

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
APRIL 14, 2016**

5-2-16

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 ITEM

- 2.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **CONSISTENT** pursuant to Policy 3.3.2. (b), based on the findings that: the proposed enrollment level would not exceed the actual enrollment that existed at the time of Compatibility Plan adoption, and that, therefore, the average intensity would not be increased; and that, since no information is available regarding the existing single-acre intensity at the time of Plan adoption, there is no evidence that the proposal would result in an increase in single-acre intensity; and pursuant to Policy 3.3.6, based on the findings presented in the staff report. (Vote 7-0)
- ZAP1038PS16 – Palm Springs Unified School District (Representative: John Vega)** - Environmental Impact Report State Clearinghouse No. 2015031105. Palm Springs Unified School District proposes to replace existing buildings at Agua Caliente Elementary School located at 30-800 San Luis Rey Drive inside San Gabriel Drive Circle in Cathedral City with five new buildings at different areas within the school's existing campus. The project would facilitate an increase in the capacity of the school so as to allow for an enrollment of up to 850 students, specifically including the addition of 120 pre-kindergarten students. (Airport Compatibility Zone 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

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1183MA16 – Jason Radwan (Representative: Blue Peak Engineering)** – City of Perris Planning Case No. 15-05196 (Tentative Parcel Map No. 37043). Tentative Parcel Map No. 37043 is a proposal to subdivide a 3.3 gross acre parcel into two commercial parcels. The proposed area of parcel 1 is 2.9 net acres and contains existing parking stalls and storage units as part of the existing commercial shopping center. The proposed area of Parcel 2 is 0.4 net acres and contains a Del Taco restaurant and drive-thru (currently under construction) and existing parking stalls. The project site is southerly of Ramona Expressway and easterly of Perris Boulevard, within the City of Perris. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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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- 3.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONTINUE to 5-12-16 (applicants request)**
- ALUC Commission Action: **CONTINUED to 5-12-16 (Vote 7-0)**
- ZAP1185MA16 – Vogel Properties (Representative: Nick Johnson)** – City of Moreno Valley Case No. PA16-0002 (Site Plan Review). The applicant is proposing to develop a 446,350 square foot warehouse/distribution center on 19.61 acres. The building floor plan consists of 426,350 square feet of warehouse area, 10,000 square feet of office area, and 10,000 square feet of mezzanine area. The project site is located northerly of Harley Knox Boulevard, southerly of a straight-line westerly extension of Grove View Road and Nandina Avenue, easterly of Heacock Street, and westerly of Indian Street. (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.3 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1184MA16 – MGP X Properties LLC (Representative: Romero Thorsen Design)** – City of Riverside Planning Case Nos. P15-0820 (Specific Plan Amendment) and P15-0978 (Design Review). The applicant is proposing to amend the Specific Plan Development Standards (Section IV) of the Canyon Springs Business Park Specific Plan to allow for an additional pylon sign along the 215 Freeway with a maximum height limit of 75 feet and total sign area of 760 square feet and to construct such a sign at the northwest corner of the 15.5 acre parcel that includes the Valley Gateway Plaza shopping center. The proposed sign structure will be 75 feet in height and 31.5 feet in width. The sign will be a non-LED sign and have five tenant sign panels totaling 660 square feet of sign area. The project site is located easterly of Interstate 215 and westerly of Valley Springs Parkway (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals - Information only

4.2 Recordings of Commission Hearings and Commission Packets

Now that the ALUC hearings held at the County Administrative Center are available on video at our website (www.rcaluc.org), the Commissioners agreed that they no longer need the audio CD recordings mailed to them on an ongoing basis. The audio CD recordings will be made available upon request, and will continue to be available to the public at a cost of \$12.50.

4.3 Specific Delegation of Authority: Amendment to Canyon Springs Specific Plan

An applicant proposing to add an additional tenant sign to an existing pylon sign located along Highway 60 in the northeasterly portion of the Canyon Springs Specific Plan requested that the Commission delegate its authority to the ALUC Director to render a consistency finding regarding the associated Specific Plan Amendment.

The ALUC Commission by a unanimous vote of 7-0 approved the Specific Delegation of Authority to the ALUC Director to make the requested determination.

4.4 Commissioner Reappointments

John Guerin, ALUC staff, advised that the City Selection Committee reappointed Commissioner Steve Manos at its meeting of March 14, 2016 and that the Board of Supervisors reappointed Commissioner Arthur Butler at its meeting of March 29, 2016.

Chairman Housman congratulated and thanked Commissioners Manos and Butler for their continued service.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 6-0 approved the March 10, 2016 minutes. Abstained: Commissioner Holmes

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Russell Brady, ALUC planner, announced that this likely would be his last day presenting to the Commission and expressed his appreciation serving the Commission and for his time with ALUC for the past six plus years. Chairman Housman expressed that it has been an honor and pleasure working with Mr. Brady.

7.0 COMMISSIONER'S COMMENTS

7.1 March Joint Powers Authority TAC Report Update by Commissioner Ballance

Nothing to report

Chairman Housman announced that the March Air Reserve Base Air Show will be held this weekend on April 16-17.