

MINUTES OF THE

ALUC MEETING

November 19, 2025

The Airport Land Use Commission convened a Meeting on Wednesday, November 19, 2025, at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director, Michael Abraham; Planner II, Gerardo Quero; Planner II, Alan Molina; Planner II, David Black; Clerk, Kayla Henderson; Clerk, Valerie Grijalva.

Chairman Mike Goodsell: Called the meeting into order.

I. **Roll Call:** Commissioners present: Goodsell, Lopez, Garcia, Arguelles

II. **Pledge of Allegiance**

III. **Approval of Minutes** – June 18, 2025, Minutes

Commissioner Lopez: I motion to approve the minutes for the June 18, 2025, meeting.

Commissioner Arguelles: I will second.

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

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

IV. **Public Hearings**

Chairman Goodsell: Introduces Public Hearings.

1. (Continued from April 16, 2025) Public hearing to consider compatibility of Skyway Towers requested Conditional Use Permit #24-0026 for a 120-foot monopole telecommunications facility located on a 40' x 40' leased portion of a 2.83 acres residential parcel. The proposed project is within the Imperial County Airport Compatibility Plan C Zone (Common Traffic Pattern). The proposed project site is located at 749 W Worthington Road, Imperial, CA 92251 approximately 1,400 feet west of the intersection of Worthington Road and Austin Road. Parcel coordinates 32° 50' 49.272" N, 115° 35' 58.5162" W; Assessor's Parcel Numbers 062-040-075-000 (Supervisory District #3) (ALUC 03-25) [Luis Valenzuela, Planner II, 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].

Gerardo Quero, Planner II presented on behalf of Luis Valenzuela, Planner II: Read the project into the record.

Chairman Goodsell: I think we brought this back because it lacked an aeronautical study or something like that, that's the reason it is back before us because it has been provided. First, I would like to ask if there any one in the audience that would like to speak up in support of this project?

Meghan Howey, Private Sector Urban Planner/ Site Acquisition Agent :Good Afternoon, Chairman of the Committee, my name is Meghan Howey. I am a Private Sector Urban Planner and Site Acquisition Agent For TEP and here to represent the applicant and with my today,

Joe Parker, Applicant Representative: Hello, good afternoon honorable chairman and members of the of the committee. My name is Joe Parker; I am part of support for the applicants' team. I am here to answer questions that Megan might need support for and of course I am here to answer questions directed about the review and plus any general guidance you may need understanding some information.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: And with me online we most likely have my project manager, Justin Jones, who is a representative of Skyway Towers. And I know that we discussed this prior but since it has been a while, I did prepare a presentation. Is it okay for me to proceed with that?

Chairman Goodsell: Yes, go ahead.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: Read the powerpoint presentation into the record.

Chairman Goodsell: You're covering a lot of areas you probably don't have to cover. I do appreciate it, you said you wanted to enlighten those present.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: Yes. It was the public and then also I know that there has been some recent shift in board members too.

Chairman Goodsell: That's helpful too.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: I am a little more thorough than I need to be.

Chairman Goodsell: I'm sure our staff would agree with a lot of your analysis about the criteria, you went into quite a bit of depth. Are you about through it?

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: I can briefly, if these are all topics that you don't feel are helpful. I can...

Chairman Goodsell: It's not that they are not germane but ultimately when our staff makes a recommendation on something you know they weighed many of the things you are putting forth here.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: Oh yes, I am sure that they have done a detailed analysis, it is more the for public and just to make sure we are going over everything that we needed to go through.

Chairman Goodsell: Not trying to cut short you on time.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: In the interest of time, and the respect to the chairman and the staff here. I'll skip down to the FAA Determination Hazard Slide if I could.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: Powerpoint continued.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: I wanted to thank you for your time and Joe did you want to discuss anything?

Joe Parker, Applicant Representative: Nothing further, unless the board has questions. Happy to support as needed.

Chairman Goodsell: Any questions from the commissioners? No. Thank you, thank you very much.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: Can I sit down?

Chairman Goodsell: Yes, certainly.

Meghan Howey, Private Sector Urban Planner/Site Acquisition Agent: Great, Thank you.

Chairman Goodsell: Is there anyone in attendance tonight that would like to speak out against the project?

Would you like to approach the microphone? There were no public speakers.

Chairman Goodsell: Okay. We will put it to the Commission. You have heard a lot, and you have heard from the staff, they find this project compatible with our Airport Land Use Compatibility Plan. Could I get a motion to that effect that someone of you might find it the same?

Commissioner Garcia: I will make a motion to approve.

Chairman Goodsell: I have a motion to that effect. Can I get a second?

Commissioner Arguelles: I'll second.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

2. Public hearing to consider compatibility of Josh Quintero requested Parcel Map #02518 for the intent of the project is to subdivide the existing parcel which totals approximately 8.84 acres, into four (4) lots being approximately 1.33 acres each Parcel 2, 3, 4 and 4.85 acres for Parcel 1, for future residential development. The proposed project is within the Imperial County Airport Compatibility Plan B-2 Zone (Extended Approach/ Departure Zone). The proposed project site is located at 604 W Murphy Road, Imperial, CA 92251 approximately 1.03 miles west of State Hwy 86. Parcel coordinates 32° 51' 17.119" N, 115° 35' 13.561" W; Assessor's Parcel Numbers 063-020-010-000 (Supervisorial District #3) (ALUC 08-25) [Luis Valenzuela, Planner II, 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].

Gerardo Quero, Planner II presented for Luis Valenzuela, Planner II: Read the project into the record.

Chairman Goodsell: Thank you very much. Again, is anyone present that is in support of this project that would like to speak about it? Please come to the mic and identify yourself.

Taylor Preece, Precision Engineering and Surveying: Good Evening Commissioners, I am Taylor Preece with Precision engineering and surveying. I am helping Josh Quintero with the parcel map, and I am in support of the project.

Chairman Goodsell: Okay, do you have any questions for Mr. Preece? Alright, looks pretty straight forward here. Again, this is an opportunity to vote to see if this is found compatible. Is anyone willing to make such a motion?

Commissioner Lopez: I will make a motion to approve.

Chairman Goodsell: We have a motion and will need a second.

Commissioner Arguelles: I will second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

3. Public hearing to consider the proposed Subdivision of Monterrey Park project for consistency with the Imperial County Airport Land Use Compatibility Plan. Jupiter Ventures is currently proposing modifications to the previously approved Monterrey Park Subdivision. The proposed revision involves the subdivision of two parcels identified as Assessor's Parcel Number (APN) 064-281-068 and APN 064-295-084 into eleven (11) single-family residential lots, resulting in an increase in the total unit count from 598 to 609. The new lots comprise a net area of 2.43 acres and are designated as Residential Low Medium (RLM) Density in the City of Imperial's General Plan, which permits a maximum density of six units per acre. The project site is located on the Southwest corner of the Monterrey Park Subdivision. The two subject parcels are legally described as Lot F of MONTERREY PARK SUBDIVISION NO. 1, in the City of Imperial, as per Map recorded in Book 24, Page(s) 63 of Final Maps (APN 064-295-084-000) & Lot A of

MONTERREY PARK SUBDIVISION NO. 2 – UNIT 3C, in the City of Imperial, as per Map recorded in Book 28, Page(s) 70 through 72 of Final Maps, in the Office of the County Recorder of Imperial County, California. (APN 064-281-068-000). Latitude 32° 50' 0.0996" N, Longitude 115° 35' 38.436" W (ALUC 04-25) [Alan C. Molina, Planner I (442) 265-1736, extension 1747 or by email at alanmolina@co.imperial.ca.us]

Alan Molina, Planner II: Read the project into the record.

Chairman Goodsell: Do you have any questions for him and presenting this? My only question that it is pretty close to the airport.

Commissioner Lopez: To the runway.

Alan Molina, Planner II: 200 feet.

Chairman Goodsell: That's probably too close. That is what it comes down to.

Commissioner Arguelles: I would say it is within the object free zone of the airport. So, I don't think the FAA would approve such project.

Commissioner Lopez: Have you gone through the FAA already?

Alan Molina, Planner II: We did not receive any comments.

Chairman Goodsell: Never the less, it is not compatible. Is the way we look at it. Is there anyone here that is supporting this project that would like to speak on it? No? Opposed? Well it's to us and our judgement.

Daniel Dobron, Owner of Jupiter Ventures: If I could speak?

Chairman Goodsell: Oh, there is someone on the line.

Daniel Dobron, Owner of Jupiter Ventures: Good Evening Commissioners, my name is Daniel Dobron. I am an owner in Jupiter Ventures 1 LP, the applicant. I think that we also have our civil engineer, if Annette is there. The original tentative map for this project was also found not compatible and there was a none determination, that has been pretty consistent for the project. And then the City took the project back in about 2005. Then the zoning on the original tentative map had this parcel in it. This is not like an addition parcel that is being added. The original parcel was actually for much for density. We actually, as the applicant, were trying to reduce the density and make it more compatible with the current, single family detached layout that is there, with only adding in (11) more lots to the original plan but this parcel was originally parted parcel to the original tentative map that was approved back in 2005. I believe that Alan can confirm that there was a non-determination for the entire project at that time as well.

Chairman Goodsell: Okay well understanding that. It's not a complete death nail of a project, when we don't approve it here at this commission. If someone wants to go further, they can go to the City. Whoever can, push it beyond us but they do it at certain risk if we say that it is not found compatible but that's kind of where this is heading based on the location of it. But it may not be the end of it for you all.

Annette Leon, Jupiter Ventures Representative: Correct and like he said this is a continuum of a larger project as you all know. So, it's kind of the end of the road type of, part of the puzzle.

Chairman Goodsell: Right. I understand that but we have to make our determination.

Annette Leon, Jupiter Ventures Representative: No, understood yes for sure.

Chairman Goodsell: But it doesn't leave you without options so, let me make that clear. So, what is the pleasure of the commission here. Well, this is considered incompatible according to staff and we need a

motion or do we let it die for lack of motion. Michael? We need to make a vote on it right? We can't just say we didn't move it forward for lack of motion?

Michael Abraham, ICPDS Assistant Director: Yes, so if there is no motion, there is no action. Then the project does not get a determination of compatibility or determination of incompatibility. So, they need something to take to the City.

Chairman Goodsell: Yes, they need something in hand saying we got an answer.

Michael Abraham, ICPDS Assistant Director: Right. Making a decision tonight will give us authority to issue them a letter of compatibility.

Annette Leon, Jupiter Ventures Representative: Yes

Chairman Goodsell: Yes, whether yay or nay.

Michael Abraham, ICPDS Assistant Director: Whether it is compatible or not.

Chairman Goodsell: We need a motion to the fact that we found it incompatible. Is anyone willing to make such a motion.

Commissioner Lopez: I motion that it is incompatible.

Chairman Goodsell: And we need a second.

Commissioner Arguelles: I second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

4. Public hearing to consider the proposed McCabe Ranch II Specific Plan Amendment, Tract Map 994 and Supplemental EIR. The proposed development has various phases of project which consists of 1,610 residential units, 12.3-acre elementary school site, parks, roadways, drainage and storm water treatment improvements on an approximately 351.2-acre portion of the 468-acre McCabe Ranch II Specific Plan Area. The McCabe Ranch II Tract Map 994 (Project) is comprised of four (4) parcels; County of Imperial Assessor Parcel Numbers (APNs) 054-130-072, 054-130-076, 054-130-077, and 054-130-078. The Imperial Irrigation District's Date Drain No. 3 and Dogwood Canal both traverse the Project area in a north-south direction. Dogwood Road runs along the east side of the project and US Highway 86 borders the west side. W. McCabe Road runs along the north side of project and the western extension of Correl Road will run along the south side of project. Supervisorial District #2. (ALUC 09-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].

David Black, Planner IV: Read the project into the record.

Chairman Goodsell: Do you have any questions for David? Anyone here is support of this project? That would like to speak?

Hector Cabral, Public Speaker: Can I ask a question about it?

Chairman Goodsell: Are you in support of this project or opposed to it?

Hector Cabral, Public Speaker: Neither, I wanted to ask a question.

Chairman Goodsell: You just want to ask the commission something about it? Come on up.

Hector Cabral, Public Speaker: It's just that my house is in that little that is left there in that little subdivision Appaloosa and Mustang road.

Valerie Grijalva, Clerk: Can you please state your name and address for the record please.

Hector Cabral, Public Speaker : Yes, sorry my name is Hector Cabral and I am just curious because on the previous presentation, I saw on the one in Imperial they have the drawings of the lot sizes and how they are going to be distributed. All I saw on this thing is what? 1,600 units or something like that?

Chairman Goodsell: You want more detail?

Hector Cabral, Public Speaker: I want more detail because if I sell my house or I stay there for 14 years? Is that what it is?

David Black, Planner IV: Yes

Hector Cabral, Public Speaker: Well, that's in a long time, but I want to make some decisions because I have a nice property there. I'm not saying it's going to be ugly, I'm just saying I want to know what kind of properties are going to be surrounding by.

Chairman Goodsell: I don't know if we have to answers for you.

David Black, Planner IV: It's out for review right now, environmental review and you can go on our website and pull up the whole environmental document.

Hector Cabral, Public Speaker: Okay

David Black, Planner IV: With the maps and everything else.

Chairman Goodsell: Is that helpful?

Hector Cabral, Public Speaker: I think so, if I can find which. Oh, here it is. Yes, maybe I can take a picture of this.

Chairman Goodsell: Oh no, we have plenty of copies.

Hector Cabral, Public Speaker: Oh, this is for me?

Chairman Goodsell: Yes.

Hector Cabral, Public Speaker: I have plenty of neighbors, I am going to talk to my neighbors. There is only (4) well actually (6) of us that live there. In that little corner you left, I feel like that movie UP where they are going to come and surround us with balloons and take us up.

Chairman Goodsell: I am a former high school teacher; you now have homework to do.

Hector Cabral, Public Speaker: Yes, I guess so. I will talk to my neighbors; everybody is curious about what is going to happen.

Chairman Goodsell: yes, well you got something to show them.

Hector Cabral, Public Speaker: But also, right now I learned that I have 14 years to do this. It's not that big of a deal. So, I'm not against it.

Chairman Goodsell: That's a long homework assignment.

Hector Cabral, Public Speaker: So I'm not against or for it. You guys and the planners, you guys decide what to do. I just wanted to get some more information.

Chairman Goodsell: Well, I'm glad we can help.

David Black, Planner IV: And if you have more questions, you can call me. I can walk you through the whole mapping thing.

Hector Cabral, Public Speaker: I appreciate that. Thank you so much.

David Black, Planner IV: The reason we are here is because we are not near an airport or the compatibility plan but because of a specific plan amendment that we are required to come back.

Chairman Goodsell: So again, looking for, this one is compatible, anyone willing to make a motion?

Commissioner Garcia: I will make a motion for approval of compatibility

Commissioner Lopez: I'll second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

Chairman Goodsell: Hey, before moving on to the next project. Will they be residences of Heber or El Centro? Or is that going to be County residence?

Sandra Rodiles, Public Speaker: That is what I wanted to know.

Chairman Goodsell: That's what is on our minds. Don't you want to know? Hector, where are you a resident of? Just the county?

Hector Cabral, Public Speaker: She's my neighbor. Actually, it is El Centro.

Sandra Rodiles, Public Speaker: Well, I have a few issues with, anyways my name is Sandra Rodiles. I have lived there for 30 years, and we bought the house in 1995 and I was always, I was the only house in that little cut out. And it was all orchards all the way up to McCabe. So, mine, I bought that parcel as 35 W McCabe, El Centro, CA. And it's been that way until the Appaloosa thing. You know the other lots were split off, then they said I was in Heber and all my title, everything, you know, insurance policy, everything, is in El Centro. So, I'm concerned about what you are doing all around because you are cutting out. You left the two parcels, Mr. Heuberger, left two parcels on McCabe as El Centro and the rest below were changed to Heber. So, I am concerned about what you are doing all around, where they are going to be.

David Black, Planner IV: We are here for the Airport Land Use.

Sandra Rodiles, Public Speaker: I know, I don't know that this was the place.

Chairman Goodsell: There is a different hearing where you can probably discuss this.

David Black, Planner IV: I would encourage you to comment on it, because the document is out for review right now environmentally. So, send me an email or sent me a letter. That way you have your comments in writing and then we will have Planning Commission and board hearings down the road. You can certainly welcome to come to those.

Sandra Rodiles, Public Speaker: Because I have an IID light too.

David Black, Planner IV: So, I will get you my information.

Sandra Rodiles, Public Speaker: Okay.

Chairman Goodsell: But your right Mr. Black, our purview right now is to decide on this thing. Whether it meets the criteria of being compatible and the staff recommendation was that it was compatible, correct? Yea? Then we need a motion again.

Commissioner Garcia: I will go ahead and make a motion for approval of compatibility.

Commissioner Lopez: I'll second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

5. Public hearing to Public hearing to consider the proposed Seville 4 Solar and Battery Storage requesting a General Plan Amendment to include/classify project parcel into the Agricultural Designation and add the Renewable Energy Overlay. Also, the project site is currently zoned Light Industrial (M-1). The applicant requests a Zone Change to include/classify project parcel into the A-2 (General Agriculture zone and add the RE overlay). Implementation of this solar project would require the approval of one CUP by the County to allow for the construction and operation of the proposed solar/BESS generation and storage. The site is located on eight privately-owned parcels (Assessor Parcel Numbers 018-170-065, 064, 063, 062, 061, 060, 059, 058-000), which totals approximately 338.65 acres. The site is in the unincorporated area of Imperial County, California approximately 8.5 miles west of Hwy 78 and Hwy 86 intersection. Supervisorial District #3. (ALUC 10-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].

David Black, Planner IV: Read the project into the record.

Chairman Goodsell: We are clearing the room, slowly but surely, is there anybody here that would like to speak in favor of this project? Mr. Heuberger. You might want to speak about both of them, are you going to do that together?

Jurg Heuberger, Applicant's Representative: Might as well save time.

Chairman Goodsell: Yes

Jurg Heuberger, Applicant's Representative: Make up for the first one.

Chairman Goodsell: There you go.

Jurg Heuberger, Applicants Representative: Good evening, members of the commission. Jurg Heuberger, representing the applicant on both of these projects and we are fine with the recommendations of staff. If you have any questions, I would be happy to answer them.

Chairman Goodsell: Do you have any questions? No? well we are going to have to approve them one at a time so we will hear from you again. But thank you. I appreciate that. Again, we need a roll call vote on this. Motion?

Commissioner Arguelles: I will motion to approve of compatibility.

Commissioner Garcia: I'll second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

6. Public hearing to consider the to consider the proposed Seville 5 Solar and Battery Storage Project requesting a General Plan Amendment, a Zone Change and a Conditional Use Permit to add to the Renewable Energy Overlay. The project site is currently zoned General Agriculture (A-2). The applicant requests a Zone Change to include/classify project parcel into the A-2 (General Agriculture zone and add to the RE overlay). Implementation of this solar project would require the approval of one CUP by the County to allow for the construction and operation of the proposed solar/BESS generation and storage. The project site is located on one privately-owned parcel (Assessor Parcel Numbers 018-010-043-000), which totals

approximately 270 acres. The project site is located in the unincorporated area of Imperial County, California approximately 8.5 miles west of Hwy 78 and Hwy 86 intersection Supervisorial District #3. (ALUC 11-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].

David Black, Planner IV: Read the project into the record.

Chairman Goodsell: Okay commissioners have a chance to finish strong. Who would like to nominate or make a motion on this one?

Commissioner Lopez: I will motion to approve of compatibility.

Commissioner Garcia: I'll second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

Jurg Heuberger, Applicant's Representative: Thank you very much. Goodnight.

Chairman Goodsell: Yes, thank you, with that we are closing the public hearing. We don't have no non action items to discuss.

Michael Abraham, ICPDS Assistant Director: Really quick, I wanted to introduce everyone to our new commissioners, Ms. Lopez and Mr. Garcia. So, welcome aboard if you guys haven't already met.

Chairman Goodsell: They did introduce themselves. We are adjourned.

V. Non-action Items.

Chairman Goodsell: We don't have non-action items. We don't have any.

VI. MEETING ADJOURNED.

Jim Minnick, Secretary
Airport Land Use Commission