

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 11, 2016**

2-29-16

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: CONTINUED ITEMS
NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT** ZAP1037PS15 – Jennifer Guglielmo – City of Palm Springs Case No. CUP 5.1386 (Conditional Use Permit). A proposal to operate a kennel (dog day care, boarding, and training) within a 2,345 square foot suite with an address of 752 Vella Road in an existing building located on the easterly side of Vella Road, southerly of Sunny Dunes Road in the City of Palm Springs. (Airport Compatibility Zone B1 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**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Manos)**

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals - Information only

4.2 Completion of Current Terms of Office

Commissioner Butler expressed his interest in re-appointment. Commissioner Manos was not present for Item 4.2, but later expressed his interest to continue serving during Commissioners' comments.

4.3 Specific Delegation of Authority: Amendment to March Business Center/Meridian Specific Plan (South Campus)

John Guerin, ALUC staff, recommended that the Commission consider the applicant's request for a specific delegation of authority to the ALUC Director to render a no impact consistency finding for the project. Jeff Gordon, Meridian Project representative, came forward requesting delegation to allow Director's approval for the project. The ALUC Commission by a vote of 6-0 approved the delegation of authority to the ALUC Director for this project. Absent: Manos

4.4 Status of Compatibility Plan Amendment Proposals

John Guerin advised that staff is currently working towards three additional amendments to the Compatibility Plans:

- 1) Banning Municipal Airport ALUCP - allowing for an increase in intensity of land use in Compatibility Zone D consistent with the provisions in the State Handbook. The firm MIG is working on the Environmental Assessment Initial Study for that project. ALUC staff is expecting the initial study to be provided shortly and hopes to present the project to the Commission in April.

CDS:

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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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- 2) Hemet Ryan Airport ALUCP – on hold for quite a while due to issues regarding the airport layout plan. These issues have been addressed, and the compatibility plan process is now proceeding. There will likely be a meeting with the stakeholders sometime in the next 60 days.

Commissioner Holmes asked about the approach to runway extension that had been discussed by an ad hoc subcommittee that met with City of Hemet officials and ALUC's consultant a few years ago. Staff confirmed that the easterly extension with declared distances was still the basis for the new Compatibility Plan.

Chairman Housman commented that moving the Cal Fire operations to the portion of the airport grounds northerly of the runway would likely raise objections from residents of the mobile home park to the north regarding ground-based noise.

- 3) The Countywide Policies and Jacqueline Cochran/Vista Santa Rosa amendment – Looking at the release of the RFP within the next 30 days.

5.0 APPROVAL OF MINUTES

Sonia Pierce, March Air Reserve Base Planner, advised staff regarding a correction to the January 14, 2016 minutes. Ms. Pierce noted on page 4, Item 5, that Denise Hauser was in support of the staff recommendation that the project was inconsistent and not in favor of the project as indicated in the minutes. John Guerin also noted that Mr. Mungari, applicant-representative, spoke in support of the project and in opposition to the recommendation.

Vice Chairman Ballance suggested that a sign be placed at the entrance advising persons wishing to speak to fill out a speaker slip. ALUC Director Ed Cooper agreed that this could be accomplished. Commissioner Manos suggested that an announcement be made prior to, or at the start of, the meeting. It was agreed that staff would either make an announcement prior to the meeting, or, if the Chair does not make the announcement at the beginning of the meeting, staff would make the announcement prior to presenting the first agenda item.

The ALUC Commission by a vote of 6-0 approved the January 14, 2016 minutes with revised corrections. Abstained: Chairman Housman

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Jack Kenton, a local resident and member of the California Pilots Association, came forward to express concerns regarding a forthcoming proposal within the jurisdiction of the March Joint Powers Authority (March JPA) to replace the existing General Old Golf Course with housing. He indicated that this could increase noise complaints and endanger the future of the Air Base due to potential BRAC (Base Realignment and Closure) Commission actions. If housing is to be approved, sound proofing would be needed and avigation easements should be required, unless the Base is to be written off.

Chairman Housman reiterated the Commission's intent to protect the long-term viability of the Base. Vice Chairman Ballance stated that he had seen Mr. Kenton at March JPA meetings. He noted that the golf course has, unfortunately, been a losing proposition, but that March is an economic engine for the area. Commissioner Holmes suggested caution, citing the recent closure of Rialto Airport.

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Ed Cooper, ALUC Director, advised that the California Energy Commission (CEC) has released its Preliminary Staff Assessment (PSM) regarding the Sonoran Energy Project east of Blythe Airport. March 1 is the deadline for comments, and staff intends to respond. John Guerin clarified that Sonoran is the new name for what was originally called Blythe II, and the new applicant is proposing changes in the project. ALUC had reviewed Blythe II more than a decade ago and found the project inconsistent.

7.0 COMMISSIONER'S COMMENTS

7.1 March Joint Powers Authority TAC Report Update by Commissioner Ballance

Commissioner Ballance reported that he met with General Muncy, Commander of the 452nd Air Mobility Wing at March Air Reserve Base, regarding the proposed textile products facility in the City of Perris.

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CDS:

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