

MINUTES OF THE

ALUC MEETING

July 21, 2021

The Airport Land Use Commission convened a Meeting on Wednesday, July 21, 2021 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, Planner I Jeanine Ramos, Clerk Valerie Grijalva, Office Supervisor Rosa Soto.

Chairman Mike Goodsell called the meeting into order.

- I. **Roll Call:** Commissioners present: Goodsell, Logue, Chavez and Arguelles
- II. **Pledge of Allegiance**
- III. **Non – Action Items:** Approval of Minutes – February 17, 2021 Minutes

Commissioner Logue, Motion for the Approval of Minutes for the February 17, 2021 meeting.

Commissioner Arguelles, I'll second that.

Chairman Goodsell, A motion to approve the minutes, and a second, Roll call vote.

Roll Call: Goodsell (yes) Chavez (yes) Logue (yes) Arguelles (yes)

Chairman Goodsell, Alright for the public hearings, the first one on the list here; Do we have someone to read this project into the record for the public hearing on Insite Towers Development.

Jeanine Robinson, Planner I, read the project into the record.

1. Public hearing to consider the proposed InSite Towers Development 2, LLC project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is for a 160-foot telecommunication tower. The project site is located at 373 E. Aten Road, Imperial, CA, on property identified as Assessor Parcel Number 044-230-014-000, and is further described as that portion of the north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office, Latitude 32° 49' 25.6787N – Longitude 115° 30' 23.3294W. Project is scheduled for review with the Airport Land Use Commission on July 21, 2021. (ALUC 03-21) [Jeanine Ramos, Planner I (442) 265-1736, extension 1750 or by email at jeanineramos@co.imperial.ca.us].

Jeanine Ramos, Planner I, Also for the record, I wanted to state there was a last minute modification to the elevations which had been previously submitted; these have been sent to you via email and hard copies.

Chairman Goodsell, So that's what this is. So, are there any proponents, those who would like to speak in favor of the project present? Are there any opponents, who would like to speak against it? Ok, we will bring it to the Committee here. Any questions about this project. I think this is the area across from IVC, where the pioneers museum properties are.

Commissioner Logue, Yes, yes it is.

Chairman Goodsell, Alright then lets entertain a motion on this

Commissioner Logue, I motion that we find this project compatible with the 1996 Airport Land Use Compatibility Plan.

Commissioner Chavez, I'll second.

Chairman Goodsell, We have a motion and a second, roll call vote.

Roll Call: Goodsell (yes) Chavez (yes) Logue (yes) Arguelles (yes)

Chairman Goodsell, Ok, next item, a public hearing to consider the proposed AT & T California dba Pacific Telephone & Telegraph Company. Will you be presenting this project as well?

Jeanine Ramos, Planner I, Yes

Jeanine Ramos, Planner I, read the project into the record.

2. Public hearing to consider the proposed AT&T California d.b.a. Pacific Telephone & Telegraph Company project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is for a 40-foot tall monopole. The project site is located at 313 E. Main St., Niland, CA, on property identified as Assessor Parcel Number 021-073-007-000, and is further described as the west 50 ft. of Lots 16, 17, and 18, of Block 35, within the Townsite of Niland, Latitude 33° 14' 23.6N – Longitude 115° 30' 33.3W. The project is scheduled for review with the Airport Land Use Commission on July 21, 2021. (ALUC 04-21) [Jeanine Ramos, Planner I (442) 265-1736, extension 1750 or by email at jeanineramos@co.imperial.ca.us].

Chairman Goodsell, Thank you, again we'll ask if there are any proponents online or in the audience that would like to speak in favor of this project? Or any opponents that want to speak against it? No; Ok we'll take it to the panel for any questions. Let's entertain a motion.

Commissioner Logue, I motion that we find this project compatible with the 1996 Airport Land Use Compatibility plan.

Chairman Goodsell, and a second?

Commissioner Arguelles, I second it.

Roll Call: Goodsell (yes) Chavez (yes) Logue (yes) Arguelles (yes)

Chairman Goodsell, Ok, our third item here is a public hearing to consider the proposed General Plan Housing Element Update.

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

3. Public hearing to consider the proposed General Plan's Housing Element Update project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is Countywide and is being prepared as required by the State in an effort to address the housing needs of Californians. Project is scheduled for review with the Airport Land Use Commission on July 21, 2021. (ALUC 05-21) [Diana Robinson, Planner III (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us].

Chairman Goodsell, Anyone have any questions? Well, is someone against housing?

David Black, Planner IV, I have a whole pdf, where I can show you all about Housing Element

Commissioner Logue, I do have a question. This seems somewhat vague. It's not changing any zoning.

David Black, Planner IV, Can you please pull up the other pdf, I can show you. If you go to the fourth or fifth slide, where it says Housing needs, Regional Housing Needs Allocation. What happens is the state, the (SCAG) Southern California Association of Governments, every eight years determines what the county needs for housing; and they have four projections, very low income, low income, moderate income, and above moderate income where we have to meet these certain numbers of housing for these different categories, so this update includes, how we can show the state, how we can beat these very low income, low income, and moderate income housing needs for the next eight years. So, at this time we have a lot of lots in this county however we do not need to rezone anything, so it doesn't affect any airports at this time.

Commissioner Logue, My issue was that the pictures we had weren't legible, so I had no idea where this stuff was going to be. Can you pull up the red and green map, one of the first three slides you had. That map didn't come out in the hearing packet. Can you perhaps point out where the airports would be in this map.

David Black, Planner IV, That is just the County Map 70 zoning map, I don't think there's any airports on this map.

Michael Abraham, The airports are not specifically called out on this General Plan land use document.

Commissioner Logue, All I'm worried about is the noise complaints, you know, if we put anything high density in, and that's all I'm concerned about. I really didn't have any information to determine. However, basically you are not rezoning anything.

David Black, Planner IV, No we are not rezoning anything, there is no housing being proposed, it's just a policy document. We are updating our policy.

Chairman Goodsell, They already gave you the numbers, they won't let you see the changes and numbers of housing units, or categories.

Commissioner Logue, ok, alright.

Michael Abraham, One of the reasons why we have General Plan updates at the Airport Land use Commission, there might be a situation where they change the General Plan from agricultural to residential and that project is within the airport land use and that would be a direct effect on the families that would live there in the future. So at that point, it would come back to us. And it still could, any project that is developing in the noise zone.

Commissioner Logue, That covers my concern. Like I said the pictures, all pictures were of little squares and the other sections were washed out.

Chairman Goodsell, Alright then, this requires some action right and a motion on this one as well.

Commissioner Chavez, I motion that we find the project compatible with the 1996 ALUC compatibility plan. Is that ok?

Michael Abraham, Yes thank you

Commissioner Arguelles, I'll second that.

Chairman Goodsell, Roll call vote please

Roll Call: Goodsell (yes) Chavez (yes) Logue (yes) Arguelles (yes)

Chairman Goodsell, Alright then, if there are no non-action items;

Michael Abraham, Mr. Chairman, I just want to make sure to introduce our Commission members; We have Sylvia Chavez from the City of Calipatria, and Mr. Jerry Arguelles from the City of Calexico and they are our new Commission members.

Chairman Goodsell, Welcome aboard.

Michael Abraham, Alright that is it.

Chairman Goodsell, Meeting Adjourned.


Jim Minnick, Secretary
Airport Land Use Commission