,035 square feet of commercial and office uses on 208.87 acres located northerly of Florida Avenue (State Highway Route 74), easterly of Warren Road, westerly of Myers Street, and southerly of Celeste Road (a.k.a. Rose Road) in the City of Hemet. (The site includes land both northerly and southerly of Devonshire Avenue.) General Plan Amendment No. 12-005 proposes to: (1) amend the land use designation of the portion of the project site located northerly of Devonshire Avenue from Low Density Residential (2.1 to 5 dwelling units per acre) to Low Medium Density Residential (5.1 to 8 dwelling units per acre); and (2) increase the residential development capacity allowed in the Florida Avenue Mixed-Use Area
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT with amended conditions (Vote 6-0, absent: Housman)**
- See 5/8/14 minutes for amended conditions

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#1 of the 2030 General Plan (which includes the portion of the site southerly of Devonshire Avenue). Tentative Tract Map No. 36510 proposes to divide the property into 37 numbered (buildable) lots (one acre or larger in area), plus 49 open space, setback, or common area "lettered" lots. (Area III of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

3.0 ADMINISTRATIVE ITEMS

3.1 Compatibility Plan Status Update

John Guerin, ALUC staff, noted that the Commission was provided a table identifying the status of all Compatibility Plans. He apologized to the Commission for his failure to incorporate the 30-day jurisdictional review mandated pursuant to the funding agreement into the conceptual timeline for the Commission's consideration of the March Air Reserve Base/Inland Port Airport Compatibility Plan EIR. As a result, the Plan will not be available for consideration in August. The Commission will continue to be dark in August, as originally planned.

Daryl Shippy, Airport Manager, Riverside County Airports, provided a summary of the status of the Airport Master Plan and Layout Plan for Hemet-Ryan Airport. These projects were on hold pending a decision by Cal Fire regarding the relocation of its base to the northerly side of the runway. Additionally, ALUC's subcommittee, in its review of the proposed Master Plan in 2012, had recommended a 500-foot runway extension to the east. The Airport Layout Plan had been updated, but not the Master Plan or EIR. This spring, Cal Fire decided to support relocation of the base. With this matter resolved, EDA has now authorized Mead & Hunt to conduct the necessary environmental studies relating to the area of the runway extension. Updates to the Master Plan and EIR will be necessary, and it expected that these efforts will be funded in conjunction with the base relocation studies. The Airport Layout Plan update will be brought up to FAA standards established in that agency's October 2013 checklist, and the layout will be evaluated for conformance with airport design standards included in Advisory Circular 150/5300-13. The only anticipated additional change to the layout would involve the location of runway exit taxiways. The Airport Layout Plan and Master Plan revisions are expected to take 12 to 18 months from the date of issuance of a Notice to Proceed.

Commissioner Holmes asked if the sailplane area would be eliminated. Mr. Shippy responded that Runway 4/22 is still active, but that there has been no sailplane activity during the past 18 months. He reiterated that the revised Master Plan and new Layout Plan will provide for the 500-foot extension. Commissioner Holmes asked whether the Cawston Road extension concern had been resolved. Mr. Shippy replied that Cawston would not be allowed to cross the airport boundary. Commissioner Holmes asked about a timeline for the Cal Fire base relocation. Mr. Shippy advised that the relocation agreement is being negotiated. Relocation of the base will improve existing south side base facilities. Vice Chairman Ballance thanked Mr. Shippy for the briefing. John Guerin requested a written summary by email.

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4.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 6-0 approved the April 10, 2014 minutes. Absent: Housman

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

6.0 COMMISSIONERS' COMMENTS

Commissioner Stewart advised that he had been designated to attend the City Selection Committee meeting. ALUC Director Ed Cooper noted that the seat held by Commissioner Pettis is on the agenda. Commissioner Pettis confirmed that he would like to be reappointed, and Commissioner Stewart expressed his support. Commissioner Holmes advised that he was reappointed by the Board of Supervisors at their last meeting.

Vice Chairman Ballance remarked favorably on the new fixed base operator facility at March ARB. He foresees increased use of executive jets at March, Riverside Municipal, and Hemet-Ryan. ALUC Director Ed Cooper advised the Commission that Commissioners Holmes and (if reappointed) Pettis would be sworn in for their new terms in June. Additionally, the Commissioners will be asked to vote on the at-large member appointment and to select officers. Vice Chairman Ballance indicated that he appreciated the opportunity to participate in the crafting of revised conditions for the Ramona Creek project that were satisfactory to both the City and the Commission.

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