



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
JANUARY 14, 2021**

1-21-21

COMMISSIONERS PRESENT LIVE: Arthur Butler, Richard Stewart

COMMISSIONERS PRESENT REMOTELY: Russell Betts, Steve Manos, John Lyon, Steven Stewart
COMMISSIONERS ABSENT: Gary Youmans

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
Motion: Richard Stewart
Second: Steven Stewart
- ZAP1440MA20 – CDRE Holdings 17, LLC (Representative: MIG, Inc.)** – City of Moreno Valley Case Nos. PEN20-0118 (General Plan Amendment), PEN20-0119 (Change of Zone), PEN20-0121 (Plot Plan), PEN20-0120 (Tentative Parcel Map). A proposal to construct two industrial warehouse buildings with mezzanines totaling 396,275 square feet on 17.65 acres located southerly of Alessandro Boulevard, westerly of Graham Street, northerly of Brodiaea Avenue, and easterly of Frederick Street. The applicant also proposes amending the site’s General Plan land use designation from Commercial (C) to Business Park/Light Industrial (BP), and changing its zoning from Community Commercial (CC) to Light Industrial (LI). The applicant also proposes a tentative parcel map to subdivide the site (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
Motion: Steven Stewart
Second: Art Butler
- ZAP1091PS20 – Mountain View Power Partners, LLC (Representative: Dudek)** – County of Riverside Case Nos. CZ2000032 (Change of Zone), WCS200003 (WECS Permit). A proposal to decommission and remove 93 existing commercial wind turbines (wind energy conversion systems, abbreviated as “WECS”) and install 16 new commercial wind turbines with a maximum height of 492 feet above ground level on 1,255 acres, as well decommission 3 existing meteorological towers and install 1 new 328 foot tall meteorological tower, turbine pad, safety features, transformers, electrical collection system, access roads, temporary laydown and parking, located southerly of Interstate 10, easterly of Whitewater Cutoff/Tipton Road, westerly of Indian Canyon Drive, and northerly of State Highway 111. The applicant also proposes to change the zoning of 281 acres located in the southwest portion of the project from Rural Residential Zone (R-R) to Wind Energy Resource Zone (W-E) (Not located within an Airport Compatibility Zone). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

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- 3.3 Staff report recommended: **ZAP1035FL20 – Old Plantation Investors, L.P. (Representative: INCONSISTENT**
Cirus Development Co. Inc.) – City of Jurupa Valley Case No. MA19216 [CZ20013, CUP19005] (Change of Zone, Conditional Use Permit). A proposal to add nine (9) new mobile home (spaces) to the existing 223-space (total 232 spaces) “Old Plantation” mobile home park on a combined total acreage of 27.72 acres over two parcels, located at 3825 Crestmore Road, southerly of Mission Boulevard, both westerly and easterly of Crestmore Road, and northerly of Capary Road. The applicant also proposes changing the zoning of the site from Planned Residential (R-4) and General Commercial (C-1/C-P) to Mobile Home Subdivisions and Mobile Home Parks Zone (R-T). (A similar proposal to add nine (9) new mobile home spaces to the existing 223-space mobile home park at this site was found inconsistent by the ALUC on September 11, 2008) (Airport Compatibility Zones B1 and C of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **INCONSISTENT** and include a separate letter from the Commission stating its opposition to the project. **(Vote 5-0; Recuse: Lyon; Absent: Youmans)**
- Motion: Steven Stewart**
Second: Steve Manos

4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

None

5.0 ADMINISTRATIVE ITEMS

5.1 Director’s Approvals – Information only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, ALUC Director, updated the Commission that the Request for Proposal (RFP) evaluation committee has reviewed four responses to the consulting contract and has selected Matrix Design Group Inc. as the consultant. The contract is currently circulating between the County and the Matrix Design Group Inc. The final form of the contract will be submitted to the Riverside County, Board of Supervisors for approval. During the same timeframe the various jurisdictions have been obtaining resolutions of their City Councils joining and committing to the March Compatible Use Study (CUS) and we are gathering their financial contributions and records of their personnel contributions at this time. We anticipate the first meeting of the policy committee and the working group in the next 30 days.

5.3 Standardizing Conditions of Approval

Daniel Zerda, ALUC staff informed the Commission that over the past several months staff has reviewed the previous ALUC Conditions of Approval for both March and non-March projects. The intent was to standardize the conditions and place them in a document to serve as a resource for both current and future planners. The standardized conditions are now placed on the ALUC Y drive to serve as that resource.

5.4 Correspondence from the March Air Reserve Base - Information only

Simon Housman, ALUC Director commented that after receiving a correspondence letter from the Air Force, staff reached out to the applicant to obtain a consent from the applicant to take this matter off calendar pending the applicant resolving the issues with the Air Force. At this time this application is not pending with ALUC, we may or may not see this project again.

VIDEO:

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6.0 APPROVAL OF MINUTES

Commissioner Steven Stewart motioned to approve the December 10, 2020 minutes. Seconded by Commissioner Lyon. Vote 6-0; Absent: Youmans

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

8.0 COMMISSIONER'S COMMENTS

Russell Betts, Chair commented regarding ALUC stipend form submittals for those Commissioners attending by Zoom meeting. Barbara Santos, ALUC Secretary replied that she will approve the stipend forms for those Commissioners attending by Zoom so there is no need to mail in the form. Commissioner Betts suggested an interesting video to watch on the Blancolirio YouTube channel of a pilot who managed to land a plane in an emergency situation.

9.0 ADJOURNMENT

Russell Betts, Chair adjourned the meeting at 10:22 a.m.

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VIDEO:

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