



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

9:30 A.M.

January 14, 2021

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Russell Betts
Desert Hot Springs

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Palm Springs

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Riverside

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STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

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

Any person wishing to speak in person must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will be accepted remotely via teleconference. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online at our website at www.rcaluc.org. Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos, ALUC Commission Secretary at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 72 hours 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: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

MARCH AIR RESERVE BASE

3.1 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

Staff Recommendation: CONSISTENT

PALM SPRINGS INTERNATIONAL AIRPORT

- 3.2 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

Staff Recommendation: CONSISTENT

FLABOB AIRPORT

- 3.3 ZAP1035FL20 – Old Plantation Investors, L.P. (Representative: 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 Recommendation: INCONSISTENT

4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS

None

5.0 ADMINISTRATIVE ITEMS

- 5.1 Director’s Approvals
- 5.2 Update March Air Reserve Base Compatibility Use Study (CUS)
- 5.3 Standardizing Conditions of Approval
- 5.4 Correspondence from the March Air Reserve Base

6.0 APPROVAL OF MINUTES

December 10, 2020

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 COMMISSIONER'S COMMENTS

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