

## MINUTES OF THE

### ALUC MEETING

June 17, 2020

The Airport Land Use Commission convened a Meeting on Wednesday, June 17, 2020 at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner IV David Black, Planner IV Joe Hernandez, Clerk Gabriela Robb, Office Assistant Valerie Grijalva.

Chairman Mike Goodsell called the meeting into order.

- I. **Roll Call:** Commissioners present: Goodsell, Carver, Haugh, and Logue
- II. **Pledge of Allegiance**
- III. **Non – Action Items:** Approval of Minutes – October 16, 2019 Minutes

**Chairman Logue**, Approval of Minutes for the October 16, 2019 meeting.

**Commissioner Haugh**, I'll second that.

**Chairman Goodsell**, We have a motion and a second. Roll call vote.

Roll Call: Goodsell (yes) Carver (yes) Haugh (yes) Logue (yes)

**Chairman Goodsell**, Did we decide on appointment of officers?

**Michael Abraham**, Every year we need to elect new officers. We need someone to make a motion for the chairman.

**Commissioner Logue**, I motion for Mike Goodsell to be the chairman.

**Commissioner Haugh**, I second.

**Michael Abraham**, Roll call vote.

Roll Call: Goodsell (yes) Carver (yes) Haugh (yes) Logue (yes)

**Chairman Goodsell**, Then we will move on to the public hearing. We have three items today. Can we read the first item into record?

**David Black, Planner IV**, read the project into the record.

1. Public hearing to consider the proposed Con Edison Clean Energy Business projects for consistency with the Imperial County Airport Land Use Compatibility Plan. The Battery Storage Project involves the construction and operation of a utility-scale energy storage complex with a capacity of up to 2,000 MW. The project will be located on approximately 163 acres of land, 148 is owned by Con Edison, and the remaining lands owned by the BLM, IID, and a private landowner. Project is scheduled for review with the Airport Land Use Commission on June 17, 2020. APNs 051-350-010, 011, 009, 018, & 019-000 (**ALUC 01-20**) [David Black, Planner IV at (442) 265-1736, extension 1746]

**Chairman Goodsell**, The reason it comes before us is the zoning change. Otherwise, there is no great impact for us.

**Commissioner Logue**, No, I did not see any impact.

**Chairman Goodsell**, Are there any proponents?

**Tom Dubose**, Good evening, I am Tom Dubose with Dubose Design Group. We are consultants with Con Edison Corporation. We do not have more to add, but we are here for any questions you might have.

**Chairman Goodsell**, Is there a water delivery gate from IID on west side Main?

**Tom Dubose**, Yes.

**Chairman Goodsell**, Ok. Are there any other questions from the commission? No. Are there any opponents present? No. Let us bring it back to the panel for discussion and possible vote.

**Commissioner Logue**, I do not have any questions. I motion that we find this project consistent with the 1996 Airport Land Use Compatibility Plan.

**Commissioner Carver**, I second.

**Chairman Goodsell**, Ok we have a motion and a second. Roll call vote.

**Roll Call:** Goodsell (yes) Carver (yes) Haugh (yes) Logue (yes)

**Chairman Goodsell**, Next item on the agenda is Wister Solar Energy. Can we read that project into the record?

**Joe Hernandez, Planner IV**, read the project into record.

2. Public hearing to consider the proposed Wister Solar Energy project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is for a 20 mega-watt (MW) solar photovoltaic (PV) energy-generating facility. The project site is located on property identified as Assessor Parcel Number 003-240-001-000 utilizing approximately 100 acre within the northwest portion of a 640-acre parcel, approximately 3 miles north of the Townsite of Niland, California. The project site is generally located east of Wilkins Road, North of the East Highline Canal, and west of Gas Line Road. Project is scheduled for review with the Airport Land Use Commission on June 17, 2020. **(ALUC 02-20)** [Joe Hernandez, Planner IV at (442) 265-1736, extension 1748]

**Chairman Goodsell**, Are there any proponents?

**Joe Hernandez, Planner IV**, Yes, we have someone on the phone.

**Michael Abraham**, Kevin, are you on the line?

**Kevin Cohan**, Yes, I am here. This is Kevin Cohan with Stantec Consulting. I am representing the applicant. We have no further comments and are here to answer any questions.

**Chairman Goodsell**, Thank you. Are there any questions from the panel?

**Commissioner Logue**, Not so much a question, but more of an observation. In the future, I would like the applicants to provide us with GPS coordinates so we can easily find the project locations. After a lot of research, I was able to figure out where this project was located. If we were given the GPS coordinates, it would be easier to locate.

**Chairman Goodsell**, Which could be especially helpful for the projects out in the desert.

**Commissioner Logue**, Correct. However, as I said, this comment is directed towards all projects moving forward, not specifically directed at this project. Aside from that, I do not have any other concerns in regards to this project.

**Michael Abraham**, Mr. Chairman, getting you the GPS coordinates is not a problem. We have the parcel number and we have the GIS capability to provide that for you. We can easily meet that request.

**Chairman Goodsell**, That would be great. Thank you. Do we have any opponents? No. We will bring it back to the panel.

**Commissioner Haugh**, I move that we find this project compatible with the 1996 Airport Land Use Compatibility Plan.

**Commissioner Logue**, I second.

**Chairman Goodsell**, We have a motion and a second. Roll call vote.

**Roll Call:** Goodsell (yes) Carver (yes) Haugh (yes) Logue (yes)

**Chairman Goodsell**, Our third item is Tectonic Engineering. Can we read this project into the record?

**Joe Hernandez, Planner IV**, read the project into record.

3. Public hearing to consider the proposed Tectonic Engineering for the Eco-Site project for consistency with the Imperial County Airport Land Use Compatibility Plan. The project is for a 90-foot telecommunication tower. The project site is located on property identified as Assessor Parcel Number 007-620-002-000, and is further describe as Lot 1, Block 14, Tract 712 as shown on Map on file in Book 9, Page 25 of Final Maps. Project is scheduled for review with the Airport Land Use Commission on June 17, 2020. **(ALUC 03-20)** [Joe Hernandez, Planner IV at (442)265-1736, extension 1748]

**Commissioner Logue**, Lighting on the tower is between the applicant and the FAA. In this particular instance, I'm not worried about it since it is not located near agriculture and it's looks to not be close to the low altitude training routes. The applicant will need to adhere to FAA restrictions on lighting for the tower.

**Commissioner Haugh**, Yes that was my only concern.

**Commissioner Logue**, That is not really our jurisdiction. That will be something the applicant will have to work out with FAA. I do not see any other issues with the project.

**Joe Hernandez, Planner IV**, the applicant is here to answer any questions.

**Chairman Goodsell**, We are not requiring lighting. It is something you may want to consider but it is not required from us.

**Larry Rollison**, Representing Tectonic Engineering. We are well below the FAA threshold. I believe the FAA requires lighting at 200 feet and we are at 90 feet. We can certainly provide confirmation on that if needed.

**Chairman Goodsell**, Any questions for Mr. Rollison?

**Commissioner Carver**, The light is something to consider for safety.

**Chairman Goodsell**, Ok. Are there any opponents?

**Steve Farrenbaugh**, I am a homeowner and formally with the EMS system and law enforcement. The application is a 100-foot tower, so I presume it is staying as low as possible to the threshold of the ground. There have been incidents relevant to other towers in the area where it is necessary to have a light because of air traffic. Air traffic in Salton Sea does not necessarily exist as private. There is a lot of air traffic dealing with EMS. Helicopters are used for pulling people out of this area. When they are doing an assessment during the day, it is not a problem. However, at night, it is pitch black and EMS tries to outline the area. If the light intensity is too high, it may become an issue for the homeowners in that area. There was a tower between San Diego and Imperial County. The light was so strong that you could see it all the way from Niland. Therefore, that is just something to be aware of. Obviously, a beacon of some sort indicating white during the day and red at night would be nice. However, it has not been indicated here as being required. I appreciate what Mr. Rollison said in regards to the threshold being below 200 feet. I am looking at the aspect of safety as well as the radiation effect of the tower itself. The radiation effect of a tower is very minute the farther away from it you go. However, if it is intense, it can become an issue for physically impaired such pacemakers or any type of additional elements used for the aspect of telemetry. I understand it is a short broadband of spectrum relevant to the actual communication aspect, but you are going to have two other carriers there and I hope they do the same thing. The FCC and the Public Utilities Commission govern them all. These are only some of the concerns that I am bringing up. I do not know of anybody else that has concerns as I do.

**Commissioner Logue**, It's valuable information. Thank you. In Holtville, we had a similar request because of EMS helicopter evacuations so we asked the applicant if they could commit to put a beacon on top of the tower. In lieu of the public comment we just got, I think it might be advisable in this situation. The radiofrequency interference concerns are outside of our control. Those concerns would have to be brought up to FCC. What we would like to request from the applicant is a day and night beacon on top of the tower. Since we have someone from the public with EMS experience confirming that the area is used then it would be in the interest of public safety to go a little above and beyond what the FAA requests and have at least a single beacon on top.

**Steve Farrenbaugh**, You have commented on how dark it is out there. You know the conditions when it is pitch black and all you can see is the silhouettes of the lights relevant to those that are living there. Your border to the State Parks and EMS have had to do many things in the State Parks area to pull people out. This is going to be another landmark. Which would be good for public and those out there rendering service. You have people in that division and here locally that can be much more fluid about what their needs might be. I am just trying to bring it to your attention.

**Commissioner Logue**, That was an excellent point. We have had similar comments from a different community and we asked the applicant if they would help us and commit to providing the lights as a stipulation to our approval.

**Chairman Goodsell**, That would be a condition on approval. Would the applicant stipulate to the lighting amendment?

**Larry Rollison**, Applicant stipulates.

**Chairman Goodsell**, Ok. We need a motion.

**Joe Hernandez, Planner IV**, I want to add one more thing. Two emails were added to the hearing packet today and provided for your review.

**Chairman Goodsell**, Yes, we saw them.

**Joe Hernandez, Planner IV**, I did speak to about eleven different people over the phone. One person did mention the radiation concern.

**Commissioner Logue**, The radiation is a FCC issue. It is a concern but should be taken up with FCC. With the stipulation that we provide day and night beacon lighting on the top of this tower for local emergency aircraft safety, I make a motion that we find this compatible with the 1996 Airport Land Use Compatibility Plan.

**Commissioner Haugh**, I second with the stipulation.

**Chairman Goodsell**, We have a motion with a stipulation and a second. Roll call vote.

**Roll Call:** Goodsell (yes) Carver (yes) Haugh (yes) Logue (yes)

**Chairman Goodsell**, There are no non-action items so I will adjourn this meeting.

A handwritten signature in blue ink, appearing to read "for Jim Minnick".

Jim Minnick, Secretary  
Airport Land Use Commission