

AIRPORT LAND USE COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Tairu Zong

Chairman:

Mike Goodsell

Jerry Arguelles

Vice Chairman:

Sylvia Chavez

ALTERNATES:

Steven Walker
(Goodsell)

HEARING DATE:

June 18, 2025 – 6:00 PM

HEARING LOCATION

940 MAIN STREET, BOARD ROOM, EL CENTRO, CA 92243

ITEM	TIME	PROJECT DESCRIPTION	DECISION		
I.	6:00 P.M.	ROLL CALL	Y	N	C
II.		PLEDGE OF ALLEGIANCE			
III.		APPROVAL OF MINUTES: May 21, 2025			
IV.		<p>PUBLIC HEARINGS: All supporting documentation is available for public review in the office of the Planning & Development Services Department located at 801 Main Street, El Centro, CA 92243 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, excluding holidays. The Airport Land Use Analysis documentation is also available at www.icpds.com. Please remember to shut off all cell phones, pagers or electronic devices upon entering the Board Chambers. Call 442-265-1736 for assistance on questions regarding the agenda.</p> <p>The public will have an opportunity to speak to any agenda item when the Chairman opens the matter to the public to discussion and before action is taken. The Chairman will determine the order of speaking and unless the Chairman grants more or less time, the speaker's limit is 3 minutes on each agenda item. Please read and complete a speaker form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.</p>			
1.		<p>Public hearing to consider the proposed Subdivision of Monterrey Park project for consistency with the Imperial County Airport Land Use Compatibility Plan. Jupiter Ventures is currently proposing modifications to the previously approved Monterrey Park Subdivision. The proposed revision involves the subdivision of two parcels identified as Assessor's Parcel Number (APN) 064-281-068-000 and APN 064-295-084-000 into eleven (11) single-family residential lots, resulting in an increase in the total unit count from 598 to 609. The new lots comprise a net area of 2.43 acres and are designated as Residential Low Medium (RLM) Density in the City of Imperial's General Plan, which permits a maximum density of six units per acre. The project site is located on the Southwest corner of the Monterrey Park Subdivision. The two subject parcels are legally described as Lot F of MONTERREY PARK SUBDIVISION NO. 1, in the City of Imperial, as per Map recorded in Book 24, Page(s) 63 of Final Maps (APN 064-295-084-000) & Lot A of MONTERREY PARK SUBDIVISION NO. 2 – UNIT 3C, in the City of Imperial, as per Map recorded in Book 28, Page(s) 70 through 72 of Final Maps, in the Office of the County Recorder of Imperial County, California. (APN 064-281-068-000). Latitude 32° 50' 0.0996" N, Longitude 115° 35' 38.436" W (ALUC 04-25) [Alan C. Molina, Planner I (442) 265-1736, extension 1747 or by email at alanmolina@co.imperial.ca.us]</p>			
2.		<p>Public hearing to consider the proposed Seeley Development project for consistency with the Imperial County Airport Land Use Compatibility Plan. The proposed project consists of fourteen (14) two-story garden apartment buildings. Of these, seven (7) buildings will each contain eight (8) one-bedroom flats, and the remaining seven (7) buildings will each contain eight (8) two-bedroom flats. In total, the project includes 112 residential units and 210 parking spaces. The development is proposed for an unincorporated area of Imperial County, located on the northwest side of the town of Seeley, California. The project site is situated west of Laguna Avenue and north of Rio Vista Street comprising 4.27 Acres with Assessor's Parcel Number(s) 051-150-008-000; and further described as W 490 FT OF BLKS 5 CRABTREE ADD TOWNSITE OF SEELEY; et al. Longitude -</p>			

		115.6979744880", Latitude 32.795010396232° 45' 41.783" (ALUC 05-25) [Rocio Yee, Planner II (442) 265-1736, extension 1750 or by email at rocioyee@co.imperial.ca.us]			
3.		Public hearing to consider the proposed Vertical Bridge Tower project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is identified as Conditional Use Permit #25-0004 for a new unmanned wireless communication facility including a 120-foot monopole tower, for which Variance #25-0001 will be required to exceed the height limitation in an area zoned Light Agriculture (A-1) by 60 ft. The project site is located at 1734 Underwood Road, Holtville, CA 92250, with Assessor's Parcel Number (APN) 045-600-017-000, and further identified as BLK 65 & W2 OF VAC ST ADJ TSTE TR 87 15-15 5.51AC. Latitude 32° 49' 16.0176" N – Longitude 115° 23' 9.1932" W (ALUC 06-25) [Luis Bejarano, Planner II (442) 265-1736, extension 1745 or by email at luisbejarano@co.imperial.ca.us]			
V.		Non- Action Items:			
VI.		Adjournment.			

For questions regarding these projects contact the above-mentioned Planner following the project.
Si usted requiere esta información en español, favor de llamar al (442) 265-1736.
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