

AIRPORT LAND USE COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Mike Goodsell

Dennis Logue

Sylvia Chavez

Vice Chairman: Jenell Guerrero

Jerry Arguelles

ALTERNATES:

Steven Walker
(Goodsell)

Elizabeth Moreno
(Cedeño)

HEARING DATE:

May 18, 2022 – 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.		CONSIDERATION OF BROWN ACT RESOLUTION to “Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361.”			
IV.		APPROVAL OF MINUTES: March 16, 2022			
V.		PUBLIC HEARINGS:			
1.	Public hearing to consider the Brawley Solar Energy Facility project. The project applicant, ORNI 30, LLC, proposes to construct and operate a 40-megawatt (MW) photovoltaic (PV) solar facility with an integrated 40 MW battery energy storage system (BESS) (not to exceed 80 MW) on five parcels 037-140-006, -020, -021, -022 and -023 totaling approximately 227 acres of privately owned land. Power would be transferred via a 1.8-mile-long double circuit 13.8 and 92 kV gen-tie line with 66-foot-high poles to interconnect to the Imperial Irrigation District’s existing North Brawley Geothermal Power Plant substation, located at Hovley Road and Andre Road, southwest of the project site. A proposed fiberoptic line from the project substation would be connected with the existing North Brawley Geothermal Power Plant substation to connect the project substation to the region’s telecommunications system. The proposed fiber optic telecommunications cable, once past the point of interconnection, would utilize existing transmission lines to connect to the existing North Brawley Geothermal Power Plant substation. Alternatively, a 40 to 100-foot tall microwave tower could replace the need for a fiberoptic line to transmit data offsite. The entire project site is currently zoned General Agricultural. Pursuant to Title 9, Division 5, Chapter 8, “Non-Residential structures and commercial communication towers shall not exceed one hundred twenty (120) feet in height...” The proposed transmission poles and microwave tower do not exceed the height limit of 120 feet; therefore, a Variance is not required for the proposed project.				
		The applicant is requesting a General Plan Amendment to include/classify three (3) of the project parcels (Assessor Parcel Nos. [APN] 037-140-022, 037-140-023 and 037-140-006 into the Renewable Energy Overlay Zone. No change in the underlying General Plan land use (Agriculture) is proposed. The entire project site is currently zoned General Agricultural. The applicant is requesting a Zone Change to include/classify all five project parcels into the Renewable Energy/Geothermal (RE-G) Overlay Zone (A-2-RE-G). Implementation of the project would also require the approval of a conditional use permit by the County			

	<p>to allow for the construction and operation of the proposed solar energy facility with a BESS on land zoned General Agricultural with a RE-G Overlay Zone (A-2-RE-G). Additionally, the project would require the approval of a water supply assessment by the County. The project site is approximately one mile north from the City of Brawley's jurisdictional limit. (Supervisory District #4), Project is scheduled for review with the Airport Land Use Commission on May 18, 2022. (ALUC 02-22) [David Black, Planner IV at 442-265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p>		
2.	<p>Public hearing to consider the proposed TowerCo IV Holdings, LLC project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is identified as Conditional Use Permit #21-0022 for a 100-foot wireless communication facility and Variance #22-0002 to exceed the height limitation in an area zoned Gateway Industrial (GI) by 40 ft. The project site is located at 1812 Pan American Street, Calexico, CA, on property identified as Assessor Parcel Number 059-512-002-000, and is further described as Lot 64 of Tract 941-Unit #2, Township 17 South, Range 16 East, S.B.B.M., Latitude 32° 40' 36.998"N – Longitude 115° 22' 38.824"W. (ALUC 03-22) [Mariela Moran, Planner III (442) 265-1736, extension 1747 or by email at MarielaMoran@co.imperial.ca.us]</p>		
3.	<p>Public hearing to consider the proposed CalEnergy Operating Corporation project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is identified as Conditional Use Permit #22-0008 for a Helicopter Pad for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons. The project site is located at 6922 Crummer Road, Calipatria, CA, 92233, on property identified as Assessor Parcel Number 020-110-049-000, and is further described as Parcel 1, of PM #02281 of the SE4, Section 5, Township 12 South, Range 13 East, S.B.B.M., Latitude 33° 9' 8.767"N – Longitude 115° 38' 9.402"W. (ALUC 04-22) [Patricia Valenzuela, Planner IV (442) 265-1736, extension 1749 or by email at PatriciaValenzuela@co.imperial.ca.us]</p>		
4.	<p>Non-Action Items: ALUC Compatibility Plan Update</p>		
5.	<p>Adjournment.</p>		

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.