



# Imperial County Planning & Development Services

## Planning / Building

Jim Minnick  
DIRECTOR

TO:

Commissioner Mike Goodsell  
Commissioner Yvonne Cordero  
Commissioner Marlynn Lopez  
Commissioner Jerry Arguelles

FROM:

Jim Minnick, Secretary  
Planning & Development Services Director

SUBJECT:

Public hearing to consider the proposed Northstar 2 Solar and Battery Storage project for consistency with the Imperial County Airport Land Use Compatibility Plan. The Applicant is proposing a Conditional Use Permit #22-0030, General Plan Amendment #25-0004, and a Zone Change #22-0007, along with an additional Conditional Use Permit for a groundwater well. 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; (ALUC 03-26) [Luis Bejarano, Planner II (442) 265-1736, extension 1745 or by email at [luisbejarano@co.imperial.ca.us](mailto:luisbejarano@co.imperial.ca.us)

DATE OF REPORT: February 18, 2026

AGENDA ITEM NO: 3

HEARING DATE: February 18, 2026

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administration Center  
Board of Supervisors Chambers  
940 Main Street  
El Centro, CA 92243

### STAFF RECOMMENDATION

It is Secretary's recommendation that the Airport Land Use Commission finds the

proposed General Plan Amendment #25-0004, Zone Change #22-0007, Conditional Use Permit #26-0004, and Conditional Use Permit 22-0033 with Initial Study #22-0049 for the Northstar 2 Solar and Battery Storage Project to be consistent with the 1996 Airport Land Use Compatibility Plan.

## **SECRETARY'S REPORT**

### **Project Location:**

The proposed Northstar 2 Project site encompasses approximately 614 acres in the unincorporated area of Imperial County, California. The project site is located on vacant desert land approximately 13 miles east of Brawley, immediately north of Highway 78 and between the East Highline Canal and the Coachella Canal. Federal lands managed by the Bureau of Land Management (BLM) generally surround the project site. Section 36 within Township 13 South, and Range 16 East of the San Bernardino Base and Meridian. The project site is identified under Assessor Parcel Numbers (APN) 039-140-013-000 and 039-140-014-000. Longitude 115° 16' 27.018", Latitude 32° 58' 39.157".

### **Project Description:**

The applicant (APEX Energy Solutions, LLC) is seeking approval of Conditional Use Permit #22-0030, General Plan Amendment #25-0004, and a Zone Change #22-0007 to allow for the construction and operation of a solar energy facility with an integrated battery energy storage system (BESS), including a Conditional Use Permit #26-0004 for a groundwater well. The NorthStar 2 project consists of six primary components: 1) a 130-megawatt (MW) solar photovoltaic energy generation project; 2) a 175 MW BESS; 3) Substation; 4) Gen-tie Line; 5) groundwater well; and 6) site access. These six components together are collectively referred to as the "proposed project" or "project". Approval of a General Plan amendment and zone change is required as the project site parcels are currently not located within the County's Renewable Energy and Transmission Element. The parcels are currently zoned S-2 (Open Space Recreational), proposed to change to S-2-RE (Open Space Recreational with Renewable Energy Overlay).

The project proposes to connect 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 being from 90 feet to 110 feet tall, with a 12-foot-wide access maintenance road.

The project site is currently vacant, undeveloped land, and is surrounded by Federal lands managed by the Bureau of Land Management (BLM). The California Department of Conservation's Imperial County Important Farmland Map (2018) categorizes the parcels as "Other Land," indicating that they are not considered important farmland under any category Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance).

### **General Plan/ALUCP Analysis:**

The project parcels (APN 039-140-013-000 and 039-140-014-000) are currently zoned Open Space Recreational (S-2) to be changed to Open Space Recreational with Renewable Energy Zone Overlay (S-2-RE). Consequently, an amendment to the County's General Plan Land Use Element is required to implement the proposed project by incorporating the project site into the County's Renewable Energy and Transmission Element Overlay, therefore making it consistent with the County's General Plan.

The proposed Northstar 2 Project has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the applications. After reviewing the Northstar 2 Project we find out that the project is not near or within an airport or airport zone as shown in Attachment "B" ALUC Map.

**This project is subject to the Airport Land Use Commission's review for determination of consistency with the 1996 ALUC Plan and policies as stated below:**

Per Imperial County's Airport Land Use Compatibility Plan, Part I, Chapter 2 – Policies, Subsection (3) - Types of Actions Reviewed, Subsection (1) - **General Plan Consistency Review**, states:

*"...The Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies until such time as (1) the Commission finds that the local general plan is consistent with the Airport Land Use Compatibility Plan..."*

*"Any request for variance from a local agency's height limitation ordinance; and any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities" (Section 2.3.3(c)(h), pg. 2-3 & 2-4)"*

Other Project Review – State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: 1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b))... For the purposes of this plan, the specific types or "actions, regulations, and permits" which the Commission shall review include:

*"Any Building permit application for project having a valuation greater than \$500,000."*

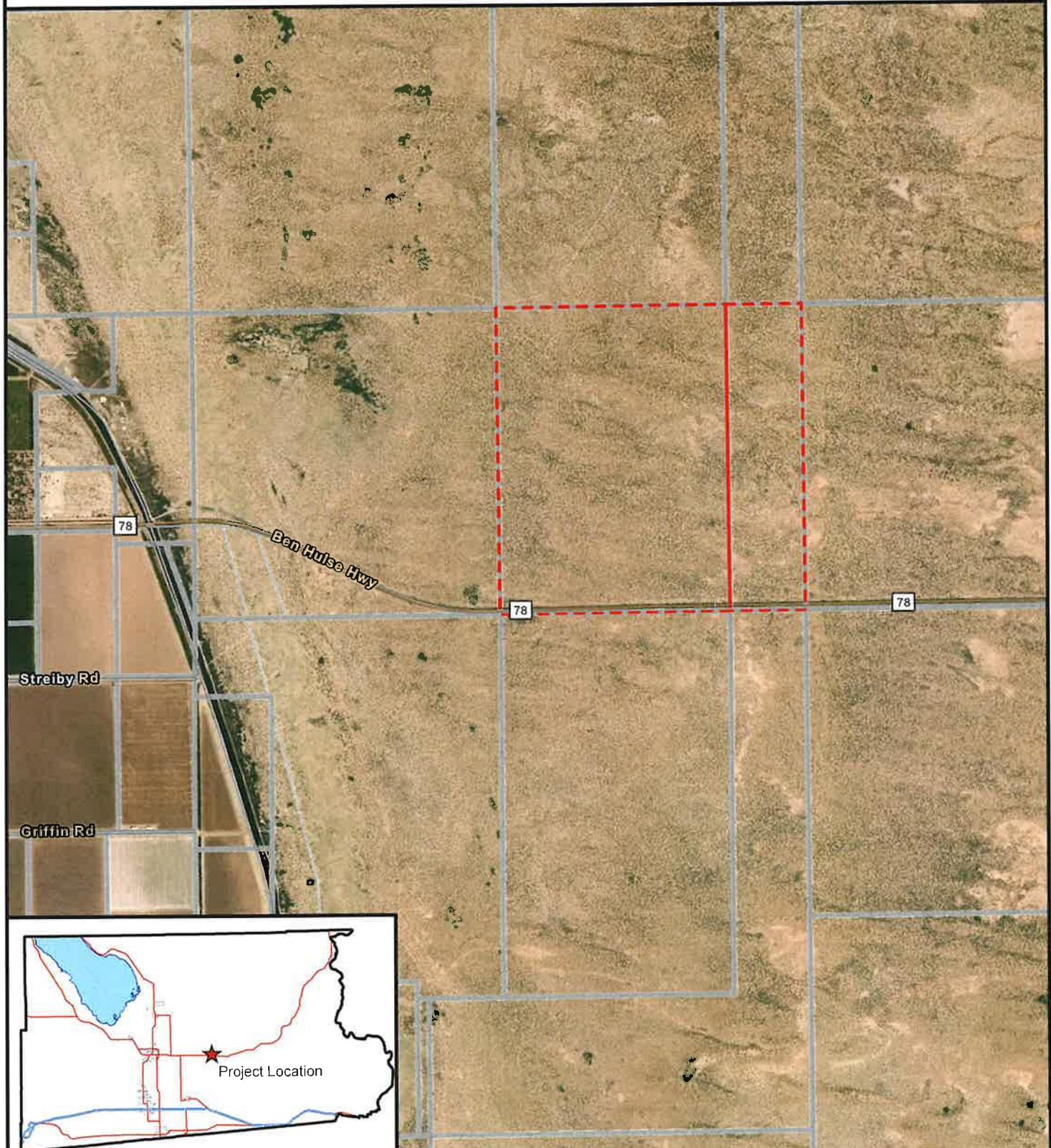
*"Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities."*

#### **ATTACHMENTS:**

- A. Vicinity Map
- B. ALUC Map
- C. Site Plan(s)
- D. Application Package
- E. ALUCP Policies – Chapter 2

**ATTACHMENT “A”**  
**VICINITY MAP**

## PROJECT LOCATION MAP



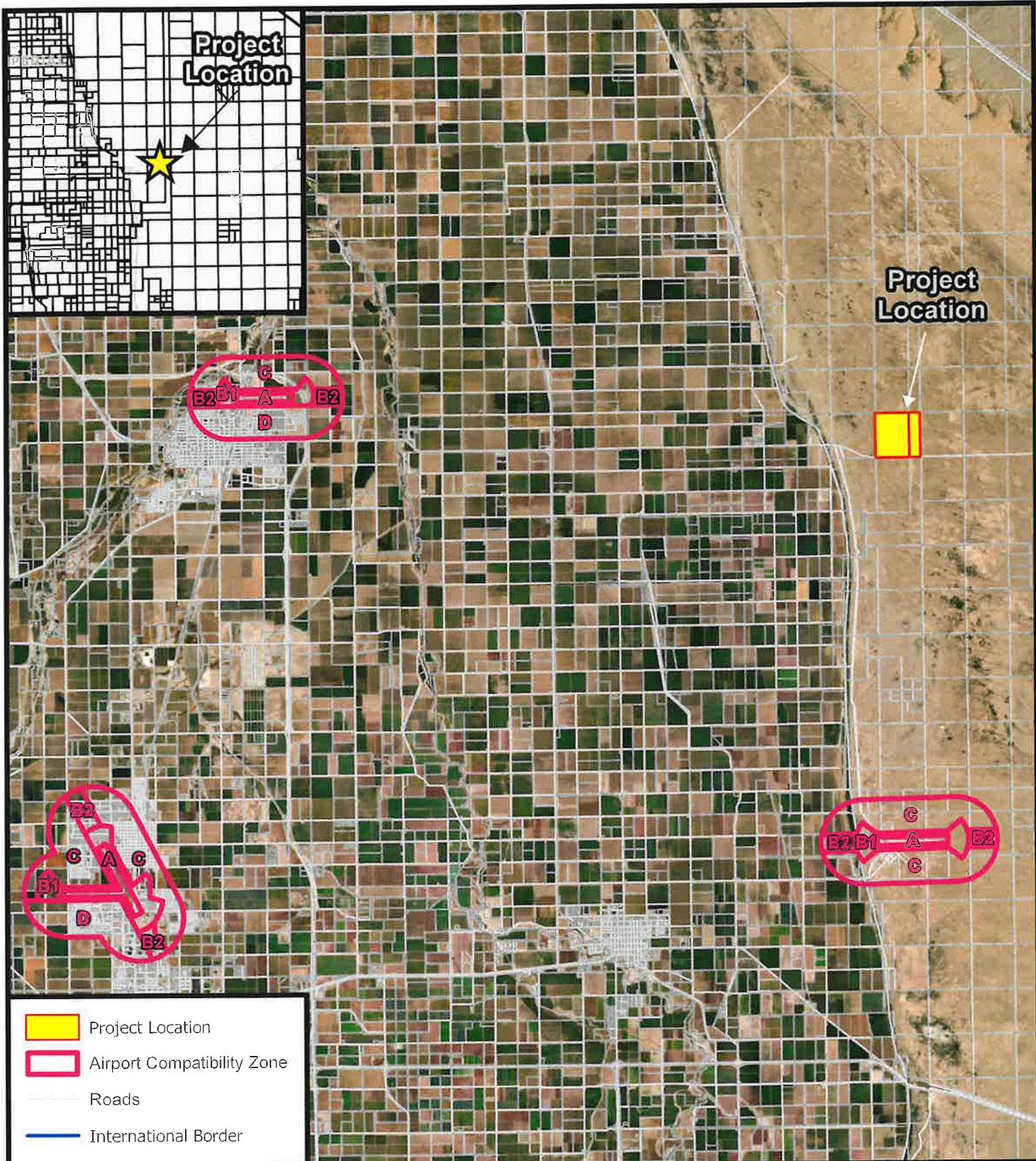
**NORTHSTAR 2**  
GPA #25-0004 / ZC #22-0007  
CUP #22-0030 / IS #22-0049  
3016 E US HWY 78, BRAWLEY CA  
APN: 039-140-013-000 & 039-140-014-000

Project Location  
 Parcels  
 Centerline



**ATTACHMENT “B”**

**ALUC MAP**



**NORTHSTAR 2**

**ALUC #03-26**

**GPA #25-0004 / ZC #22-0007 / CUP #22-0030 / IS #22-0049**  
**APN: 039-140-013-000 & 039-140-014-000**

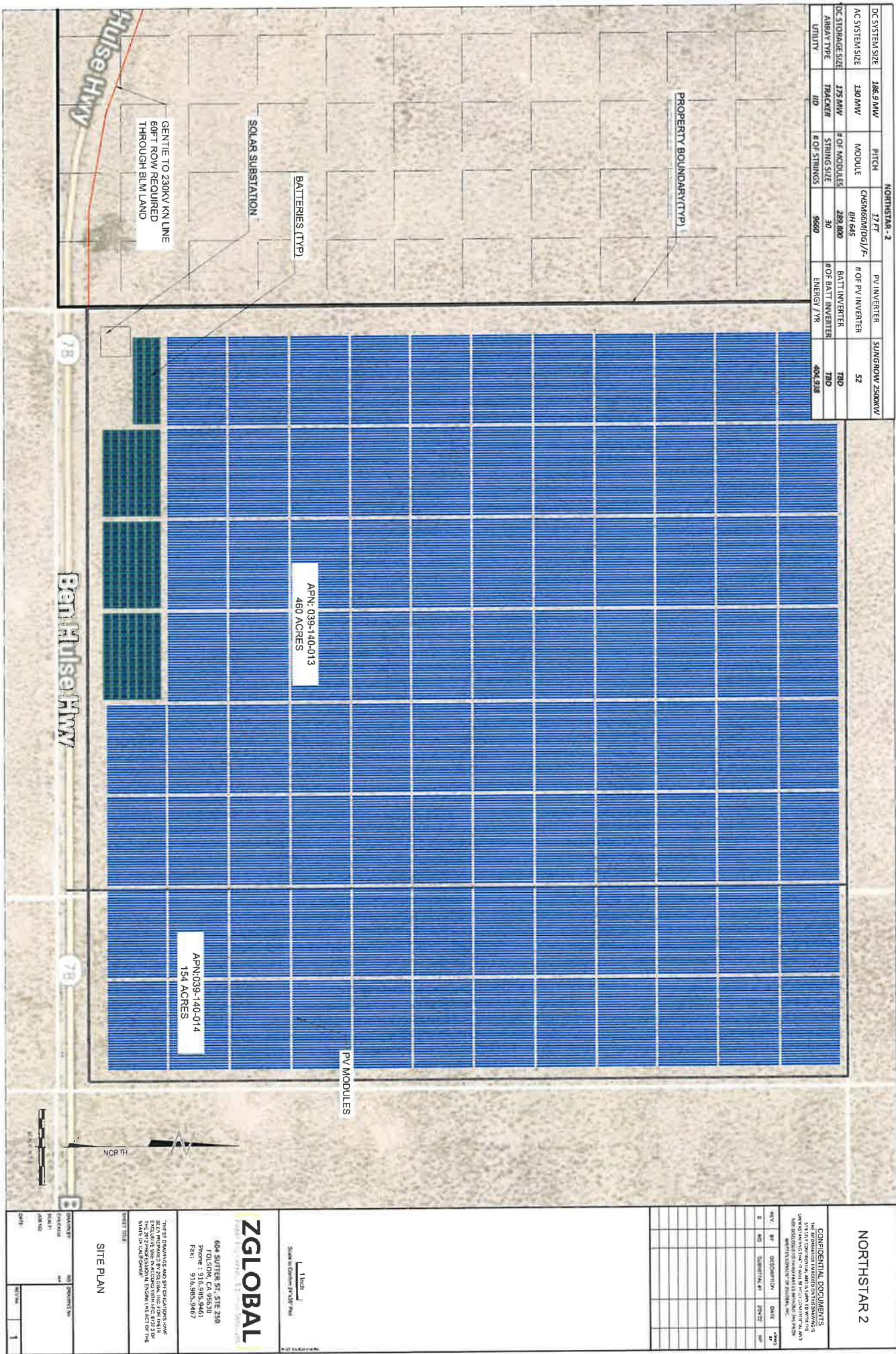


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**ATTACHMENT “C”**

**SITE PLAN**



## NORTHSTAR 2

BLM LAND

APN: 039-140-013  
480 ACRES

APN: 039-140-014  
154 ACRES

PV MODULES

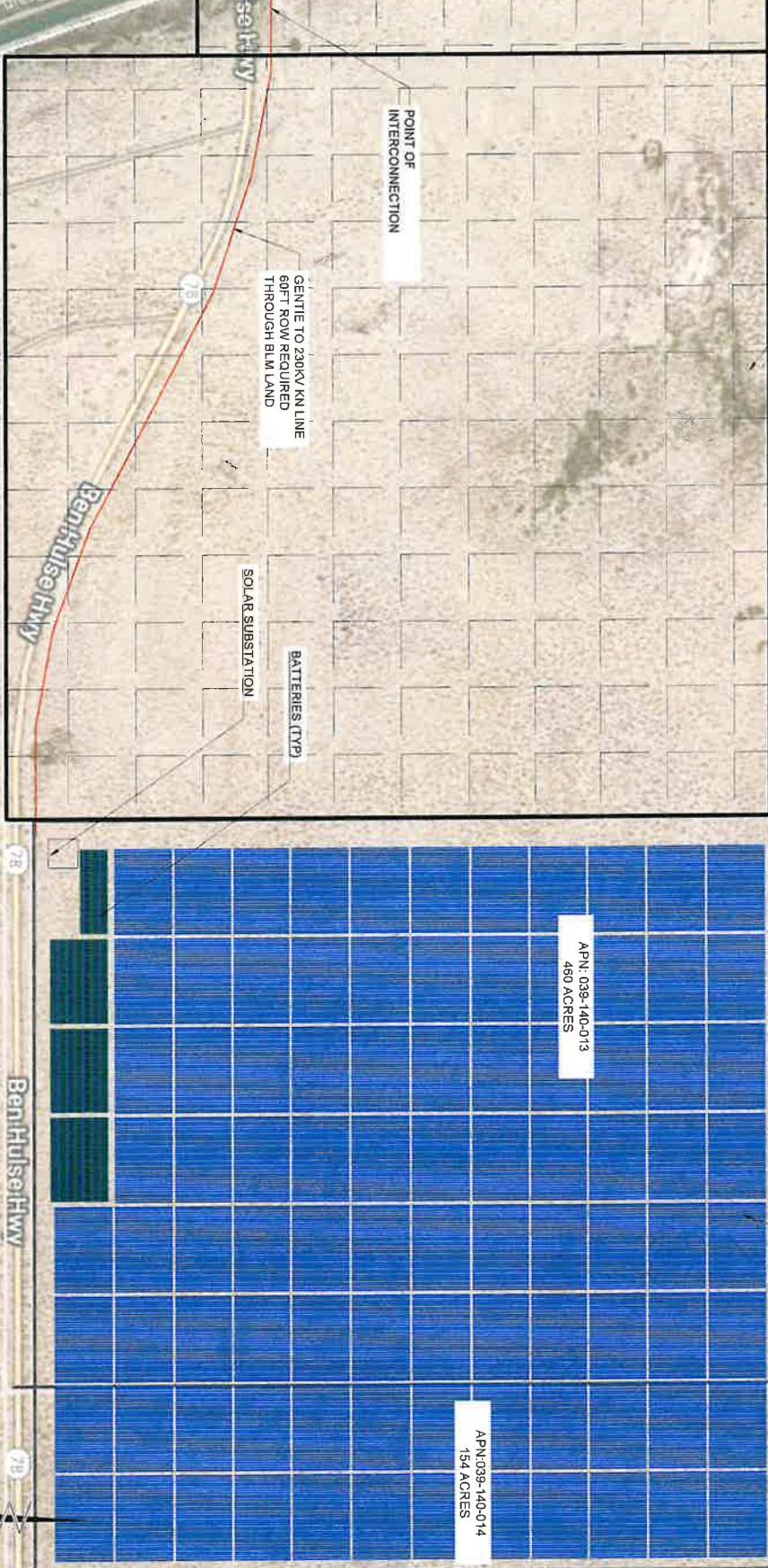
CONFIDENTIAL DOCUMENTS  
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POINT OF  
INTERCONNECTION

GENTIE TO 230KV KN LINE  
60FT ROW REQUIRED  
THROUGH BLM LAND

SOLAR SUBSTATION

BATTERIES (TYP)



**ZGLOBAL**  
Project Management | Construction | E&I  
604 SUTTER ST STE 250  
FOLSOM, CA 95630  
Phone: 916.939.9661  
Fax: 916.939.9667

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WRITTEN PERMISSION OF ZGLOBAL INC. OR THEIR SUBSIDIARIES.

GENTIE ROUTE

OWNER:	NO. OWNER/IN.
CHODOS	1
SOUL	
GRAD	
DATE:	8/27/10
	1

**ATTACHMENT “D”**  
**APPLICATION PACKAGE**

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print -

1. PROPERTY OWNER'S NAME Apex Energy Solutions, LLC.	EMAIL ADDRESS c/o jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter St., Suite 250, Folsom, CA	ZIP CODE 95630	PHONE NUMBER c/o 760-996-0313
3. APPLICANT'S NAME Northstar 2	EMAIL ADDRESS	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter St., Suite 250, Folsom, CA	ZIP CODE 95630	PHONE NUMBER
4. ENGINEER'S NAME NA	CA. LICENSE NO. NA	
5. MAILING ADDRESS (Street / P O Box, City, State) NA	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. 039-140-013 & 039-140-014	SIZE OF PROPERTY (in acres or square foot) 460 AC & 154 AC	
7. PROPERTY (site) ADDRESS pending assignment by ICPDS	ZONING (existing) S-2	
8. GENERAL LOCATION (i.e. city, town, cross street) north of highway 78 east of the Highline Canal		
9. LEGAL DESCRIPTION see attached PTR		

## PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) develop a 130 MW PV solar field with a 175 MW BESS, see additional details attached	
11. DESCRIBE CURRENT USE OF PROPERTY vacant desert land	
12. DESCRIBE PROPOSED SEWER SYSTEM none	
13. DESCRIBE PROPOSED WATER SYSTEM none	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM meet standard county fire dept. requirements	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY  
CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN  
IS TRUE AND CORRECT.

Ziad Alaywan

12/22/2022

Date

Jiad Alaywan  
Signature  
by/for applicant Jurg Heuberger

12/22/22

Date

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY:

Jurg Heuberger

DATE

1/24/23

REVIEW / APPROVAL BY  
OTHER DEPT'S required

- P. W
- E. H. S
- A. P. C. D
- O. E. S
- 

APPLICATION DEEMED COMPLETE BY:

Jurg Heuberger

DATE

1/24/23

APPLICATION REJECTED BY:

Jurg Heuberger

DATE

1/24/23

TENTATIVE HEARING BY:

Jurg Heuberger

DATE

1/24/23

FINAL ACTION:

APPROVED    DENIED

DATE

1/24/23

CUP #

North Star 2

# CHANGE OF ZONE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black & blue) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Apex Energy Solutions, LLC.		EMAIL ADDRESS c/o jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter St., Suite 250, Folsom, CA		ZIP CODE 95630	PHONE NUMBER c/o 760-996-0313
3. ENGINEER'S NAME NA	CA. LICENSE NO.	EMAIL ADDRESS	
4. MAILING ADDRESS (Street / P O Box, City, State) NA		ZIP CODE	PHONE NUMBER
5. ASSESSOR'S PARCEL NO. 039-140-013 & 039-140-014	ZONING (existing) S-2	ZONING (proposed) S-2 RE	
6. PROPERTY (site) ADDRESS pending assignment by ICPDS		SIZE OF PROPERTY (in acres or square foot) 460 AC & 154 Ac	
7. GENERAL LOCATION (i.e. city, town, cross street) north of HWY 79 and east of the Highline Canal			
8. LEGAL DESCRIPTION see attached PTR			
8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail) vacant open space/desert			
9. PLEASE STATE REASON FOR PROPOSED USE (be specific) to develop a solar PV and BESS project			
10. DESCRIBE SURROUNDING PROPERTY USES generally open space desert owned by BLM			

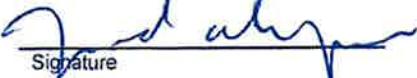
I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY  
CERTIFY THAT THE INFORMATION SHOWN OR STATED  
HEREIN IS TRUE AND CORRECT.

Ziad Alaywan

12/22/2022

Print Name

Date



## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. PRELIMINARY TITLE REPORT (6 months or newer)

C. FEE

D. OTHER

APPLICATION RECEIVED BY:

 #345

DATE

1/24/23

REVIEW / APPROVAL BY  
OTHER DEPT'S required

- P W
- E. H. S
- A. P. C. D.
- O. E. S
- 

APPLICATION DEEMED COMPLETE BY:

DATE

DATE

DATE

DATE

ZC #

APPLICATION REJECTED BY:

DATE

DATE

DATE

DATE

TENTATIVE HEARING BY:

FINAL ACTION:  APPROVED  DENIED

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print -

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2. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom CA	ZIP CODE 95630	PHONE NUMBER c/o 760-996-0313
3. APPLICANT'S NAME Northstar 2	EMAIL ADDRESS	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom CA	ZIP CODE 95630	PHONE NUMBER
4. ENGINEER'S NAME NA	CA. LICENSE NO. NA	
5. MAILING ADDRESS (Street / P O Box, City, State) NA	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. 039-140-013 & 039-140-014	SIZE OF PROPERTY (in acres or square foot) 460 AC & 154 AC	
7. PROPERTY (site) ADDRESS Pending assignment by ICPDS	ZONING (existing) S-2	
8. GENERAL LOCATION (i.e. city, town, cross street) Norht of Highway 78 East of the Highline Canal		
9. LEGAL DESCRIPTION see attached PTR		

## PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) this application is to supplement the previously filed CUP app for a solar project by adding a water well	
11. DESCRIBE CURRENT USE OF PROPERTY vacant desert land	
12. DESCRIBE PROPOSED SEWER SYSTEM none	
13. DESCRIBE PROPOSED WATER SYSTEM none	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM meet standard county fire dept. requirements	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY  
CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN  
IS TRUE AND CORRECT.

Ziad Alaywan

1/19/2023

Date

Print Name  


Signature  
by/for applicant Jurg Heuberger

Date

Signature

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION:    APPROVED    DENIED

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

- P. W.
- E. H. S.
- A. P. C. D.
- O. E. S.
- 
- 

CUP #

Project name: Northstar 2  
**IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES  
GENERAL INDEMNIFICATION AGREEMENT**

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As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shall be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at Folsom California on January 3rd, 2023

**APPLICANT**

Name: Ziad Alayyan

By Ziad Alayyan

Title Managing Member/CEO

Mailing Address:

1004 Sutter St. Suite 250  
Folsom, CA 95630

**REAL PARTY IN INTEREST**  
(If different from Applicant)

Name \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Mailing Address:

\_\_\_\_\_

ACCEPTED/RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROJECT ID NO \_\_\_\_\_ APN \_\_\_\_\_

S:\FOMS\LISTS\General Indemnification FORM 041516.doc

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (442) 265-1736 FAX: (442) 265-1735 E-MAIL: [planning@co.imperial.ca.us](mailto:planning@co.imperial.ca.us)



**Jim Minnick**  
**DIRECTOR**

Northstar 2  
**Imperial County Planning & Development Services**  
**Planning / Building / Parks & Recreation**

## **NOTICE TO APPLICANT**

**SUBJECT: PAYMENT OF FEES**

**Dear Applicant:**

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

**Please note there will be no exceptions to this policy. Thank you for your attention.**

Sincerely yours,

11-1

**Jim Minnick, Director  
Planning & Development Services**

**RECEIVED BY:**

DATE: 01/31/2023



# Project Description

## North Star 2 Solar and Battery Storage (BESS) Project

1. GPA: #25-0004
2. ZC: #22-0007
3. CUP: #22-0030
4. CUP: #26-0004
5. IS: #22-0049

## Project Location

The NorthStar 2 Solar and Battery Storage (BESS) project site is located on two privately-owned parcels:

- Assessor Parcel Number (APN) 039-140-013 (460 acres)
- Assessor Parcel Number (APN) 039-140-014(154 acres)

The project site encompasses approximately 614 acres in the unincorporated area of Imperial County, California (Figure 1). The project site is located on vacant desert land approximately 13 miles east of Brawley, immediately north of Highway 78 and between the East Highline Canal and the Coachella Canal. Federal lands managed by the Bureau of Land Management (BLM) generally surround the project site.

## Environmental Setting

The project site is currently vacant, undeveloped land, and is surrounded by Open Space on all sides. The California Department of Conservation's Imperial County Important Farmland Map (2018) categorizes the parcels as "Other Land," indicating that they are not considered important farmland under any category (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance).

## Project Components

Apex Energy Solutions, LLC (Applicant) is requesting approval of a General Plan amendment, zone change, and two conditional use permits (CUPs) to allow for the construction and operation of a solar energy facility with an integrated battery energy storage system (BESS). Approval of a General Plan amendment and zone change is required as the project site parcels are currently not located within the County's Renewable Energy and Transmission Element. The NorthStar 2 project consists of six primary components: 1) a 130-megawatt (MW) solar photovoltaic energy generation project; 2) a 175 MW BESS; 3) Substation; 4) Gen-tie Line; 5) groundwater well; and 6) site access.

These six components together are collectively referred to as the "proposed project" or "project." These project components are described in detail below and depicted on Figure 4 (Site Plan).

### Solar Photovoltaic Energy Facility

The project proposes to construct a 130-MW alternating current solar field, consisting of 289,800 tracker modules in 9,660 strings and associated collector and inverter facilities. The solar photovoltaic energy facility is located on both APN #039-140-013 (460 acres) and APN #039-140-14 (154 acres), comprising the majority of the project site.

## Battery Energy Storage System

As shown in Figure 4, the proposed project would include a 175 MW BESS that would be located along the southwest side of the project site paralleling Highway 78 within APN #039-140-013. The BESS system itself would comprise approximately 40 acres of the 460-acre parcel.

## Substation

The proposed substation would be located in the southwest corner of the project site, within APN #039-140-013. The substation would comprise approximately 2 acres. The proposed substation would be unstaffed and automated. The California Building Code and the IEEE 693, Recommended Practices for Seismic Design of Substations, will be followed for the substation's design, structures, and equipment.

## Gen-tie Line

The energy generated by the project is proposed to connect to the electrical grid via a proposed 230 kV off-site gen-tie/transmission line (see Figure 5). The proposed gen-tie poles would be between 90 and 110 feet in height.

The proposed off-site gen-tie line would extend west from the proposed on-site project site substation, generally paralleling and north of SR-78, for approximately 1.25 miles, with its westerly connection occurring at the existing IID 230 kV KN transmission line located in proximity to the East Highline Canal. The off-site gen-tie will comprise approximately 19 steel pole structures, with a 12-foot wide access/maintenance road, for a total disturbance footprint of approximately 2.13 acres. The off-site gen-tie/transmission line improvements and/or connections will traverse BLM lands and a grant of right of way would be required, therefore, triggering environmental clearance pursuant to the National Environmental Policy Act (NEPA). The proposed improvements are located within the BLM Desert Renewable Energy Conservation Plan (DRECP) Development Focus Area, and traverses a portion of the Shoreline ACEC boundary.

## Water Well

The project site is located outside of IID's irrigated district boundary; therefore, water cannot be obtained from any of the IID delivery canals. In order to provide water for the construction and operation of the project, construction of a new groundwater well is proposed. The groundwater well will be located within the project site boundary, at a location deemed optional for operation.

## Site Access

Access will be provided via an improved access entry into the project site immediately off Highway 78. This proposed site access will require an encroachment permit from the California Department of Transportation (Caltrans).

## Construction

Construction is anticipated to be completed in approximately 12-18 months. The following provides the proposed project's construction phases and approximate duration of each phase:

- Site Preparation – 3 months
- Grading/Trenching – 9 months

- Building Construction – 5 months

## Construction Water Demand

The construction water demand is primarily for dust control. Thus, the water needs are proportional to the size of the disturbed area and the local climate. Construction is anticipated to require 12 to 18 months to complete. Thus, the monthly water demand during that period may range from 7.2 acre-feet to 10.8 acre-feet, on average. The total construction water demand is estimated at 310-acre feet.

## Operations & Maintenance

Once fully constructed, the project would be operated on an unstaffed basis and be monitored remotely, with periodic on-site personnel visitations for security, maintenance, and system monitoring. The project applicant would install video and intrusion surveillance on the project site. Site security would comprise a 6-foot-high chain link fence and would be remotely operated with a full video surveillance security system. Therefore, no full-time site personnel would be required on-site during operations. Any required planned maintenance activities would generally consist of equipment inspection and replacement and would be scheduled to avoid peak load periods. Any unplanned maintenance would be responded to as needed, depending on the event.

Two 10,000-gallon water storage tanks will be provided on the project site, with the locations to be determined and approved by the fire department. In the event of a fire, the project BESS is proposed to be TESLA Megawall or equal type of system. This type of system will be compartmentalized and intended to burn to the ground should a fire event occur. Fire service response would be in the form of stand by services to prevent the fire from spreading to adjacent property.

## Operation Water Demand

The operational water demand for panel washing and other maintenance needs is based primarily on the number of panels, which relates to the energy production or output, in megawatts. The operational water demand is anticipated to be approximately 10 acre-feet per year. Maintenance activities are anticipated to be conducted up to twice a year over a one-to-two-week period each event, so the maintenance water demand is intermittent and not spread throughout the year. The operational water demand will occur throughout the life of the Project.

Figure 1. Regional Location

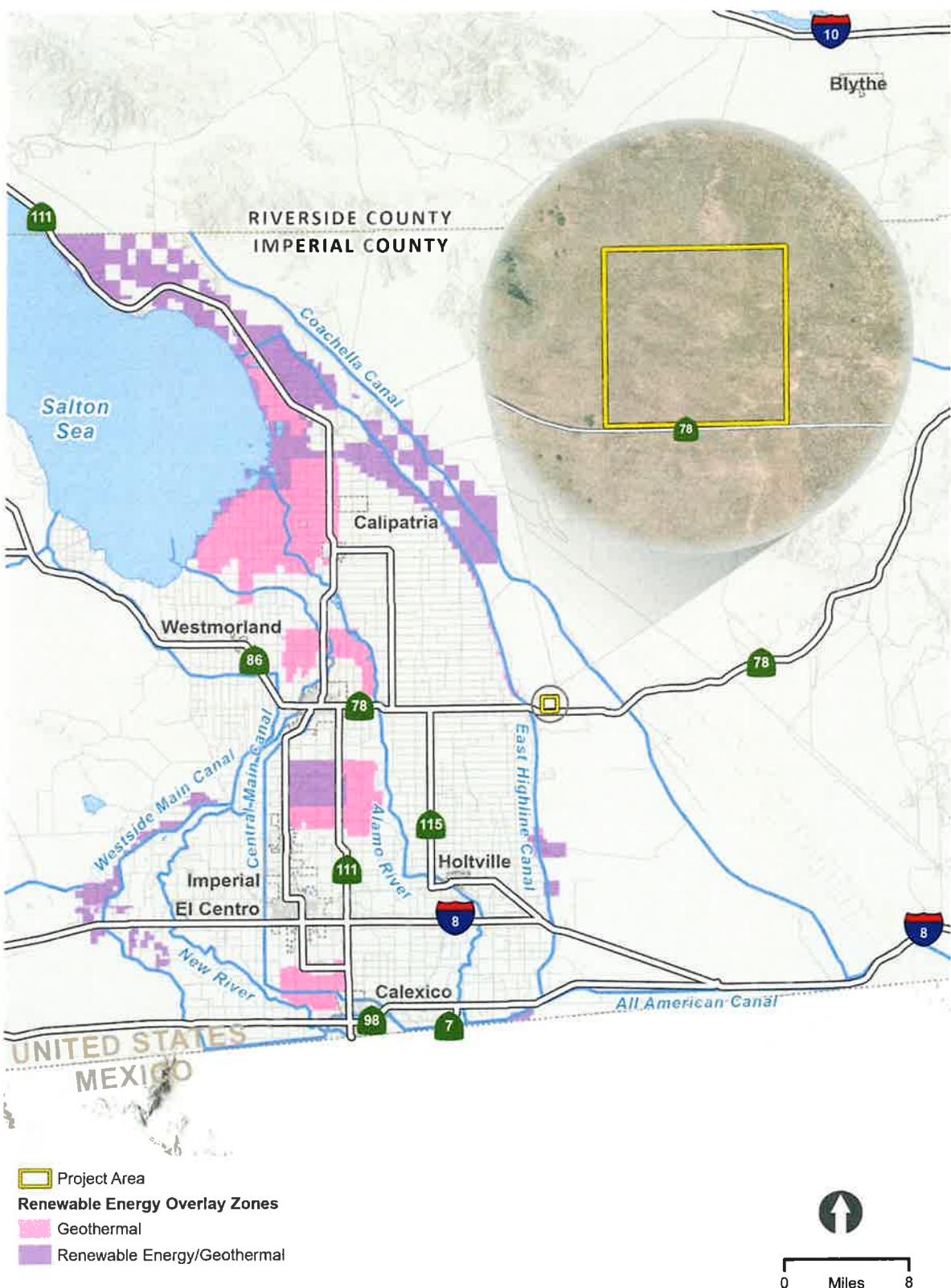


Figure 2 Local Context



Figure 3. Project Site

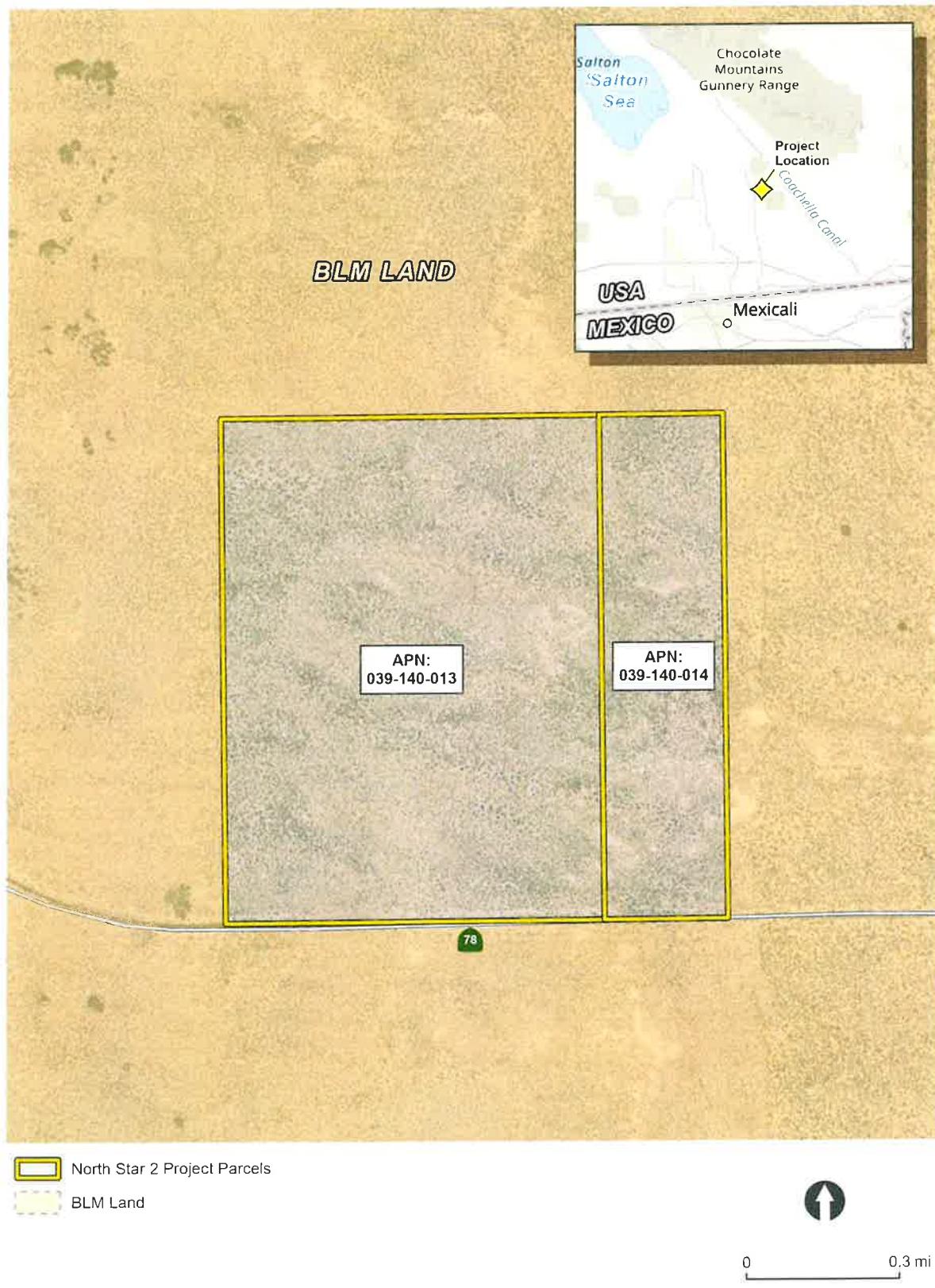


Figure 4. Site Plan

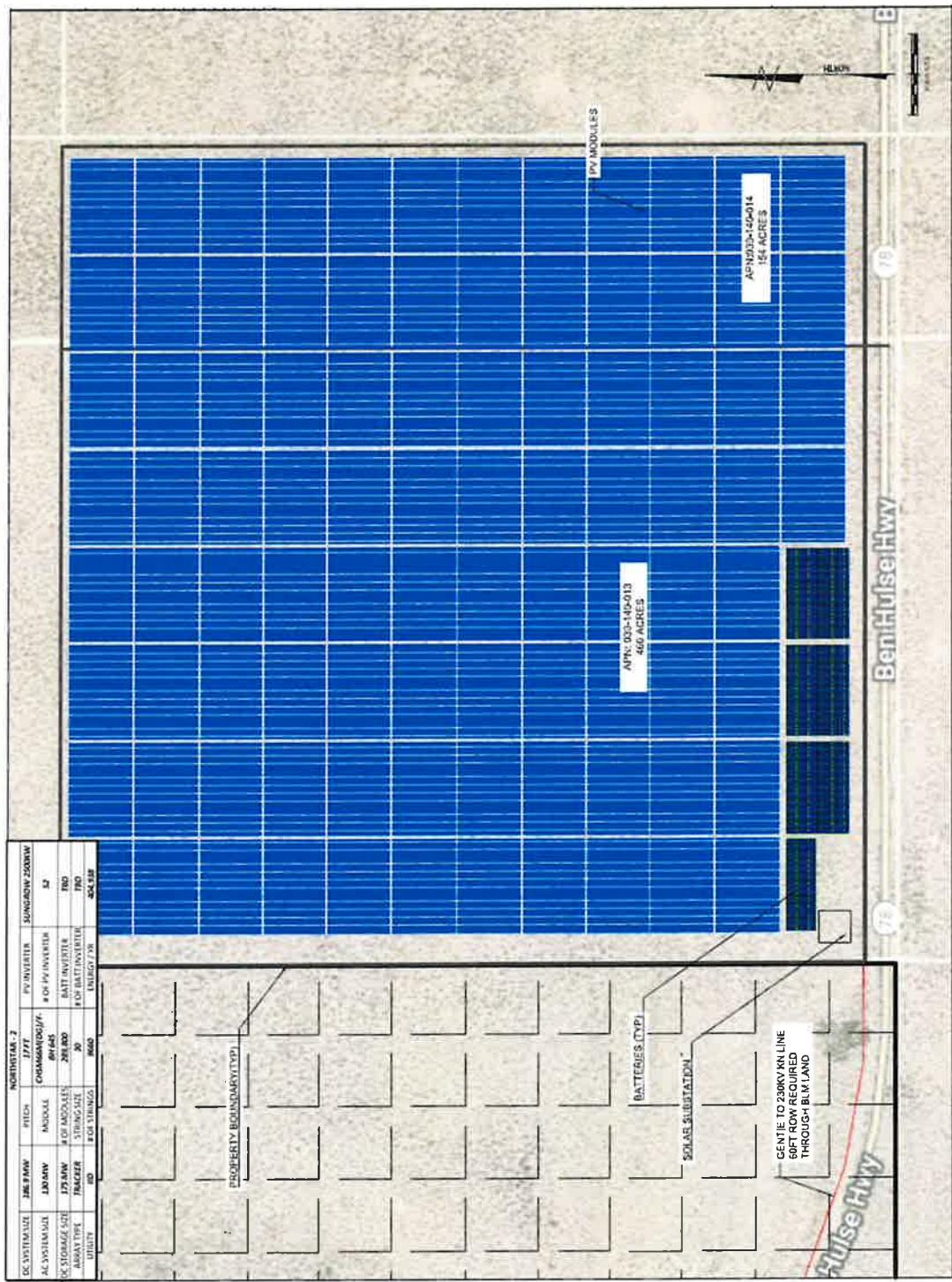
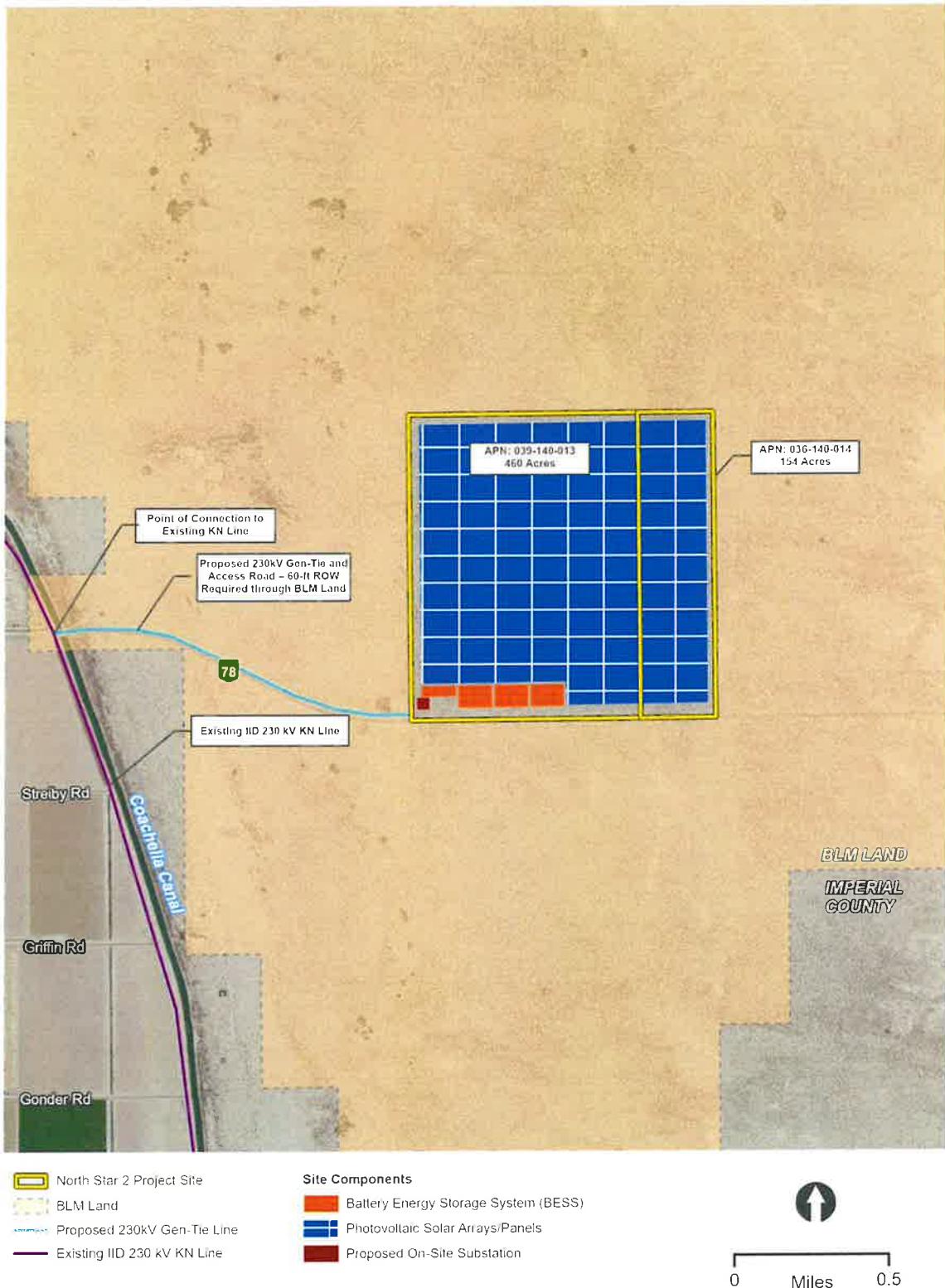


Figure 5 Proposed Off-Site 230 kV Gen-Tie Line



**ATTACHMENT “E”**  
**ALUCP POLICIES – CHAPTER 2**

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.
3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

## 2. Types of Airport Impacts

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

## 3. Types of Actions Reviewed

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).
2. *Statutory Requirements* - As required by state law, the following types of actions shall be referred to the *Airport Land Use Commission* for determination of consistency with the Commission's plan *prior to their approval by the local jurisdiction*:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

- e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.
- f) Proposed land acquisition by a government entity (especially, acquisition of a school site).
- g) Building permit applications for projects having a valuation greater than \$500,000.
- h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

#### **4. Review Process**

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.
2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be *consistent* with the Plan. The Commission cannot, however, find a project *consistent* with the Plan subject to the inclusion of certain conditions in the project.

**Table 2A**  
**Compatibility Criteria**

**Imperial County Airport Land Use Compatibility Plan**

Zone	Location	Impact Elements	Maximum Densities		Required of Open Land
			Residential (dw/ha) <sup>1</sup>	Other Uses (people/ha) <sup>2</sup>	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>High risk</li> <li>High noise levels</li> </ul>	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>Substantial noise</li> </ul>	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> <li>Significant risk - aircraft commonly below 800 ft. AGL</li> <li>Significant noise</li> </ul>	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>Frequent noise intrusion</li> </ul>	8	200	15%
D	Other Airport Environ	<ul style="list-style-type: none"> <li>Negligible risk</li> <li>Potential for annoyance from overflights</li> </ul>	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses	Uses Not Normally Acceptable
A	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Hazards to flight<sup>4</sup></li> </ul>	Dedication of aviation easement	<ul style="list-style-type: none"> <li>Aircraft tiedown apron</li> <li>Pastures, field crops, vineyards</li> <li>Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>Heavy poles, signs, large trees, etc.</li> </ul>
B1 and B2	<ul style="list-style-type: none"> <li>Schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Highly noise-sensitive uses</li> <li>Above ground storage</li> <li>Storage of highly flammable materials</li> <li>Hazards to flight<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR<sup>5</sup> of 25 dBA in residential and office buildings</li> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone A</li> <li>Any agricultural use except ones attracting bird flocks</li> <li>Warehousing, truck terminals</li> <li>Single-story offices</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multiple story offices</li> <li>Hotels and motels</li> </ul>
C	<ul style="list-style-type: none"> <li>Schools</li> <li>Hospitals, nursing homes</li> <li>Hazards to flight<sup>4</sup></li> </ul>	Dedication of overflight easement for residential uses	<ul style="list-style-type: none"> <li>Uses in Zone B</li> <li>Parks, playgrounds</li> <li>Low-intensity retail, office, etc.</li> <li>Low-intensity manufacturing, food processing</li> <li>Two-story motels</li> </ul>	<ul style="list-style-type: none"> <li>Large shopping malls</li> <li>Theaters, auditoriums</li> <li>Large sports stadiums</li> <li>Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>Hazards to flight<sup>4</sup></li> </ul>	Deed notice required for residential development	<ul style="list-style-type: none"> <li>All except ones hazardous to flight</li> </ul>	