



# Imperial County Planning & Development Services Planning / Building

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**Jim Minnick**  
DIRECTOR

TO:

Commissioner Mike Goodsell  
Commissioner Yvonne Cordero  
Commissioner Marlynn Lopez  
Commissioner Jerry Arguelles

FROM:

Jim Minnick, Secretary  
Planning & Development Services Director

SUBJECT:

Public hearing to consider the proposed Conditional Use Permit (CUP #25-0019) and Variance (V #25-0002) for the construction of an 80' tall pole sign located at 1225 S Marina Drive, Salton City CA. Said variance will allow the applicant to exceed the 24' height limitation for pole signs on a C-2 (Medium Commercial) by 56'. The proposed project would be located on an approximately 1.62-acre parcel, consisting of parcel: APN #014-231-022-000. The location of the proposed project is 1225 S Marina Drive, Salton City CA, and further described as LOTS 6, 7, 8, 9 & 10 BLOCK 24 TRACT 573 1.62AC, located in the unincorporated Imperial County; (ALUC 05-26) [Rocio Yee, Planner II (442) 265-1736, extension 1750 or by email at [rociyee@co.imperial.ca.us](mailto:rociyee@co.imperial.ca.us)

DATE OF REPORT: April 15, 2026

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AGENDA ITEM NO:	ALUC#05-26
HEARING DATE:	April 15, 2026
HEARING TIME:	6:00 p.m.
HEARING LOCATION:	County Administration Center Board of Supervisors Chambers 940 Main Street El Centro, CA 92243

### STAFF RECOMMENDATION

It is Secretary's recommendation that the Airport Land Use Commission finds the proposed Conditional Use Permit #25-0019, Variance #25-0002, with Initial Study #25-0042 for the proposed Skylark Energy, LLC signage to be consistent with the 1996 Airport Land Use Compatibility Plan.

## SECRETARY'S REPORT

### **Project Location:**

The proposed Skylark Energy, LLC signage project site encompasses approximately 1.62 acres in the unincorporated area of Imperial County, California. The project site is located on vacant land where a proposed "Anthem Oil" gas station would be located, approximately 400 ft west of Interstate Highway 86. The project site is identified under Assessor Parcel Number (APN) 014-231-022-000, legally described as LOTS 6, 7, 8, 9 & 10 BLOCK 24 TRACT 573 1.62AC.

### **Project Description:**

The applicant, Skylark Energy LLC, is proposing a Conditional Use Permit (CUP #25-0019) and Variance (V #25-0002) for the construction of an 80' tall pole sign located at 1225 S Marina Drive, Salton City CA. Said variance will allow the applicant to exceed the 24' height limitation for pole signs on a C-2 (Medium Commercial) by 56' and the 200 Square Feet limitation by allowing 216 Square Feet. The Conditional Use Permit will serve to allow the construction of the sign in conformance with Title 9, Section 90401.17, as a non-conforming sign. The parcel is currently zone C-2 (Medium Commercial).

### **General Plan/ALUCP Analysis:**

The proposed project is not located near any County Public Airport or Airstrip. The nearest airport is the Salton Sea Airport (SAS) located approximately 2.60 miles Southeast of the proposed project site.

The project parcel (APN 014-231-022-000) is currently zoned Medium Commercial (C-2) per Zoning Map #64 of the Imperial County Title 9 Land use Ordinance, and the Land Use Designation is Urban.

The proposed Skylark Energy LLC Signage Project has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the applications. After reviewing the proposed project, we find out that the project is not near or within an airport or airport zone as shown in Attachment B "ALUC Map" of the 1996 Imperial County Airport Land Use Compatibility Plan.

**This project is subject to the Airport Land Use Commission's review for determination of consistency with the 1996 ALUC Plan and policies as stated below:**

Per Imperial County's Airport Land Use Compatibility Plan Part I, Chapter 2 – Policies, Subsection (3) - Types of Actions Reviewed, Subsection (1) - **General Plan Consistency Review**, states:

*“...The Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission’s policies until such time as (1) the Commission finds that the local general plan is consistent with the Airport Land Use Compatibility Plan...”*

*“Any request for variance from a local agency’s height limitation ordinance; and any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities” (Section 2.3.3(c)(h), pg. 2-3 & 2-4)”*

Other Project Review – State law empowers the Commission to review additional types of land use “actions, regulations, and permits” involving a question of airport/land use compatibility if either: 1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b))... For the purposes of this plan, the specific types or “actions, regulations, and permits” which the Commission shall review include:

*“Any Building permit application for project having a valuation greater than \$500,000.”*

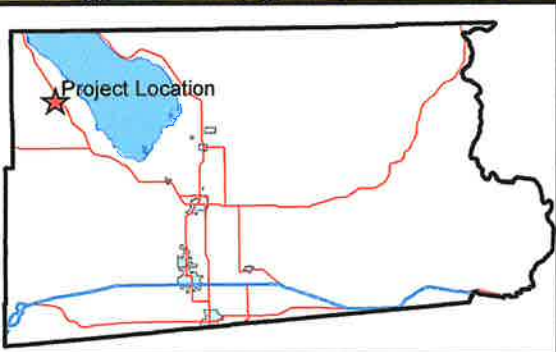
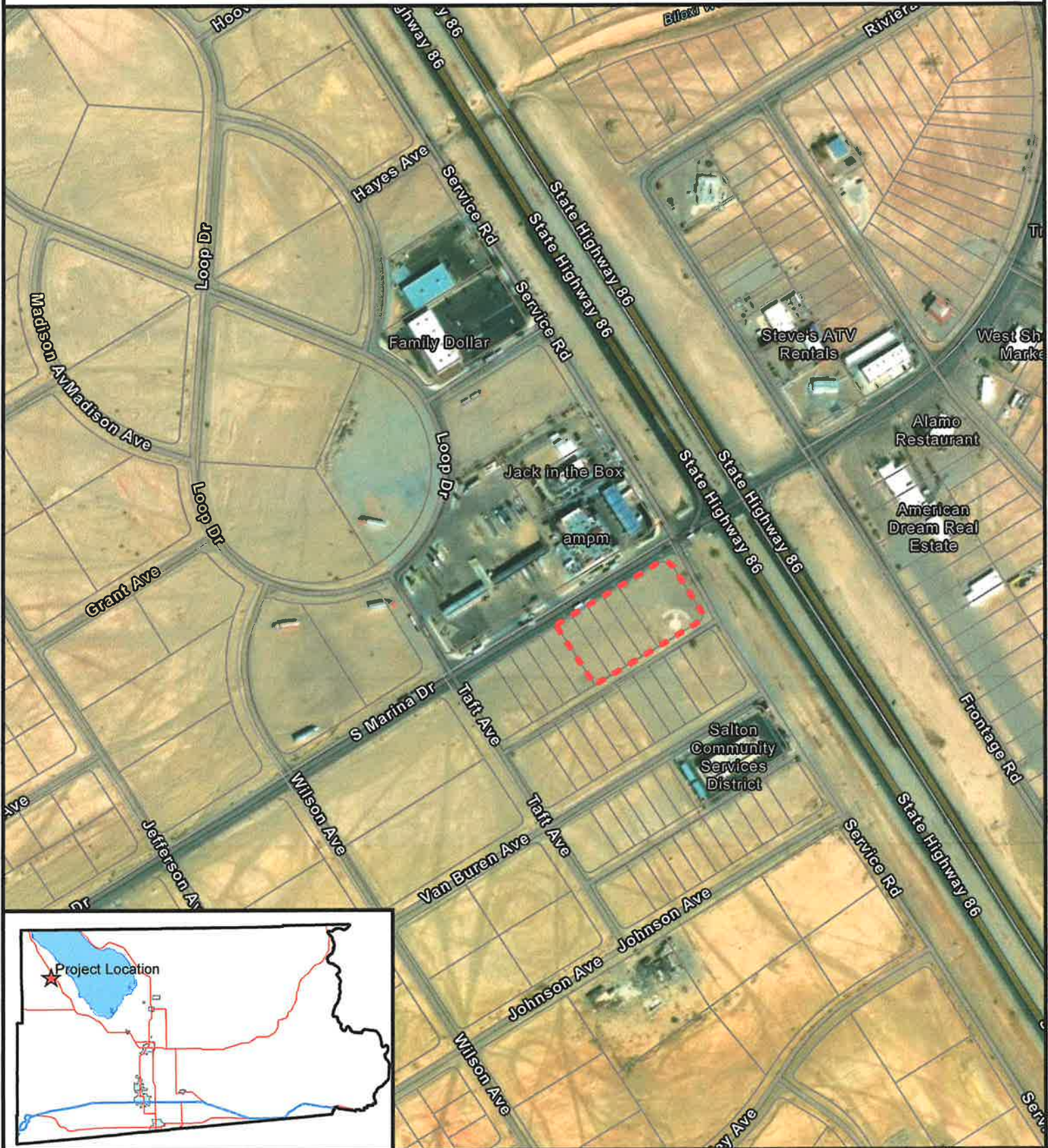
*“Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.”*

**ATTACHMENTS:**

- A. Vicinity Map
- B. ALUC Map
- C. Site Plan(s)
- D. Application Package
- E. ALUCP Compatibility Policies – Chapter 2

**ATTACHMENT "A"**  
**VICINITY MAP**

# PROJECT LOCATION MAP



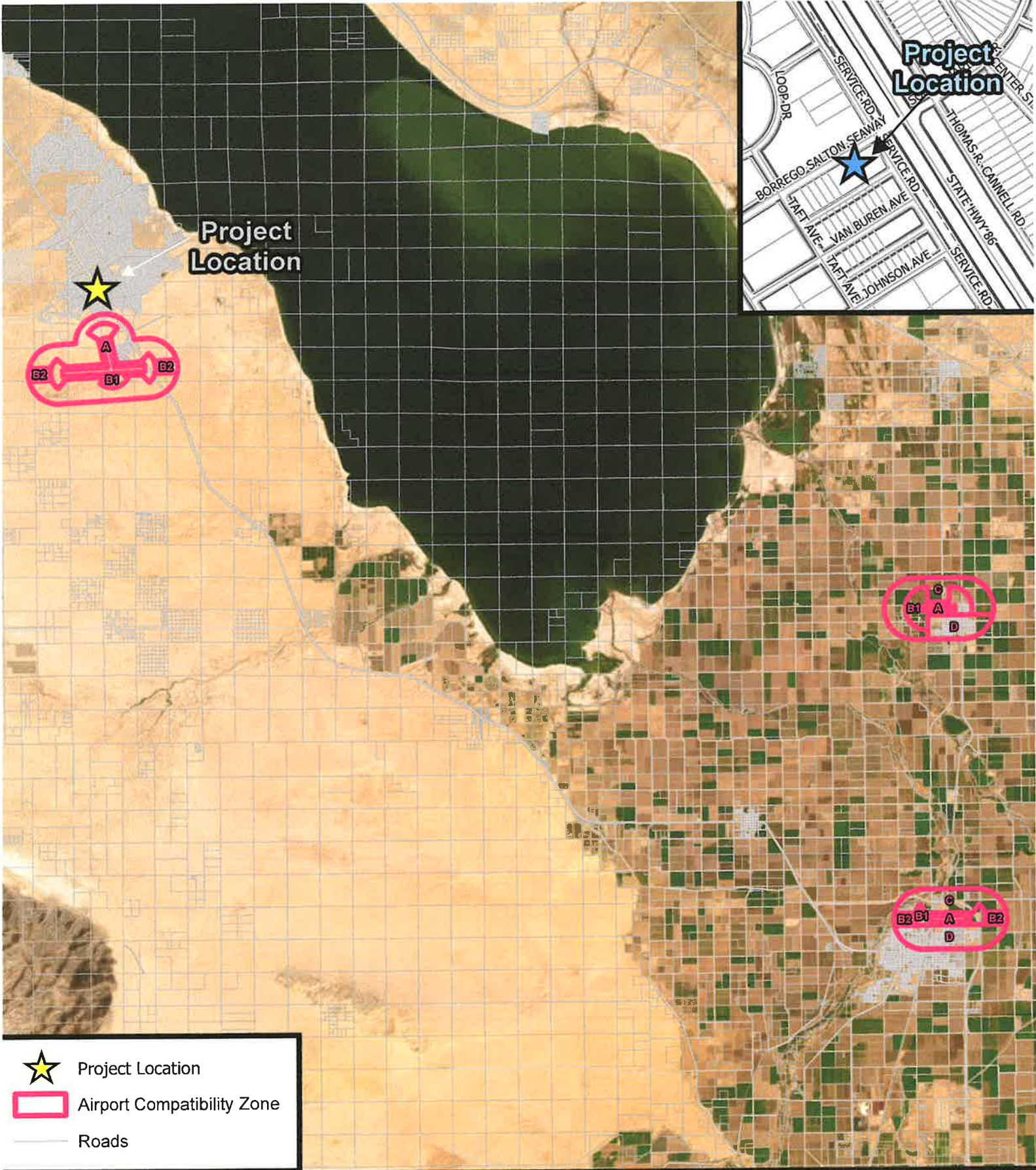
**SKYLARK ENERGY LLC**  
**A&S ENGINEERING**  
**CUP #25-0019 / V #25-0002 / IS #25-0042**  
**APN:014-231-022**




-  Project Location
-  Parcels
-  Centerline



**ATTACHMENT "B"**

**ALUC MAP**

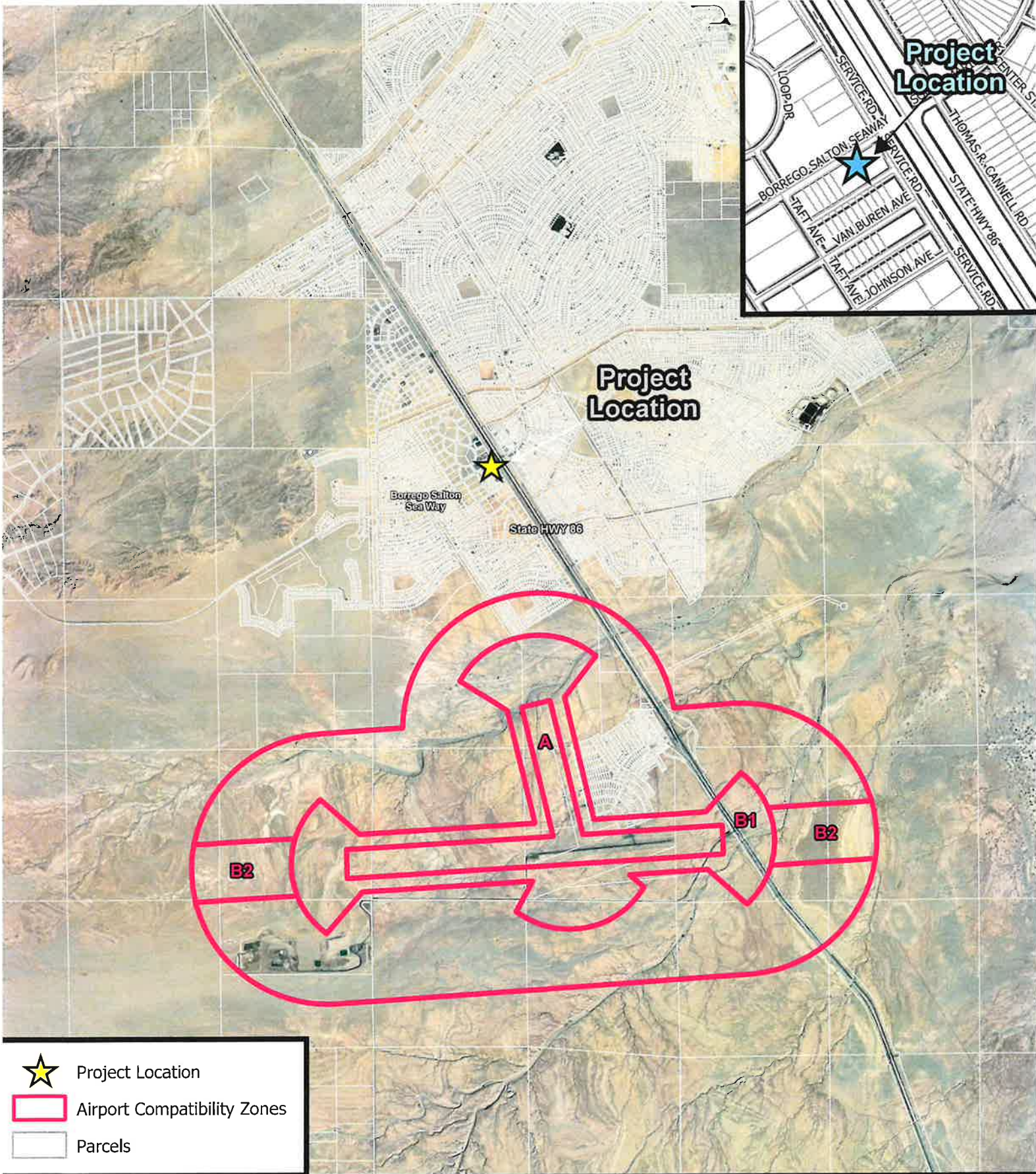





-  Project Location
-  Airport Compatibility Zone
-  Roads



**SKYLARK ENERGY LLC**  
**ALUC #06-26**  
**CUP #25-0019 / V #25-0002 / IS #25-0042**  
**APN: 014-231-022-000**





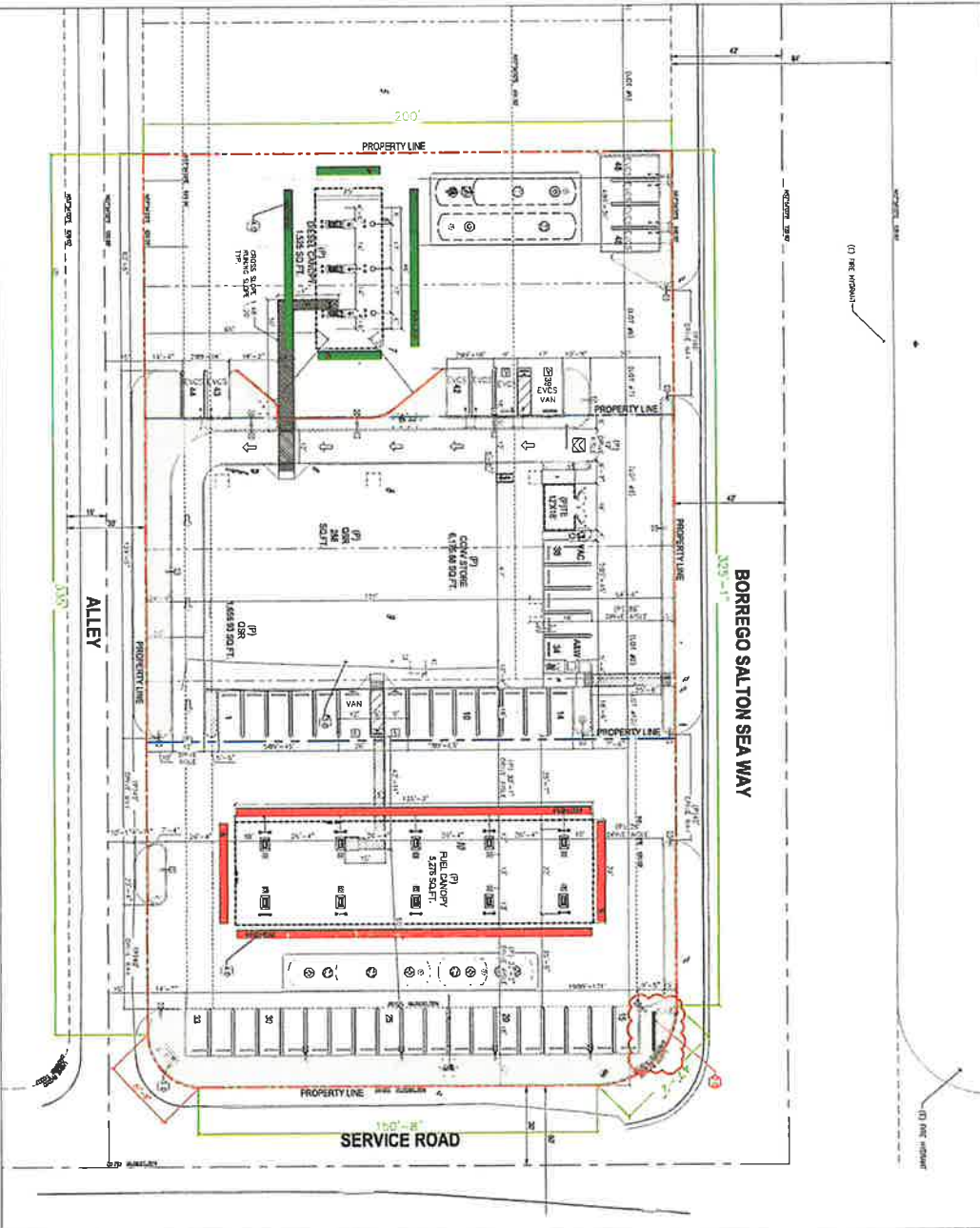
-  Project Location
-  Airport Compatibility Zones
-  Parcels



**SKYLARK ENERGY LLC**  
**ALUC #06-26**  
**CUP #25-0019 / V #25-0002 / IS #25-0042**  
**APN: 014-231-022-000**



**ATTACHMENT "C"**  
**SITE PLAN(S)**



(1) SEE SHEET

(1) SEE SHEET

DIRECTIONAL ARROW



VICINITY MAP



SCOPE OF WORK

- ① PROPOSED LOCATION SIGN
- ② PROPOSED PAID SIGN
- ③ PROPOSED OCCUPANCY SIGN
- ④ PROPOSED OWNER SIGN

NO. 30	DATE	BY
NO. 31	DATE	BY
NO. 32	DATE	BY
NO. 33	DATE	BY
NO. 34	DATE	BY
NO. 35	DATE	BY

**INDEPENDENT**

STORE #  
ADDRESS: TAFT AVE & BORREGO SALTON SEA WAY  
SALTON CITY, CA 92274



PLANS PREPARED BY:  
**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON ROAD, SUITE B  
CANYON COUNTY, CA 95707  
PHONE: # (530) 220-5300, FAX # (530) 220-0433

NO.	DATE	BY

NO.	DATE	BY







**ATTACHMENT "D"**  
**APPLICATION PACKAGE**



# VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME <b>Sylark Energy LLC</b>	EMAIL ADDRESS <b>cravaliya@gmail.com</b>	
2. MAILING ADDRESS (Street / P O Box, City, State) <b>1031 Rosecrans Avenue #207</b>	ZIP CODE <b>Fullerton</b>	PHONE NUMBER <b>6612509300</b>
3. ENGINEERS NAME <b>For this project - Jennifer Hernandez</b>	CA. LICENSE NO.	EMAIL ADDRESS <b>jennifer@asengineer.com</b>
4. MAILING ADDRESS (Street / P O Box, City, State) <b>28405 Sand Canyon Rd Suite B</b>	ZIP CODE <b>91387</b>	PHONE NUMBER <b>6612509300</b>
5. ASSESSOR'S PARCEL NO. <b>014-231-007, 014-231-006, 014-231-008, 014-231-009, 014-231-010</b>		ZONING (existing)
6. PROPERTY (site) ADDRESS <b>1225 S Marina Drive, Salton Sea</b>		SIZE OF PROPERTY (in acres or square foot)
7. GENERAL LOCATION (i.e. city, town, cross street)		
8. LEGAL DESCRIPTION		
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) <u>Request a variance for a 68 sqft high pole sign, similar to existing pole sign at commercial center &amp; Gas Station across from our facility</u>		
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : <u>Variance is necessary to allow our business to be able to complete with the other facilities that have similar size signs</u>		
10. DESCRIBE THE ADJACENT PROPERTY		
East	<u>Vacant</u>	
West	<u>Commercial Center</u>	
North	<u>Hwy 86</u>	
South	<u>Vacant</u>	

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

**CHANDRESH RAVALIYA** 10/14/2025

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Signature *Chandresh Ravaluya*

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

### REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

**V #**  
25-002

To: Imperial County Planning & Development Services  
Subject: Request for Exception – Tall Pole Sign Installation

Dear Planning Official,

We hereby submit this formal request and justification for approval of a taller-than-code-compliant pole sign for our project located at 1225 S Marina Drive, Salton Sea. The proposed sign exceeds the county's established maximum height of 24 feet per Imperial County Code §90401.02(C), and we respectfully request consideration for an exception based on the following grounds:

## **1. Site Visibility and Public Information**

The proposed sign height is necessary to provide essential identification and information to motorists on adjacent highways who may not have line-of-sight access to a lower sign due to nearby structures, landscaping, and elevation changes. Enhanced visibility will ensure the safety of drivers by enabling earlier recognition, reducing last-minute lane changes, and helping guide travelers to the correct location efficiently.

## **2. Local Business and Economic Benefit**

Allowing increased sign height supports local businesses by improving visibility in competitive corridors, fostering economic vitality, and encouraging property development. For this site, the taller sign will attract new customers, stimulate job growth, and sustain the commercial district, in line with the county's goal to promote an orderly and attractive commercial environment.

## **3. Compliance with Safety and Engineering Standards**

The sign will be located outside all existing and proposed street rights-of-way and will be engineered to withstand 110 mph wind velocities in compliance with California Building Code and county standards. Glare mitigation, proper lighting, and durable construction will be provided to minimize impact on surrounding properties and highways.

## **4. Compatibility and Aesthetics**

The sign will be designed with materials, finishes, and landscape screening compatible with surrounding uses, and placed a minimum of ten feet from the nearest property

line and three feet from any public right-of-way, per county requirements. This will prevent any aesthetic or nuisance concerns, aligning with community expectations and protecting neighborhood character.

## **5. Precedent and Exceptional Site Conditions**

Unique site conditions—such as proximity to high-speed roadways, commercial clusters, or irregular topography—justify consideration for a taller sign as a matter of public interest and safety. Prior approvals for similar exceptions serve as precedent for granting modifications where needed to address functional or contextual concerns.

### **Request Summary**

We respectfully request the county's consideration of this application to permit proposed height of 80' for the pole sign, based on the site-specific needs and public interest described above. The design fully addresses engineering, safety, and aesthetic standards, and will be of clear benefit to local residents and businesses.

Thank you for your attention and for reviewing our request. We look forward to working closely with Imperial County to ensure regulatory compliance while serving our community's needs.



**ATTACHMENT “E”**  
**ALUCP COMPATIBILITY**  
**POLICIES – CHAPTER 2**

## Policies

### 1. SCOPE OF REVIEW

#### 1. Geographic Area of Concern

The Imperial County Airport Land Use Commission's planning area encompasses:

1. *Airport Vicinity* - All lands on which the uses could be negatively affected by present or future aircraft operations at the following airports in the County and lands on which the uses could negatively affect said airports. The specific limits of the planning area for each airport are depicted on the respective *Compatibility Map* for that airport as presented in Chapter 3.
  - (a) Brawley Municipal Airport.
  - (b) Calexico International Airport.
  - (c) Calipatria Municipal Airport.
  - (d) Holtville Airport.
  - (e) Imperial County Airport.
  - (f) Salton Sea Airport.
  - (g) Naval Air Facility El Centro.

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.
3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

**2. Types of Airport Impacts**

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

**3. Types of Actions Reviewed**

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).
2. *Statutory Requirements* -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

- e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.
- f) Proposed land acquisition by a government entity (especially, acquisition of a school site).
- g) Building permit applications for projects having a valuation greater than \$500,000.
- h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

#### 4. Review Process

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.
2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.