

**MINUTES OF THE
ALUC MEETING
February 19, 2025**

The Airport Land Use Commission convened a Meeting on Wednesday, February 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, Rocio Yee; Planner III, Derek Newland; Administrative Secretary, Adriana Ceballos; Clerk, Kamika Mitchell; Clerk, Olivia Lopez.

Chairman Mike Goodsell: Called the meeting into order.

I. **Roll Call:** Commissioners present: Goodsell, Chavez, Arguelles, Zamora

II. **Pledge of Allegiance**

III. **Approval of Minutes** – November 20, 2024, Minutes

Commissioner Chavez: I motion to approve the minutes for the November 20, 2024, meeting.

Commissioner Arguelles: I will second.

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

Roll Call: Goodsell (yes), Chavez (yes), Arguelles (yes), Zamora (yes)

IV. **Appointment of Officers**

Chairman Goodsell: So, this is the Appointment of Officers. Does anybody want to change chairs tonight?

Commissioner Arguelles: No.

Chairman Goodsell: Come on, come on, this will fit your hand as well as it fits mine.

Michael Abraham, Assistant Director: At this point, we need to take nominations for the Chairman.

Chairman Goodsell: It's a new year.

Michael Abraham, Assistant Director: It's a new year.

Chairman Goodsell: We could have a new chair, right here, right now.

Michael Abraham, Assistant Director: Does Jerry want to be the chairman? Sylvia?

Commissioner Chavez: I would like to nominate Mr. Goodsell again.

Commissioner Arguelles: Second.

Michael Abraham, Assistant Director: So now, we will need to do a roll call.

Roll Call: Goodsell (yes), Chavez (yes), Arguelles (yes), Zamora (yes)

Michael Abraham, Assistant Director: So now we need a vice chair. It can't be Carmen, she's not going to be on the Commission.

Chairman Goodsell: Well, I'm going to nominate Sylvia.

Michael Abraham, Assistant Director: There was a nomination for Sylvia. Is there a second?

Commissioner Arguelles: Second.

Roll Call: Goodsell (yes), Chavez (yes), Arguelles (yes), Zamora (yes)

V. Public Hearings

Chairman Goodsell: Introduces Public Hearings.

1. Public hearing to consider the proposed Big Rock 2 Cluster project for consistency with the Imperial County Airport Land Use Compatibility Plan. The applicant proposes a General Plan Amendment (GPA #24-0002), a Zone Change (ZC #24-0003) to add a Renewable Energy Overlay, as well as four (4) Conditional Use Permits (CUP #24-0006 through CUP #24-0009), Initial Study (IS #24-0009) and four (4) Variances (V #24-0002 through V #24-0005) for the project, which consists of construction and operation of a Photovoltaic (PV) solar energy generation and a Battery Energy Storage System (BESS) facility comprised of up to 500 megawatt alternating current (MWac) PV solar and up to 500 MWac of BESS. Power generated by the project would be collected using a 66-kV collector lines which could run overhead and/or underground to a dedicated project substation, with a 230-kV overhead generation transmission line or "gen-tie" line linking a project substation to the IID Liebert Switchyard. The Liebert Switchyard would then be connected to the San Diego Gas & Electric (SDG&E) Imperial Valley substation via an overhead 230-kV gen-tie line. Two gen-tie line alternatives are proposed. The proposed project would be located in the unincorporated Imperial County, south of Interstate 8, approximately one mile southwest of the town of Seeley, CA. The proposed project site comprises 1,849 acres of privately owned land, comprising 24 Assessor's Parcel Number(s) 051-300-036 et al. and further described as PAR 2 COC 2078 OF TR 55 T16S R12E 40.02AC; et al. Longitude -115° 43' 5.5548" , Latitude 32° 45' 41.783" (ALUC 1-25) [Rocio Yee, Planner II (442) 265-1736, extension 1750 or by email at rociyee@co.imperial.ca.us

Rocio Yee, Planner II: Read the project into the record.

Chairman Goodsell: Is there anybody here that would like to speak in favor of this project? Anybody that is representing this project?

Erin Phillips, Dudek Project Manager: I just wanted to let you know my name is Erin Phillips, I am the project manager with Dudek, which is the consultant to the applicant. I'm here to represent the applicant as well as Scott Johnson. Just wanted to let you know we are here if you have any questions.

Chairman Goodsell: Are there any questions from the panel? Ok, thank you. Is there opposition in the room? Would somebody like to speak to this? Anybody? Okay, well, we sort of have our parameters here. We understand that this is recommended as compatible. Could I get a motion from someone on the panel?

Commissioner Chavez: I motion.

Commissioner Zamora: I second.

Roll Call: Goodsell (yes), Chavez (yes), Arguelles (yes), Zamora (yes)

VI. Non-action Items

Michael Abraham, Assistant Director: Ok, so this is going to be Carmen's last meeting. We do have a new Airport Manager in Imperial. His name is Tairu Zong. This is the new Imperial County Airport Manager.

Chairman Goodsell: So next meeting, you'll be sitting right here?

Michael Abraham, Assistant Director: Yes. I wanted him to attend to introduce him to you today. He'll be sitting with you all next meeting.

Chairman Goodsell: Well, you can see that it is a high stress position. Alright, cool. I appreciate that.

MEETING ADJOURNED.


Jim Minnick, Secretary
Airport Land Use Commission