

**MINUTES OF THE
ALUC MEETING
February 18, 2026**

The Airport Land Use Commission convened a Meeting on Wednesday, February 18, 2026, at 6:00 p.m. in the Board Room at 940 Main St., El Centro, California.

Staff present: Assistant Director, Michael Abraham; Planner II, Luis Valenzuela; Planner II, Rocio Yee; Planner II, Luis Bejarano; Clerk, Kayla Henderson; Clerk, Valerie Grijalva.

Chairman Mike Goodsell: Called the meeting into order.

- I. **Roll Call:** Commissioners present: Goodsell, Lopez, Cordero, Arguelles
- II. **Pledge of Allegiance**
- III. **Election of Officers**

Chairman Goodsell: I am seeing election of officer; does anyone want to be the chair?

Commissioner Arguelles: I nominate Mike.

Chairman Goodsell: Is it because it's the first one of this year were going to do that? That is why that is happening?

Michael Abraham, ICPDS Assistant Director: Good evening, everyone. Yes, every year we need to have an election of officers. We need an election for a chairman and for a Vice Chairman. So, at this point take nominees for chairman.

Commissioner Arguelles: I nominate Mike. He is doing a great job.

Michael Abraham, ICPDS Assistant Director: Is there a second?

Commissioner Lopez: I second.

Roll Call: Commissioners present: Goodsell (yes), Lopez (yes), Cordero (yes), Arguelles (yes)

Chairman Goodsell: Well, I have one more year to go.

Michael Abraham, ICPDS Assistant Director: Yes, one more year and Mike is going to be the chairman, now nominees for the Vice Chairman?

Commissioner Lopez: Jerry

Commissioner Arguelles: A newer person.

Chairman Goodsell: Jerry you haven't road the, come on. You have been here for a while.

Michael Abraham, ICPDS Assistant Director: Somebody has to nominate Jerry to do that. Nominate him, he's a great guy.

Chairman Goodsell: They nominated me didn't they. I'm nominating Jerry

Michael Abraham, ICPDS Assistant Director: is there a second?

Comminssioner Arguelles: No

Commissioner Lopez: I second.

Roll Call: Commissioners present: Goodsell (yes), Lopez (yes), Cordero (yes), Arguelles (yes)

Michael Abraham, ICPDS Assistant Director: Alright,so for the year of 2026 the Chairman will be Mike Goodsell and Vice Chairman will be Jerry. Congratulations guys.

Chairman Goodsell: Thank you. I appreciate it.

IV. Approval of Minutes – November 19, 2025, Minutes

Commissioner Lopez: I motion to approve the minutes for the November 19, 2025, meeting.

Commissioner Arguelles: I will second.

Chairman Goodsell: Jerry our Vice Chair is a second, Roll Call vote.

Roll Call: Goodsell (yes), Lopez (yes), Cordero (yes), Arguelles (yes)

Public Hearings

Chairman Goodsell: Introduces Public Hearings. I am not going to read everything in the public hearing's announcement, just to say I am going to try to do a little better on limiting speakers to 3 minutes if they get up here and speak on an agenda item since we are starting to get a little more fuller agenda. It could break some of records for quick meetings, but we actually have four items tonight. The way I am going to approach those, I am going to open a public hearing time for each one and close. I will bring it back to us, on the commissioner to make a decision okay.

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].

Luis Valenzuela, Planner II: Read the project into the record.

Chairman Goodsell: Is there anyone present or online that would like to speak, a proponent in favor of this project. Anybody? Identify yourself and how do you feel?

Applicant, Jose Mata: Hello, I am Jose Mata and I am actually the property owner.

Chairman Goodsell: So, you figure you will get a little business on that road. There is a lot of business on that road.

Applicant, Jose Mata: Yes

Chairman Goodsell: Does that panel have any questions for Mr. Mata? Alright then, Thank you Mr. Mata. Its pretty straight forward. Anybody in the opposition of the project? Okay, so we will close the public hearing

on this and bring it before the commission here. What is your pleasure concerning this item. You guys do say it's compatible.

Luis Valenzuela, Planner II: yes

Chairman Goodsell: Would someone like to make a motion that it is so compatible?

Commissioner Lopez: I will make a motion to approve.

Chairman Goodsell: okay

Commissioner Cordero: I second.

Roll Call: Goodsell (yes), Lopez (yes), Cordero (yes), Arguelles (yes)

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 rociyee@co.imperial.ca.us].

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

Chairman Goodsell: Thank you Rocio. Is there anyone here that is going to speak in favor of this project or online? Any opponents? We get to cut to the chase. Alright, so we will close the public hearing and bring it back before the commission. You have heard the report from staff, and they do consider this one compatible with the Airport Land Use Compatibility Plan. Little curious, hey Michael all these things we are approving we are approving on the old plan?

Michael Abraham, ICPDS Assistant Director: yes

Chairman Goodsell: and then at the end of it all, we are spanking new. Just to clarify. Alright, can we get a motion?

Commissioner Lopez: I will make a motion to approve.

Commissioner Arguelles: I will second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Cordero (yes), Arguelles (yes)

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

Luis Bejarano, Planner II: Read the project into the record.

Chairman Goodsell: I am going to throw a curve ball question at you, so the navy air facility sometimes, there's a bombing range there. Isn't there? A little bit south and east from there.

Luis Bejarano, Planner II: It is east of it.

Chairman Goodsell: They have no concerns about us standing something up out there.

Luis Bejarano, Planner II: It is not stated on it. We have been routing the project out for comments. I'm not sure.

Chairman Goodsell: They didn't chime in?

Luis Bejarano, Planner II: Well, I'm not sure if they were a party that was routed to.

Chairman Goodsell: Okay. Well

Luis Bejarano, Planner II: Would the consultant like to say anything?

Chairman Goodsell: No idea. I'm not trying to stir things up, I thought geez I know exactly where that bombing range is.

Consultant, Tim Gnibus: I kind of sensed it coming. Right, you're looking at the map going, you have the county airports right that we are addressing tonight, and then you also have military activities go up. Great question, I don't know exactly where its landed no pun intended with the navy on their concerns, but I know that the applicant has addressed or consulted with them early on and they will continue to consult with them as the process moves forward. We still need to go out with environmental documents and planning commission and all that. That's about all I can tell you right now.

Chairman Goodsell: Alright, well then. We are going to close the public hearing for this and if you guys don't have any questions. The staff recommends this is compatible with the Airport Land Use Compatibility Plan. Who would like to offer a motion?

Commissioner Arguelles: I motion to approve.

Chairman Goodsell: And we need a second.

Commissioner Lopez: I second.

Roll Call: Goodsell (yes), Lopez (yes), Cordero (yes), Arguelles (yes)

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].

Luis Valenzuela, Planner II: Introduced the consultant, Cory Lewis.

Consultant Coffman Associates, Cory Lewis: Read the project into the record.

Chairman Goodsell: Esthetically, it is a whole lot better than to hold one.

Consultant Coffman Associates, Cory Lewis: Hopefully, technically, it is a useable plan for as well.

Chairman Goodsell: That's last centuries plan.

Consultant Coffman Associates, Cory Lewis: Right, but really if any of you have questions about the plan and what something means, get in touch with Luis, and Luis can get you in touch with me. I would be happy to answer any questions.

Chairman Goodsell: Thank you, thank you very much.

Commissioner Cordero: I do have a question, this is for staff, is the application process for projects that are being submitted, is it changing? or will it still remain? It is very unformal the process.

Michael Abraham, ICPDS Assistant Director: Good evening, right now we don't have a formal application process but after the adoption of this plan, we are going to develop an application and there will be a formal process that we will be starting. We are hoping to get that online pretty soon right after the adoption of this document. So yes, there is going to be a formal process.

Commissioner Cordero: okay. Thank you very much for this document and I remember walking in, hobbling in with crutches, at our first meeting. It's a beautiful document, nice colors. We have been asking, the city of imperial has been asking what are the major changes or if there were any major differences between the 1996 and this new plan.

Consultant Coffman Associates, Cory Lewis: If you could advance, I think one of the, as were thinking about the mapping for it. So, on the left-hand side we have the Imperial County airport the zones have changed. The blue lines that you see on the left-hand exhibit represent the zoning from the 1996 plan and to the north there was a purposed runway extension that was not on the ALP now so you can see that the plan been pulled back some. How the plan is constructed is quite a bit different. The 1996 plan was prior to the 2011 Airport Land Use Combability Plan Handbook. There was a previous version of that handbook. This plan more closely follows the handbook guidance. But it is generally the same process, we're asking a question, if a proposed development were to be constructed as purposed is it compatible with the safety compatibility criteria. I would also say the noise contours are certainly smaller. Noise modeling and aircraft technology, noise modeling has improved more accurately representing noise conditions. But aircraft are also quieter and that has been an improvement over time.

Commissioner Cordero: Thank you.

Chairman Goodsell: Good questions. Alright. We are going to close the public hearing. The moment of truth is here; we can put 30 years of an old plan behind us. If you would like to approve the plan so it can continue in the process. Right?

approximately 270 acres. The project site is located in the unincorporated area of Imperial County, California approximately 8.5 miles west of Hwy 78 and Hwy 86 intersection Supervisorial District #3. (ALUC 11-25) [David Black, Project Planner at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].

David Black, Planner IV: Read the project into the record.

Chairman Goodsell: Okay commissioners have a chance to finish strong. Who would like to nominate or make a motion on this one?

Commissioner Lopez: I will motion to approve of compatibility.

Commissioner Garcia: I'll second the motion.

Roll Call: Goodsell (yes), Lopez (yes), Garcia (yes), Arguelles (yes)

Jurg Heuberger, Applicant's Representative: Thank you very much. Goodnight.

Chairman Goodsell: Yes, thank you, with that we are closing the public hearing. We don't have no non action items to discuss.

Michael Abraham, ICPDS Assistant Director: Really quick, I wanted to introduce everyone to our new commissioners, Ms. Lopez and Mr. Garcia. So, welcome aboard if you guys haven't already met.

Chairman Goodsell: They did introduce themselves. We are adjourned.

V. Non-action Items.

Chairman Goodsell: We don't have non-action items. We don't have any.

VI. MEETING ADJOURNED.


Jim Minnick, Secretary
Airport Land Use Commission