

**MINUTES OF THE
ALUC MEETING
May 17, 2023**

The Airport Land Use Commission convened a Meeting on Wednesday, May 17, 2023 at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner IV, David Black, Clerk Valerie Grijalva, Clerk Kamika Mitchell and Clerk Aimee Trujillo.

Chairman Mike Goodsell called the meeting into order.

I. **Roll Call:** Commissioners present: Goodsell, Guerrero, Logue (via zoom), Moreno

II. **Pledge of Allegiance**

III. **Approval of Minutes** – February 15, 2023 Minutes

Commissioner Guerrero: I Motion to approve the minutes for the February 15, 2023 meeting.

Commissioner Moreno: I will second.

Chairman Goodsell: We have a motion and a second, Roll Call.

Roll Call: Goodsell (yes) Guerrero (yes) Logue (yes) Moreno (yes)

Chairman Goodsell: We have an appointment of officers here, are we concerned about shifting chairs again?

Michael Abraham: We could postpone this to the next meeting where we would have more than one staff that are permanently on the commission to be available.

Chairman Goodsell: Yes, we will table this until the next time and see what our numbers look like at that time.

IV. **Public Hearings**

Chairman Goodsell: Introduces Public Hearings.

1. Public hearing to consider a new commercial water well to support farming on approximately 250 acres adjacent to the Salton Sea Airport, Assessor's Parcel Numbers 017-970-009, -010, -011, and -012. The purpose of the proposed Project is to support diversion of organics mandated by the State within SB-1383, resulting from regional recycling efforts. The proposed Project intends to use the water from the well to support these efforts which would include a planned irrigation operation around the runway and hanger building within the Imperial County Airport Compatibility Plan A & B-1 area zones (approach & departure zone). The proposed Project site is located at the Salton Sea Airport area, within Section 5, Township 11 South, Range 10 East, San Bernardino Base Meridian. Parcel centroid coordinates: 115°57'31.698" W, 33°14'29.944" N 115°57'7.895" W, 33°14'33.968" N, 115°57'12.409" W, 33°14'30.836" N 115°56'54.456" W, 33°14'20.429" N (Supervisory District #4) (**ALUC 02-23**) [David Black, Planner IV, 442-265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].

David Black, Planner IV: read the project into the record.

David Black, Planner IV: The applicant is also here Dave Brischke, with Burrtec if you have any questions for him too.

Chairman Goodsell: We will start with Mr. Black, are there any questions you might have for him?

Chairman Goodsell: Let us hear from Mr. Brischke, as the proponent of the project; let's hear from him speaking in favor of it.

Dave Brischke: Do you have any questions?

Chairman Goodsell: Is this just some land you're going to try bring back into production?

Dave Brischke: We own the airport property; we bought it when it was available when we were permitting the landfill with Public Works. It is a private owned land around the airport and we want it to at least control its development; the company purchased the airport so it wouldn't interfere with the landfill expansion that we were trying to complete at that time. We own three hundred (300) acres there; and the hangar, the airstrip are about fifty (50) acres total. So we had two hundred and fifty (250) acres of this barren desert land that's just sitting there, very heavy clays, so in order to do anything with that property at all its going to take some major compost addition. Also combining that with some of the State's, recycling mandates and again a public-private partnership with Imperial County Public Works on the landfill property. So if John Gay were there I think that he would agree that he's getting a lot of pressure from the State's these days, the increases, organics, the diversion. This is just an opportunity for us that we will use to amend the soil for the farmers and what aren't available or the market is not available so it's a secondary element.

Chairman Goodsell: So it's a long term commitment, with a little bit a time

Dave Brischke: We're going to be here a long time so we could landfill the thing, we are aware that we signed a ninety (90) year lease back in December of two thousand and eight (2008); so do the math and it turns out to be eighty-five (85) years left or so. Going slow, modifying it as we go, and trying to end up with some farmable land when we are done. We're not destroying anything out there, you know certainly, we can't grow trees too close to the airport because of the safety zones and the height restrictions and so a crop of one kind or another I'm sure it'll change over time as the value of crop changes or the market changes. The first thing we have to do is get the ground settled and grow something, so that's what we're trying to do in a nutshell.

Chairman Goodsell: Thank You. Are there any others on the commission that have questions for Mr. Brischke?

Commissioner Logue: Can I make a comment?

Chairman Goodsell: Yes, Please

Commissioner Logue: The idea of actually having crops around it might mitigate some of the dust and stuff out there so that might be advantageous for the airport itself. I am enthused about this, I like the idea of re-using it with agriculture and I realized it's going to take while to do that but it's a long term goal.

Chairman Goodsell: Are there any opponents on this project that are here to speak against it? Anybody else to speak for it?

David Pober: I just have general questions.

Chairman Goodsell: Can you identify yourself.

David Pober: My name is David Pober, I live in twenty-one twenty-five (2125) Morengo Falls Drive in Las Vegas, Nevada. I am a property owner adjacent to the airport, and may I ask some questions?

Chairman Goodsell: Yes, certainly

David Pober: First of all sir I didn't get your name in the introduction

Chairman Goodsell: Mike Goodsell, I'm the chair

David Pober: Would I be able to get the packet?

Chairman Goodsell: Certainly, we have packets

David Pober: Ok Thank You, I noticed that from looking at the packet I believe the airport right of way is over my property. That might not be an issue for this discussion so I will just leave that alone. My question is when water is taken from below the property, we as property owners have water rights how is that contemplated?

Chairman Goodsell: Well you are probably going to get these questions answered from planning, Airport Land Use Commission we really govern what happens near an airport, the uses that presented to us are kind of a done deal after they gone through planning.

David Pober: Has this gone through planning already?

Chairman Goodsell: It's how it's got here, yes

David Pober: Will this have to be proposed to the planning commission before it is approved?

Chairman Goodsell: Yes, it's the next step, their concerned about anywhere your are near an airport once you stand up and you hype it all, they bring it to us for safety purposes is basically what we're here for.

David Pober: So the impact of this project on the nearby land owners is going to be taken up by the planning commission at a later date?

Chairman Goodsell: Yes.

David Pober: And will we be notified?

Chairman Goodsell: There is a certain distant from it right?

Michael Abraham: Yes, that is correct right now we have the project scheduled to go through EEC that is the Environmental Evaluation Committee on May twenty-fifth (25). It's going to be right here in this room at one thirty (1:30).

Chairman Goodsell: A week from tomorrow.

Michael Abraham: So this commission is here to make a determination on whether this project is consistent with the Airport Landuse Compatibility Plan, some of the questions regard to the water impact that is going to be taken up with the Environmental Evaluation Committee and the Planning Commission.

David Pober: Thank you, very much

Chairman Goodsell: Thank You appreciate you, anybody else would like to speak?

Public Speaker: Hi good evening, I'm from El Cajon San Diego, I own three (3) properties here I would like to know that on the notice you sent says, half a mile of my property I don't know which property, I would like those to be identified.

Chairman Goodsell: Probably again something you're going to have to take up with Planning.

Public Speaker: How do I get ahold of planning?

Michael Abraham: So the Planning department we can give you a copy of the packet right here, right behind you is David Black he is the project planner, so reach out to him and he can provide you with the information you requested.

Public Speaker: Thank you so much.

Chairman Goodsell: Anybody else would like to speak about the issue? We'll bring it back to the commission for your decision on this whether it is compatible with our plan or not. Any further comments? We would entertain our motion.

Commissioner Guerrero: Motion to approve

Commissioner Moreno: I'll second

Roll Call: Goodsell (yes) Guerrero (yes) Logue (yes) Moreno (yes)

Chairman Goodsell: I see no other items here on public hearing any non-action item actions we should consider? None. All right folks we are adjourned until next time.

Meeting Adjourned.

Jim Minnick, Secretary
Airport Land Use Commission