

**MINUTES OF THE  
ALUC MEETING  
June 18, 2025**

The Airport Land Use Commission convened a Meeting on Wednesday, June 18, 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, Luis Bejarano; Planner I, Alan Molina; Clerk, Adriana Ceballos; Clerk, Olivia Lopez.

**Chairman Alternate Steve Walker:** Called the meeting into order.

- I. **Roll Call:** Commissioners present: Walker, Chavez, Arguelles, Zong
- II. **Pledge of Allegiance**
- III. **Approval of Minutes** – May 21, 2025, Minutes

**Commissioner Chavez:** I so motion.

**Commissioner Arguelles:** I second.

**Chairman Alternate Steve Walker:** Then moved in second, all in favor say aye. Roll Call vote.

Roll Call: Walker (yes), Chavez (yes), Arguelles (yes), Zong (yes)

**IV. Public Hearings**

**Chairman Alternate Steve Walker:** Introduces Public Hearings.

1. 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) 064-281-068-000 and APN 064-295-084-000 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](mailto:alanmolina@co.imperial.ca.us)]

**Chairman Alternate Steve Walker:** Project postponed.

2. Public hearing to consider the proposed Seeley Development project for consistency with the Imperial County Airport Land Use Compatibility Plan. The proposed project consists of fourteen (14) two-story garden apartment buildings. Of these, seven (7) buildings will each contain eight (8) one-bedroom flats, and the remaining seven (7) buildings will each contain eight (8) two-bedroom flats. In total, the project includes 112 residential units and 210 parking spaces. The development is proposed for an unincorporated area of Imperial County, located on the northwest side of the town of Seeley, California.

The project site is situated west of Laguna Avenue and north of Rio Vista Street comprising 4.27 Acres with Assessor's Parcel Number(s) 051-150-008-000; and further described as W 490 FT OF BLKS 5 CRABTREE ADD TOWNSITE OF SEELEY; et al. Longitude -115.6979744880", Latitude 32.795010396232° 45' 41.783" (ALUC 05-25) [Rocio Yee, Planner II (442) 265-1736, extension 1750 or by email at [rocioyee@co.imperial.ca.us](mailto:rocioyee@co.imperial.ca.us)]

**Chairman Alternate Steve Walker:** Project rescheduled.

3. Public hearing to consider the proposed Vertical Bridge Tower project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is identified as Conditional Use Permit #25-0004 for a new unmanned wireless communication facility including a 120-foot monopole tower, for which Variance #25-0001 will be required to exceed the height limitation in an area zoned Light Agriculture (A-1) by 60 ft. The project site is located at 1734 Underwood Road, Holtville, CA 92250, with Assessor's Parcel Number (APN) 045-600-017-000, and further identified as BLK 65 & W2 OF VAC ST ADJ TSTE TR 87 15-15 5.51AC. Latitude 32° 49' 16.0176" N – Longitude 115° 23' 9.1932" W (ALUC 06-25) [Luis Bejarano, Planner II (442) 265-1736, extension 1745 or by email at [luisbejarano@co.imperial.ca.us](mailto:luisbejarano@co.imperial.ca.us)]

**Luis Bejarano, Planner II:** Read the project into the record.

**Luis Bejarano, Planner II:** I also want to inform that the applicant is present via Zoom in case you have any questions.

**Chairman Alternate Steve Walker:** Does any member have questions for staff before we open the Public Hearing? I got one. Is there any discussion about, and I don't know the general areas it seems pretty open, but any discussion about, you know sometimes on these cell towers they camouflage them or make them look like natural landscape. Has there been any discussion about that or since it's 120 feet high?

**Luis Bejarano, Planner II:** The language in our Ordinance says that it has to sometimes, somehow, adapt to the environment on which it's located. What they're proposing right now is a natural finish of the greyish finish of the material. They are mentioning that it's going to be a matte finish but they're open to receiving comments from the County in regard to what the finish should be on this.

**Chairman Alternate Steve Walker:** Is this replacing an existing tower that the Carrier has somewhere else?

**Luis Bejarano, Planner II:** Is the applicant available to reply to this?

**Samantha Herrmann, Applicant:** Hi. This tower is not replacing an existing. So, this tower is proposed for the anchor tenant equipment for T-Mobile. They have a tower south of Route 115 and so this tower is designed to supplement the existing T-Mobile network in Holtville to the North.

**Chairman Alternate Steve Walker:** Ok, thank you for that. Anything else?

**Luis Bejarano, Planner II:** No.

**Chairman Alternate Steve Walker:** Ok, this a Public Hearing. We will open the Public Hearing at, is that clock accurate? At 6:10pm. I invite any member of the audience who is present or online to speak in favor or against the project.

**Mike Potter, Public Speaker:** My name is Mike Potter. I live at 2323 Melon Road in Holtville. I'm against this tower for being put up where I am going to live at. The reason why is we don't need another tower there in that area. There's no tower there at all. We don't need an eye sore as it is. We have got towers all around Holtville that they can go either on that tower there or build somewhere else outside city limits. Eventually there's going to be houses put in there and to me it's going to be a danger right there for them being put up. The main reason is, we have Ospreys that come over our house at least 200 feet above the depths with that. Around town, anywhere with the FAA any airplane that flies around the City has to be no less than 1,000 feet above the city. They can't be any lower than that because it violates the FAA rules. The Ospreys is military,

and I know they do what they dang well please, but there's time when they come way down, I mean you could shoot them out of the sky and that's when their flight patterns come through there and they do a lot of night flying through there. What happens if that tower does not have a light? Is it going to have any lights on that tower, any beacons on the tower?

**Luis Bejarano, Planner II:** So, as we go to the Environmental Evaluation and review the project, we set up requirements, mitigation measures to be included into the project and this lighting situation is one of the items that is also typically included on the antennas project at the Conditional Use Permit. So yes, we typically ask to include lighting on the antennas.

**Mike Potter, Public Speaker:** You ask but is it already decided? Yes, it's going to be on it? You have not given me a confirmed answer.

**Luis Bejarano, Planner II:** Samantha, do you want to reply on that question?

**Samantha Herrmann, Applicant:** To the topic of the lights, we do, we can install lights due to County requirements or FAA requirements. Currently this tower has not been determined to require a light on the tower but if that has been determined we can adjust that. This has undergone FAA determination and notice criteria, and it does not require registration with the FAA due to the determination it's not within 8 kilometers of an airport and the notice criteria determined that the site does not exceed any requirements for noticing as well.

**Mike Potter, Public Speaker:** Ok, so in other words you're not going to have any kind of beacon lights on it whatsoever. What happens if an Osprey comes through, even Crop Dusters come over my house, they're only maybe 200 feet off the ground, what happens if an Osprey or even a Crop Duster hits that tower and causes damage or kills somebody? That's what I'm concerned about. My life. My health. You know in case something happens like that, I'm not going to be that far away from it. I'm probably going to be maybe about 75 yards away from that tower and an aircraft comes through there and hits it and it could end up into my yard or my house or killing me. That's why I'm against it and just another thing is it's not the area for it. It's not going to be like commercial. We are agricultural areas with that. You're trying to make the area to be a commercial area. There's a place down here on Thiesen that there's a boneyard down there for trucks. They take cargo containers right there, they pick them up, take them across to the S2 down there with the port of entry, they come back through there all hours of the night. I don't know if that area is zoned, if they re-zoned it for commercial or not, for all I know it's agricultural, but that has to do with another topic right there. I'm just against this tower. There's plenty of places outside of city limits or even not so close to city limits where this tower can be put out, put somewhere else. They said they have one out there, off of Highway 115 I believe it is. You guys have one out there. This one here is just too close into town. We got towers out there, just right outside of city limits, right out near Holtville Pond out there. They could put it there. There's plenty of places right there they could put it, further away from the town. My concern is, the area it's in, it's unsafe, the aircraft that come through there. I don't want to take a chance. I hope it doesn't ever happen. I hope you guys don't put it up, like I said I'm against it. If you guys do, I just hope there's never going to be an accident with it. I see you guys aren't going to put any kind of beacon lights on it. And that's another thing I'm against. If you guys put a beacon light on it, the red is not bad ok. It's that white beacon light, that's during the daytime. There are times at nighttime, these towers here in the Imperial Valley, they're not on the red beacon, they're on the white one and that shields it from long distance. If you have ever been around one of those towers with the white beacon on, it's irritating. It really is. I'd say that you have so many days to fix that end, the FAA requires it, it has to be operational day and night but when the red beacon light gives out then you leave the white one on and there's been months before they even fix it. In fact, there's one out there off of 111, out by the College it's about a 300-foot tower. It still has a white beacon on it. It's been like that for now eight months. They haven't fixed it yet. Like I said, I'm against this tower being here, safety wise and also the generator. How loud does the generator, when the power does go out, how loud is the generator going to be. That's another thing right there. Can you give me how many decibels that generator is going to be putting off?

**Samantha Herrmann, Applicant:** Hi, I would need to pull up the generator specs. I don't have them in front of me right now. It definitely is muffled. It's within, it's contained within a shelter so it's not putting out a significant amount of noise, but I can get the exact specs for you, if that's something you'd like.

**Mike Potter, Public Speaker:** How do you know even it's in its own container, even the echo from the container it's in and it's locked up or whatever it's still going to give out a certain amount of decibels and it'd be humming all night long or how many days it's going to be like that. I live about 6 blocks away from a produce shed in Holtville. It's called Highline Cooler, Holtville Cooling there. It's there on Olive and those generators right there and also, the cooling runs all night long and I can hear it from there. There are times I can hear it through my house, it's so loud. That's the cooling plant, so the produce plant. This one here is probably going to give just as much noise maybe a little less but still you're going to have that noise and I don't need a noise in my house cause my health is not that great.

**Chairman Alternate Steve Walker:** Let me interrupt for a minute to ask staff a question I should know the answer to, but I don't. What the Commission is being asked to do tonight is to approve whether or not the application is compatible with the Plan, correct?

**Luis Bejarano, Planner II:** Yes, that's correct.

**Chairman Alternate Steve Walker:** The CUP and the Variance is something that the Board of Supervisors will act on?

**Luis Bejarano, Planner II:** So right now, this is going to be just for the Compatibility aspect as they said with the Airport Plan. We are going to have two more hearings apart from this one. One is going to be for EEC which is the Environmental Evaluation Committee, where we are going to review the environmental document and we're going to go through all the categories and one of them may be a category of your concern and then the last one, which is the deciding body will be the Planning Commission. So, the Commissioners will make the determination to either approve or deny the CUP and the Variance for the height of the tower.

**Chairman Alternate Steve Walker:** So, some of the, didn't mean to interrupt, so some of the concerns you're raising you should raise at the Planning Commission level because they can actually add conditions of approval likely to the CUP, to address those concerns. This body can't really address those concerns.

**Mike Potter, Public Speaker:** Did you say there's going to be what, 12, 12 panels on there?

**Luis Bejarano, Planner II:** Yeah, 12.

**Mike Potter, Public Speaker:** Is that the max that thing can hold or are guys planning on putting more up there?

**Luis Bejarano, Planner II:** Samantha, do you want to respond? There is a space for placement, but I'll give you.

**Samantha Herrmann, Applicant:** So, the antenna arrays are for the proposed carrier which this would be the highest height on the tower is T-Mobile. There are 12 proposed. This is usually 8 when it's installed and then 4 are added in the future. The co-located carriers that would be later added to the tower to two arrays lower would have their own equipment which is typically also 12 antennas per carrier.

**Mike Potter, Public Speaker:** Ok so, right now you're going to have 4 up there and you're going to keep adding on, adding on. Who's going to be responsible for the rest of those panels?

**Samantha Herrmann, Applicant:** It would be up to each carrier, so it's the responsibility of each carrier.

**Mike Potter, Public Speaker:** So, you're going to have multiple people in there, multiple coming in and out of the facility, correct?

**Samantha Herrmann, Applicant:** Yes, and these would be under separate permits, and they would go through separate entitlements to get the proper entitlement for each co-locator.

**Mike Potter, Public Speaker:** What's the safety on this tower? Say the wind, we have an 80-mile hour wind, we have had them down here before, how structurally safe is this tower going to be? On your wind, how many miles an hour can that tower take before it comes down? Or anything on that tower gets damaged on the panels?

**Samantha Herrmann, Applicant:** I don't have the exact wind load. We can prepare a fall zone letter which does certify the structural integrity of the tower itself and ensures it will maintain wind forces against it, but I don't have the exact wind forces on hand.

**Mike Potter, Public Speaker:** Another concern I have also, you said you're going to be putting a 6-foot fence around the structure. What's going to still stop kids climbing that fence and going inside the facility, trying to climb that tower? I'm sure you're going to have some pegs on the tower so you can still climb up it in case you guys can't get a manlift in there to repair the panels. What's going to stop the kids from not climbing over there, going there to graffiti it up, more so trying to climb the tower? Kids just want to be doing something just to be doing it. What's going to stop that?

**Samantha Herrmann, Applicant:** We can install barbwire along the top of the fencing which is a typical anti-theft and anti-trespassing technique that our team has added before which is barbwire, or the fence can also be taller. This is just designed in compatibility with the planning and land use.

**Mike Potter, Public Speaker:** Yeah, barbwire is not going to stop it. That's not going to stop anything. You can cut the barbwire real quick. You can get a ladder and get up there and cut it with a pair of pliers. Are you guys going to have it locked? That lock can also be knocked off too and people get inside there. Those are the concerns I am concerned with this tower at this time. I know you guys are going to have more meetings on this and I will be here for the more meetings, and I'll take up it from there. I'm against this tower as it is.

**Chairman Alternate Steve Walker:** Well, we appreciate your comments. You have to remember the limited scope of what this particular Commission does to determine whether or not its compatible. You raise some good questions, but I would say most of them are things that aren't being addressed tonight.

**Mike Potter, Public Speaker:** Yeah, that's why I'll be back here. You guys will have two more meetings and I will be here. Thank you, guys. Thank you.

**Barbara, Public Speaker:** Good evening, Board Members and everyone else here. My concern is, I agree with Mr. Potter as what he has said and everything. My concern also is how would it affect my property? I own the property on Melon and the corner of Alamo. How would it affect my property value? This is another thing. Eventually, across the street it's about I think 9, 6 acres that Mr. Hawk owns, it's up for sale right now. Supposedly, we understand there will be houses built there. How would that evaluate with people building houses there on that piece of property which is where you're talking about is on Underwood and Melon, on the corner. How would that affect all those people when they build houses? Would you like to have something like that in your backyard? No, I don't think so. I know what I'm talking about. My husband is in Communications and stuff. I know what kind of pole you're talking about. Why are you not building back down there on Zenos Road and 115? Why do you want to move toward a residential area?

**Samantha Herrmann, Applicant:** Hi, I can speak on that. This tower is to provide coverage to the residential area itself; and due to the limited scope of how far and wide the coverage can be provided it does need to be placed in the northern area closer to the residential to provide the coverage T-Mobile has determined due to lack of coverage and calls indicating that there is calls dropped, and service needs in this area.

**Barabara, Public Speaker:** It was hard for me to hear that, Steve. What was she, what did she say Steve, Mr. Walker? I'm having a problem with hearing, I'm sorry.

**Chairman Alternate Steve Walker:** Oh, I think I hear worse than you do. We can ask her to repeat it.

**Barbara, Public Speaker:** Could you repeat please?

**Samantha Herrmann, Applicant:** Hi, sorry, can you hear me?

**Barbara, Public Speaker:** Ok, where's the speaker so I can hear a little bit better?

**Luis Bejarano, Planner II:** It comes from the ceiling.

**Barbara, Public Speaker:** Ok, try it again.

**Chairman Alternate Steve Walker:** So, remember the question is, "why on that particular, why is it the cell tower site being placed where it is on the property?"

**Samantha Herrmann, Applicant:** Hi, can you hear me? It's due to coverage needs determined by T-Mobile and they are aiming to cover the residential area, in the northern area of Holtville, which is why it's proposed on this property.

**Barbara, Public Speaker:** Why can't you go on the outskirts of Holtville?

**Samantha Herrmann, Applicant:** It has a limited area of coverage as seen now on the screen with this coverage map. It has about a quarter mile radius and so in order to provide, sorry this coverage map is actually without the proposed site, thank you. In order to cover this northern part of Holtville it needs to be closer to the residential and we have contacted many of the properties that are north and more outside of the residential and we either did not receive responses, or they were not willing to lease their property so we could not proceed with those other properties.

**Barbara, Public Speaker:** Well, as I said, I'm totally against this. I still feel that there's going to be houses built eventually in my area that will affect all the other houses there and I do not care to see a beacon light beacon all the time and I feel that's it going to bring the value of my property down when that tower goes in. If it does go in, which I hope it does not because there are other places that you can go and find instead of coming in onto residential areas.

**Samantha Herrmann, Applicant:** I understand, and I appreciate your concerns as well.

**Barbara, Public Speaker:** Thank you for your time.

**Chairman Alternate Steve Walker:** Try to confine your remarks, your objections to what this Commission can actually do.

**Mike Potter, Public Speaker:** Yeah, yeah. This is Mike Potter again, speaking to you again. You guys were talking about the location, what's the most feasible location there is closer to the residential there on the northern side of Holtville. There's several other places that you can put this tower that has got open property. It would be more feasible in that area. It's on Underwood and Slaten Road. It's a whole big area right there, they can put that in. There's several people there that have property that you can approach them. There's also Mr. Nielson, Rusty Neilson, that lives out there. He has his shop out there on Slaten Road right there, just right outside city limits. He's got about a 15, maybe a 20-acre field out there. It hasn't even been used; it hasn't been farmed for many years. That would be an ideal location right there to put it out there. It's away from people. It's still close enough in town but still far enough, out of side of city limits, being an ideal spot right there. I don't know if you have ever approached him or not. You can look at the aerial map here of Holtville, I'm sure you guys have there, and that would be another place right there. Also, there's another place, just got through building the wetlands down there by the river. There's an ideal spot down there. You got more, I mean you got more room down there like you wouldn't believe. You can put a tower down there. It would be out of everybody's way. It actually would be in the wetlands down there. They got roads down there all through the wetlands. You can get easy access to the tower if you guys decide to put it down there. I'm just throwing this, just throwing this at you. There's a lot of different places here in Holtville you could put that tower and still be feasible instead of putting it in the area where I live at. It's just that you guys might want to take a look at, thought I'd throw at you, and look in different areas. Thank you.

**Samantha Herrmann, Applicant:** Thank you.

**Chairman Alternate Steve Walker:** This a public hearing, anybody else wish to speak on the topic? Ok, we will close the public hearing at 6:30pm. Staff have anything else?

**Luis Bejarano, Planner II:** No more comments.

**Chairman Alternate Steve Walker:** The action requested is to find that the proposed project complies with the 1996 Airport Land Use Compatibility Plan. Is there a motion in that regard or some other motion?

**Commissioner Zong:** I motion it.

**Chairman Alternate Steve Walker:** Is that motion is to adopt staff's recommendation?

**Commissioner Zong:** Yeah, I motion to adopt it.

**Chairman Alternate Steve Walker:** Is there a second?

**Commissioner Arguelles:** I'll second it.

**Chairman Alternate Steve Walker:** Moved in second. Roll call vote.

Roll Call: Walker (yes), Chavez (yes), Arguelles (yes), Zong (yes)

**Chairman Alternate Steve Walker:** So, what's next on the agenda for this project then, what happens next?

**Luis Bejarano, Planner II:** For this particular project, we will be taking it to EEC. You'll get notification for that as well as you received that letter, so you'll get notified about the exact date on which we'll be going to EEC.

**Mike Potter, Public Speaker:** So, I will be getting another letter?

**Luis Bejarano, Planner II:** Yes, that will be the next step in the project and after that it will be Planning Commission which is the hearing body that will make the decision on the project to whether approve it or deny it. Thank you.

**Chairman Alternate Steve Walker:** Ok is there anything else that needs to come before this body at this time? Any non-action items we can take non-action on? Then meeting is adjourned.

## **V. Non-Action Item**

**MEETING ADJOURNED.**

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Jim Minnick, Secretary  
Airport Land Use Commission