

**MINUTES OF THE
ALUC MEETING
SEPTEMBER 18, 2019**

The Airport Land Use Commission convened a Meeting on Wednesday, September 18, 2019 at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner II Isabel Patten, Clerk Laryssa Alvarado, Office Assistant Gabriela Robb, and Office Assistant John Robb.

Chairman Mike Goodsell called the meeting into order.

- I. **Roll Call:** Commissioners present: Goodsell, Moreno, Haugh, and Logue
- II. **Pledge of Allegiance:**
- III. **Non – Action Items:** Approval of Minutes – August 21, 2019 Minutes

Chairman Goodsell, Approval of Minutes for the August 21, 2019 meeting.

Commissioner Haugh, I'll make a motion but I have one correction for the future. My first name is K-R-I-S. I move we accept the minutes as I notated.

Commissioner Logue, I'll second.

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

Roll Call: Goodsell (yes) Moreno (yes) Haugh (yes) Logue (yes)

Chairman Goodsell, Are we really doing Appointment of Officers?

Michael Abraham, We can postpone the appointment of officers until next meeting given that Sandy isn't here. Unless the alternate wants to be it.

Commissioner Moreno, No thanks. We're going to wait.

Chairman Goodsell, Alright then we'll begin the public hearing and would like to have read into the record the request by YK America Group.

Isabel Patten, Planner II, read the project into the record.

1. Public hearing to consider YK America Group's request to an evaluation of the above parcels that fall within the Imperial Airport Land Use Compatibility Plan (ALUCP). The study determines whether the potential ALUC zoning and land use changes are compatible with the California Department of Transportation (Caltrans) Airport Land Use Planning Handbook. Both parcels are located within the Imperial County Airport Compatibility Plan zoned B2 (extended approach/ departure zone). The project would also consist of the rezoning of the two parcels currently zoned General Commercial (GC) to Multiple-Family Residential (R3). The land use rezoning would allow for the potential build of several apartment complexes within both parcels. The project site is located to the east of North 10th Street between Cruickshank Drive and Bradshaw Avenue in El Centro CA. The property is legally described as Lot 4 of Town Center Village Apartments Subdivision FM 27-16, assessor's Parcel Number 044-620-049-000 (Supervisorial District #3) and property legally described as Remaining Lot of Tower Center Village Apartments Subdivision FM 27-17, Assessor's Parcel Number 044-620-051-000 for review by the Airport Land Use Commission (ALUC 04-19) [Isabel Patten Planner II 442-265-1736, extension 1750 or by email at isabelpatten@co.imperial.ca.us].

Chairman Goodsell, Do we have any proponents of the project that would like to speak at this time, please approach us at the mic and identify yourself. Anybody in favor of the project that would like to speak, you are invited to speak. Are there any opponents those who might be opposed to the project that would like to speak? All right then, we'll bring it to the commissioners if we have any questions/concerns for the project.

Commissioner Logue, My biggest concern is that this committee is responsible to adhere to the 1996 Airport Land Use Compatibility Plan and it is nice that they provide all these documents to show that suggestions from California, State of California, say that it should've, could've, would've, should be another way is nice. Possibly, when we finally get a rewrite, which I think everyone has been talking about for a long time of our compatibility plan it might indeed adhere to that. My position is that it's outside our jurisdiction from the way I was brought in to monitor and adhere to the compatibility plan. I don't see that this can be compatible because of the density and the B2 Section. I can't see how we can say it's compatible by the end of this meeting. I can see some justification in what they say but that just means someone has got to authorize or rewrite the compatibility plan.

Chairman Goodsell, I kind of concur with what you're saying. This needs to be updated. It really rears its head with this project because the direct approach toward the airport is right on that line.

Commissioner Logue, And departure the noisiest part.

Chairman Goodsell, That's a very good point.

Commissioner Logue, It's good to remember that's a predominantly approach direction however, when winds change it's also a departure direction. Jets and everything else will be going over this high-density area. We struggle with City of Imperial all the time over noise complaints. In protecting the airport and the public, I don't want to do something that would induce more phone calls when we have jets, off spray and everything else taking off to the South. I don't see it's our authority or my authority to rewrite the plan. I don't know how I can see this any way but incompatible.

Commissioner Haugh, I have to agree with you. Also, that's the thing I was thinking about most was the noise complaint. We're putting more residential right there. I know from going to the City Council meetings from City of Imperial we receive a lot of complaints already from traffic especially at night when Military is using the airport. If we add more housing that close, they're going to be annoyed by the amount of noise that's going to happen. The other thing I'm also worried about on the takeoff what if there is an engine failure? They're going to be right on the line of sight. What if something happens, some kind of a mishap that worries me as well.

Commissioner Logue, I think those were all considerations when the initial plan was written. Agreed that 1996 is a long time ago. I was appointed to adhere to that big book you gave us. I can't rewrite the book I don't think that's my authority. Perhaps this instance will bring it to the attention of those that are working on the proposal to get the plan re written. But to tell you the truth, with the increase of drone shipping activity and everything else I don't know what the next plan will look like. There will be a lot more traffic in and around airports not necessarily as noisy but who knows what it's going to look like and what the FAA guidelines will look like. I think this is a great time for the County to look into new FAA suggestions and guidelines on developing a new plan. Our job is to protect the airport and the people around it. I think that's where I stand.

Chairman Goodsell, Anything else from everybody else? We should have a motion to either approve or disapprove of this.

Commissioner Logue, I'll make a motion. I make the motion that we find this project inconsistent with the 1996 Airport Land Use Compatibility Plan.

Commissioner Haugh, I'll second that motion.

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

Roll Call: Goodsell (yes) Moreno (yes) Haugh (yes) Logue (yes)

Chairman Goodsell, Perhaps they'll go back to the drawing board and they'll figure something out. And again, it might be the impetus to get this thing moving so that it's an updated plan. We don't have any non-action items. Perhaps next time we'll see Sandy. We will be adjourned.

Commissioner Haugh, I had one more question.

Chairman Goodsell, Go ahead.

Commissioner Haugh, Were we able to make the determination whether or not we can allow NAF EL Centro to have an ex officio member?

Michael Abraham, I did speak to County Counsel regarding that item and because we have the commission listed in our Compatibility Plan, the seven commissioners, we would have to change that plan. He suggested that we should just include a person like Marvin in our distribution list to make sure that he's available to come to every meeting. And if he wants to give any kind of input on any project, he can take it at that time. Look, he showed up today.

Commissioner Logue, In that case, we ask for proponents and opponents, can we also ask Marvin for his input on any thoughts he might have? Is that allowed?

Michael Abraham, Absolutely.

Commissioner Logue, So he doesn't have to be an opponent or proponent? We can ask him for a reading.

Michael Abraham, Yes, he is just a general member of the public. He can say anything he'd like.

Commissioner Logue, And we can actually ask a member of the public to comment?

Michael Abraham, Yes.

Commissioner Logue, That sounds as good as we can get. If we get a new plan, maybe we'll write the ex officio seat in.

Michael Abraham, It was in the budget but it was denied this year again.

Commissioner Logue, This is a tough budget year. Maybe next year.

Chairman Goodsell, Alright, we will be adjourned. See you all next time.



Jim Minnick, Secretary
Airport Land Use Commission