

AIRPORT LAND USE COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Marlynn Lopez
Yvonne Cordero

Chairman:

Mike Goodsell
Jerry Arguelles

Vice Chairman:

Thomas Garcia
(Yvonne Cordero)

ALTERNATES:

Steven Walker
(Goodsell)

HEARING DATE:

November 19, 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: June 18, 2025			
IV.		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 with questions regarding the agenda. 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.			
1.		(Continued from April 16, 2025) Public hearing to consider compatibility of Skyway Towers requested Conditional Use Permit #24-0026 for a 120-foot monopole telecommunications facility located on a 40' x 40' leased portion of a 2.83 acres residential parcel. The proposed project is within the Imperial County Airport Compatibility Plan C Zone (Common Traffic Pattern). The proposed project site is located at 749 W Worthington Road, Imperial, CA 92251 approximately 1,400 feet west of the intersection of Worthington Road and Austin Road. Parcel coordinates 32° 50' 49.272" N, 115° 35' 58.5162" W; Assessor's Parcel Numbers 062-040-075-000 (Supervisory District #3) (ALUC 03-25) [Luis Valenzuela, Planner II, 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].			
2.		Public hearing to consider compatibility of Josh Quintero requested Parcel Map #02518 for the intent of the project is to subdivide the existing parcel which totals approximately 8.84 acres, into four (4) lots being approximately 1.33 acres each Parcel 2, 3, 4 and 4.85 acres for Parcel 1, for future residential development. The proposed project is within the Imperial County Airport Compatibility Plan B-2 Zone (Extended Approach/ Departure Zone). The proposed project site is located at 604 W Murphy Road, Imperial, CA 92251 approximately 1.03 miles west of State Hwy 86. Parcel coordinates 32° 51' 17.119" N, 115° 35' 13.561" W; Assessor's Parcel Numbers 063-020-010-000 (Supervisory District #3) (ALUC 08-25) [Luis Valenzuela, Planner II, 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].			
3.		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 and APN 064-295-084 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]			
4.		Public hearing to consider the proposed McCabe Ranch II Specific Plan Amendment, Tract Map 994 and Supplemental EIR. The proposed development has various phases of project which consists of 1,610 residential units, 12.3-acre elementary school site, parks, roadways, drainage and storm water treatment improvements on an approximately 351.2-acre portion of the 468-acre McCabe Ranch II Specific Plan Area. The McCabe Ranch II Tract Map 994 (Project) is comprised of four (4) parcels; County of Imperial Assessor Parcel Numbers (APNs) 054-130-072, 054-130-076, 054-130-077, and 054-130-078. The Imperial Irrigation District's Date Drain No. 3 and Dogwood Canal both traverse the Project area in a north-south direction. Dogwood Road runs along the east side of the project and US Highway 86 borders the west side. W. McCabe Road runs along the north side of project and the western extension of Correl Road will run along the south side of project. Supervisorial District #2. (ALUC 09-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].			
5.		Public hearing to consider the proposed Seville 4 Solar and Battery Storage requesting a General Plan Amendment to include/classify project parcel into the Agricultural Designation and add the Renewable Energy Overlay. Also, the project site is currently zoned Light Industrial (M-1). The applicant requests a Zone Change to include/classify project parcel into the A-2 (General Agriculture zone and add the RE overlay). Implementation of this solar project would require the approval of one CUP by the County to allow for the construction and operation of the proposed solar/BESS generation and storage. The site is located on eight privately-owned parcels (Assessor Parcel Numbers 018-170-065, 064, 063, 062, 061, 060, 059, 058-000), which totals approximately 338.65 acres. The site is in the unincorporated area of Imperial County, California approximately 8.5 miles west of Hwy 78 and Hwy 86 intersection. Supervisorial District #3. (ALUC 10-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].			
6.		Public hearing to consider the proposed Seville 5 Solar and Battery Storage Project requesting a General Plan Amendment, a Zone Change and a Conditional Use Permit to add to the Renewable Energy Overlay. The project site is currently zoned General Agriculture (A-2). The applicant requests a Zone Change to include/classify project parcel into the A-2 (General Agriculture zone and add to the RE overlay). Implementation of this solar project would require the approval of one CUP by the County to allow for the construction and operation of the proposed solar/BESS generation and storage. The project site is located on one privately-owned parcel (Assessor Parcel Numbers 018-010-043-000), which totals approximately 270 acres. The project site is located in the unincorporated area of Imperial County, California approximately 8.5 miles west of Hwy 78 and Hwy 86 intersection Supervisorial District #3. (ALUC 11-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@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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