



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Thursday 9:00 a.m., September 8, 2011

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Rancho Mirage

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Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: NEW CASES

JACQUELINE COCHRAN REGIONAL AIRPORT

- 2.1 ZAP1018TH10 – Golden Sands Properties (Representative: T&B Planning, Inc., David Orrelas) – County Case Nos.: SP00378 (Specific Plan), GPA01068 (General Plan Amendment), CZ07751 (Change of Zone), TR36339 (Tentative Tract Map). The Specific Plan (Oasis Date Gardens) totaling 169.6 acres proposes 1,084 dwelling units on 113.8 acres, 5.8 acres of commercial land use, and 50.0 acres for parks, detention/drainage, and roads. The General Plan Amendment proposes to amend the Eastern Coachella Valley Area Plan's land use designation of the site (Light Industrial) to allow for establishment of this Specific Plan. The Change of Zone proposes to change the zoning on the project site from Manufacturing – Service Commercial (M-SC) to Specific Plan (SP). The Tentative Tract Map proposes to subdivide 169.6 gross acres into 28 lots for financing and infrastructure purposes that will be proposed for further subdivision in accordance with the proposed Specific Plan. The entire site is located westerly of Grapefruit Boulevard (State Highway 111), northerly of 60th Avenue, southerly of 58th Avenue, and easterly of the Coachella Valley Storm Water Channel

and Fillmore Street, within the land use jurisdiction of the County of Riverside. (Zone E within the Jacqueline Cochran Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

CORONA MUNICIPAL AIRPORT

- 2.2 ZAP1004CO11 – Verizon Wireless (Representative: Michael Crawford, Spectrum Surveying and Engineering, Inc.) – City Case No.: Conditional Use Permit No. 11-002 - A proposal to establish an unmanned telecommunications facility consisting of antennas on a 60-foot high monopalm tower, with associated equipment shelter, on a 900 square foot lease area within a 6.85-acre parcel located easterly of Alcoa Circle, southerly of Rincon Street, westerly of Lincoln Avenue, and northerly of Railroad Street within the land use jurisdiction of the City of Corona (Compatibility Zone C of the Corona Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO OCTOBER 13, 2011

Click on the link below for this agenda item number:

[2.2 Staff Report](#)

PERRIS VALLEY AIRPORT

- 2.3 ZAP1004PV11 – CR&R Inc. (Representative: Paul Hacunda, J. R. Miller & Associates) – City Case No.: CUP 11-04-0001 - A proposal to establish a “Green Energy Facility” comprised of a Renewable Natural Gas (RNG) generation and storage facility, which includes an existing waste transfer building, proposed waste transfer building, offices, one (1) 100 foot tall anaerobic digester tank, one (1) 35 foot tall above ground fuel storage, one (1) 25 foot flare tower, other associated fuel generation and storage facilities and structures, and a Compressed Natural Gas (CNG) fueling station located southerly of Ellis Avenue, westerly of Goetz Road, easterly of the AT&SF railroad, and northerly of Malbert Street, within the land use jurisdiction of the City of Perris (Zones C and D of the Perris Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONDITIONAL CONSISTENCY

Click on the link below for this agenda item number:

[2.3 Staff Report](#)

3.0 ADMINISTRATIVE ITEMS

3.1 Draft Schedule for the 2011 Amendment to the French Valley Airport Land Use Compatibility Plan.

3.2 Discussion: Deposit Based Fee Structure for Special ALUC Cases.

4.0 APPROVAL OF MINUTES

July 14, 2011

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 COMMISSIONER'S COMMENTS

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