

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 8, 2011**

9/29/11

COMMISSIONERS PRESENT: Simon Housman, Dan Olson (alternate for Rod Ballance), Glen Holmes, John Lyon, Richard Stewart and Sam Toles (alternate for Greg Pettis)

COMMISSIONERS ABSENT: Rod Ballance, Greg Pettis, Art Butler

**2.0 PUBLIC HEARING: NEW CASES**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 5-0, Recused: Simon Housman Absent: Art Butler)**
- 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 60<sup>th</sup> Avenue, southerly of 58<sup>th</sup> 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.
- 2.2 Staff report recommended: **CONTINUE TO 10-13-11**  
Staff recommended at hearing: **CONDITIONALLY CONSISTENT**  
ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 6-0, Absent: Art Butler)**
- 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

**CDS:**

1

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

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 8, 2011**

Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

2.3 Staff report recommended:  
**CONDITIONAL  
CONSISTENCY**

Staff recommended at hearing:  
**CONDITIONAL  
CONSISTENCY**

ALUC Commission Action:  
**CONDITIONALLY  
CONSISTENT (Vote 6-0,  
Absent: Art Butler)**

**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.

**3.0 ADMINISTRATIVE ITEMS**

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

John Guerin, ALUC staff, presented the Commission with a draft schedule for the 2011 Amendment to the French Valley Airport Land Use Compatibility Plan. At this time, staff has established a target date of December 8, 2011 for the Commission's consideration. The amendment is appropriate and necessary because the new Master Plan does not provide for a secondary runway. Commissioner Holmes questioned staff as to when the Commission would receive a copy of the draft plan. John Guerin anticipates Commissioners will be sent copies of the Environmental document and Plan no later than October 18<sup>th</sup>.

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

Advisory item only. Ed Cooper, ALUC Director, advised the Commission that consideration is being given to establishing a Deposit Based Fee structure for special ALUC cases. For special solar and heliport cases, the amount of time spent by staff in analysis far exceeds the amount of time anticipated by the ALUC fee schedule. One method of addressing this is to utilize Deposit Based Fees, a pay as you go rather than a flat fee. Also, ALUC has maintained the same fee schedule for the past four years. However, an analysis of costs has shown that the cost of processing cases generally exceeds the set fees. Therefore, an increase in some of the flat fees is also needed.

Staff is currently working with the Executive Office and the Auditor Controller (to make sure they approve of our methodology) and will follow up with a firm proposal in the future. Commissioner Holmes advised that he agrees with the Deposit Based Fee concept as long as it is fairly implemented.

**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

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 8, 2011**

**4.0 APPROVAL OF MINUTES**

Consideration of the minutes for July 14, 2011 was continued to October 13, 2011, as only three of the Commissioners present today had been present at the July meeting.

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

Ed Cooper, ALUC Director, advised the Commission that the Bidders' Conference on the March Air Reserve Base Request for Proposals had been held. He noted that representatives of the member jurisdictions of the March Joint Powers Authority would be invited to participate in the review of proposals. The process will help us estimate the cost to complete the EIR for the Compatibility Plan. Mr. Cooper also advised that staff was successful in submitting an application to the State Division of Aeronautics for a grant to fund preparation of a new Compatibility Plan for Hemet-Ryan Airport. Commissioner Holmes requested a copy of the latest proposal for the airport layout, as proposed in the Hemet Ryan Master Plan. Chairman Housman expressed the hope that ALUC and EDA would share data on environmental impacts to save money and minimize duplicative efforts. Commissioner Holmes noted the increase in air tanker traffic recently and stated that the airport was a true asset. .

**6.0 COMMISSIONER'S COMMENTS**

Chairman Housman commented on the Hemet Ryan Air Show that he attended which was a great success. He also expressed his special concerns regarding the area surrounding the Jacqueline Cochran Airport. Through various meetings with government agencies and others, including the Coachella Valley Economic Partnership and the U.S.D.A. regional planning efforts between Riverside and Imperial Counties, he has been trying to bring the railroad connection back to the Jacqueline Cochran Airport. Commissioner Stewart commented that AMRO, an aircraft manufacturer coming to March Air Reserve Base, held a job fair with over a thousand people attending. 685 qualified applicants will be evaluated for a total of 115 jobs, with high pay and benefits. Ed Cooper and Chairman Housman presented a Distinguished Service Award to Beauford T. Miller, ALUC Counsel, thanking him for his years of service with ALUC and wishing him well on his retirement.

Y:\ALUC Report of Actions\2011 ROA\ROA9-8-11.doc

**CDS:**

3

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](mailto:basantos@rctlma.org)