



**Jim Minnick**  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

TO: Commissioner Mike Goodsell  
Commissioner Marlynn Lopez  
Commissioner Yvonne Cordeo  
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary  
Planning & Development Services Director

SUBJECT: Public hearing to consider compatibility of Jose Mata proposes a General Plan Amendment #25-0005 and Zone Change #25-0002 to where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/light mechanic services on premises. The property is identified under Assessor's Parcel Number (APN) 001-063-001-000 and further described as LOT 08 BLOCK 2 DESERT HIGHLANDS UNIT NO 1 TRACT 571FM 5 78; County of Imperial; State of California (Supervisory District #4) (ALUC 01-26) [Luis Valenzuela, Planner II, at 442-265-1736, or via email at [luisvalenzuela@co.imperial.ca.us](mailto:luisvalenzuela@co.imperial.ca.us)].

DATE OF REPORT: February 18, 2026

AGENDA ITEM NO: 1

HEARING DATE: February 18, 2026

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administrative Center  
Board of Supervisors Chambers  
940 Main Street  
El Centro, CA 92243

### SECRETARY'S RECOMMENDATION

It is the Secretary's recommendation that the Airport Land Use Commission finds the proposed General Plan Amendment #25-0005 and Zone Change #25-0002 to be considered consistent with the 1996 Airport Land Use Compatibility Plan.

## SECRETARY'S REPORT

### **Project Description:**

The Planning & Development Services Department received an application from Jose Mata proposing a General Plan Amendment #25-0005 and Zone Change #25-0002, where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/light mechanic services on premises. The project site is currently designated as Neighborhood Commercial per the West Shores Salton City Urban Area Plan, and the proposed General Plan Amendment to the Plan will change the designation to General Commercial.

### **Project Location:**

The project is located at 27 Desert Shores Dr, Thermal CA. The property is identified as Assessor Parcel Number 001-063-001-000 and is further described as LOT 08 BLOCK 2 DESERT HIGHLANDS UNIT NO 1 TRACT 571FM 5 78; Latitude: 33°40' 54.623N", Longitude: -116° 04' 38.199W".

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

The proposed General Plan Amendment and Zone Change project is located on a developed parcel and is not located near any Public Airport or Airstrip. The nearest airport is the Salton Sea Airport located approximately 12.50 miles southeast of the proposed project site.

The project site is designated as Neighborhood Commercial and zoned C-1 (Light Commercial) per Zoning Map #62 of the Imperial County Title 9 Land Use Ordinance.

The Airport Land Use Compatibility Plan, Chapter 2, "Policies", Section 3, provides "Types of Actions Reviewed" shall include:

"...a) the adoption or approval of any amendment to a general or specific plan affecting the Commission's Geographic area of concern" (Section 2.3.2(a), pg. 2-3).

The proposed General Plan Amendment #25-0005 and Zone Change #25-0002 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 application (GPA #25-0005 & ZC#25-0002).

#### Attachments

- A- Vicinity Map
- B- ALUC Map
- C- Assessor's Plat Map
- D- Site Plan
- E- ALUCP Zone Map
- F- Application & Supporting Documents
- G- ALUCP Chapter 2 Section 3 pages 2-3

**ATTACHMENT “A”  
VICINITY MAP**



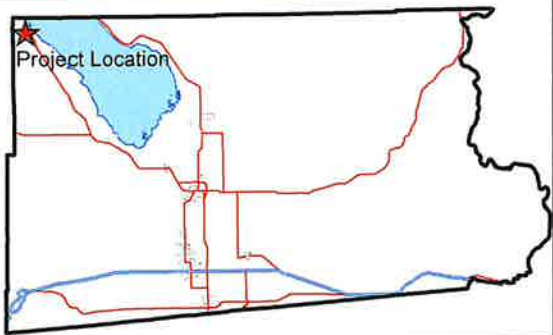
# PROJECT LOCATION MAP

PANORAMA DR

DESERT SHORES DR

CHEROKEE DR

Maxar



**JOSE MATA**  
**GPA #25-0005 / ZC #25-0002**  
**IS#25-0029**  
**APN: 001-063-001-000**

-  Project Location
-  Parcels
-  Centerline



**ATTACHMENT “B”**  
**ALUC MAP**





**ATTACHMENT “C”  
ASSESSOR’S PLAT MAP**





POR. DESERT HIGHLANDS UNIT 1 -TR.571  
& POR. SEC. 9T 9S, R9E  
F.M. 5-78

Tax Area Code  
82-005  
82-006

1-06

82-006  
82-003

03 8

02 4

1  
2.22AC±  
10

061 1  
97AC

063 2

STATE HWY 86 (RT 26 SEC E)

SCOTT DR

01

CHEROKEE DR

DESERT SHORES DR

SHORE VIEW DR

DESERT SHORES VILLAGE UNIT A

DESERT SHORES DR

DISCLAIMER:

THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

49

09

5-8-73 ED  
8-3-82 LS

Assessor's Map Bk.01-Pg.06  
County of Imperial, Calif.



**ATTACHMENT “D”  
SITE PLAN**

# SITE PLAN

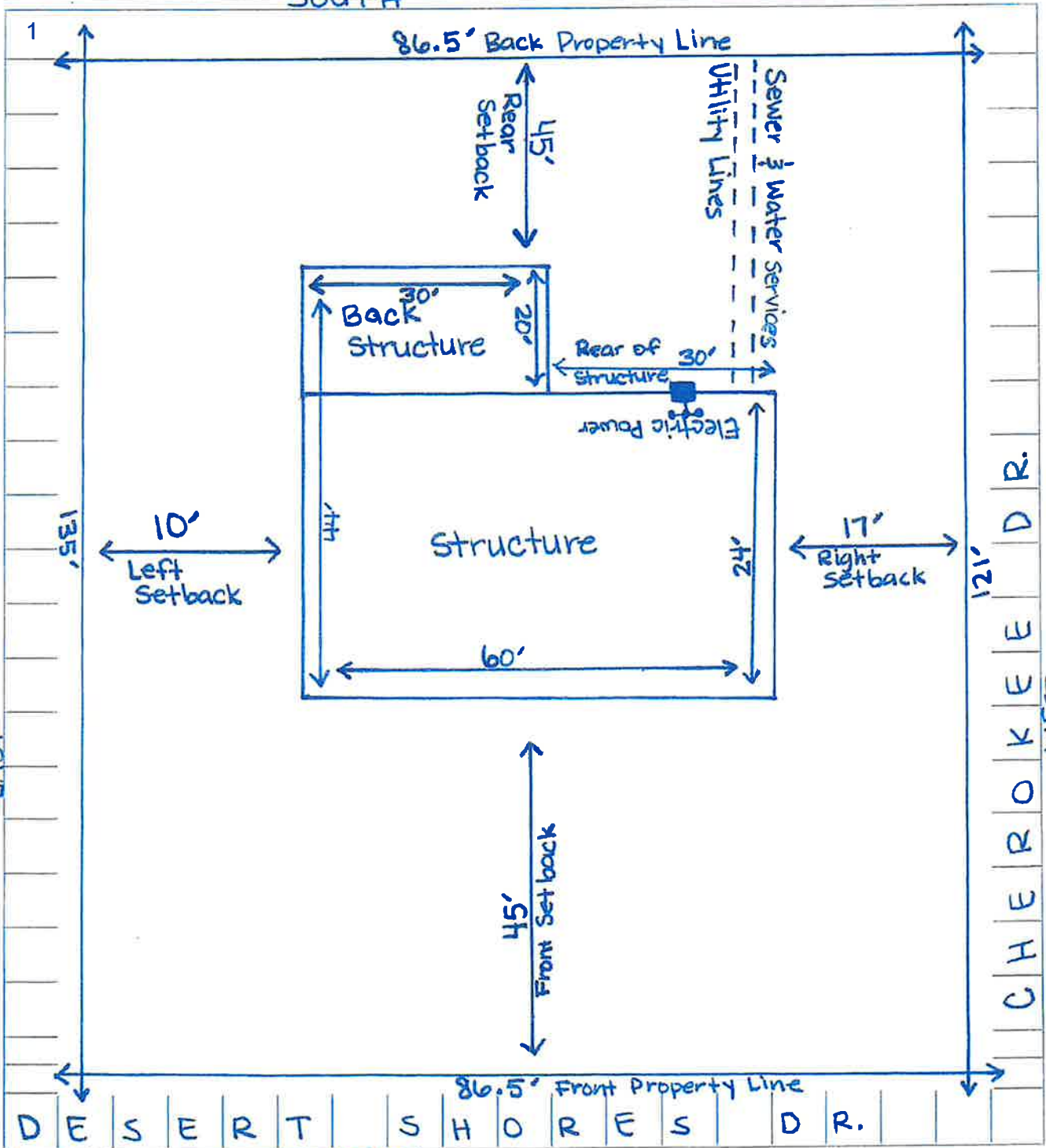
I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (442) 265-1736

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

SOUTH

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

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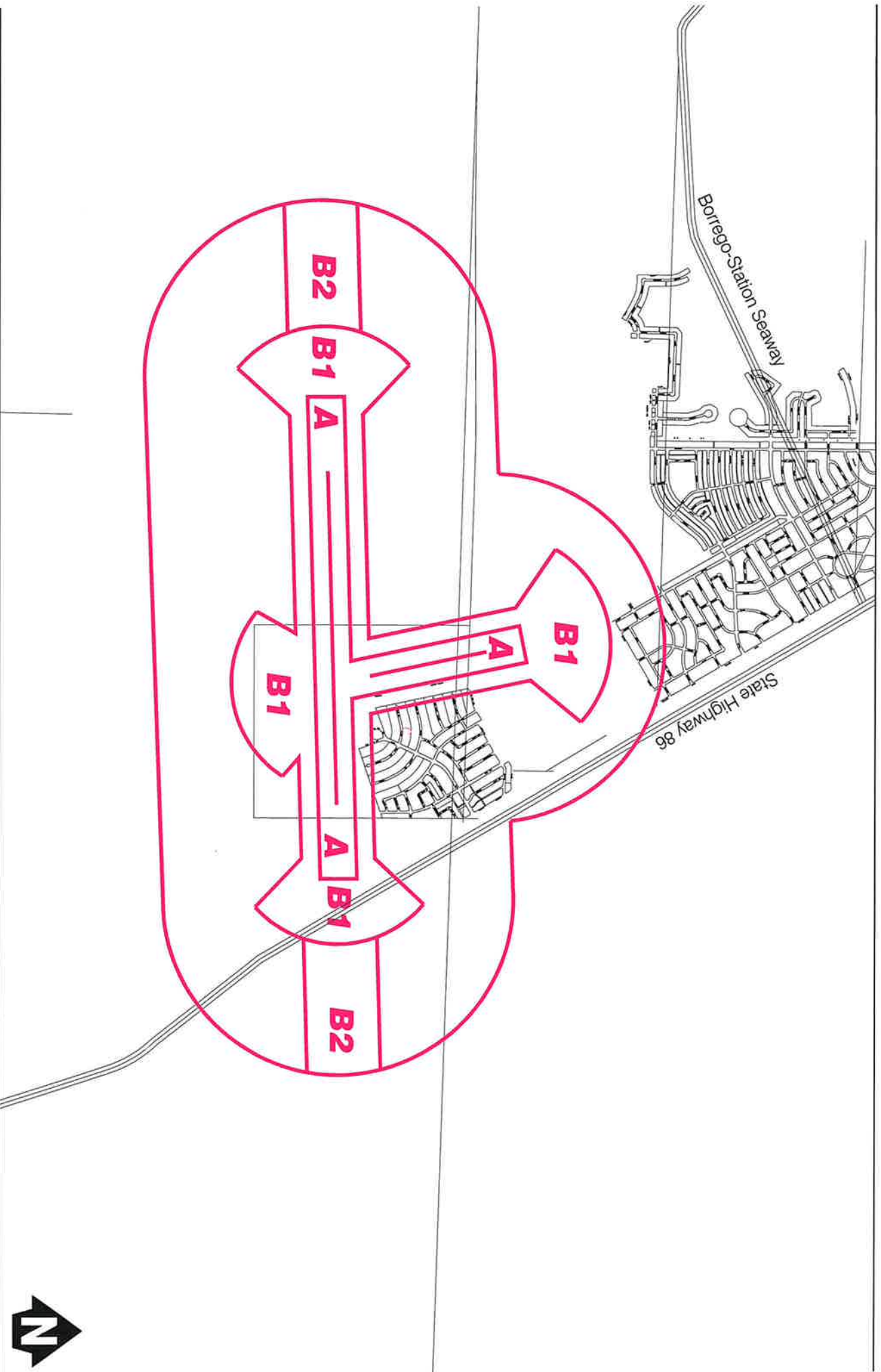


NAME OF APPLICANT 2 Jose Gabriel Jr Mata		APPLICANT PHONE NO 3 760-424-9207	SIZE OF PARCEL 4 11,625 Sq Ft
PROJECT SITE ADDRESS 5 27 Desert Shores Dr., Thermal, CA 92274		ASSESSORS PARCEL NO. 6 001-063-001-000	

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

**ATTACHMENT “E”  
ALUCP ZONE MAP**





**ATTACHMENT “F”**  
**APPLICATION &**  
**SUPPORTING**  
**DOCUMENTS**

# CHANGE OF ZONE

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

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

1. PROPERTY OWNER'S NAME Jose Gabriel Jr Mata	EMAIL ADDRESS josemata5673@icloud.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 28 Cherokee Dr., Thermal, CA	ZIP CODE 92274	PHONE NUMBER 760-424-9207
3. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
4. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER

5. ASSESSOR'S PARCEL NO. 001-063-001-000	ZONING (existing) C-1	ZONING (proposed) C-2
6. PROPERTY (site) ADDRESS 27 Desert Shores Dr., Thermal, CA 92274		SIZE OF PROPERTY (in acres or square foot) 11,625 Sq Ft
7. GENERAL LOCATION (i.e. city, town, cross street) Desert Shores Dr and Cherokee Dr		
8. LEGAL DESCRIPTION Lot 08 Block 02 Desert Highlands Unit No 1 tract 571fm 5 78		

8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail)	Property is currently being used as a storage. I submitted a request for an Electrical Permit to ensure the power panel complied with County Guidelines and Regulations, and it passed.
9. PLEASE STATE REASON FOR PROPOSED USE (be specific)	I currently have an active lease agreement with a tenant who is attempting to request permits to operate a tire shop/ light mechanic services on premises. However, due to the current C-1 zoning designation, these uses are not permitted. This is the reason I am seeking a zoning change to C-2 which would accommodate the intended use. A few years back this property was zoned C-2.
10. DESCRIBE SURROUNDING PROPERTY USES	The 2 lots next to it are zoned C-2, across the street to the North are zoned C-1. Across the street to the West they are C-1. The lots behind it to the South they are R-1. Like I mentioned above, this property used to be zoned C-2 some years ago.

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

Jose Gabriel Jr Mata  
Print Name

July 03, 2025  
Date

Jose Mata  
Signature

## REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE
- D. OTHER

APPLICATION RECEIVED BY: LV.

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 7/24/25

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY  
OTHER DEPT'S required  
☐ P W  
☐ E H S  
☐ A P C D  
☐ O E S  
☐

ZC #



# SITE PLAN

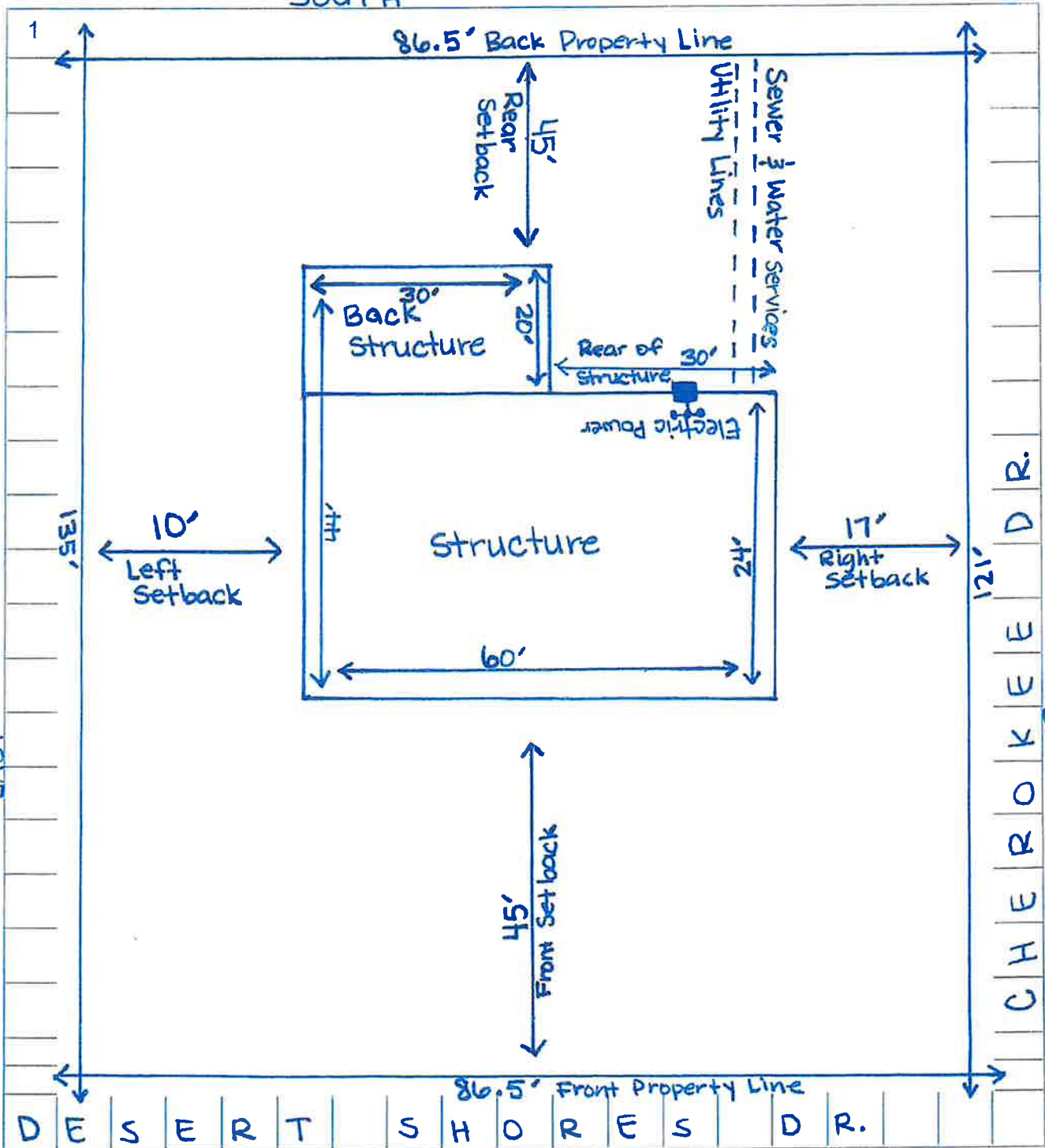
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WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT



**ATTACHMENT “G”  
ALUCP CHAPTER PAGE 2-  
2 AND 2-3**



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.