

AIRPORT LAND USE COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Marlynn Lopez
Yvonne Cordero
Jerry Arguelles

Chairman:
Mike Goodsell

Vice Chairman:

ALTERNATES:

Steven Walker
(Goodsell)

Thomas Garcia
(Yvonne Cordero)

HEARING DATE:

February 18, 2026 – 6:00 PM

HEARING LOCATION

940 MAIN STREET, BOARD ROOM, EL CENTRO, CA 92243

ITEM	TIME	PROJECT DESCRIPTION	DECISION
I.	6:00 P.M.	ROLL CALL	Y N C
II.		PLEDGE OF ALLEGIANCE	
III.		ELECTION OF OFFICERS	
IV.		APPROVAL OF MINUTES: November 19, 2025	
V.		PUBLIC HEARINGS: All supporting documentation is available for public review in the office of the Planning & Development Services Department located at 801 Main Street, El Centro, CA 92243 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, excluding holidays. The Airport Land Use Analysis documentation is also available at www.icpds.com . Please remember to shut off all cell phones, pagers or electronic devices upon entering the Board Chambers. Call 442-265-1736 for assistance with questions regarding the agenda. The public will have an opportunity to speak to any agenda item when the Chairman opens the matter to the public to discussion and before action is taken. The Chairman will determine the order of speaking and unless the Chairman grants more or less time, the speaker's limit is 3 minutes on each agenda item. Please read and complete a speaker form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.	
1.		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].	
2.		Public hearing to consider the proposed project would be located on an 80.92-acre parcel currently zoned A-3-RE (Heavy Agriculture with Renewable Energy Overlay, the Applicant is proposing a Conditional Use Permit #24-0027, General Plan Amendment #25-0001, and a Conditional Zone Change #25-0001 to M-1-RE (Light Industrial with Renewable Energy Overlay) to operate a standalone battery storage facility. The project consists of two primary components: (1) a 75-megawatt (MW) Battery Energy Storage System (BESS); and (2) a gen-tie line that would connect to the Imperial Irrigation District's (IID) existing 92-kilovolt (kV) "P" Line. The property is identified under Assessor's Parcel Number (APN) 059-290-010-000. (ALUC 02-26) [Rocio Yee, Planner II, at 442-265-1736, extension 1750 or by email at rocioyer@co.imperial.ca.us].	
3.		Public hearing to consider the proposed Northstar 2 project for consistency with the Imperial County Airport Land Use Compatibility Plan. The Applicant is proposing a Conditional Use Permit (CUP#22-0030), General Plan Amendment (GPA#25-0004), and a Zone Change (ZC#22-0007) along with an additional Conditional Use Permit for a groundwater well. The parcels are currently zoned S-2 (Open Space Recreational), proposed to change to S-2-RE (Open Space Recreational with Renewable Energy Overlay) for the construction and operation of a 130-megawatt (MW) solar photovoltaic	

		(PV) energy generation project and a 175-megawatt (MW) battery storage (BESS) project, connecting to the existing electrical grid (IID 230 kV KN transmission line) via a proposed 230 kV off-site gen-tie/transmission line, extending west from a proposed on-site project substation for approximately 1.25 miles through BLM land. The proposed gen-tie line will comprise approximately 19 steel pole structures, with a 12-foot wide access maintenance road. The proposed project would be located on an approximately 614-acre project site, consisting of two parcels: APN #039-140-013 (460-acres) and APN #039-140-014 (154-acres). The location of the proposed project is 3016 East US Highway 78, Brawley, CA, and further described as W2 & W2 OF E2 SEC 36 13-16 460.82 AC EXC S 200FT and E2 OF E2 SEC 36 13-16 153.94AC EXC S 200FT, located in the unincorporated Imperial County; Longitude 115° 16' 27.018", Latitude 32° 58' 39.157" (ALUC 03-26) [Luis Bejarano, Planner II (442) 265-1736, extension 1745 or by email at luisbejarano@co.imperial.ca.us]		
4.		Public hearing to consider an update to the Imperial County Airport Land Use Compatibility Plan for the six public-use airports and NAF El Centro in Imperial County: Brawley Municipal Airport, Calexico International Airport, Cliff Hatfield Memorial Airport, Holtville Airport, Imperial County Airport, Salton Sea Airport, and Naval Air Facility El Centro. Imperial County Planning and Development Services Department (ICPDS) last updated the ALUCP in June 1996. The project is being proposed at a Countywide level. (ALUC 04-26) [Luis Valenzuela, Planner II, at 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].		
V.		Non- Action Items:		
VI.		Adjournment.		

For questions regarding these projects contact the above-mentioned Planner following the project.

Si usted requiere esta información en español, favor de llamar al (442) 265-1736.

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