

MINUTES OF THE

ALUC MEETING

November 15, 2023

The Airport Land Use Commission convened a Meeting on Wednesday, November 15, 2023 at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner III Derek Newland, Planner I Luis Valenzuela, Clerk Laryssa Alvarado, and Clerk Aimee Trujillo.

Chairman Mike Goodsell called the meeting into order.

I. **Roll Call:** Commissioners present: Goodsell, Chavez, Logue, Arguelles

II. **Pledge of Allegiance**

III. **Approval of Minutes** – October 18, 2023 Minutes

Commissioner Logue: I Motion to approve the minutes for the October 18, 2023 meeting.

Commissioner Chavez: I will second.

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

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

IV. **Public Hearings**

Chairman Goodsell: Introduces Public Hearings.

1. Public hearing to consider compatibility of Cal 98 Holdings' requested Zone Change from A-2-U (General Agriculture in Urban Area) to M-1-U (Light Industrial in Urban Area) and Conditional Use Permit for a +/- 36.57 acres trucking and warehouse facility consisting of a 114,293 square foot warehouse with 832 trailer parking spaces, 20 truck parking spaces and 42 car parking spaces. The proposed project is within the Imperial County Airport Compatibility Plan C Zone (Common Traffic Pattern). The proposed project site is located at 15 SR-98 Calexico, CA 92231 on the southeast corner of the intersection of State Route 98 and Dogwood Road +/- .4 miles west of Calexico. Parcel centroid coordinates -115.531026398, 32.6769795917; Assessor's Parcel Numbers 058-180-001-000 (Supervisory District #2) (ALUC 08-23) [Derek Newland, Planner III, 442-265-1736, extension 1756 or by email at dereknewland@co.imperial.ca.us].

Derek Newland, Planner III: read the project into the record.

Chairman Goodsell: Thank you, is there anybody that's opposed to the project either here in the audience or online that would like to speak?

Derek Newland, Planner III: We do have the applicant online.

Chairman Goodsell: Mr. Dubose, are you going to speak on behalf of the project?

Tom Dubose: Yes, Thank you very much Derek for the presentation and Thank you Commissioners for your time. I really don't have much to add unless you have questions for me to try to answer.

Chairman Goodsell: Alright, any questions from our panel?

Commissioner Logue: No

Chairman Goodsell: Good, it's pretty straight forward is what we're hearing here so let's have a motion.

Commissioner Logue: I motion we find this compatible with the nineteen ninety-six (1996) Airport Land Use Compatibility Plan.

Chairman Goodsell: There's our motion. We'll need a second.

Commissioner Chavez: I'll second

Chairman Goodsell: We have a second. Roll Call please.

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

Chairman Goodsell: Well, that was short and sweet thank you we appreciate that.

Tom Dubose: Thank you.

Chairman Goodsell: Next here, public hearing for the consideration of two (2) proposals to update the Imperial County nineteen ninety-six (1996) Airport Land Use Compatibility Plan; a Countywide Project.

Luis Valenzuela, Planner I: read the project into record.

2. Public Hearing for the consideration of two (2) proposals to update the Imperial County 1996 Airport Land Use Compatibility Plan; a Countywide Project (**ALUC 09-23**) [Luis Valenzuela, Planner I, at 442-265 1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].

Commissioner Logue: Thank you, I agree with the staff recommendation, looks like Coffman has quite a bit of experience with various projects here in the area and then Southern part of the state, California in general. I trust that the staff had done due diligence in making sure that they're both viable corporations and that's way beyond what the Commissioners can investigate ourselves but I can go with recommendation of staff.

Commissioner Arguelles: I also agree with staff that Coffman has a lot of experience working with California.

Commissioner Chavez: I don't think I can add anything else, I'm sure they done due diligently and it's something that way overdue so I'm excited that someone is assigned to this and getting on it.

Chairman Goodsell: As I looked at the two (2) proposals I just wanted to say that one thing I liked about the other proposal is that I saw us in it. They didn't just tell us what they could do, they told us how they could do it with us. Our names are all over it, they assessed us in the process and purpose; I like that in a proposal, I like someone to tell me they already taken enough of look at us to know our needs and to put us on the paper too, I like that part of it. Saying that, the dollar amount is considerably different and if so we can do it for a hundred thousand dollars (100,000) less or even a little more I can understand why we would want to go in that direction. Are we there with funding?

Michael Abraham: Good evening Commissioners, in regards to the funding which is one of the conversations that I had with Luis, taking the funding off the table would that still be your recommendation? Because the funding we would have for this project is three hundred thousand dollars (300,000). It means that somebody did their research on our budget and found exactly what we have, they came in just under of what we have approved for the budget.

Commissioner Goodsell: One of things I've been pushing over at ICTC to help us with the funding, transportation, and all at once I come in here you guys have already have two (2) proposals which is great.

Michael Abraham: Throughout the pandemic we have received some funding from the federal government, so the CEO allocated a certain amount of money for this project. We were surprised we didn't think we were going to get the funding like the previous budget cycle, but this year we did.

Chairman Goodsell: I know we get to vote here in a minute, but I wanted to say this, part of what needs to be in the picture here and I saw it in the other offerings proposals. You really got to take a snapshot of where our future is because I was just in a discussion today in another meeting, Lithium Valley steering committee was talking about if this Lithium Valley thing is going to run on all cylinders the way they hope it will, with ancillary industries and everything we need a bigger Airport. And then we're kind of land locked in Imperial I don't know why we can't expand there. Members of that group were talking about the old Holtville Airport again, resurrecting the idea there. I don't think the Navy would like us to do that, I talked to some of the commanders and others talked to the commanders and they like being able to play their games out in their bombing range without any others playing with them. I don't know if we'll ever get that revived again but there it sits and if we wanted a large Airport well there's a large Airport in bad shape but still it's there.

Commissioner Chavez: So, is Calipat front line community?

Chairman Goodsell: How much room can we expand at Calipat?

Commissioner Chavez: I believe it's one hundred and ninety (190) acres.

Commissioner Logue: The issue with Holtville is the airspaces around it, it's really tough getting the Military to give it up.

Chairman Goodsell: Yea, because Yuma is riding around their helicopter's there and they're playing games right above it.

Commissioner Logue: Even if you turn it into a commercial, you're really restricted on it because the other problem you have is South and you got the border. So commercial air traffic has to leave and turn quick. I looked into that a while ago we were looking at possibilities but that's something these guys need to look at.

Chairman Goodsell: Yes, we need them to bring part scope of their work so that we can reassure that we're getting a new document but we're looking at a new future.

Michael Abraham: Once we get the consultant on the contract, we'll be sure to keep everybody involved as we develop the best way to move forward.

Commissioner Logue: The other thing I liked about Coffman was that they got a lot of what they have done in California, in Southern California particularly is what they call economic benefit studies, and that helps a lot. Unfortunately, money talks and they've done a lot of compatibility studies here in California so that's kind of what pushed me to their side. And I wasn't thinking about the number, so that's kind of where I was coming from. But I don't want to pass up the opportunity and say maybe we'll wait for the next year and see; I'd rather grab the grant money while we got it.

Chairman Goodsell: You know who the next year people are? You know who that refers to? Dust pillar people those farmers that are in the dust bowl, there always next year people, that's what they refer to.

Commissioner Logue: We can certainly point out we need something to help us with the future development, we need a place where we can bring more traffic in and maybe freight.

Michael Abraham: Now's a good time because we have the Lithium Valley Specific Plan taking place, that's still in the works, nothings been approved so if we can get these guys on contract here shortly by the end of the year, we can have those folks meet with the Lithium Valley folks to make sure everything's incorporated.

Chairman Goodsell: Exactly and your planners put the all-valley effort to make it work.

Commissioner Logue: How many Acres did you say Calipat has?

Commissioner Chavez: About one hundred ninety (190).

Commissioner Logue: It might not be enough for freight but that doesn't mean that there's not another place available up there to put a freight runaway. Who knows maybe we can make a deal with the military to help us acquire about a place up North closer to where the Lithium is and move the freight up there.

Chairman Goodsell: The naval air will have to be in these discussions too.

Michael Abraham: And of course, once we get together and have a kickoff meeting, we'll bring the consultant to have a conversation with you folks as well.

Commissioner Logue: The thing that does make Holtville look attractive for freight though, it's the closest to the border.

Chairman Goodsell: It's just twelve (12) miles as the bird flies.

Chairman Logue: They can just drive right across the border and load the planes, or the other way around, anyway that's probably beyond the scope of this requirement. I motion that we approve Coffman Associates as the favor of choice.

Chairman Goodsell: Can we get a second?

Commissioner Arguelles: I'll second

Chairman Goodsell: We have a second. Roll Call please.

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

Meeting Adjourned.



Jim Minnick, Secretary
Airport Land Use Commission