

MINUTES OF THE

ALUC MEETING

November 18, 2020

The Airport Land Use Commission convened a Meeting on Wednesday, November 18, 2020 at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner IV Joe Hernandez, Clerk Valerie Grijalva, Office Assistant Kimberly Noriega.

Chairman Mike Goodsell called the meeting into order.

- I. **Roll Call:** Commissioners present: Goodsell, Cedeño (via conference call), Haugh (via conference call) and Logue
- II. **Pledge of Allegiance**
- III. **Non – Action Items:** Approval of Minutes – August 19, 2020 Minutes

Commissioner Haugh, Motion for the Approval of Minutes for the August 19, 2020 meeting.

Commissioner Logue, I'll second that.

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

Roll Call: Goodsell (yes) Cedeño (abstain) Haugh (yes) Logue (yes)

Michael Abraham, For a matter of practice, we will probably need to continue the minutes to the next meeting to give Commissioner Cedeño a chance to review them, before we could vote because we need a fourth vote.

Chairman Goodsell, All right we will go ahead and do that.

Commissioner Cedeño, I was half way through them Michael

Michael Abraham, Ok we will continue on the next Airport Land Use Commission Meeting

Chairman Goodsell, We have a public hearing tonight to consider one item. Would you like to read the project into record for me?

Joe Hernandez, Planner IV, read the project into the record.

1. Public hearing to consider the proposed Jeffrey M. Carter project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is a proposed Parcel Map #2488. The proposed project is to subdivide approximately 9.40 acres into four separate parcels for residential purposes. The project site is located on property identified as Assessor Parcel Number 063-020-002-000, and is further describe as Lot 35 of Imperial Subdivision No. 1, per Map No. 899 on file in the Office of the County Recorder of Imperial County Latitude 32° 51' 26.60296N – Longitude 115° 35' 29.57613W. This proposed Project is scheduled for review with the Airport Land Use Commission on November 18, 2020. [Joe Hernandez, Planner IV, at (442) 265-1736, extension 1748] [ALUC 05-20]

Chairman Goodsell, Ok, Are there any proponents to speak in favor of the project present. Seeing none, Are there any opponents who might be opposed and would like to speak? Seeing none, we will bring it before the panel for any discussion.

Commissioner Logue, You know my only question, as I understand it is there will be only one unit on each lot right?

Joe Hernandez, Planner IV, Yes, right now it is an approximately 10 acre parcel, applicant is looking at subdividing into 4, 2.3 acre parcels

Commissioner Logue, Yes, and the requirement for zone is one per acre right? And this is 2 and change per acre so it is way under the requirement

Joe Hernandez, Planner IV, Yes

Commissioner Logue, I just wanted to make sure I understood that correctly. I have no further questions

Chairman Goodsell, Ok, on the call is there anybody that has any questions?

Commissioner Cedeño, Just a really quick question, So it's under the minimum, so would they be able to come back if they wanted to add more to the property?

Commissioner Logue, They would have to re-zone it again.

Chairman Goodsell, Yes, They would have to ask for another consideration

Commissioner Logue, If you notice on the map, If you look at the google map of the coordinates, there are other lots similar to those, which have been divided into cul de sacs, which I think is six

Michael Abraham, Can you put the aerial up

Commissioner Logue, So, you can see how they might divide up later on, but right now they are just asking for one in each of those lots

Joe Hernandez, Planner IV Yes, they are looking at a 4 parcel split

Commissioner Logue, Yes but only one dwelling per parcel

Chairman Goodsell, Right

Commissioner Cedeño, Ok that answers my question, Thank you

Commissioner Haugh, Hello, this is Kris, I have a couple of questions. Looking at the map, slide 5 in the presentation I was given, with a highlighted little yellow box, in the B-2 zone which is obviously the departure or perhaps the approach end of that runway. If we were to have heavier aircraft I'm thinking like the ospreys, that's going to generate a lot of noise in that area, and I am just worried that there is a lot of encroachment going on on that end, the northern end of the airport versus the southern end, it's virtually uninhabited. Given specially some of the military aircraft that operate out of there, Is there some type of mitigation plan for the noise?

Joe Hernandez, Planner IV, Yes, under the package there are some, actually, if you look at the front page, it is considered with the requirement locating structures at maximum distance from the extended runway, centerline at maximum NLR7 of 25 decibel for residential and dedication of avigation easements for the B-2 zone

Commissioner Haugh, And we think that would be enough for the residents trying to live there? I mean obviously there are some other people living there now and I guess they are ok with it, I'm just a little eerie when we want to build under that section of a runway. You know the potential for a mishap is pretty high right there.

Commissioner Logue, Yeah, unfortunately our hands are kind of tied by the plan and the zones, I mean it adheres to everything; to all requirements of the zone that it is in. My understanding is that these properties come with a code of some sort, and they have to agree that they understand that they are on flight path. And as you said, there is already some mitigation for what kind of insulation or whatever it takes to satisfy the decibel level. So, I don't think we have a recourse other than to follow the guidelines of the plan. But you are right Kris, most certainly they will complain; but this is something, that if you are not familiar with yet, you will be shortly. That is just the kinds of complaints we get from the public; but we are doing the best we can to ensure these adhere to the current FAA guidelines of what you can put in the various zones. We are rather stuck with the plan.

Chairman Goodsell, Yes, the plan is the plan, we keep coming back to that. So, would anyone make a motion then?

Commissioner Logue, I would motion that we find this proposal consistent with the 1996 Airport Land Use Compatibility Plan

Chairman Goodsell, Ok, we look for a second, I guess I could second it

Commissioner Cedeño, I'll second

Chairman Goodsell, All right, we call for the vote

Roll Call: Goodsell (yes) Cedeño (yes) Haugh (no) Logue (yes)

Chairman Goodsell, Ok, Are we good?

Michael Abraham, No, the motion for compatibility failed

Jeffrey Carter, Applicant, It was indicated that compatibility failed, didn't I get approved by vote majority 3-1?

Michael Abraham, We will have to submit this to County Counsel for revision and final decision of determination. Upon further review, it will be determined whether proposal passed or failed.

Chairman Goodsell, Alright then, there are no non-action items so I will adjourn this meeting.

NOTE: County Counsel opined that a vote of 3-1 failed.


Jim Minnick, Secretary
Airport Land Use Commission