

PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE **March 8, 2023**

FROM: **Planning/Building Dept.**

AGENDA TIME **9:00 AM/No. 3**

PROJECT TYPE: CalEnergy Heliport CUP #22-0008 SUPERVISOR DIST. 4

LOCATION: 6896 Crummer Road APN: 020-110-049-000

Calipatria, CA 92233 PARCEL SIZE: +/- 78.77 Acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-3-G (Heavy Agriculture with Geothermal Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 03/08/2023

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 01/26/2023

INITIAL STUDY: #22-0016

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG	☒ NONE	☐ ATTACHED
APCD	☒ NONE	☐ ATTACHED
E.H.S.	☒ NONE	☐ ATTACHED
FIRE / OES	☒ NONE	☐ ATTACHED
OTHER		

REQUESTED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. RECOMMEND THE BOARD OF SUPERVISORS TO ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON JANUARY 26, 2023; AND,
2. RECOMMEND THE BOARD OF SUPERVISORS TO MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE JANUARY 26, 2023 EEC HEARING THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE ANY ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES; AND,
3. RECOMMEND THE BOARD OF SUPERVISORS TO APPROVE THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT #22-0008, SUBJECT TO ALL OF THE CONDITIONS, AND AUTHORIZE THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE.

STAFF REPORT
PLANNING COMMISSION MEETING
March 8, 2023
Conditional Use Permit (CUP) #22-0008

Applicant: **CalEnergy Operating Corporation**
7030 Gentry Road, Calipatria, CA 92233

Project Location:

The project site is located at 6896 Crummer Road, Calipatria, further identified as Assessor's Parcel Number 020-110-049-000 and legally described as Par 1 of PM 2281 of SE ¼, Section 5, Township 12 South, Range 13 East, S.B.B.M. in an unincorporated area of Imperial County.

Project Summary:

CalEnergy is proposing to construct and operate a helicopter-landing pad ("Heliport") for the purpose of corporate use and to aid facility emergency response situations. It is being proposed on a portion less than 1 acre of the approximately 78-acre parcel, and is an accessory to the existing geothermal facility, currently permitted under Conditional Use Permit (CUP) #05-0054 Unit 5 Region 1. According to the project description provided by applicant, construction is expected to take 4-6 weeks and will involve the use of standard heavy construction equipment, such as an excavator, forklift, and concrete mixer truck among others. The helipad is expected to be used once or twice every six months or as needed.

Land Use Analysis:

The project site is zoned A-3-G (Heavy Agricultural with Geothermal Overlay) per Zoning Map #53 (Title 9, Section 92553.00). The proposed use is permitted with a Conditional Use Permit in accordance with Title 9 Division 5, Chapter 9, Section 90509.02 ii. The proposed use is consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA Initial Study for this project would be consistent with applicable County and State ordinances and regulations.

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Geothermal Facility	A-3-G	Agriculture
North	Geothermal Facility	A-3-G	Agriculture
South	Agriculture	A-3-G	Agriculture
East	Agriculture	A-3-G	Agriculture
West	Agriculture	A-3-G	Agriculture

Environmental Review:

Conditional Use Permit #22-0008 was environmentally assessed and reviewed by the Environmental Evaluation Committee on January 26, 2023. The project received a Negative Declaration and the project was circulated from January 26, 2023 to February 21, 2023. No comments were received.

Staff Recommendation:

Staff recommends that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Recommend the Board of Supervisors to adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on January 26, 2023;
2. Recommend the Board of Supervisors to make the De Minimus findings as recommended at the January 26, 2023 EEC hearing that the project will not individually or cumulatively have any adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes;
3. Recommend the Board of Supervisors to approve the attached Resolutions and supporting Findings, approving Conditional Use Permit #22-0008, subject to all of the conditions, and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.

Prepared By: Diana Robinson, Planning Division Manager
Planning & Development Services

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Reviewed By: Michael Abraham, AICP, Assistant Director
Planning & Development Services

A handwritten signature in blue ink, appearing to read "Michael", followed by a stylized signature, positioned above a horizontal line.

Approved By: Jim Minnick, Director
Planning & Development Services

for ink [Signature]

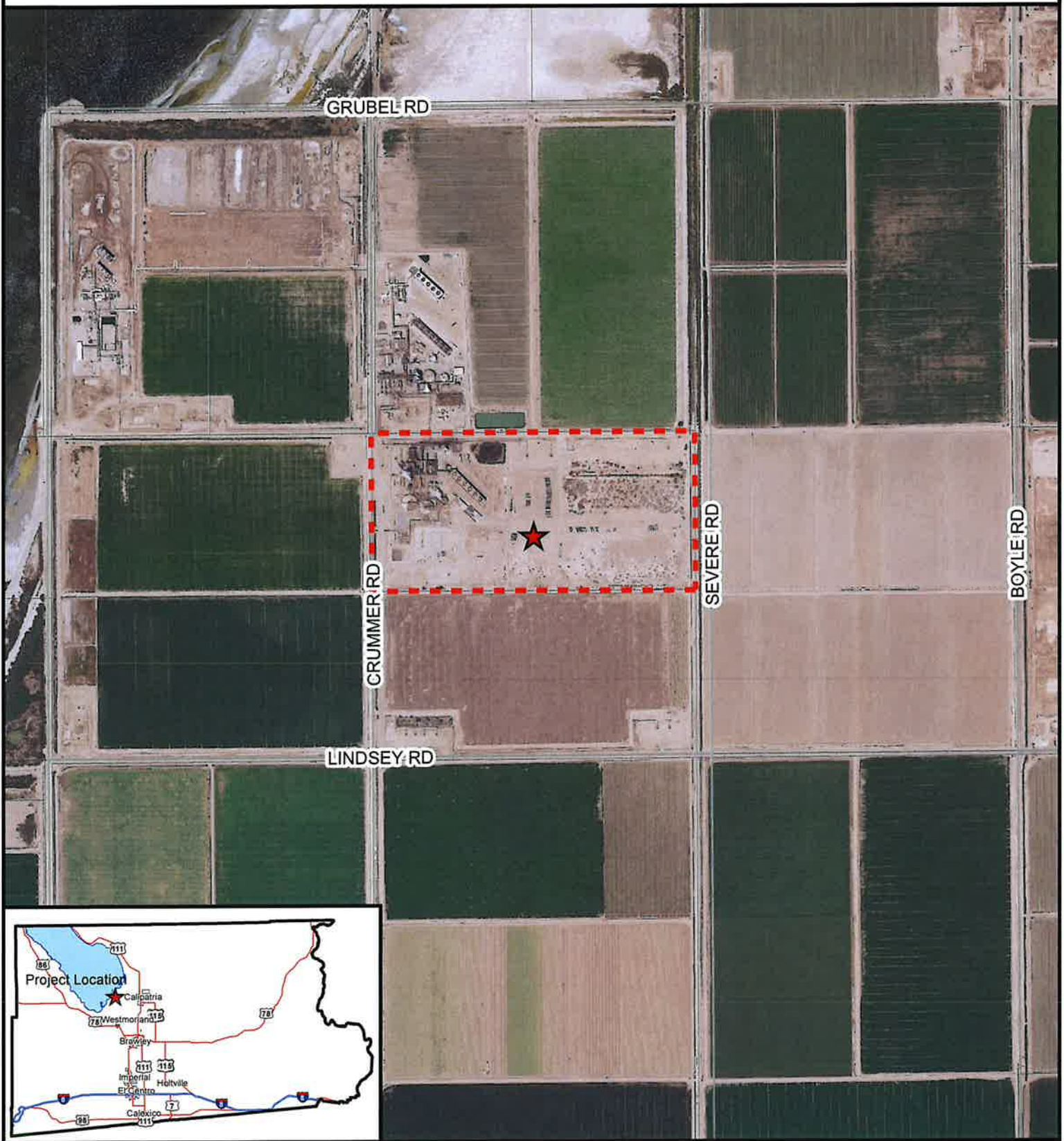
Attachments:

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. CEQA Resolution
- E. Conditional Use Permit (CUP) #22-0008 Agreement
- F. EEC Package
- G. ALUC Package

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ATTACHMENT A
VICINITY MAP

PROJECT LOCATION MAP



CAL ENERGY
CUP #22-0008
APN 020-110-049-000

- ★ Heliport
- Project Location
- Centerline
- Parcels



ATTACHMENT B
SITE PLAN

[illegible]

ATTACHMENT C
PLANNING COMMISSION RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS TO APPROVE CONDITIONAL USE PERMIT #22-0008 FOR A HELICOPTER LANDING PAD ("HELIPORT") FOR CAENERGY OPERATING CORPORATION.

WHEREAS, CalEnergy Operating Corporation has submitted Conditional Use Permit #22-0008 to construct and operate a helicopter landing pad ("Heliport") for the purpose of corporate use and to aid facility emergency response situations; and,

WHEREAS, the proposed heliport is being proposed on less than 1 acre within the approximately 78-acre parcel and accessory to the existing CalEnergy geothermal facility, currently permitted under Conditional Use Permit (CUP) #05-0054 Unit 5 Region 1; and,

WHEREAS a Negative Declaration (ND) has been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA as Amended"; and,

WHEREAS, the Imperial County Planning Commission has been delegated with the responsibility of making recommendations to the Imperial County Board of Supervisors for adoptions and certifications; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on January 26, 2023; and,

WHEREAS, on January 26, 2023, the Negative Declaration was submitted to the Imperial County Clerk and circulated for 20+ days from January 26, 2023 to February 21, 2023.

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Conditional Use Permit #22-0008 prior to approval. The Planning Commission finds and determines that the Conditional Use Permit is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving Conditional Use Permit #22-0008 have been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

The General Plan designates the subject site as "Agriculture". This site is zoned A-3-G (Heavy Agriculture with Geothermal Overlay) pursuant to Title 9, Division 5. The proposed use is accessory to the existing geothermal facility, which has a previously recorded Conditional Use Permit #05-0054, Unit 5 Region 1. The proposed use is consistent with the goals and policies of the General Plan.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The proposed use is listed under the allowed uses subject to a Conditional Use Permit and is therefore, consistent with the purpose of the zone.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.

The proposed use is listed as a use allowed within the current zone, which is A-3-G (Heavy Agriculture with Geothermal Overlay), subject to a Conditional Use Permit, and is therefore, consistent with the purpose of the zone. The application has been made in accordance with Section 90203.00.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.

The Project complies with the minimum requirements of this Title. The project complies with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Chapter 8. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project meets the minimum requirements of Title 9.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The purpose of the project is to offer additional means of access to the facility and to aid emergency response situations by providing a helicopter landing pad. No substantial impacts to the health, safety and welfare of the public, property of vicinity residents were found.

F. The proposed use does not violate any other law or ordinance.

The project will be subject to the Conditional Use Permit and current Federal, State, and Local regulations; the subject use does not violate any law or ordinance.

G. The proposed use is not granting a special privilege.

The project is a permitted use subject to approval of Conditional Use Permit #22-0008 under Land Use Ordinance, Division 5, and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY RECOMMEND TO THE BOARD OF SUPERVISORS** to approve Conditional Use Permit #22-0008, subject to the Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was approved by the Planning Commission at a meeting conducted on March 8, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

ATTACHMENT D
CEQA RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS TO ADOPT THE “NEGATIVE DECLARATION” (INITIAL STUDY #22-0016) FOR CONDITIONAL USE PERMIT #22-0008 FOR CALENERGY OPERATING CORPORATION.

WHEREAS, on January 12, 2023, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for January 26, 2023; and,

WHEREAS, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and

WHEREAS, on January 26, 2023, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit (CUP) #22-0008; and

WHEREAS, the Negative Declaration was circulated for 20+ days January 26, 2023 to February 21, 2023; and

WHEREAS, the Planning Commission of the County of Imperial has been designated with the responsibility of making recommendation to the Board of Supervisors for adoptions and certifications; and

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the Negative Declaration (ND) prior to approval of Conditional Use Permit (CUP) #22-0008. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the Negative Declaration (ND) for Conditional Use Permit (CUP) #22-0008, and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit (CUP) #22-0008; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY RECOMMEND TO THE BOARD OF SUPERVISORS** to adopt the Negative Declaration for Conditional Use Permit (CUP) #22-0008.

**Rudy Schaffner, Chairperson
Imperial County Planning Commission**

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on March 8, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

**Jim Minnick, Director of Planning & Development Services
Secretary to the Imperial County Planning Commission**

ATTACHMENT E
CONDITIONAL USE PERMIT #22-0008 AGREEMENT

1 Recording Requested By And
2 When Recorded Return To:

3 Imperial County Planning & Development Services
4 801 Main Street
5 El Centro California 92231

6 **AGREEMENT FOR**
7 **CONDITIONAL USE PERMIT #22-0008**
8 (CalEnergy Operating Corporation)
9 (020-110-049-000)
10 **(March 8, 2023)**

11 This Agreement is made and entered into on this 8th of March 2023 by CalEnergy
12 Operating Corporation (6896 Crummer Road, Calipatria, CA 92233) hereinafter referred to
13 as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of
14 California, (hereinafter referred to as "COUNTY").

15 **WHEREAS**, Permittee is the owner or successor in interest in certain land in Imperial
16 County identified as Assessor's Parcel Number 020-110-049-000, further identified by the
17 following legal description: Par 1 of PM 2281 of SE ¼, Section 5, Township 12 South, Range
18 13 East, S.B.B.M., in an unincorporated area of the County of Imperial; and

19 **WHEREAS**, CalEnergy Operating Corporation, and/or any subsequent owner(s)
20 would be required to and intend to fully comply with all of the terms and conditions of the
21 project as specified in this Conditional Use Permit (CUP). This Conditional Use Permit
22 Agreement #22-0008.

23 **WHEREAS**, Permittee has applied to the County for permission to construct and
24 operate a helicopter landing pad ("Heliport") for the purpose of corporate use and to aid
25 facility emergency response situations; and

26 **WHEREAS**, Permittee will not operate any type of use other than specified herein
27 and within the application; and

WHEREAS, County, after a review of the project, after a noticed public hearing before the Planning Commission, agreed to issue Conditional Use Permit #22-0008, subject to all of the following conditions:

NOW THEREFORE, the County issued the CUP #22-0008 subject to all of the following conditions:

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning and Development Services Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning and Development Services Department.

G2 AUDIT OF BILLS:

Permittee shall have the right to have any bill audited for clarification or correction. In the event Permittee request an audit or an explanation of any bill, it shall be in writing to the Planning and Development Services Department. Permittee shall bring the account current including any amount due under a "disputed" billing statement, before any audit is performed. If the amount disputed is the result of a Department other than the Planning and Development Services Department the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning and Development Services Department.

G3 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, contracts, and/or other approvals for the construction and/or operation of this project. This shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, Division of Mines and Geology, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of any such additional permit, license and/or approval to the Planning & Development Services Department within 30 days of receipt.

1 **G4 RECORDATION:**

2 This permit shall **not be effective** until it is recorded at the Imperial County Recorder Office,
3 and payment of the recordation fee shall be the responsibility of the Permittee. If the
4 Permittee fails to pay the recordation fee within six (6) months from the date of approval,
5 and/or this permit is not recorded within 180 days from the date of approval, this permit shall
6 be deemed null and void, without notice having to be provided to Permittee. Permittee may
7 request a written extension by filing such a request with the Planning Director at least 30
8 days prior to the original 180 day expiration. The Director may approve an extension for a
9 period not to exceed 180 days. An extension may not be granted if the request for an
10 extension is filed after the expiration date.

11 **G5 COMPLIANCE/REVOCATION:**

12 Upon the determination by the Planning and Development Services Department, (if
13 necessary upon consultation with other Departments or Agency(ies)) that the project is or
14 may not be in full compliance with any one or all of the conditions of this Conditional Use
15 Permit, or upon the finding that the project is creating a nuisance as defined by law, the
16 PERMIT and the noted violation(s) shall be brought immediately to the attention of the
17 appropriate enforcement agency or to the Planning Commission for hearing to consider
18 appropriate response including but not limited to the revocation of the CUP or to consider
19 possible amendments to the CUP. The hearing before the Planning Commission shall be
20 held upon due notice having been provided to the Permittee and to the public in accordance
21 with established ordinance/policy. In the event the action by the County is necessitated by
22 the actions or lack thereof of a subsidiary user of the tower, all action by the County shall be
23 taken against the permittee as if the permittee had or was causing the violation. The County
24 shall not be obligated to deal with any subsidiary user of the facility.

25 **G6 PROVISION TO RUN WITH LAND:**

26 The provisions of this project are to run with the land/project and shall bind the current and
27 future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project.
28 Permittee shall not without prior notification to the Planning and Development Services
Department assign, sell, or transfer, or grant control of project or any right or privilege
therein. The Permittee shall provide a minimum of 60 days written notice prior to such
proposed transfer becoming effective. The permitted use identified herein is limited for use
upon this parcel described herein and may not be transferred to another parcel. This shall
likewise be applicable if the transfer is between the primary and a subsidiary user.

29 **G7 RIGHT OF ENTRY:**

30 The County reserves the right to enter the premises to make the appropriate inspection(s)
31 and to determine if the condition(s) of this permit are complied with. Access to authorized
32 enforcement agency personnel shall not be denied, by the landowner, the permittee or a
33 subsidiary user.

34 **G8 TIME LIMIT:**

35 Unless otherwise specified within the project specific conditions this project shall be limited
36 to a maximum of (3) three years from the recordation date of the CUP. The CUP may be
37 extended for successive three (3) years by the Planning Director upon a finding by the
38 Planning & Development Services Department that the project is in full and complete

1 compliance with all conditions of the CUP and any applicable land use regulation(s) of the
2 County of Imperial. Unless specified otherwise herein, no conditional use permit shall be
3 extended for more than four (4) consecutive periods. If an extension is necessary or
4 requested beyond fifteen (15) years, the Permittee shall file a written request with the
5 Planning Director for a hearing before the Planning Commission. Such request shall include
6 the appropriate extension fee. An extension shall not be granted if the project is in violation
7 of any one or all of the conditions or if there is a history of non-compliance with the project
8 conditions.

6 **G9 DEFINITIONS:**

7 In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or
8 conditions or sections herein shall be determined by the Planning Commission of the County
9 of Imperial. Their determination shall be final unless an appeal is made to the Board of
10 Supervisors within the required time. In this permit the term Permittee may also apply to
11 any other facility user whether specified by name herein or not. To the extent that this tower
12 may be used by more than one service provider other than the applicant (permittee), all of
13 the conditions of this permit shall be equally applicable to the other "user(s)" as if they were
14 the "permittee".

12 **G10 SPECIFICITY:**

13 The issuance of this permit does not authorize the Permittee to construct or operate this
14 project in violation of any state, federal, local law nor beyond the specified boundaries of the
15 project as shown the application/project description/permit, nor shall this permit allow any
16 accessory or ancillary use not specified herein. This permit does not provide any
17 prescriptive right or use to the Permittee for future addition and/or modification to this project.
18 The site-specific use authorized by this permit is listed under the SITE SPECIFIC ("S")
19 conditions, and only the use or uses listed shall be deemed as approved by this permit. The
20 Permittee's application and or any support documents supplied by Permittee as part of the
21 application shall not be used to determine allowed use(s).

18 **G11 HEALTH HAZARD:**

19 If the County Health Officer determines that a significant health hazard exists to the public,
20 the County Health Officer may require appropriate measures and the Permittee shall
21 implement such measures to mitigate the health hazard. If the hazard to the public is
22 determined to be imminent, such measures may be imposed immediately and may include
23 temporary suspension of the subject operations. However, within 45 days of any such
24 suspension of operations, the measures imposed by the County Health Officer must be
25 submitted to the Planning Commission for review and approval. Nothing shall prohibit
26 Permittee from requesting a special Planning Commission meeting provided Permittee
27 bears all costs.

24 **G12 ENCROACHMENT PERMIT:**

25 Permittee shall obtain, as necessary all encroachment permits, or other special traffic safety
26 permits from the Department of Public Works and/or CALTRANS.
27
28

1 **G13 REPORT(S):**

2 Permittee shall file an annual report with the Planning and Development Services
3 Department to show that Permittee is in full compliance with this Conditional Use Permit.
4 The report shall be filed within sixty (60) days from the first day of the Calendar year, and
5 shall include at a minimum, the total number of "users" on the tower, any problems
6 encountered during the previous year, any reported frequency interference complaints, the
7 name & phone number of the responsible person whom to contact, and a checklist to show
8 the status of each condition herein. It shall be the responsibility of the Permittee to provide
9 all reports and to include the information about other users. The County may request
10 information at any time from Permittee or other users if applicable; however, it shall be the
11 responsibility of the permittee to assure the County that such information is received.
12

13 **G14 RESPONSIBLE AGENT:**

14 Permittee shall maintain on file with the Planning and Development Services Department
15 the name and phone number of the responsible agent for the site. A backup name shall
16 also be provided, and a phone number for 24-hour emergency contact shall also be on file.
17 If there are other users, the same information (as applicable) required from the Permittee
18 shall also be made available to the County from such other users.
19

20 **G15 INDEMNIFICATION:**

21 At no cost to the County, Permittee and each and every subsidiary user, shall indemnify,
22 and hold harmless the County, the Board of Supervisors and all officers and agents of the
23 County against any and all claims, actions and liabilities arising out of the permitting,
24 construction and/or operation of the project. This indemnity agreement shall be on file with
25 the Planning and Development Services Department prior to recordation of this CUP.
26 Failure to have the agreement on file within 60 days from the date of approval by the
27 Planning Commission shall terminate the approval of this CUP. If the tower is subject to
28 "multiple" use by anyone other than the Permittee, each such operator, or facility, or
individual, person or corporation shall have on file with the County Planning and
Development Services Department an indemnification agreement identical to that of the
Permittee.

29 **G16 CHANGE OF OWNER/OPERATOR:**

30 In the event the ownership of the site or the operation of the site transfers from the current
31 Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms
32 and conditions of this permit as if said successor was the original Permittee. Current
33 Permittee shall inform the County Planning and Development Services Department in writing
34 at least 60 days prior to any such transfer. Failure of a notice of change of ownership or
35 change of operator shall be grounds for the immediate revocation of the CUP. In the event
36 of a change, the new Owner/Operator shall file with the Department, via certified mail, a
37 letter stating that they are fully aware of all conditions and acknowledge that they will adhere
38 to all. If this permit or any subservient or associated permit requires financial surety, the
transfer of this permit shall not be effective until the new Permittee has requisite surety on

1 file. Furthermore existing surety shall not be released until replacement surety is accepted
2 by County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

3 (TOTAL "G" CONDITIONS are 16)
4

5
6 **SPECIFIC PROJECT CONDITIONS:**

7 **S1 PROJECT DESCRIPTION:**

8 This permit authorizes the Permittee to construct and operate a helicopter-landing pad
9 ("Heliport") for the purpose of corporate use and to aid facility emergency response
10 situations. This permit allows for the use of facilities and equipment as outlined in the CUP
11 application, the Initial Study (IS) #22-0016 and the approved site plan. It is being proposed
on less than 1 acre within the approximately 78-acre parcel and accessory to the existing
geothermal facility, currently permitted under Conditional Use Permit (CUP) #05-0054 Unit
5 Region 1.

12 **S2 HOURS OF OPERATION:**

13 Permittee shall be allowed to operate the site twenty-four (24) hours per day and seven (7)
14 days per week.

15 **S3 NOISE:**

16 All vehicle and equipment shall meet applicable noise standards.

17 **S4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:**

18 This permit authorizes the Permittee to operate the site as described under condition S1
19 with no additional ancillary facilities or uses. This permit shall be considered the primary
permit for this site, and if additional Conditional Use Permit(s) are secured for this site, they
shall be subservient to this permit at all times.

20 **S5 SUSPENSION OF OPERATIONS:**

21 If operation of the communications facility ceases for a period of twenty-four (24) consecutive
22 months, the Permittee shall remove the communications tower, all related equipment, and
all structures and buildings within 6 months. Permittee may request in writing to the Planning
Director a one-time extension; such extension shall be limited to a maximum of one year.

23
24 **S6 ENFORCEMENT ACTION:**

25 County officials responsible for monitoring and/or enforcing the provisions of this permit shall
26 issue a notice requiring abatement of a violation of its terms within a reasonable time as set
27 by ordinance or County policy. As an example, responsible County officials may issue a
citation and/or cease-and-desist order for repeated violation until such violations are abated.
Under specific violations, County may order the facility to cease operation until it can or will
be operated in full compliance.

1 In the event there is enforcement action taken by the County it shall at all times be against
2 the Permittee, even if the violation is caused by another party using the tower. It shall be the
3 responsibility of Permittee to assure that the tower is operated in compliance with all terms
and conditions of the CUP.

4 **S7 LIGHT & GLARE:**

5 Permittee is allowed to have security as well as operational lighting. Said lighting shall be
6 shielded and direct to on site areas to minimize off-site interference from unacceptable levels
of light or glare.

7 **S8 CONFLICTING PERMIT CONDITIONS:**

8 In the event that there is a conflict between the condition of this permit and any other permit,
9 the most stringent condition shall govern.

10 **S9 MINOR ADMINISTRATIVE MODIFICATION:**

11 The Planning and Development Services Director shall have the authority to make
12 interpretations, issue administrative decisions and provide directions that while not
13 modifying the intent of any condition will allow for problem resolution at an administrative
level. Both Director and/or Permittee have the right to defer such issues to the Planning
Commission. However in no event shall any decision regarding this permit be brought to
the Board of Supervisors without first having been brought to the Commission.

14 **S10 LATEST CODES GOVERN:**

15 All on site structures shall be designed and built to meet the latest edition of the applicable
16 codes. In the event the tower is altered, added to, or modified to accommodate additional
17 users, additional antennae or other structural modifications from those originally approved
by County, Permittee shall provide revised structural drawings and calculations to the
Building Inspection Division prior to such modifications being made.

18 **S11 PRIMARY USE:**

19 This facility is to operate a Heliport for the use of the company (CalEnergy) and company
20 related use. The Heliport is not to be use as a commercial facility, and the landing of aircraft
21 other than for emergencies by non-company use is not allowed. This facility may allow for
landing by law enforcement at the option of the owner.

22 (Total S Conditions are 11)

NOW THEREFORE, County hereby issues Conditional Use Permit #22-0008, and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

CalEnergy Operating Corporation

Date _____

By: _____
(print name and title)

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

James Minnick, Director
Planning & Development Services

Date _____

PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Dated _____

STATE OF _____

COUNTY OF _____ } S.S.

On _____ before me,
said _____ a Notary Public in and for
County and State, personally appeared
_____, who proved to on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could
prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

Dated _____

COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL} S.S.

On _____ before me,
_____ a Notary Public in and for
said _____ County and _____ State, personally appeared
_____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could
prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

S:\AllUsers\APN\020\110\049\CUP22-0008\PC\CUP22-0008 CONDITIONS OF APPROVAL.docx

ATTACHMENT F
EEC HEARING PACKAGE

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: January 26, 2023

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

PROJECT TYPE: CalEnergy Heliport
Conditional Use Permit #22-0008 SUPERVISORY DISTRICT #4

LOCATION: 6896 Crummer Road, APN: 020-110-049-000

Calipatria, CA 92233 PARCEL SIZE: +/- 78.77 Acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) NA

ZONE (existing) A-3-G (Heavy Agriculture with Geothermal Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 01/26/2023

INITIAL STUDY: #22-0016

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS
AG
APCD
E.H.S.
FIRE / OES
SHERIFF.
OTHER

☒ NONE
☐ NONE
☐ NONE
☐ NONE
☒ NONE
☒ NONE

IID, Caltrans, CEO

☐ ATTACHED
☒ ATTACHED
☒ ATTACHED
☒ ATTACHED
☐ ATTACHED
☐ ATTACHED

REQUESTED ACTION:

(See Attached)

- ☐ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

CalEnergy Heliport Project

**CUP #22-0008
IS #22-0016**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

January 2023

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed with the proposed Conditional Use Permit (CUP) #22-0008 for a proposed Heliport. For purposes of this document, the abovementioned project will be called the "proposed application". (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☐ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County

of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (30-days if submitted to the State Clearinghouse for a project of area-wide significance) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☐ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

-
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
 - These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
 - The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title:** CalEnergy's Heliport Project – Conditional Use Permit #22-0008 Initial Study #22-0016
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Diana Robinson, Planning Division Manager, (442)265-1736, ext. 1751
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dianarobinson@co.imperial.ca.us
6. **Project location:** The project site is located at 6896 Crummer Road, Calipatria, further identified as Assessor's Parcel Number 020-110-049-000 and legally described as Par 1 of PM 2281 of SE ¼, Section 5, Township 12 South, Range 13 East, S.B.B.M.
7. **Project sponsor's name and address:** CalEnergy Operating Corporation
7030 Gentry Road, Calipatria, CA 92233
8. **General Plan designation:** Agriculture
9. **Zoning:** A-3-G (Heavy Agricultural with Geothermal Overlay Zone)
10. **Description of project:** CalEnergy is proposing to construct and operate a helicopter landing pad ("Heliport") for the purpose of corporate use and to aid facility emergency response situations. It is being proposed within less than 1 acre within the approximately 78-acre parcel and accessory to the existing geothermal facility, currently permitted under Conditional Use Permit (CUP) #05-0054 Unit 5 Region 1. According to the project description provided by applicant, construction is expected to take 4-6 weeks and will involve use of standard construction heavy equipment such as an excavator, forklift, and concrete mixer truck among others. The helipad is expected to be used once or twice every six months or as needed.
11. **Surrounding land uses and setting:** The project site is a geothermal facility and is surrounded by agricultural fields, some with injection wells and tubes, accessory to the geothermal facility. Neighboring parcels are also zoned A-3-G (Heavy Agricultural with Geothermal Overlay). The Salton Sea is within a mile to the west.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): A) Planning Commission

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

California Native American Tribes have been consulted through the AB 52 consultation process; however, no responses were received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☐ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: ☐ Yes ☐ No

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☐
ENVIRONMENTAL HEALTH SVCS	☐	☐	☐
OFFICE EMERGENCY SERVICES	☐	☐	☐
APCD	☐	☐	☐
AG	☐	☐	☐
SHERIFF DEPARTMENT	☐	☐	☐
ICPDS	☐	☐	☐

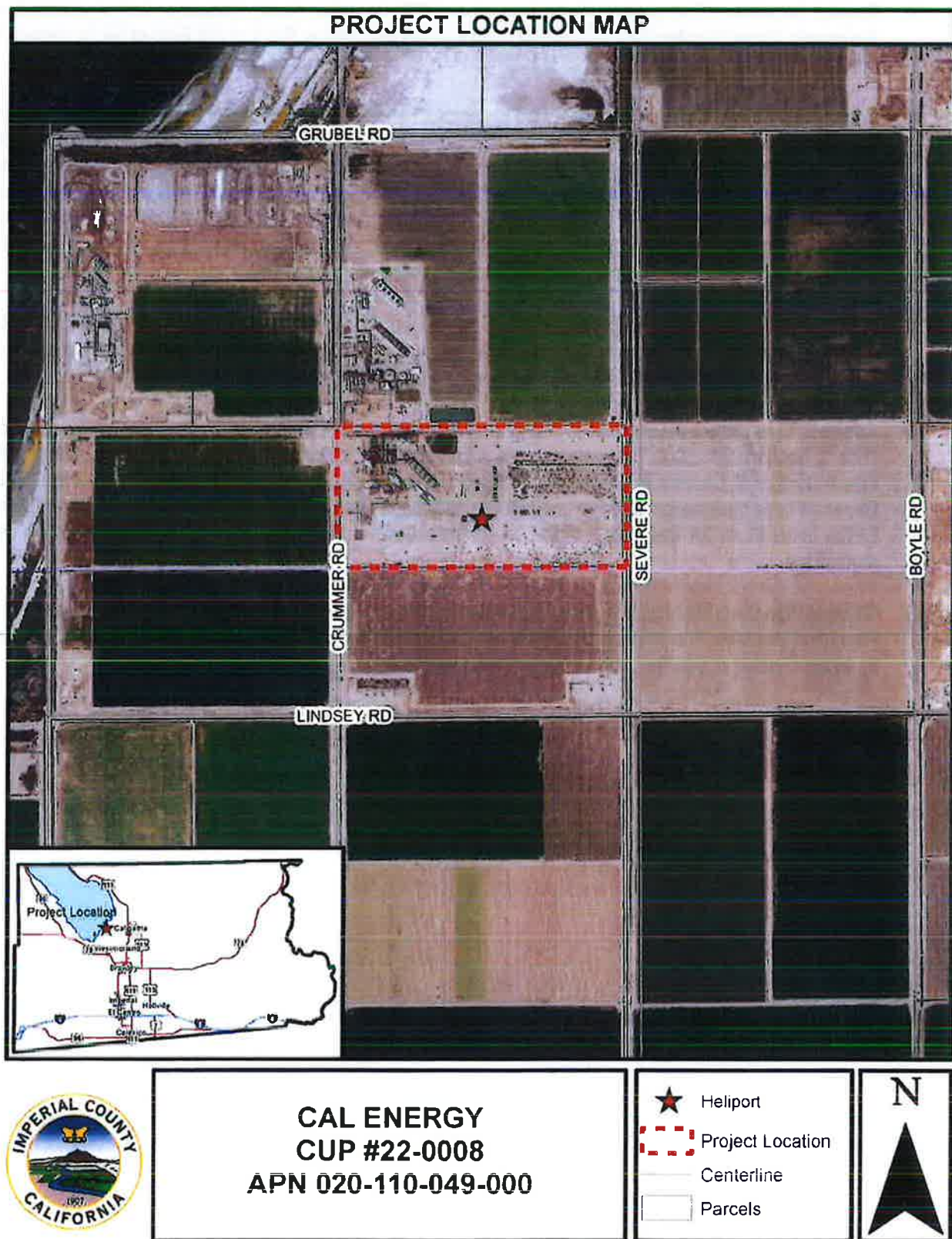
Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. Project Location:** The project site is located at 6896 Crummer Road, Calipatria, further identified as Assessor's Parcel Number 020-110-049-000 and legally described as Par 1 of PM 2281 of SE ¼, Section 5, Township 12 South, Range 13 East, S.B.B.M.
- B. Project Summary:** CalEnergy is proposing to construct and operate a helicopter landing pad ("Heliport") for the purpose of corporate use and to aid facility emergency response situations. It is being proposed within less than 1 acre within the approximately 78-acre parcel and accessory to the existing geothermal facility, currently permitted under Conditional Use Permit (CUP) #05-0054 Unit 5 Region 1. According to the project description provided by applicant, construction is expected to take 4-6 weeks and will involve use of standard construction heavy equipment such as an excavator, forklift, and concrete mixer truck among others. The helipad is expected to be used once or twice every six months or as needed.
- C. Environmental Setting:** The project site is a geothermal facility and is surrounded by agricultural fields, some with injection wells and tubes, accessory to the geothermal facility. Neighboring parcels are also zoned A-3-G (Heavy Agricultural with Geothermal Overlay). The Salton Sea is within a mile to the west.
- D. Analysis:** The project site is zoned A-3-G (Heavy Agricultural with Geothermal Overlay) per Zoning Map #53 (Title 9, Section 92553.00). The proposed use is permitted with a Conditional Use Permit in accordance with Title 9 Division 5, Chapter 9, Section 90509.02 ii. The proposed use is consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA Initial Study for this project would be consistent with applicable County and State ordinances and regulations.
- E. General Plan Consistency:** The project site is designated as "Agriculture", according to the County's General Plan Land Use Map. The proposed project is not expected to conflict with the County's General Plan, and can be found consistent with the Land Use and Renewable Energy Elements.

Exhibit "A" Vicinity Map

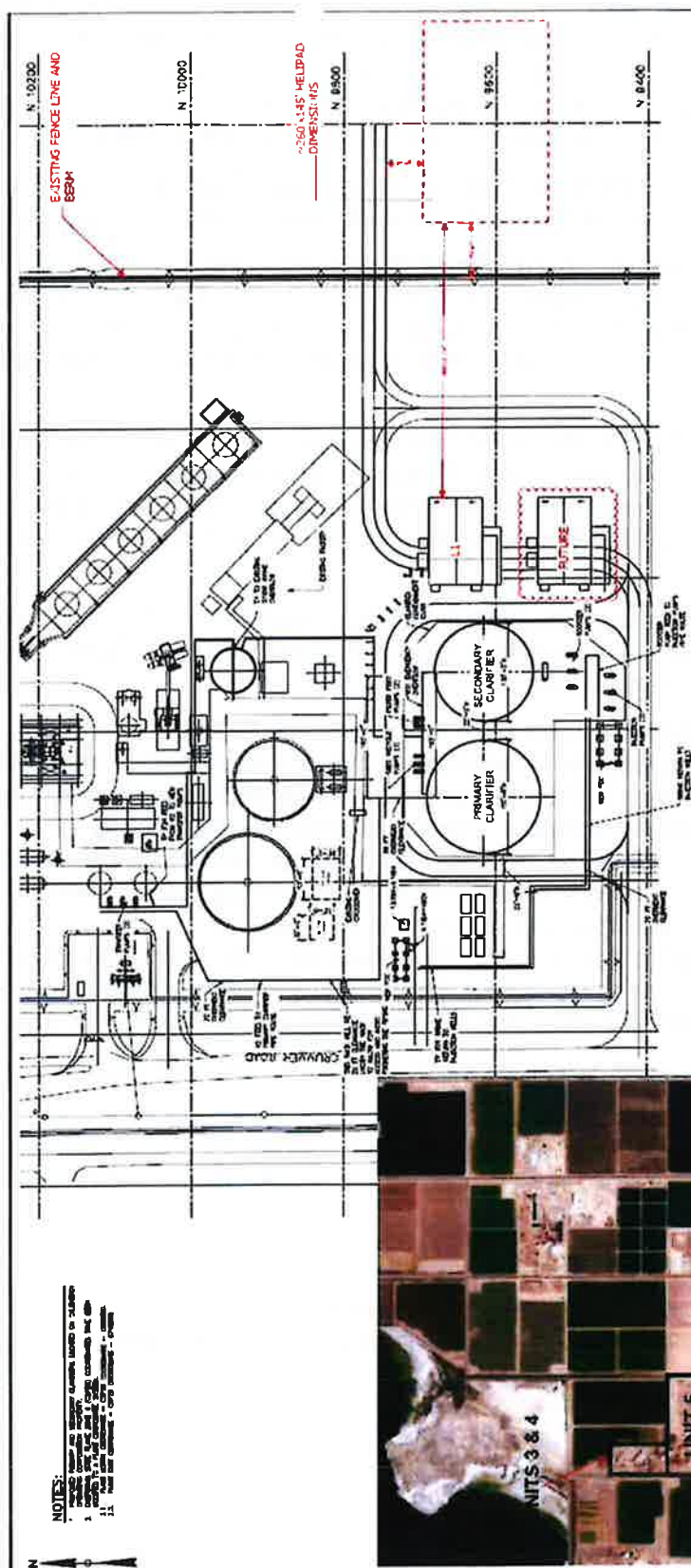


UNITS 3 & 4

UNIT 5

PROJECT LOCATION
WITHIN BRACKET LINE
AKA CSD-110-049-000

CLARIFIER LOCATION OVERVIEW



NOTES:

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
I. AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista or scenic highway?	☐	☐	☐	☒
a) The project is not located near a designated scenic vista or scenic highway as per the Imperial County Circulation & Scenic Highways Element. The proposed helipad would not be visualized from the roads since it is a flat concrete surface. No impacts are expected.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
b) The closest fragment of a highway that is designated as "scenic" is on the west side of the Salton Sea, and the project is located to the east of the Sea. No scenic resources are nearby; therefore, no impacts are expected.				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
c) The project area has been previously disturbed and the proposed use is flat and above ground level; therefore, less than significant levels are expected.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
d) Lighting for construction shall be shielded or directed onsite to minimize potential impacts. The helipad would only be used during the day or as needed. Additional lighting for security is being proposed but will be shielded and directed to the project area. Less than significant impacts are expected.				

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. –Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☒ | ☐ |
| a) The project site is not classified as Prime Farmland, Unique Farmland, nor Farmland of Statewide Importance, and is classified as "Urban and Build-Up Land" and "Other Land" according to the California Department of Conservation Farmland Mapping Program ¹ ; therefore, less than significant impacts are expected. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | ☐ | ☐ | ☐ | ☒ |
| b) The project is consistent with the uses allowed with a Conditional Use Permit under the A-3-G (Heavy Agricultural with Geothermal Overlay) zone. The County has no active Williamson Act Contracts; therefore, no impacts are expected. | | | | |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | ☐ | ☐ | ☐ | ☒ |

¹ California Important Farmland <https://maps.conservation.ca.gov/agriculture/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) No impacts to forest land are expected to occur since the area is not within or near any forest nor timberland areas.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
d) There is no forest land in the area of the project location and no conversion to non-forest use would occur as a consequence of the approval of the proposed project; therefore, no impacts would occur.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Although the proposed use is not directly related to farming, it is consistent with the allowed uses with a Conditional Use Permit, in accordance with Division 5, Chapter 9. The project site is not classified as farmland, therefore, less than significant impacts are expected.				

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| a) APCD was contacted through the ICPDS's "Request for Comments" review process and they have stated that all construction activities must adhere to the Air District's rules and regulations, including but not limited to, Rule 801 of Regulation VIII. Compliance with APCD's rule during construction will cause for impacts to be less than significant. | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| b) The construction activities would cause temporary impacts to the environment and surrounding roads, but no considerable net increases of pollutants are expected. Regarding frequency of use, it would be for corporate officials; public figures and potential stakeholders and during emergencies but is not expected to be used significantly; therefore, less than significant impacts are expected. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | ☐ | ☐ | ☒ | ☐ |
| c) The workers at the geothermal facility are the closest sensitive receptors in the surrounding vicinity. CalEnergy has protective measures in place for all workers and although the project site is within the same parcel as the geothermal facility, it is not near the facility as to impact sensitive receptors. The proposed helipad will not be within 1,000 feet of the closest geothermal building with sensitive receptors. Less than significant impacts are expected. | | | | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | ☐ | ☐ | ☒ | ☐ |
| d) The proposed helipad is not expected to create odors since it consists on a flat concrete area to be used for landing. Construction activities will be temporary; therefore, less than significant impacts are expected. | | | | |

IV. BIOLOGICAL RESOURCES Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| a) The Imperial County General Plan's Conservation and Open Space Element ² Figure 1 "Sensitive Habitats Map" shows that the project site is not within a designated sensitive habitat, and Figure 2 "Sensitive Species Map" shows the project site being within the Burrowing Owl Species Distribution Model. Since no vertical structures are being proposed, and the area has been previously disturbed, less than significant impacts are expected to occur. | | | | |

² IC General Plan Conservation and Open Space Element Figure 1 <https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? b) The project site is surrounded by flat agricultural fields and is not located within or near any riparian habitat or sensitive natural community; therefore, no impacts are expected to occur.	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? c) The proposed project site is mostly surrounded by agricultural flat lands, and is less than 2 miles from the Salton Sea; however, since the project does not include water or wastewater, less than significant impacts are expected to occur.	☐	☐	☒	☐
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? d) The proposed project is not expected to impact the movement of resident or migratory fish, since the project site is not located as close to a body of water so that it could be impacted by the project. The area is close to a Sonny Bono Salton Sea National Wildlife Refuge area, according to Figure 3 "Agency Designated Habitats" of the Imperial County Conservation and Open Space Element, but is not expected to create impacts due to the flat nature of the helipad.	☐	☐	☒	☐
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) There are no policies protecting biological resources that apply to the scope of work of the proposed project; therefore, less than significant impacts are expected.	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? f) There are no conflicts expected with any of the mentioned plans within the project area; therefore, no impacts are expected.	☐	☐	☐	☒

V. **CULTURAL RESOURCES** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
a) The Imperial County General Plan's Conservation and Open Space Element Figure 6 "Known Areas of Native American Cultural Sensitivity Map"³ shows that the project site is not within any known areas of Native American Cultural Sensitivity and no comments were received when asked for consultation; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) The project site does not appear to be within the vicinity of any Tribal Land according to the 2011 California Tribal Lands Map⁴ from the U. S. Environmental Protection Agency. The foundations for the proposed helipad are not expected to be deep enough to cause an impact on buried resources pursuant to §15064.5, and the area has been previously disturbed; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) There are no cemeteries within the vicinity of the project site. Compliance with the California Health and Safety Code §7050.5, CEQA §15064.5, and California Public Resources Code §5097.98 would bring any potential project impacts to less than significant levels. | ☐ | ☐ | ☒ | ☐ |

³ Imperial County General Plan Conservation and Open Space Element Fig 6 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

⁴ 2011 California Tribal Lands Map

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
VI. ENERGY Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
a) The project will not require energy for operations but may require for construction purposes. No substantial amounts of energy are expected since the construction would be temporary, from 4 to 6 weeks; therefore, less than significant impacts are expected.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☐
b) The proposed heliport is meant to be an accessory structure of the existing geothermal facility, which is a renewable energy source. No impacts are expected regarding conflicts or obstruction of a renewable energy or renewable efficiency plan.				

VII. GEOLOGY AND SOILS Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:	☐	☐	☒	☐
a) According to the latest State of California Special Studies Zones Fault Activity Map⁵, the proposed project is within 2 miles of a known fault; therefore, the proposed heliport shall be designed to comply with the latest California Uniform Building Code to incorporate the most stringent earthquake resistant measures. Compliance with all building permit and grading plan requirements shall bring the project impacts to less than significant.				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
1) The site has been previously disturbed and it not within a fault zone; therefore, less than significant impacts are expected to occur regarding rupture of a known earthquake fault.				
2) Strong Seismic ground shaking?	☐	☐	☐	☒
2) The project consists on a flat concrete area for landing of helicopters and no raised structures are proposed; therefore, no impacts regarding ground shaking are expected to occur.				
3) Seismic-related ground failure, including liquefaction and seiche/tsunami?	☐	☐	☐	☒
3) According to the Department of Conservation Regulatory Maps, the project site is not within the designated Tsunami areas; therefore, no impacts are expected.				
4) Landslides?	☐	☐	☐	☒
4) Also using the Department of Conservation Regulatory Maps, it was found that the site is not located within a landslide hazard zone; therefore, no impacts are expected.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) The proposed project would not cause for substantial ground disturbance and the applicant shall provide a drainage letter or plan to I.C. Public Works Department (PWD) for approval, designed to prevent soil erosion or loss of topsoil. Compliance with PWD would cause the project's impacts to be less than significant.				
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
c) The nature of the project would not cause for issues with unstable ground. The area is not within a fault zone and an approved building permit would be required for review of adequate foundation design to prevent ground failure; therefore, less than significant impacts are expected.				

⁵ Fault Activity Map of California <http://maps.conservation.ca.gov/cgs/fam/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) Since no structures are being proposed for human occupancy, less than significant impacts are expected regarding expansive soils.	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? e) No septic tanks are being proposed, therefore, no impacts are expected.	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The project is on previously disturbed land and no paleontological resources have been identified; therefore, no impacts are expected.	☐	☐	☐	☒

VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
a) The construction activities of the project are expected to generate some but not a substantial amount of emissions. Construction is anticipated to take between 4 to 6 weeks. Less than significant impacts are expected to occur. | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
b) The California Air Resources Board (CARB)'s AB 32 Scoping Plan was updated but it does not include an applicable threshold for GHG emissions for a project with these characteristics and duration.⁶ Compliance with APCD and all applicable County's requirements in the building permit and construction phase, if approved, would bring the impacts to less than significant. | ☐ | ☐ | ☒ | ☐ |

IX. **HAZARDS AND HAZARDOUS MATERIALS** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
a) The proposed project does not have the potential to create a significant hazard to the public or environment through the transportation, use or disposal of hazardous materials, since they are not part of the scope of work; therefore, no impacts are expected to occur. | ☐ | ☐ | ☐ | ☒ |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
b) As stated above, no hazardous materials are included in the proposed project; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
c) There are no schools within one-quarter mile of the project site; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant | ☐ | ☐ | ☒ | ☐ |

⁶ CARB's AB 32 Scoping Plan <https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
hazard to the public or the environment? d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update a list of hazardous waste and substances sites from the DTSC EnviroStor Database. Although the project site is listed in the EnviroStor Database⁷, the proposed helipad is not expected to create impacts due to the nature of the flat concrete area and limited helicopter trips; therefore, less than significant impacts are expected.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) According to Figure 1A of the 1996 Imperial County Airport Land Use Compatibility Plan (ALUC Plan), the project is not located within two miles of an airport, nor is it located within an airport land use plan; therefore, no impacts are expected to occur.	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed project shall comply with all County requirements related to any applicable emergency plan to avoid impairing its implementation and is meant to provide additional access point for emergency landings; therefore, less than significant levels are expected.	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The project site is located within a Local Responsibility Area (LRA) Moderate Zone according to the Fire Hazard Severity Zone Map.⁸ Zones are classified based on a combination of how a fire will behave and the probability of flames and embers threatening buildings, as well of the likelihood of the area burning. Since no wildlands are surrounding the project vicinity, no impacts are expected.	☐	☐	☐	☒

X. HYDROLOGY AND WATER QUALITY *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
a) The scope of work does not include water; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
b) Groundwater use is not a part of the scope of work of this project; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
c) According to the Imperial County Public Works requirements, a grading/drainage plan is required to assure drainage patterns are designed to avoid alterations of streams or to negatively affect the surrounding water sources. Compliance with all County Building (ICPDS) and Public Works (PW) Departments' requirements on the proposed project would cause for potential impacts to be less than significant. | ☐ | ☐ | ☐ | ☐ |
| (i) result in substantial erosion or siltation on- or off-site;
(i) As previously stated, adherence to the approved grading/drainage plan for the project would prevent any negative alterations to the existing drainage patterns. Less than significant impacts are expected to occur. | ☐ | ☐ | ☒ | ☐ |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☒ | ☐ |

⁷ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>

⁸ FRAP Fire Hazard Severity Zones <https://eqis.fire.ca.gov/FHSZ/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(ii) As previously stated, the applicant's compliance with ICPDS and PWD regarding grading/drainage plans will prevent or avoid contribution of runoff. Less than significant impacts are expected.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	☐	☐	☒	☐
(iii) The applicant's compliance with ICPDS and PWD regarding grading/drainage plans to prevent or avoid contribution of runoff or polluted water, or alter stormwater drainage systems would lower potential impacts to less than significant impact levels. In addition, no water is expected to be used.				
(iv) impede or redirect flood flows?	☐	☐	☒	☐
(iv) The project site is within Flood Zone A, according to the FEMA Flood Insurance Rate Map Panel 06025C0700C ⁹ , and is therefore, subject to review in accordance with said restrictions at the time of preparation of construction plans. Due to the flat nature of the proposed helipad, less than significant impacts are expected.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
d) According to the California Emergency Management Agency and the Department of Conservation, the project site is not within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected to occur.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
e) No water is expected to be used for the operations of the heliport. No substantial amounts of water are anticipated for the construction of the project; therefore, less than significant impacts are expected regarding conflicts with any water plans.				

XI. **LAND USE AND PLANNING** *Would the project:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| a) | The project would not physically divide any established community since it is approximately 5 miles west of the nearest city, which is City of Calipatria; therefore, no impacts can be expected. | | | | |
| b) | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| b) | The proposed use is allowed pursuant to Section 90509.02 ii), subject to an approved Conditional Use Permit. No impacts to any applicable land use plans are expected. | | | | |

XII. **MINERAL RESOURCES** *Would the project:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| a) | The project site area is not located in or near any existing mineral resource areas as shown on the Imperial County Conservation and Open Space Element, Figure 8 "Existing Mineral Resources" ¹⁰ ; therefore, no impacts are expected. | | | | |
| b) | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| b) | As previously stated, the proposed project would not result in the loss of locally-important mineral resources as identified in the Imperial County General Plan Conservation and Open Space Element, Figure 8 "Existing Mineral Resources"; therefore, no impacts are expected to occur. | | | | |

XIII. **NOISE** *Would the project result in:*

⁹ Federal Emergency Management Area (FEMA) <https://msc.fema.gov/portal/search#searchresultsanchor>

¹⁰ Imperial County Conservation and Open Space Element Figure 8 <https://www.icpds.com/planning/land-use-documents/general-plan/conservation-and-open-space-element>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? a) The proposed project would trigger noise levels with the earthmoving and construction activities but are would not reach substantial levels since the activities would take between 4 to 6 weeks. Less than significant levels are expected.	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? b) As previously stated, temporary noise levels and vibration could result from the construction activities, but these noise levels would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring any potential impacts to a less than significant levels.	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? c) No known private airstrip is located near the vicinity of the project; therefore, no impacts are expected.	☐	☐	☐	☒

XIV. **POPULATION AND HOUSING** *Would the project:*

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? a) The proposed project consists on a helipad to be used occasionally for staff, service providers and emergency landings. No impacts are expected to population growth.	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? b) Since no housing is being proposed as part of the project; no impacts are expected to occur.	☐	☐	☐	☒

XV. **PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: a) The project would not cause for the need of any provisions or cause for alterations involving governmental facilities. It would not substantially affect any type of public service, except an increase in traffic during construction activities. Less than significant impacts are to be expected.	☐	☐	☒	☐
1) Fire Protection? 1) Less than significant levels are expected due to the nature of the project, being a flat helipad to be used occasionally.	☐	☐	☒	☐
2) Police Protection? 2) Less than significant levels are expected to police protection due to the nature of the project.	☐	☐	☒	☐
3) Schools? 3) No schools and no population growth are expected as a result of approving the proposed helipad; therefore, no impacts are expected.	☐	☐	☐	☒
4) Parks? 4) The proposed project is not within a park or would cause for the need to alter one; therefore, no impacts are expected.	☐	☐	☐	☒

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
5) Other Public Facilities?	☐	☐	☐	☒
5) No other public facilities would be affected by the proposed project; therefore, no impacts are expected.				

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) Since the proposed site is not within any residential areas, parks or recreational facilities, no impacts are expected.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- b) No recreational facilities are being included in the scope of work or would cause for the need to construct or expand existing recreational facilities; therefore, no impacts are expected.

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) Less than significant levels are expected since the project is meant to add a means of travel in case of an emergency.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) Conformance with Imperial County Public Works and Caltrans at the time of the building permit submittal and process would cause for the project impacts to be less than significant and no conflicts are expected regarding CEQA Guidelines Section 15064.3 subdivision (b).
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- c) No design features have been proposed that could damage or cause a substantial burden on traffic; therefore, no impacts are being expected.
- d) Result in inadequate emergency access?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- d) The project is meant to facilitate emergency access to the site; therefore, no impacts are expected.

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) The project site is not within the vicinity of any area that has been geographically defined as sacred or object of value to California Native American Tribe, according to the Imperial County General Plan Conservation and Open Space Element, Figure 6 "Known Areas of Native American Cultural Sensitivity". No comments were received from tribal members pursuant to AB 52 efforts; therefore, no impacts are expected.
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
historical resources as define in Public Resources Code Section 5020.1(k), or (i) The project site has been previously disturbed and has not been identified as ellgible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant impacts are to be expected.				
0 (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. (ii) There is no substantial evidence to determine this site as a resource to be significant pursuant to the above referenced codes; therefore, less than significant impacts are expected.	☐	☐	☒	☐

XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The project would not require water for operation, except for construction and cleaning but would not exceed any thresholds related to water nor wastewater; therefore, no impacts are expected. | ☐ | ☐ | ☐ | ☒ |
| b) | Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
b) No water will be required for the operation of the helipad. Since the site has an existing facility and they draw water from a canal, the same mechanism can be used for construction and cleaning. Less than significant impacts are expected. | ☐ | ☐ | ☒ | ☐ |
| c) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
c) No wastewater is expected from this project, expect for construction and cleaning, which be temporary in nature. Less than significant impacts are expected. | ☐ | ☐ | ☒ | ☐ |
| d) | Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
d) The proposed project is not expected to generate waste in excess of state nor local standards. Waste is only expected to be generated from construction activities; therefore, less than significant impacts are expected. | ☐ | ☐ | ☒ | ☐ |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
e) The proposed project shall comply with all federal, state and local statues and regulations. Compliance with said codes shall cause for impacts to be less than significant. | ☐ | ☐ | ☒ | ☐ |

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Substantially impair an adopted emergency response plan or emergency evacuation plan?
a) The project is not expected to impact an emergency response for wildfire since the area is not within an wildfire zone. No impacts are expected. | ☐ | ☐ | ☐ | ☒ |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? b) The project will not have occupants on site other than when used for emergency purposes or for corporate staff landings. Since the area is not within a wildfire zone, no impacts are expected.	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? c) No infrastructure is expected to be required since the area has been previously disturbed and would be considered an accessory structure to the geothermal facility. No impacts are expected to occur.	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? d) The area is not within an unstable zone where people or structures could be in risk; therefore, no impacts are expected.	☐	☐	☐	☒

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
Revised 2011- ICPDS
Revised 2016 – ICPDS
Revised 2017 – ICPDS
Revised 2019 – ICPDS

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | ☐ | ☐ | ☐ | ☐ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ☐ |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Native American Heritage Commission
- Imperial Irrigation District

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. California Important Farmland <https://maps.conservation.ca.gov/agriculture/>
2. IC General Plan Conservation and Open Space Element Figure 1
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
3. Imperial County General Plan Conservation and Open Space Element Fig 6
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
4. 2011 California Tribal Lands Map
5. Fault Activity Map of California <http://maps.conservation.ca.gov/cgs/fam/>
6. CARB's AB 32 Scoping Plan
<https://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>
7. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>
8. FRAP Fire Hazard Severity Zones <https://egis.fire.ca.gov/FHSZ/>
9. Federal Emergency Management Area (FEMA) <https://msc.fema.gov/portal/search#searchresultsanchor>
10. Imperial County Conservation and Open Space Element Figure 8 <https://www.icpds.com/planning/land-use-documents/general-plan/conservation-and-open-space-element>
11. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: CalEnergy's Heliport Project – Conditional Use Permit #22-0008 Initial Study #22-00xx

Project Applicant: CalEnergy Operating Corporation

Project Location: The project site is located at 6896 Crummer Road, Calipatria, further identified as Assessor's Parcel Number 020-110-049-000 and legally described as Par 1 of PM 2281 of SE ¼, Section 5, Township 12 South, Range 13 East, S.B.B.M.

Description of Project: CalEnergy is proposing to construct and operate a helicopter landing pad ("Heliport") for the purpose of corporate use and to aid facility emergency response situations. It is being proposed within less than 1 acre within the approximately 78-acre parcel and accessory to the existing geothermal facility, currently permitted under Conditional Use Permit (CUP) #05-0054 Unit 5 Region 1. According to the project description provided by applicant, construction is expected to take 4-6 weeks and will involve use of standard construction heavy equipment such as an excavator, forklift, and concrete mixer truck among others. The helipad is expected to be used once or twice every six months or as needed.

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:

☐ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

RECEIVED

APR 11 2022

IMPERIAL COUNTY

March 25, 2022
REQUEST FOR REVIEW
AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To: County Agencies	State Agencies/Other	Cities/Other
☒ County Executive Office – Rosa Lopez/ Esperanza Colio-Warren/Ben Salorio	☒ IC Sheriff's Office – Robert Benavidez/Ray Loera/Scott Sheppard	☒ City of Calipatria – Jorge Galvan
☒ County Counsel – Eric Havens	☒ County Airport – Janell Guerrero	☒ Calipatria Fire Dept. – Jesse Llanas
☒ APCD – Monica Soucier/Belen Leon/Matt Dessert	☒ CHP – Ernesto Ruedas/ Monica Tavares/Jose Serrano	☒ IID – Donald Vargas
☒ EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Martinez	☒ Imperial County Applicator's – Byron Nelson	☒ Marine Corps Air Station – Yuma – Community Planning & Liaison Office – Mary Ellen Finch
☒ Public Works – Guillermo Mendoza/John Gay		☒ Naval Air Facility – Marybeth Dreuslike
☒ Assessors – Robert Menvielle		☒ Fort Yuma – Quechan Indian Tribe – H. Jill McCormick/Jordan D. Joaquin
☒ Board of Supervisors – Ryan E. Kelley - District #4		☒ Torres-Martinez Desert Cahuilla Indians – Thomas Torteiz
☒ Ag. Commissioner – Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos Ortiz		☒ Torres-Martinez Indian Tribe – Joseph Mirelez
☒ IC Fire/OES Office – Andrew Lopez/ Alfredo Estrada/Robert Malek		

From: Jim Minnick - (442) 265-1736 or ICPDSCCommentLetters@co.imperial.ca.us
 Project ID: CalEnergy Operating Corporation – Conditional Use Permit #22-0008/Initial Study #22-0016
 Project Location: 6922 Crummer Road, Calipatria, CA 92233 / APN 020-110-049-000
 Project Description: Current use of property is geothermal plant. Use will not change. CUP involves adding a helicopter landing pad to property for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons.
 Applicants: Sudheep Pavithran/CalEnergy Operating Corporation

Comments due by: April 11th, 2022 at 5:00PM

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No comments

Name: Ana Gomez Signature: [Signature] Title: Ag Biologist II
 Date: 4/11/2022 Telephone No.: 442 265 1500 E-mail: anal.gomez@co.imperial.ca.us

M:\SLAS\AllUsers\APN\020-110-049-000\for Comments\CUP22-0008 Request for Comments 03 25 22.docx

Valerie Grijalva

From: Ana L Gomez
Sent: Monday, April 11, 2022 8:41 AM
To: Jim Minnick; ICPDSCCommentLetters
Cc: Shannon Lizarraga
Subject: CUP22-0008 CalEnergy Operating Corporation
Attachments: CUP22-0008 No comments.pdf

RECEIVED

APR 11 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Good morning,

The Ag Commissioner has no comments on CalEnergy Operation Corporation for applicants Sudheep Pavithran/CalEnergy Operating Corporation.

Best,

Ana Gomez

Agricultural Biologist/Standards Specialist
Special Projects Division
Imperial County Agricultural Commissioner
Scaler of Weights and Measures
(442) 265-1500
analgomez@co.imperial.ca.us

AIR POLLUTION CONTROL DISTRICT



April 11, 2022

Mr. Jim Minnick
Planning & Development Services Director
801 Main St.
El Centro, CA 92243

RECEIVED

APR 07 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Conditional Use Permit (CUP) 22-0008—CalEnergy Operating Corporation

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Conditional Use Permit (CUP) 22-0008 for the construction and operation of a helipad at the CalEnergy geothermal power plant located at 6922 Crummer Road in Calipatria, California, also described as Assessor's Parcel Number (APN) 020-110-049-000.

All construction activities must adhere to the Air District's rules and regulations, including but not limited to, Rule 801 of Regulation VIII.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

Monica N. Soucier

APC Division Manager



COUNTY OF IMPERIAL

PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.
Director

STEVEN MUNDAY, M.P.H., M.S.
Health Officer

March 28, 2022

Jim Minnick, Planning & Development Director
IC Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Environmental Health Comments for CUP #22-0008

Dear Mr. Minnick,

The Imperial County Division of Environmental Health (DEH) is providing the comments below in response to the request for review and comments for CUP #22-0008. The project as described is a construction of a helicopter landing pad, located at 6922 Crummer Road, Calipatria, CA. The property is also described as Assessor's Parcel Number 020-110-049.

Please consider the following comments for the proposed project.

1. If the facility intends to add an aboveground petroleum storage tank containing jet fuel for the helicopter, please ensure the facility management contacts the Department of Toxic Substance Control (DTSC) Imperial CUPA and obtain proper permits for the aboveground petroleum storage tank to be regulated under the Aboveground Petroleum Storage Act (APSA) program element. In the event a tank containing jet fuel at the property for the helicopter is added, the facility shall include the petroleum-based product in the facility petroleum inventory under the State website CERS.

If you have any questions, please do not hesitate to contact me at 442-265-1888.

Sincerely,

Mario Salinas

Mario Salinas
Environmental Compliance Specialist

RECEIVED

MAR 28 2022

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Division of Environmental Health, 797 Main Street, Suite B, El Centro, CA 92243
(442) 265-1888 • (442) 265-1903 Fax • icphd.org

ATTACHMENT A
APPLICATION

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 Sudheep Pavithran	EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-4006
3. APPLICANT'S NAME Sudheep Pavithran	EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-4006
4. ENGINEER'S NAME Bill Romines Jr.	CA. LICENSE NO. P.E.#C73473/A-Contractor#808913	EMAIL ADDRESS bill.romines@powereng.com
5. MAILING ADDRESS (Street / P O Box, City, State) POWER Engineers Inc. 16041 Foster, Overland Park, Kansas	ZIP CODE 66207	PHONE NUMBER 816-402-4240
6. ASSESSOR'S PARCEL NO. 020-110-049-000	SIZE OF PROPERTY (in acres or square foot) 78 acres	ZONING (existing) A-3-G
7. PROPERTY (site) ADDRESS 6922 Crummer Road, Calipatria, CA 92233		
8. GENERAL LOCATION (i.e. city, town, cross street) The project site's approximately 13 mi. northwest of the City of Calipatria, CA, 15 mi. north of the City of Westmorland, CA, 1 mile east of the southeastern shore of the Salton Sea & 13.5 mi. southwest of the City of Niland, CA.		
9. LEGAL DESCRIPTION The project area is expected to total less than one (1) acre within legally described APN 020-110-049-001 corresponding to the Salton Sea Unit 5 power plant at Southeast 1/4, North 1/2 of Section 5, Township 11 South, Range 13 East, San Bernadino Base & Meridian.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Current use of property is Geothermal Plant. Use will not change. CUP involves adding a Helicopter Landing Pad to property for general transportation (personnel, dignataries, etc.) and to provide emergency evacuation of injured persons.
11. DESCRIBE CURRENT USE OF PROPERTY	Geothermal Plant
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A, existing
13. DESCRIBE PROPOSED WATER SYSTEM	N/A, existing
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	N/A, existing
15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? No additional employees

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

Sudheep Pavithran
Print Name
Signature
Date
03/21/2022

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN - Enclosed
- B. FEE Enclosed- Check No. 20664 for \$ 5500.00
- C. OTHER Unit 5 CUP 05-0054 - Review of applicable conditions.
- D. OTHER

APPLICATION RECEIVED BY:  DATE 3/25/22

APPLICATION DEEMED COMPLETE BY: _____ DATE _____

APPLICATION REJECTED BY: _____ DATE _____

TENTATIVE HEARING BY: _____ DATE _____

FINAL ACTION: ☐ APPROVED ☐ DENIED

REVIEW / APPROVAL BY OTHER DEPT'S required
☐ P W
☐ E H S
☐ A P C D
☐ O E S
☐ _____
☐ _____

CUP #

22-0008



May 13, 2022

Mr. Jim Minnick
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243

Subject: Airport Land Use Commission Public Hearing – CUP 22-0008
CalEnergy Helipad Project - Minor Project Update

Dear Mr. Minnick:

This letter acknowledges the receipt of Notice of Public Hearing & Scheduled Hearing Date(s) received by mail on May 10, 2022. The Airport Land Use Commission has set a hearing to review CalEnergy's proposal to construct a Helicopter Pad to be located, at 6922 Crummer Road, Calipatria, CA, 92233.

After reviewing the application, we are kindly requesting minor updates to the original Conditional Use Permit application packet submitted on March 21, 2022. The updates for consideration are heliport design specifications that have matured since the submission of the original application.

Below are the application changes being requested:

1. Cover Letter – Project Description and Regulatory Review (No change).
2. Attachment A – Project Site Map
 - a. Update: Drawing providing supplemental design details. The drawing is titled, "CalEnergy Salton Sea Heliport Dimensions: Sikorsky S-92 (VH-92)".
 - b. Updated: Site Map depicting more accurate project footprint.
3. Attachment B - Conditional Use Permit Application (No Change – Project Location remains APN 020- 049-000).

CalEnergy wishes to thank the Imperial County Planning and Development Services for reviewing this information. As usual, should you have any questions, please contact Osvaldo Flores at (760) 348-4212 or by email Osvaldo.Flores@CalEnergy.com.

CALENERGY
OPERATING CORPORATION
7030 Gentry Road, Calipatria, California 92233
Phone: 760-348-4200 Fax: 760-348-2714

Sincerely,

Anoop
Sukumaran

Digitally signed by Anoop Sukumaran
Date: 2022.05.16 09:40:05 -0700

Anoop Sukumaran
Director, IPP Environmental Services

Enclosure

Attachment A – Original Application Packet

Attachment B – Supplemental Drawing & Updated Site Map

cc: Patricia Valenzuela – Imperial County Planning and Development Services
Osvaldo Flores
Kamal Abdelkarim
Environmental File

Attachment A- Original Application Packet

18

19

20



March 21, 2022

Mr. Jim Minnick
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243

Subject: Conditional Use Permit (CUP) Classification – CalEnergy Helipad Project

Dear Mr. Minnick:

CalEnergy Operating Corporation (CalEnergy) is proposing to construct and operate a helicopter pad (Helipad) for the purpose of corporate use and to aid facility emergency response situations. The proposed Helipad will be located within the project area of the existing Unit 5, Region 1 facility operating under CUP No. 05-0054.

Attachment A contains illustrations showing the general area of the proposed site location and preliminary dimensions for the Helipad. Per Attachment A, proposed project will likely be sited to the south-east of the facility's main process train on a disturbed land within the CUP's project area, APN 020-110-049-000. The proposed Helipad project area will be less than 1 acre.

The construction and development of Helipad is subject to the requirements of Title 9, Division 2, Chapter 3 Subpart 90203.01 CUP, therefore a review of the conditions that pertain to the construction of the Helipad has been provided with this letter. The primary aim of this letter is to respectfully request an appropriate CUP classification, for the development of a Helipad in accordance with Land Use Permit.

Project Location:

The proposed Helipad site of less than 1 acre will be located at Unit 5 Region 1 Facility, 6922 Crummer Road, Calipatria, California, further identified as Assessor's Parcel Number 020-110-049-000. The Unit 5 project area totals approximately 78 acres and is located Southeast $\frac{1}{4}$, North $\frac{1}{2}$, Section 5, Township 12 South, Range 13 East, San Bernardino Base and Meridian, Imperial County.

Site Preparation:

Site preparation will be performed prior to construction of the Helipad. Site preparation consists of construction of the reinforced concrete Helipad of less than 1 acre. The new surface will be graded and compacted prior to installing the new concrete helicopter pad.

Site Preparation Schedule

- Construction of the Helipad is expected to take 4-6 weeks and will involve use of standard construction heavy equipment such as excavator, forklift, and concrete mixer truck among others.

Land Use Analysis:

The proposed Helipad site will be located within a small portion of the project site for the Unit 5 Region 1 operating under CUP No. 05-0054. The power plant facility is operating in accordance with the County's General Plan, Renewable Energy Overlay Zone (RE) and Conditional Use Permit No. 05- 0054. In addition, the surrounding land use is Zoned A-3 (Heavy Agriculture). In accordance with the Title 9, Division 5, Chapter 9 Section 90509.02(ii) this Helipad site is consistent with the General Plan and with the Imperial County Land Use Ordinances.

CUP Analysis:

CalEnergy interpretation of the Section 90203.09 action on a proposed Helipad CUP is provided as follows:

- A. The proposed use is consistent with the goals and policies of the adopted County General Plan.

The proposed Helipad will be used for corporate use and to aide facility emergency response situation. The project site will be located within the existing boundaries of the Unit 5 Region 1 geothermal facility operating under CUP No. 05-0054.

- B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The proposed use will be ancillary and consistent with the existing geothermal facility operations operating under CUP # 05-0054 and will include activities, equipment or materials typically employed in the identified use ("Heliport") along with temporary equipment used during the construction of the helipad.

- C. The proposed use is listed as use within the zone or subzone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.

The proposed Helipad to be located within the existing geothermal facility that is subjected to a Conditional Use Permit in Land Use Ordinance, Division 5. The helicopter pad resembles or is of the same basic nature as a heliport use in renewable energy overlay

zone (RE), Division 17 or a conditional use in surrounding land use Zoned A-3 (Section 90509.02(ii) of the Imperial County code) that is already disturbed and has already been environmentally assessed.

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California

The proposed Helipad project will be subjected appropriate CUP classification and conditions incorporated by reference that will ensure the project complies with all applicable laws, ordinances, and regulations the proposed use will be subjected.

- E. The proposed use will not be detrimental to the health, safety, and welfare of the public or impact the property and residents in the vicinity.

The project site will be located within the existing Unit 5 Region 1 geothermal facility operations and the employees use personal protective equipment to protect them from noise generated at the site. Therefore, the helipad will not be detrimental to the health, safety, and welfare of the public or to the property and there are no nearby residents in the vicinity.

- F. The proposed use does not violate any other law or ordinances

The proposed Helipad of less than 1 acre to be located at the existing geothermal facility will be subjected to appropriate CUP classification and conditions in accordance to applicable law or ordinances.

- G. The proposed use is not granting a special privilege

The proposed Helipad will be located within the existing Unit 5 Region1 facility operating under CUP # 05-0054. Any impacts identified would be mitigated through project specific new condition use permit or amendment to CUP # 05-0054.

Environmental Analysis:

The proposed project is to be located on less than 1 acre within the boundaries of the Unit 5 Region 1 facility operating under CUP # 05-0054. The proposed project will have "No Impact" and will not create, add to, or alter potential environmental impacts from the existing geothermal power plant that were assessed in the Environmental Impact Report (EIR) for Magma Power Plant #3 and the Master Environmental Impact Report (MEIR) for a Geothermal Overlay Zone to be located at the Salton Sea, which was issued in December 1981. These CEQA studies were conducted by the Imperial County Planning and Development Services and recorded with the California Office of Planning and Research State Clearinghouse (SCH) as document #80102406. The conclusions and mitigation measures for Unit #3 EIR and the MEIR are reflected in the Conditional Use Permits (CUPs) for Unit 5 and for the other power generating units at Region 1 – i.e. Units 1, 2, 3 and 4).

California Environmental Quality Act (CEQA) Analysis:

Pursuant to CEQA Article 19 Categorical Exemption, Section 15301(e), or Section 15311(b) the proposed addition of helicopter pad of less than 1 acre will be located within the project area of the existing Unit 5, Region 1 facility operating under Conditional Use Permit (CUP) No. 05-0054. As ICPDS serves as the Lead Agency CalEnergy requests concurrence from ICPDS that the proposed project located within the existing boundary of Unit 5 Region 1 geothermal facility operation is consistent in use to the conditionally permitted use of geothermal operation or heliport and qualifies for Notice of Exemption (NOE).

CUP No 05-0054 and Helipad Cross Reference Matrix Analysis:

The following is a review of the applicable conditions of the CUP 05-0054 for the Unit 5 Region 1 facility that is consistent to proposed helipad activities.

CUP 05-0054 Condition #	Permit Condition Related to Helipad	Helipad Compliance
S-1	Authorized Scope of Activities (b) A Control room, office maintenance shop and other facilities are located the power plant site	Proposed Helipad activity will qualify as other facilities located at the Unit 5 facility
S-11	Noise: The power plant shall be equipped with noise control measures	Proposed Helipad activity will not be located within 1000 feet of any residence and the Helicopter operation will be intermittent in contrast to power plant continuous operation.
S-12	Project Design (b) Marking, and lighting of the drill rigs and permanent facilities shall be maintained in accordance to the Federal Aviation Administration Regulation	Proposed permanent Helipad facilities marking and lighting will be maintained in accordance with the Federal Aviation Administration Regulation
S-12	Project Design (f) All lights shall be directed or shield to confine any direct rays to the site and shall be muted to maximum extent consistent with safety and operation necessity	Proposed Helipad will be designed to be consistent with safety and operation necessity.

Based on the analysis contained herein CalEnergy respectfully seeks a determination from the lead agency ICPDS on the proposed Helipad project. Should you have any questions regarding

CalEnergy Helipad
March 21, 2022
Page 5

this information, please do not hesitate to contact me at (442)-226-1035 or Anoop.Sukumaran@calenergy.com.

Sincerely,

Anoop Sukumaran
Director, IPP Environmental Services

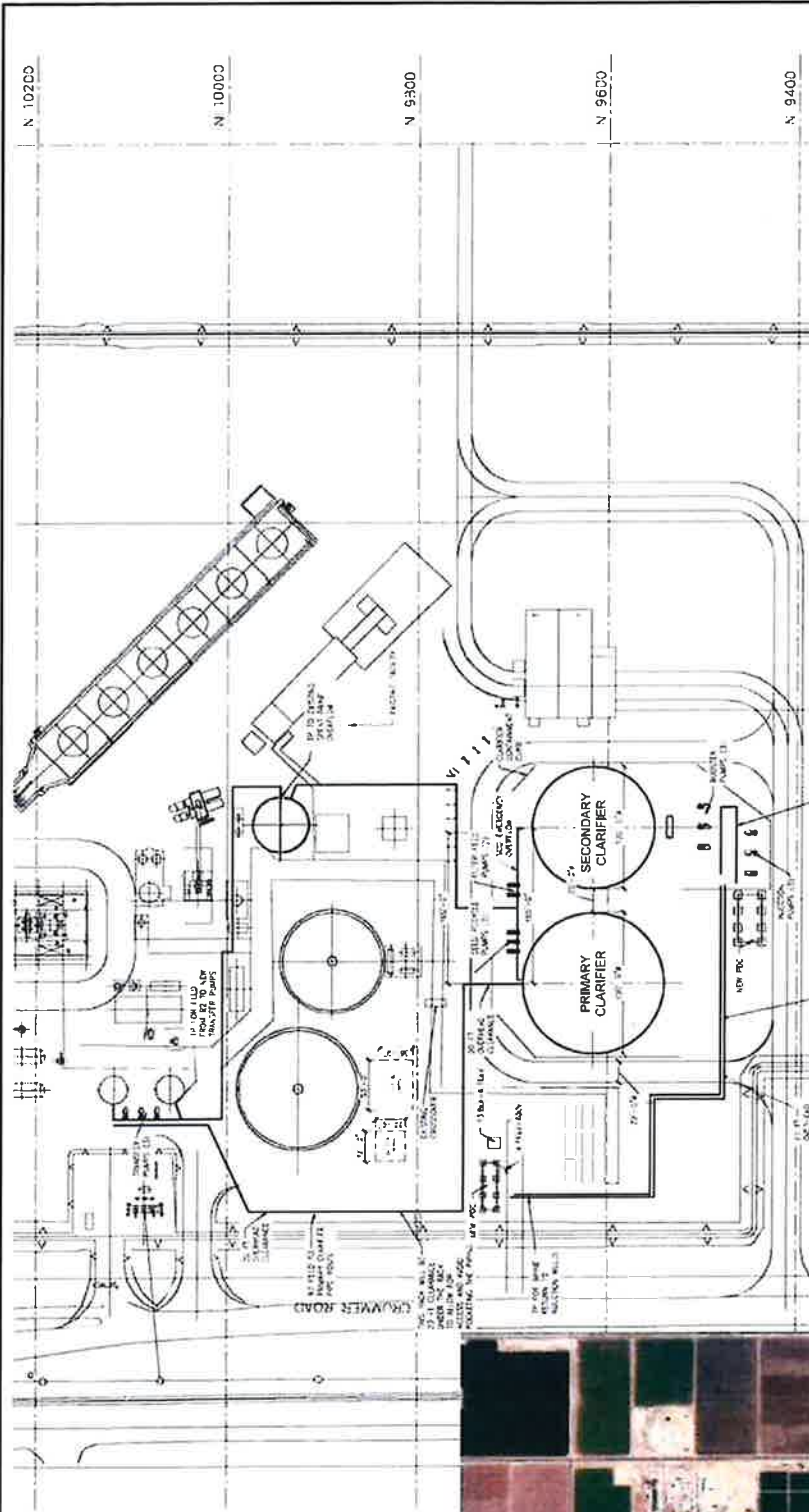
Enclosure
Attachments

cc: Patricia Valenzuela – Imperial County Planning and Development Services
Oswaldo Flores
Kamal Abdelkarim
Environmental File

Attachment A- Project Site Map

ATTACHMENT A – SITE LOCATION





NOTES:
 1. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"
 2. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"
 3. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"
 4. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"
 5. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"
 6. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"
 7. EXISTING PUMP AND SECONDARY CLARIFIER LOCATED ON "SALMON"

CLARIFIER LOCATION OVERVIEW

CALENERGY OPERATING CORPORATION UNIT 5 - CLARIFIER LOCATIONS	
DATE: 10/11/11	SCALE: AS SHOWN
PROJECT: 21054-C02-1000	PROJECT: 21054
PROJECT: 21054-C02-1000	PROJECT: 21054
PROJECT: 21054-C02-1000	PROJECT: 21054

ZAP
 ZAP ENERGY SERVICES, LLC
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 ZAP@ZAP.ENERGY.COM

NO.	DESCRIPTION	DATE	BY	CHK.	APP.	REV.
1	ISSUED FOR DESIGN	10/11/11	JL	JK	JK	1
2	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	2
3	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	3
4	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	4
5	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	5
6	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	6
7	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	7
8	ISSUED FOR REVIEW	10/11/11	JL	JK	JK	8

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF ZAP ENERGY SERVICES, LLC. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZAP ENERGY SERVICES, LLC.

Attachment B – CUP Application

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 Sudheep Pavithran		EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA		ZIP CODE 92233	PHONE NUMBER 760-348-4006
3. APPLICANT'S NAME Sudheep Pavithran		EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA		ZIP CODE 92233	PHONE NUMBER 760-348-4006
4. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS	
5. MAILING ADDRESS (Street / P O Box, City, State)		ZIP CODE	PHONE NUMBER

6. ASSESSOR'S PARCEL NO.	SIZE OF PROPERTY (in acres or square foot) 78 acres	ZONING (existing) A-3-G
7. PROPERTY (site) ADDRESS 6922 Crummer Road, Calipatria, CA 92233		
8. GENERAL LOCATION (i.e. city, town, cross street) The project site's approximately 13 mi. northwest of the City of Calipatria, CA, 15 mi. north of the City of Westmorland, CA, 1 mile east of the southeastern shore of the Salton Sea & 13.5 mi. southwest of the City of Niland, CA.		
9. LEGAL DESCRIPTION <u>The project area is expected to total less than one (1) acre within legally described APN 020-110-049-001 corresponding to the Salton Sea Unit 5 power plant at Southeast 1/4, North 1/2 of Section 5, Township 11 South, Range 13 East, San Bernadino Base & Meridian.</u>		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	
11. DESCRIBE CURRENT USE OF PROPERTY	
12. DESCRIBE PROPOSED SEWER SYSTEM	
13. DESCRIBE PROPOSED WATER SYSTEM	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	
15. IS PROPOSED USE A BUSINESS? ☐ Yes ☐ 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.

Sudheep Pavithran 03/21/2022
Print Name Date

Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN - Enclosed
- B. FEE Enclosed- Check No. 20664 for \$ 5500.00
- C. OTHER Unit 5 CUP 05- 0054 - Review of
- D. OTHER applicable conditions.

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required ☐ P W ☐ E H S ☐ A P C D ☐ O E S ☐ _____ ☐ _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	
APPLICATION REJECTED BY: _____	DATE _____	
TENTATIVE HEARING BY: _____	DATE _____	
FINAL ACTION: ☐ APPROVED ☐ DENIED	DATE _____	

CUP #

Attachment C – Fee (Mailed via UPS)



MAGMA POWER COMPANY
PO Box 3006
Sioux City, IA 51102
Phone (712)277-7496

20664

16-49-6
1220

Union Bank
445 South Figueroa Street

THIS DOCUMENT CONTAINS MICRO-PRINT SECURITY LINES, AN AUTHENTIC WATERMARK AND A FIBER OPTIC CHROMIC PADLOCK ICON. ABSENCE OF THESE FEATURES WILL INDICATE A COPY. ADDITIONAL SECURITY INFO LISTED ON REVERSE SIDE.

Vendor No: 14024
Five Thousand Five Hundred Dollars 00
Cents*****

Check Amount

\$ 5,500.00

Pay to the Order Of
IMPERIAL COUNTY OF
PLANNING AND DEVELOPMENT SERVICES
801 MAIN ST
EL CENTRO, CA 92243

Date 16-MAR-22
Void 90 Days From Date of Issue

Chack

⑈00020664⑈ ⑆122241501⑆ 9080008381⑈

Detach Before Depositing Check

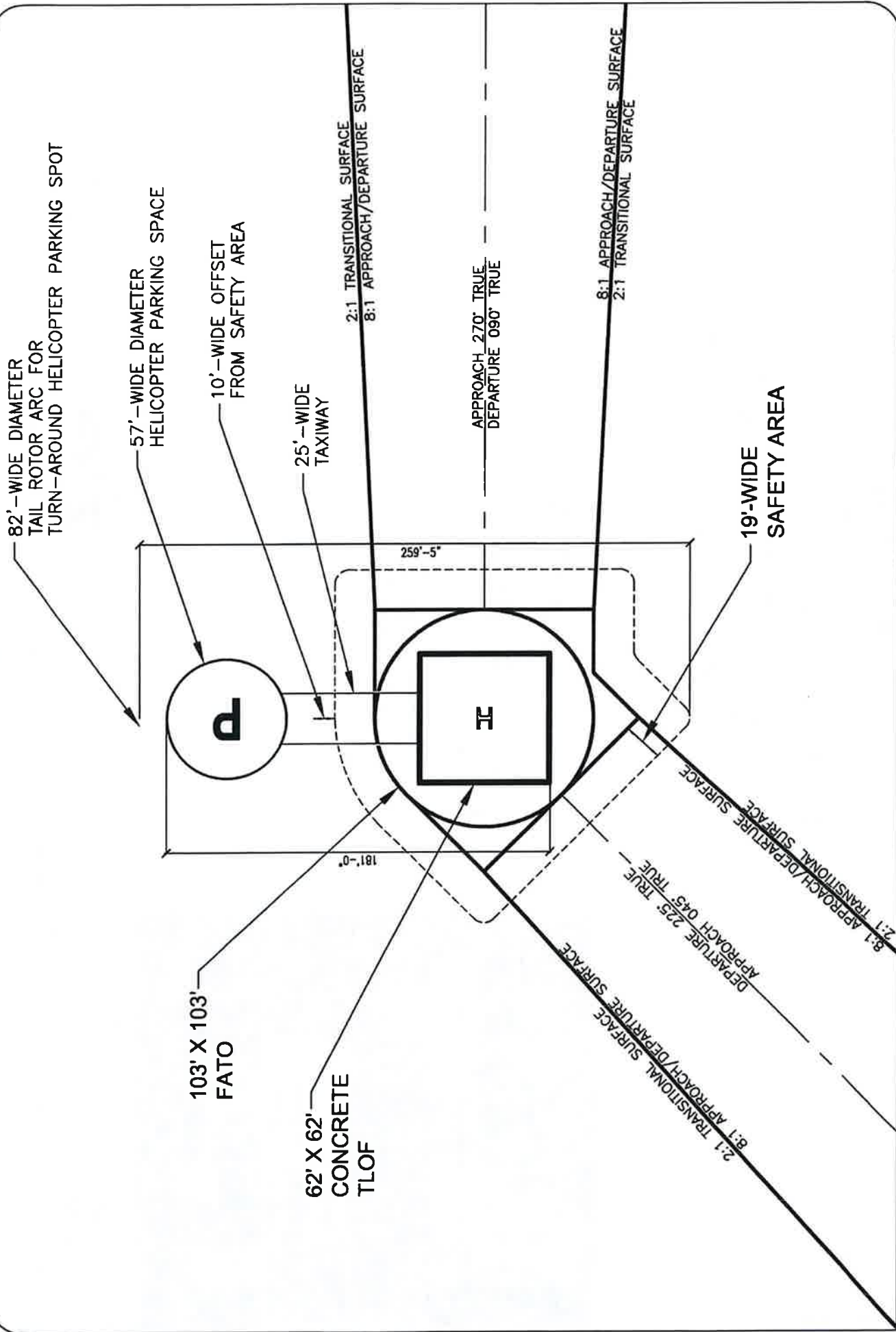
MAGMA POWER COMPANY
PO Box 3006
Sioux City, IA 51102
Phone (712)277-7496

Vendor No: 14024
Check No: 20664

The Attached Check Is In Payment For Items Described Below

Invoice Date	Invoice Number	Voucher/Description	Gross	Discount	Net
15-MAR-22	031522	204988/REGION 1 HELLPAD CONDITIONAL USE PERMIT FEE	5,500.00	.00	5,500.00
		Totals	5,500.00	.00	5,500.00

Attachment B – Supplemental Drawing and Updated Site Map



CalEnergy Salton Sea Helipoint Dimensions
Design Helicopter: Sikorsky S-92 (VH-92)





- 1 PROPOSED PRIMARY AND SECONDARY CLASSROOMS LOCATED ON SOUTHERLY OF EXISTING CONVENTION FACILITY
- 2 CALIFORNIA STATE PLANE ZONE 6 (CSZ6A) COORDINATE'S HAVE BEEN MOVED TO A PLANE ZONE WILL BE 57510
- 3 PLANE NORTH COORDINATE = 59276 COORDINATE = 796000
- 4 PLANE EAST COORDINATE = 59276 COORDINATE = 67510000

DATE OF SLIPPER	INITIALIZED NAME	NO	DESCRIPTION	AMOUNT
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ATTACHMENT B
ALUC PACKAGE



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

TO:

Commissioner Mike Goodsell
Commissioner Jenell Guerrero
Commissioner Dennis Logue
Commissioner Sylvia Chavez
Commissioner Jerry Arguelles

FROM:

Jim Minnick, Secretary
Planning & Development Services Director

SUBJECT:

Public Hearing for the consideration of a Helicopter Pad for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons (Conditional Use Permit #22-0008) located at 6922 Crummer Road, Calipatria, CA, 92233 (APN 020-110-049; Latitude 33° 9' 8.767"N – Longitude 115° 38' 9.402"W) to determine Consistency with the Airport Land Use Compatibility Plan (ALUCP). [Patricia Valenzuela, Planner IV] (ALUC 04-22)

DATE OF REPORT: May 18, 2022

AGENDA ITEM NO: 3

HEARING DATE: May 18, 2022

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 Staff's recommendation that the Airport Land Use Commission finds the proposed Helicopter Pad for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons, located at 6922 Crummer Road, Calipatria, CA, 92233 to be consistent with the 1986 Airport Land Use Compatibility Plan.

SECRETARY'S REPORT

Project Location:

The proposed Helicopter Pad will be located at 6922 Crummer Road, Calipatria, CA, 92233. The property is identified as Assessor's Parcel Number (APN) 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.

Project Description:

The applicant, CalEnergy Operating Corporation, is proposing Helicopter Pad (Helipad) for the purpose of corporate use and to aide facility emergency response situations. The proposed Helipad site is 50-feet by 50-feet located on the existing 78-acre Unit #5, Region 1 Geothermal Facility site operating under Conditional Use Permit #05-0054. Per Title 9, Division 5, Section 90501.12 (ii), the project requires a Conditional Use Permit (#22-0008) for the proposed Helicopter Pad, i.e. Heliport. Title 9, Division 14, defines a "Heliport" as an area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

The helicopter pad will be graded and compacted prior to the construction of the reinforced concrete slab. Construction time is estimated at four (4) to six (6) weeks, which involves heavy equipment such as excavators, forklifts, concrete mixer trucks, etc.

General Plan/ALUCP Analysis:

The proposed Helicopter Pad is located on a parcel just southeast of the Salton Sea, in an area designated as Agriculture according to the Imperial County General Plan. The project is not located near any County Public Airport or airstrip. The nearest airport is the Calipatria Municipal Airport located approximately seven (7) miles west of the project site.

The project site is zoned A-3-G (Heavy Agriculture, with a Geothermal Overlay) per the Imperial County Land Use Ordinance Title 9, Division 25, Section 92553.00.

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, Policies, Section 2.3 provides "Types of Actions Reviewed" by the Commission, which shall include:

"Any request proposal for a new airport or heliport whether for public use or private use" (Section 2.3.2(d), pg. 2-3)

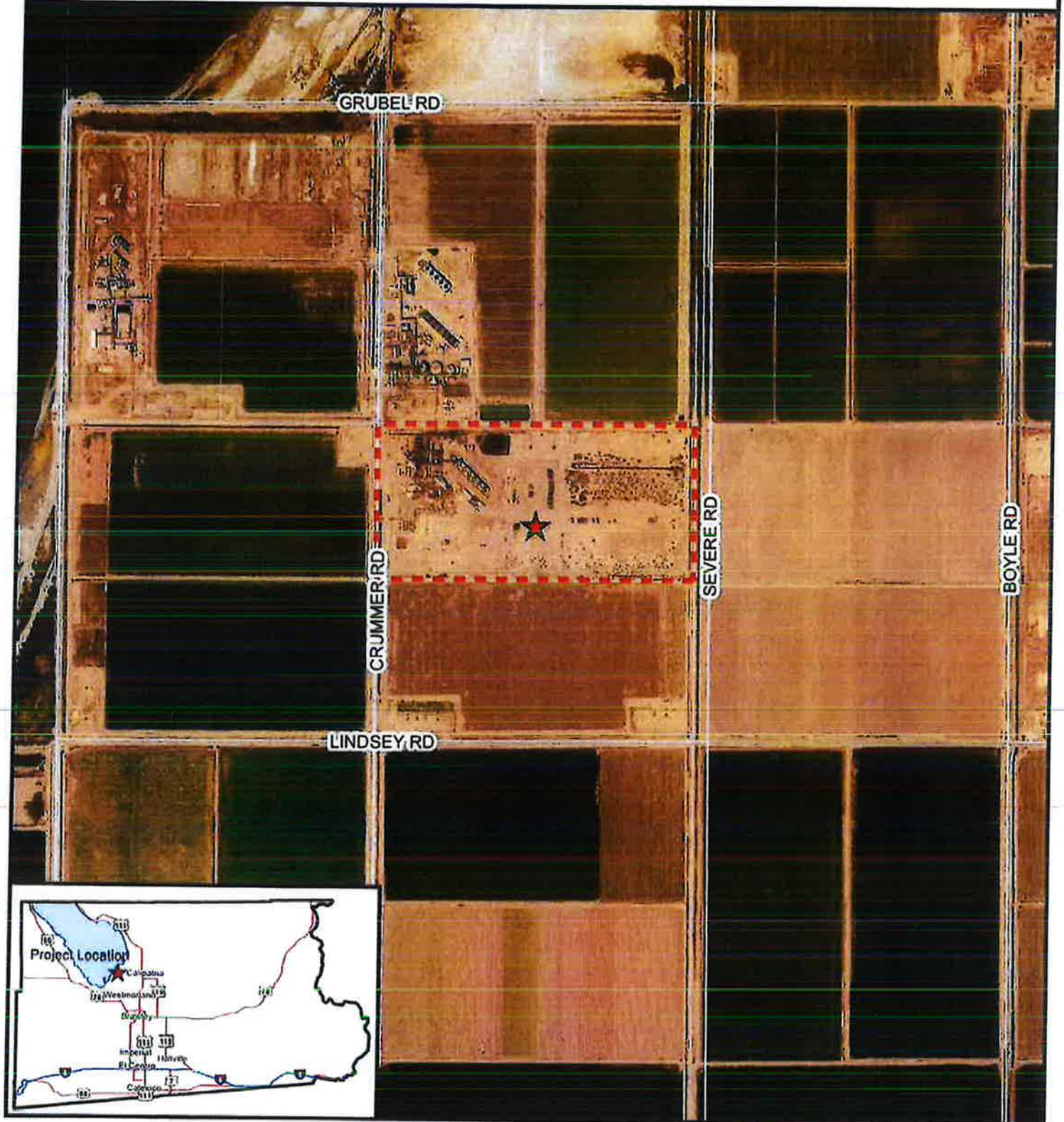
The proposed conditional use permit has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the application (Helicopter Pad, i.e. Heliport).

ATTACHMENTS:

- A. Vicinity Map**
- B. Site Plan**
- C. Application**
- D. ALUCP Section**

S:\AllUsers\APN020\110\049\CUP22-0008\ALUC\CUP22-0008 ALUC Staff Report.doc

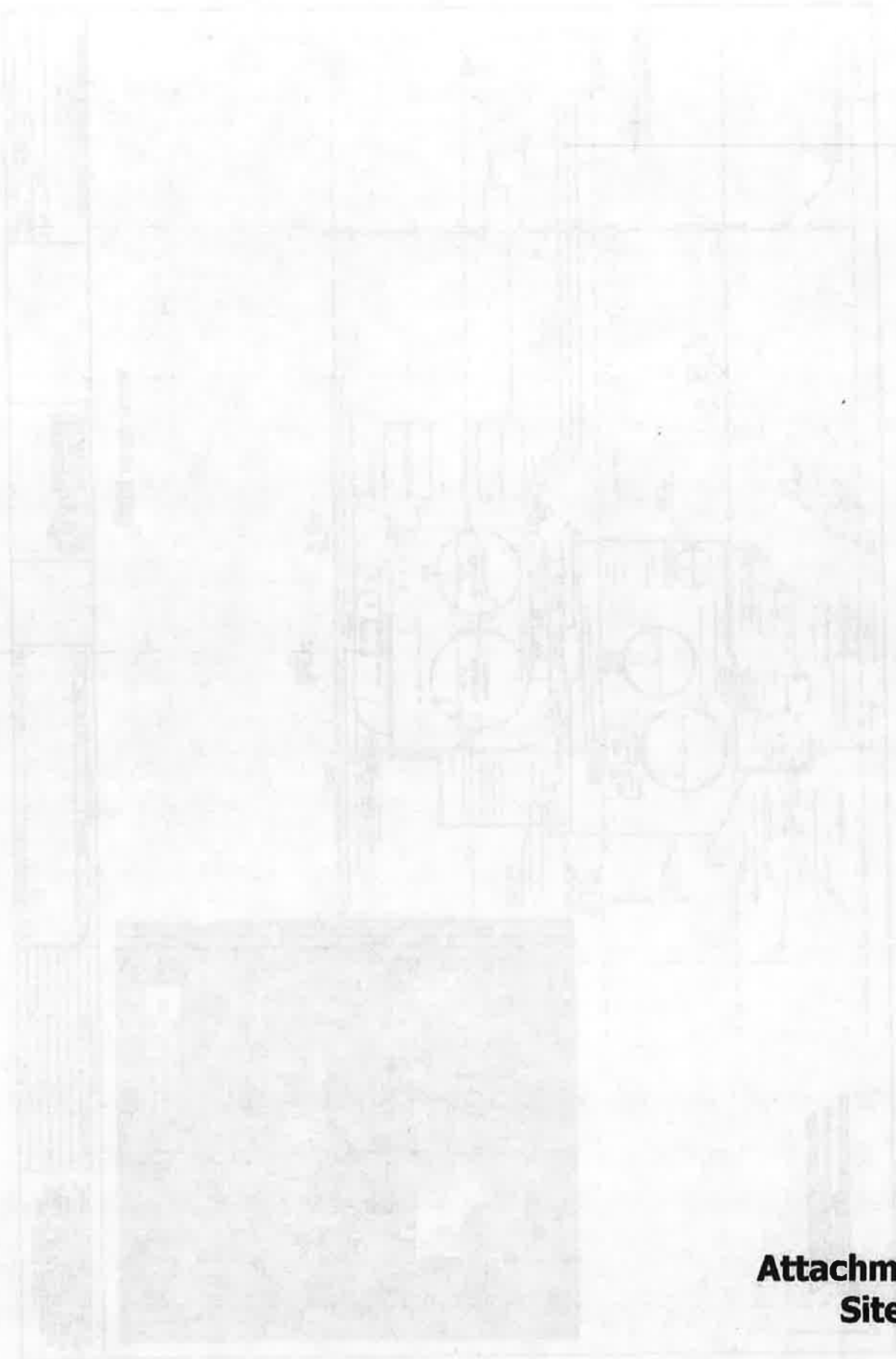
PROJECT LOCATION MAP



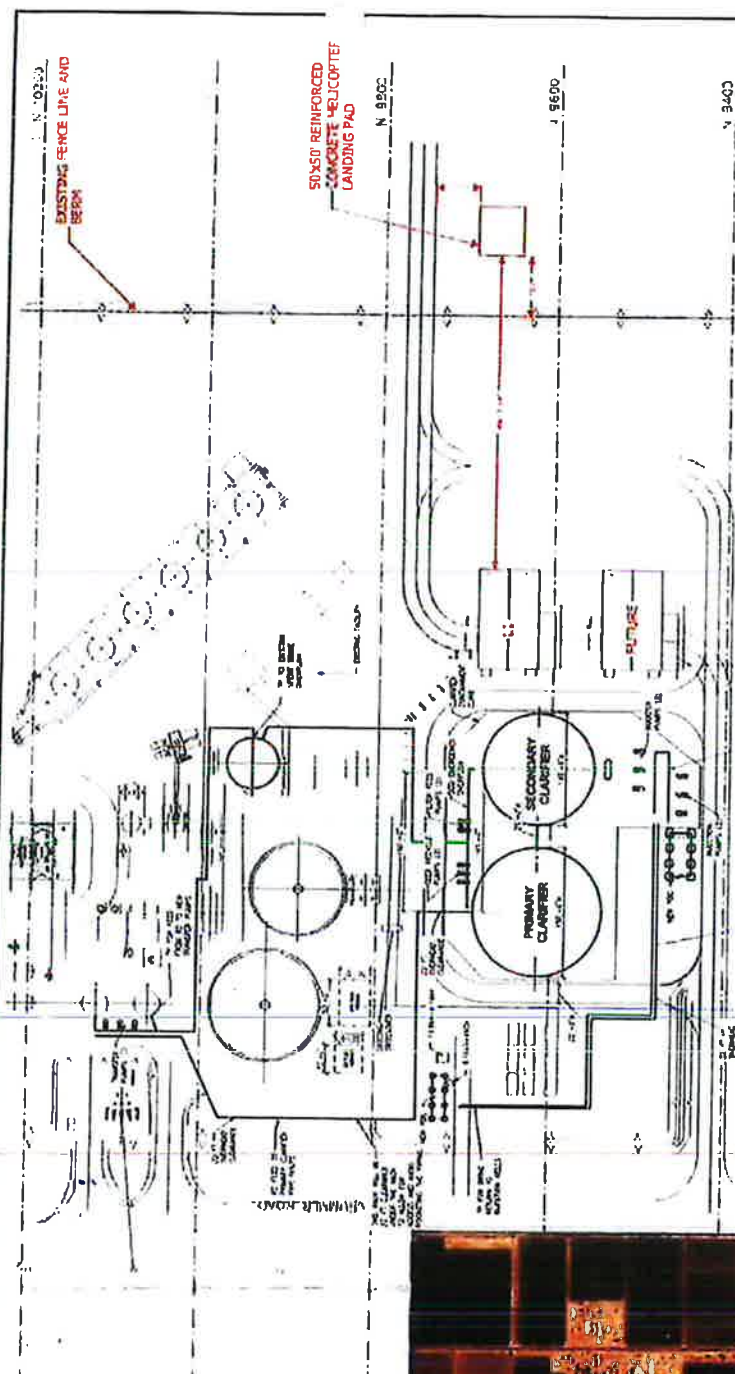
CAL ENERGY
CUP #22-0008
APN 020-110-049-000

- ★ Heliport
- Project Location
- Centerline
- Parcels



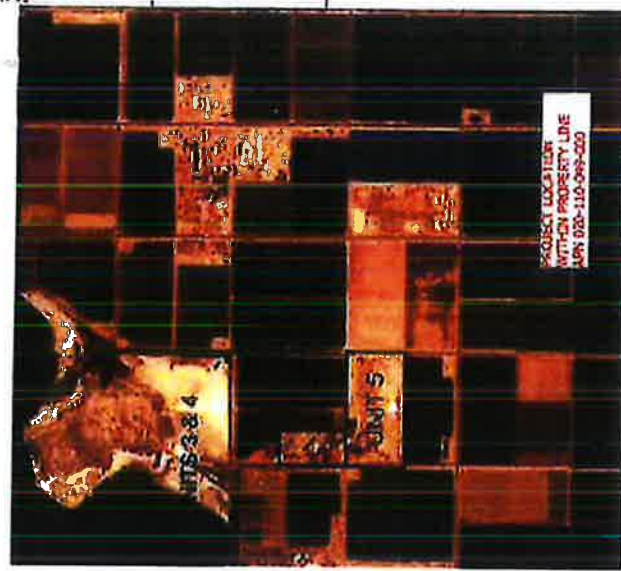


Attachment B
Site Plan



NOTES:

1. EXISTING FENCE LINE AND BERM
2. EXISTING FENCE LINE AND BERM
3. EXISTING FENCE LINE AND BERM
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10. EXISTING FENCE LINE AND BERM



CLARIFIER LOCATION OVERVIEW

POWER ENGINEERS		CALVERT OPERATING CORPORATION PROPOSED CONCRETE HELICOPTER LANDING PAD	
DATE: 2/10/04	SCALE: 1" = 50'	DATE: 2/10/04	SCALE: 1" = 50'
PROJECT: 003-110-000-000	DATE: 2/10/04	PROJECT: 003-110-000-000	DATE: 2/10/04
DESIGNED BY: [Name]	CHECKED BY: [Name]	DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	DATE: 2/10/04	DRAWN BY: [Name]	DATE: 2/10/04
DATE: 2/10/04	DATE: 2/10/04	DATE: 2/10/04	DATE: 2/10/04

CHARTERED BUS SERVICE

NAME		ADDRESS	
CITY		STATE	
ZIP		PHONE	
BUSINESS		HOME	
SCHOOL		OTHER	
DATE		TIME	
FROM		TO	
FARE		TAXES	
TOTAL		REMARKS	

NAME		ADDRESS	
CITY		STATE	
ZIP		PHONE	
BUSINESS		HOME	
SCHOOL		OTHER	
DATE		TIME	
FROM		TO	
FARE		TAXES	
TOTAL		REMARKS	

NAME		ADDRESS	
CITY		STATE	
ZIP		PHONE	
BUSINESS		HOME	
SCHOOL		OTHER	
DATE		TIME	
FROM		TO	
FARE		TAXES	
TOTAL		REMARKS	

NAME		ADDRESS	
CITY		STATE	
ZIP		PHONE	
BUSINESS		HOME	
SCHOOL		OTHER	
DATE		TIME	
FROM		TO	
FARE		TAXES	
TOTAL		REMARKS	

Attachment C
Application

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 Sudheep Pavithran	EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-4008
3. APPLICANT'S NAME Sudheep Pavithran	EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-4008
4. ENGINEER'S NAME Bill Romines Jr.	CA. LICENSE NO. P.E. #C73473/A-Contractor#808913	EMAIL ADDRESS bill.romines@powereng.com
5. MAILING ADDRESS (Street / P O Box, City, State) POWER Engineers Inc. 16041 Foster, Overland Park, Kansas	ZIP CODE 66207	PHONE NUMBER 816-402-4240
6. ASSESSOR'S PARCEL NO. 020-110-049-000	SIZE OF PROPERTY (In acres or square foot) 78 acres	ZONING (existing) A-3-G
7. PROPERTY (site) ADDRESS 6922 Crummer Road, Calipatria, CA 92233		
8. GENERAL LOCATION (i.e. city, town, cross street) The project site's approximately 13 mi. northwest of the City of Calipatria, CA, 15 mi. north of the City of Westmorland, CA, 1 mile east of the southeastern shore of the Salton Sea & 13.5 mi. southwest of the City of Niland, CA.		
9. LEGAL DESCRIPTION The project area is expected to total less than one (1) acre within legally described APN 020-110-049-001 corresponding to the Salton Sea Unit 5 power plant at Southeast 1/4, North 1/2 of Section 5, Township 11 South, Range 13 East, San Bernadino Base & Meridian.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Current use of property is Geothermal Plant. Use will not change. CUP involves adding a Helicopter Landing Pad to property for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons.
11. DESCRIBE CURRENT USE OF PROPERTY	Geothermal Plant
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A, existing
13. DESCRIBE PROPOSED WATER SYSTEM	N/A, existing
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	N/A, existing
15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? No additional employees

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

Sudheep Pavithran 03/21/2022
Print Name Date
Sudheep Pavithran
Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN - Enclosed
- B. FEE Enclosed- Check No. 20664 for \$ 5500.00
- C. OTHER Unit 5 CUP 05- 0054 - Review of
- D. OTHER applicable conditions.

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 3/25/22

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY
OTHER DEPT'S required

☐ P W

☐ E H S

☐ A P C D

☐ O E S

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CUP #

22-0008



March 21, 2022

Mr. Jim Minnick
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243

Subject: Conditional Use Permit (CUP) Classification – CalEnergy Helipad Project

Dear Mr. Minnick:

CalEnergy Operating Corporation (CalEnergy) is proposing to construct and operate a helicopter pad (Helipad) for the purpose of corporate use and to aide facility emergency response situations. The proposed Helipad will be located within the project area of the existing Unit 5, Region 1 facility operating under CUP No. 05-0054.

Attachment A contains illustrations showing the general area of the proposed site location and preliminary dimensions for the Helipad. Per Attachment A, proposed project will likely be sited to the south-east of the facility's main process train on a disturbed land within the CUP's project area, APN 020-110-049-000. The proposed Helipad project area will be less than 1 acre.

The construction and development of Helipad is subject to the requirements of Title 9, Division 2, Chapter 3 Subpart 90203.01 CUP, therefore a review of the conditions that pertain to the construction of the Helipad has been provided with this letter. The primary aim of this letter is to respectfully request an appropriate CUP classification, for the development of a Helipad in accordance with Land Use Permit.

Project Location:

The proposed Helipad site of less than 1 acre will be located at Unit 5 Region 1 Facility, 6922 Crummer Road, Calipatria, California, further identified as Assessor's Parcel Number 020-110-049-000. The Unit 5 project area totals approximately 78 acres and is located Southeast ¼, North ½, Section 5, Township 12 South, Range 13 East, San Bernardino Base and Meridian, Imperial County.

CALENERGY
OPERATING CORPORATION
7030 Gentry Road, Calipatria, California 92233
Phone: 760-348-4200 Fax: 760-348-2714

Site Preparation:

Site preparation will be performed prior to construction of the Helipad. Site preparation consists of construction of the reinforced concrete Helipad of less than 1 acre. The new surface will be graded and compacted prior to installing the new concrete helicopter pad.

Site Preparation Schedule

- Construction of the Helipad is expected to take 4-6 weeks and will involve use of standard construction heavy equipment such as excavator, forklift, and concrete mixer truck among others.

Land Use Analysis:

The proposed Helipad site will be located within a small portion of the project site for the Unit 5 Region 1 operating under CUP No. 05-0054. The power plant facility is operating in accordance with the County's General Plan, Renewable Energy Overlay Zone (RE) and Conditional Use Permit No. 05-0054. In addition, the surrounding land use is Zoned A-3 (Heavy Agriculture). In accordance with the Title 9, Division 5, Chapter 9 Section 90509.02(ii) this Helipad site is consistent with the General Plan and with the Imperial County Land Use Ordinances.

CUP Analysis:

CalEnergy interpretation of the Section 90203.09 action on a proposed Helipad CUP is provided as follows:

- A. The proposed use is consistent with the goals and policies of the adopted County General Plan.

The proposed Helipad will be used for corporate use and to aide facility emergency response situation. The project site will be located within the existing boundaries of the Unit 5 Region 1 geothermal facility operating under CUP No. 05-0054.

- B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The proposed use will be ancillary and consistent with the existing geothermal facility operations operating under CUP # 05-0054 and will include activities, equipment or materials typically employed in the identified use ("Heliport") along with temporary equipment used during the construction of the helipad.

- C. The proposed use is listed as use within the zone or subzone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.

The proposed Helipad to be located within the existing geothermal facility that is subjected to a Conditional Use Permit in Land Use Ordinance, Division 5. The helicopter pad resembles or is of the same basic nature as a heliport use in renewable energy overlay

zone (RE), Division 17 or a conditional use in surrounding land use Zoned A-3 (Section 90509.02(ii) of the Imperial County code) that is already disturbed and has already been environmentally assessed.

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California

The proposed Helipad project will be subjected appropriate CUP classification and conditions incorporated by reference that will ensure the project complies with all applicable laws, ordinances, and regulations the proposed use will be subjected.

- E. The proposed use will not be detrimental to the health, safety, and welfare of the public or impact the property and residents in the vicinity.

The project site will be located within the existing Unit 5 Region 1 geothermal facility operations and the employees use personal protective equipment to protect them from noise generated at the site. Therefore, the helipad will not be detrimental to the health, safety, and welfare of the public or to the property and there are no nearby residents in the vicinity.

- F. The proposed use does not violate any other law or ordinances

The proposed Helipad of less than 1 acre to be located at the existing geothermal facility will be subjected to appropriate CUP classification and conditions in accordance to applicable law or ordinances.

- G. The proposed use is not granting a special privilege

The proposed Helipad will be located within the existing Unit 5 Region I facility operating under CUP # 05-0054. Any impacts identified would be mitigated through project specific new condition use permit or amendment to CUP # 05-0054.

Environmental Analysis:

The proposed project is to be located on less than 1 acre within the boundaries of the Unit 5 Region 1 facility operating under CUP # 05-0054. The proposed project will have "No Impact" and will not create, add to, or alter potential environmental impacts from the existing geothermal power plant that were assessed in the Environmental Impact Report (EIR) for Magma Power Plant #3 and the Master Environmental Impact Report (MEIR) for a Geothermal Overlay Zone to be located at the Salton Sea, which was issued in December 1981. These CEQA studies were conducted by the Imperial County Planning and Development Services and recorded with the California Office of Planning and Research State Clearinghouse (SCH) as document #80102406. The conclusions and mitigation measures for Unit #3 EIR and the MEIR are reflected in the Conditional Use Permits (CUPs) for Unit 5 and for the other power generating units at Region 1 – i.e. Units 1, 2, 3 and 4).

California Environmental Quality Act (CEQA) Analysis:

Pursuant to CEQA Article 19 Categorical Exemption, Section 15301(e), or Section 15311(b) the proposed addition of helicopter pad of less than 1 acre will be located within the project area of the existing Unit 5, Region 1 facility operating under Conditional Use Permit (CUP) No. 05-0054. As ICPDS serves as the Lead Agency CalEnergy requests concurrence from ICPDS that the proposed project located within the existing boundary of Unit 5 Region 1 geothermal facility operation is consistent in use to the conditionally permitted use of geothermal operation or heliport and qualifies for Notice of Exemption (NOE).

CUP No 05-0054 and Helipad Cross Reference Matrix Analysis:

The following is a review of the applicable conditions of the CUP 05-0054 for the Unit 5 Region 1 facility that is consistent to proposed helipad activities.

CUP 05-0054 Condition #	Permit Condition Related to Helipad	Helipad Compliance
S-1	Authorized Scope of Activities (b) A Control room, office maintenance shop and other facilities are located the power plant site	Proposed Helipad activity will qualify as other facilities located at the Unit 5 facility
S-11	Noise: The power plant shall be equipped with noise control measures	Proposed Helipad activity will not be located within 1000 feet of any residence and the Helicopter operation will be intermittent in contrast to power plant continuous operation.
S-12	Project Design (b) Marking, and lighting of the drill rigs and permanent facilities shall be maintained in accordance to the Federal Aviation Administration Regulation	Proposed permanent Helipad facilities marking and lighting will be maintained in accordance with the Federal Aviation Administration Regulation
S-12	Project Design (f) All lights shall be directed or shield to confine any direct rays to the site and shall be muted to maximum extent consistent with safety and operation necessity	Proposed Helipad will be designed to be consistent with safety and operation necessity.

Based on the analysis contained herein CalEnergy respectfully seeks a determination from the lead agency ICPDS on the proposed Helipad project. Should you have any questions regarding

this information, please do not hesitate to contact me at (442)-226-1035 or Anoop.Sukumaran@calenergy.com.

Sincerely,

Anoop
Sukumaran

[Digitally signed by:
Anoop Sukumaran
Date: 2022.03.21
15:42:33 -07'00'

Anoop Sukumaran
Director, IPP Environmental Services

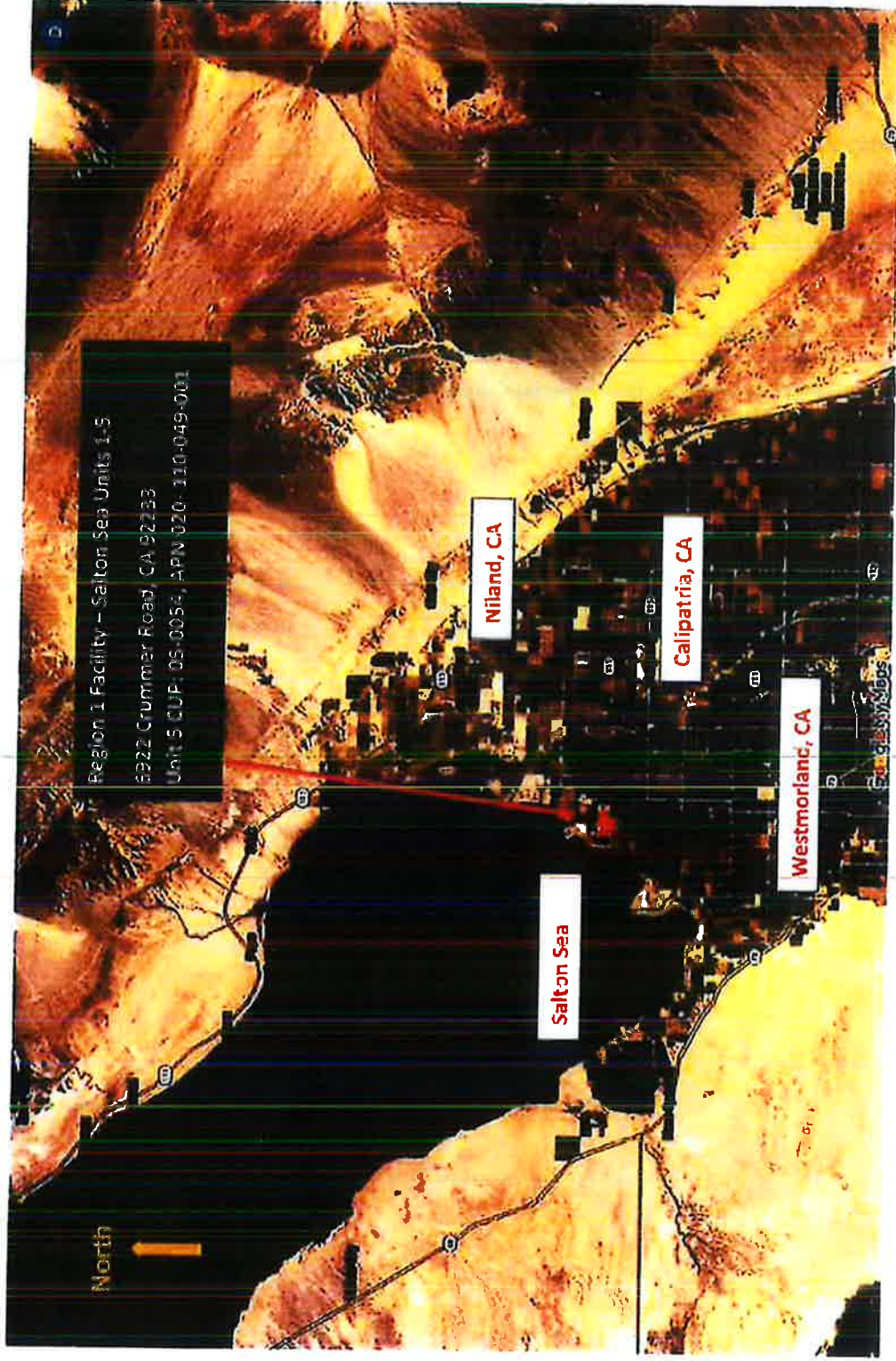
Enclosure

Attachments

cc: Patricia Valenzuela – Imperial County Planning and Development Services
Osvaldo Flores
Kamal Abdelkarim
Environmental File

CALENERGY OPERATING CORP.
REGION 1 SALTON SEA POWER PLANT UNIT 5
CONDITIONAL USE PERMIT NO. 05-0054

ATTACHMENT A – SITE LOCATION



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.

ATTACHMENT G
ALUC PACKAGE



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

TO:

Commissioner Mike Goodsell
Commissioner Jenell Guerrero
Commissioner Dennis Logue
Commissioner Sylvia Chavez
Commissioner Jerry Arguelles

FROM:

Jim Minnick, Secretary
Planning & Development Services Director

SUBJECT:

Public Hearing for the consideration of a Helicopter Pad for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons (Conditional Use Permit #22-0008) located at 6922 Crummer Road, Calipatria, CA, 92233 (APN 020-110-049; Latitude 33° 9' 8.767"N – Longitude 115° 38' 9.402"W) to determine Consistency with the Airport Land Use Compatibility Plan (ALUCP). [Patricia Valenzuela, Planner IV] (ALUC 04-22)

DATE OF REPORT:

May 18, 2022

AGENDA ITEM NO:

3

HEARING DATE:

May 18, 2022

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 Staff's recommendation that the Airport Land Use Commission finds the proposed Helicopter Pad for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons, located at 6922 Crummer Road, Calipatria, CA, 92233 to be consistent with the 1996 Airport Land Use Compatibility Plan.

SECRETARY'S REPORT

Project Location:

The proposed Helicopter Pad will be located at 6922 Crummer Road, Calipatria, CA, 92233. The property is identified as Assessor's Parcel Number (APN) 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.

Project Description:

The applicant, CalEnergy Operating Corporation, is proposing Helicopter Pad (Helipad) for the purpose of corporate use and to aide facility emergency response situations. The proposed Helipad site is 50-feet by 50-feet located on the existing 78-acre Unit #5, Region 1 Geothermal Facility site operating under Conditional Use Permit #05-0054. Per Title 9, Division 5, Section 90501.12 (ii), the project requires a Conditional Use Permit (#22-0008) for the proposed Helicopter Pad, i.e. Heliport. Title 9, Division 14, defines a "Heliport" as an area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

The helicopter pad will be graded and compacted prior to the construction of the reinforced concrete slab. Construction time is estimated at four (4) to six (6) weeks, which involves heavy equipment such as excavators, forklifts, concrete mixer trucks, etc.

General Plan/ALUCP Analysis:

The proposed Helicopter Pad is located on a parcel just southeast of the Salton Sea, in an area designated as Agriculture according to the Imperial County General Plan. The project is not located near any County Public Airport or airstrip. The nearest airport is the Calipatria Municipal Airport located approximately seven (7) miles west of the project site.

The project site is zoned A-3-G (Heavy Agriculture, with a Geothermal Overlay) per the Imperial County Land Use Ordinance Title 9, Division 25, Section 92553.00.

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, Policies, Section 2.3 provides "Types of Actions Reviewed" by the Commission, which shall include:

"Any request proposal for a new airport or heliport whether for public use or private use" (Section 2.3.2(d), pg. 2-3)

The proposed conditional use permit 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 application (Helicopter Pad, i.e. Heliport).

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Application
- D. ALUCP Section

S:\AllUsers\APN\020\110\049\CUP22-0008\ALUC\CUP22-0008 ALUC Staff Report.doc

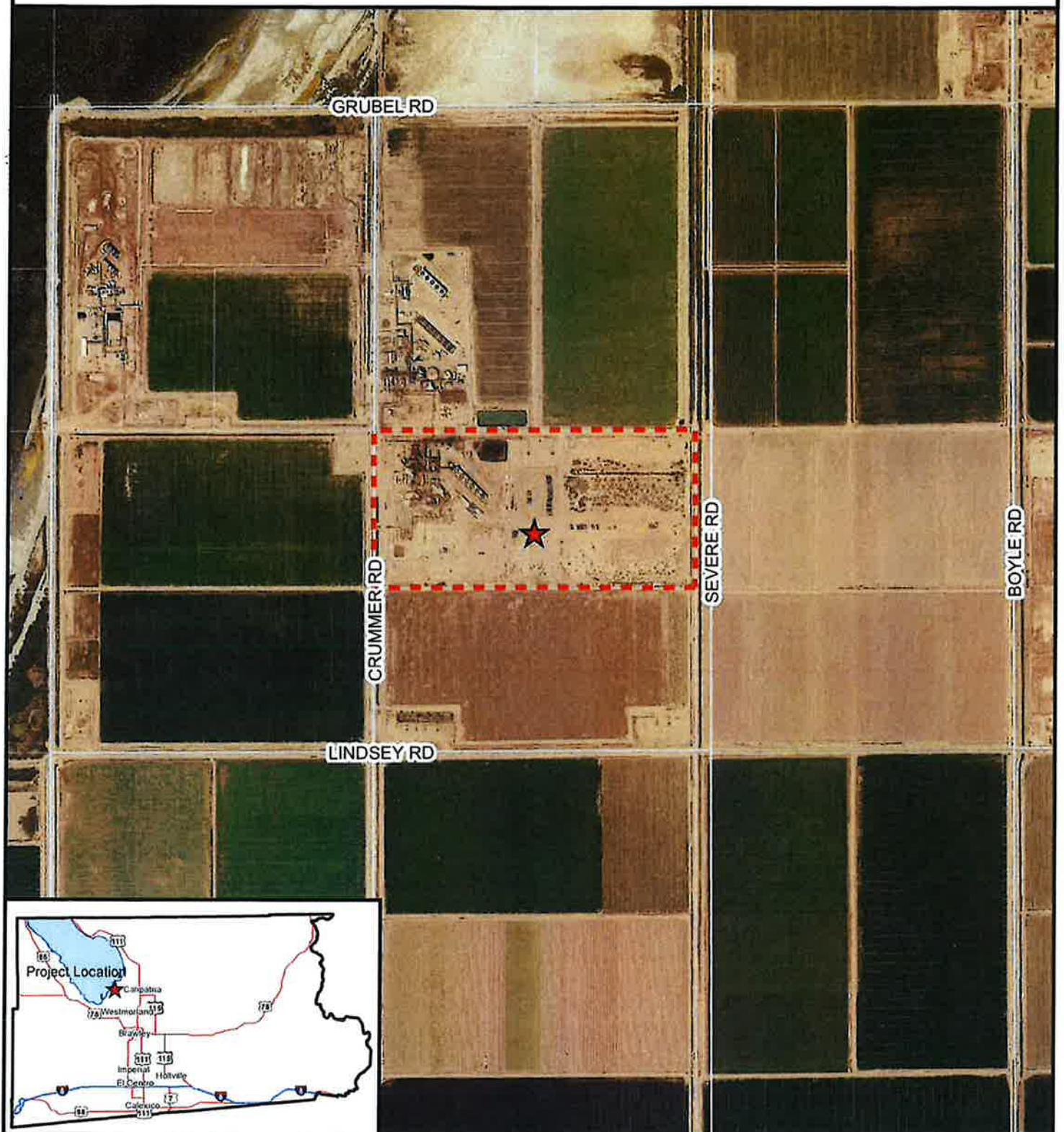
The proposed development and service area shown on the map are located within the 1000-foot buffer zone of the proposed development and service area. The 1000-foot buffer zone is shown in the map.

Legend
1. 1000-foot buffer zone
2. 1000-foot buffer zone
3. 1000-foot buffer zone
4. 1000-foot buffer zone

Map of the 1000-foot buffer zone around the proposed development and service area.

**Attachment A
Vicinity Map**

PROJECT LOCATION MAP

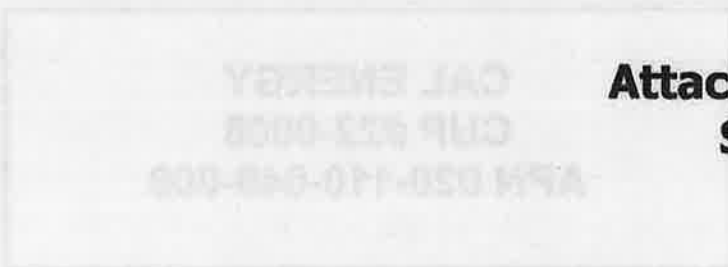
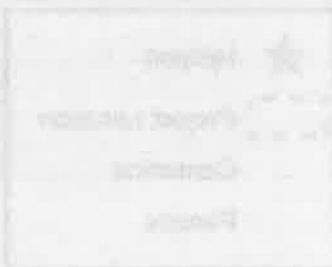
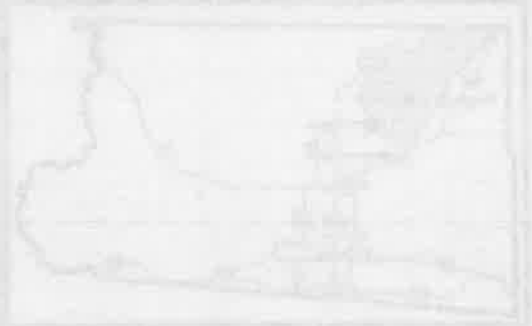
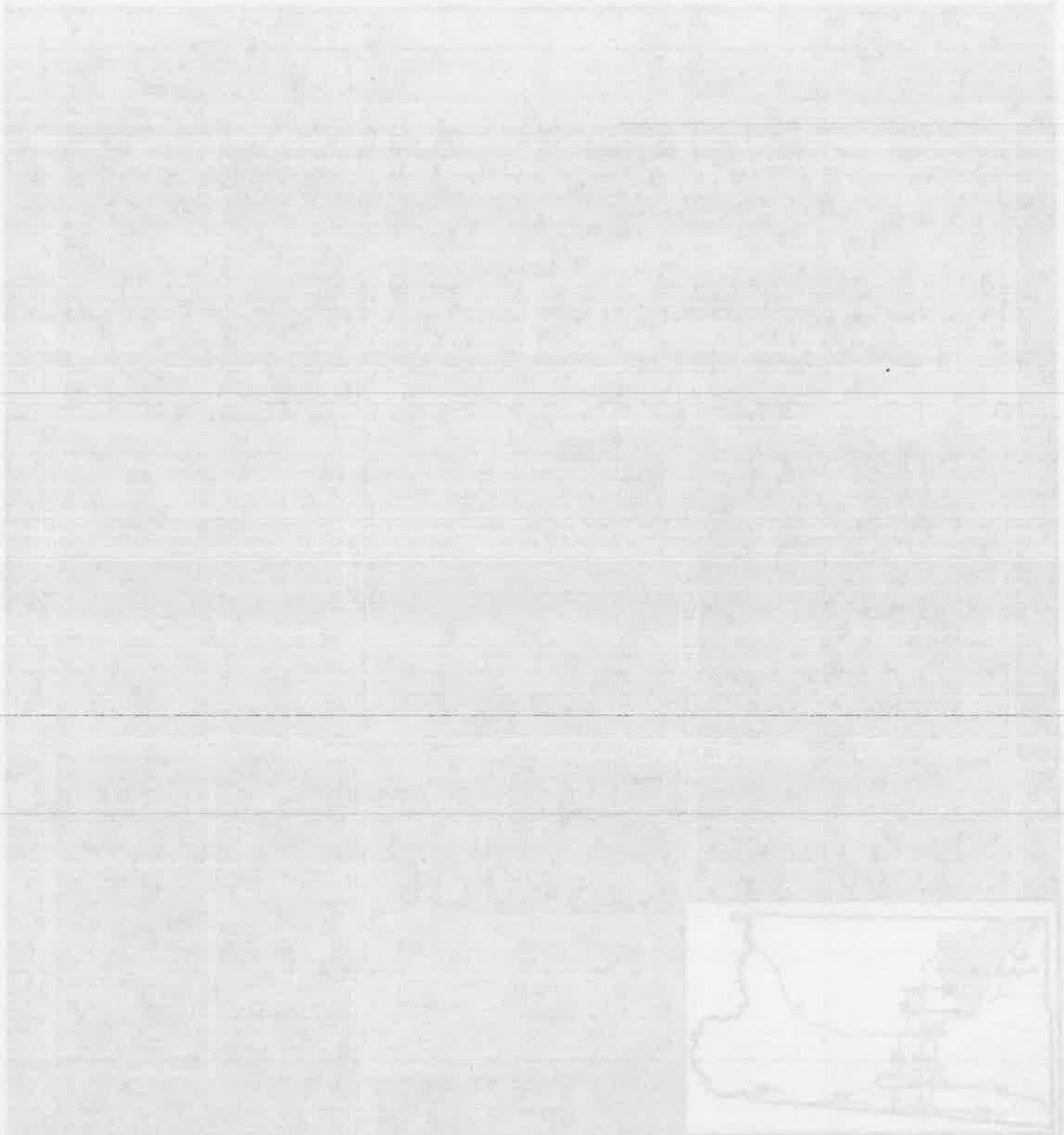


CAL ENERGY
CUP #22-0008
APN 020-110-049-000

-  Heliport
-  Project Location
- Centerline
- Parcels

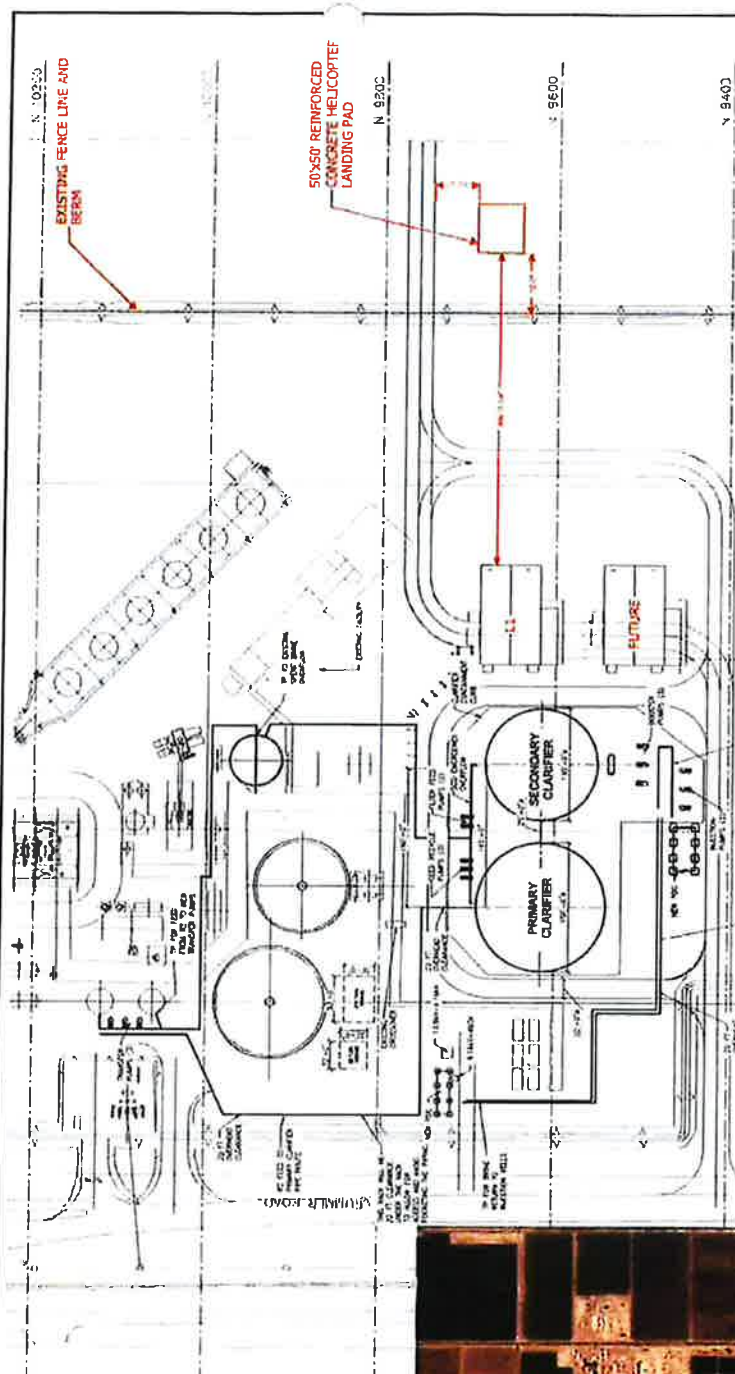


PROJECT LOCATION MAP

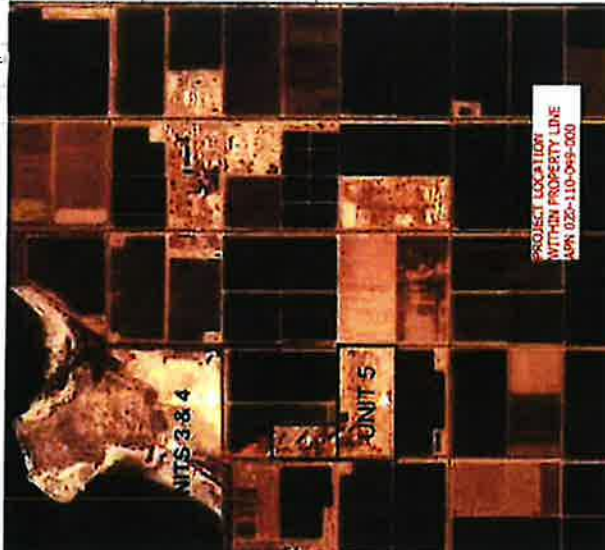


**Attachment B
Site Plan**



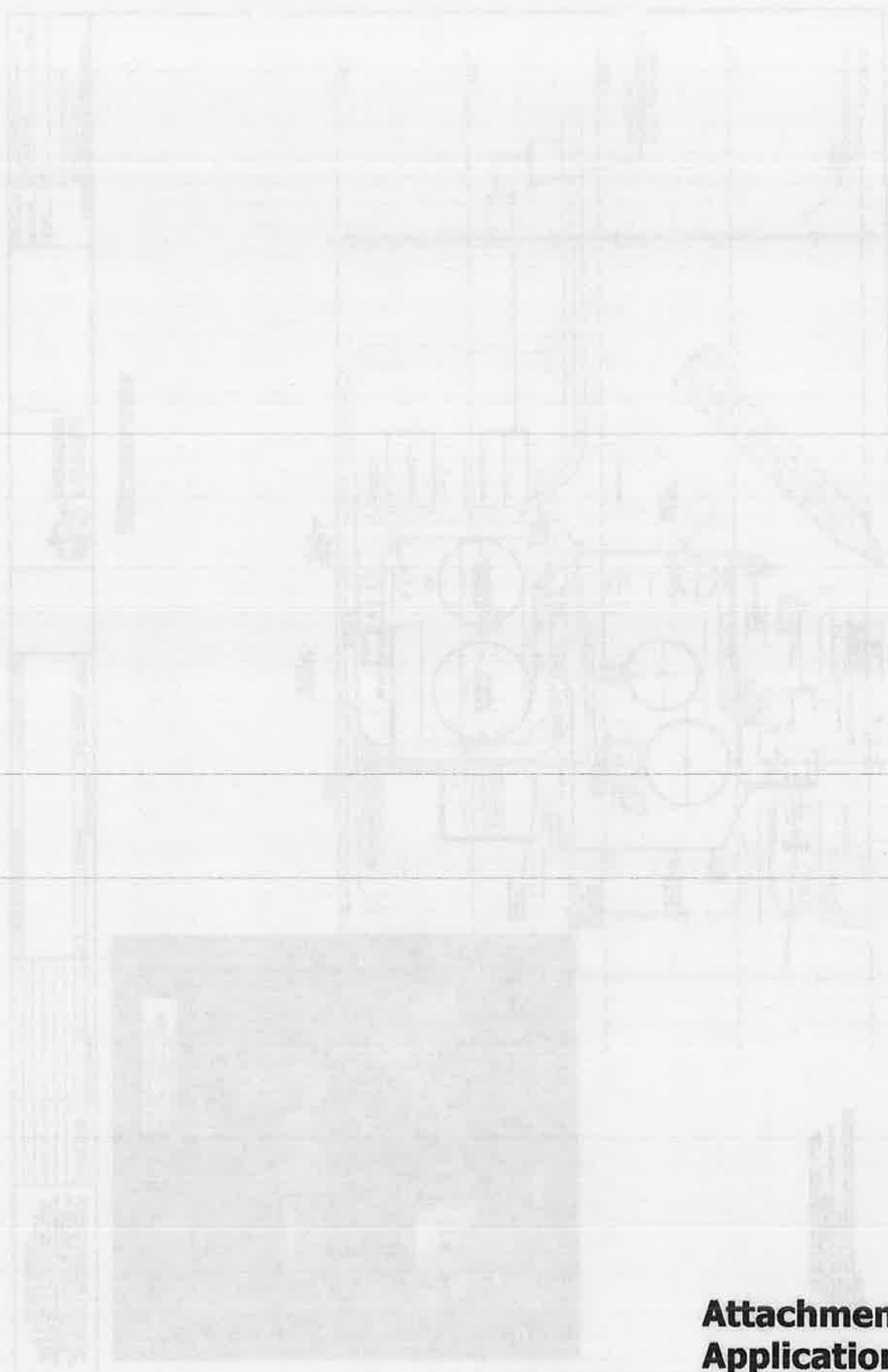


- NOTES:**
1. ALL NEW AND EXISTING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING CODES (IPC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING CODES (IPC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING CODES (IPC).
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 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING CODES (IPC).



CLARIFIER LOCATION OVERVIEW
SHEET 1 OF 1

		GALEHERY OPERATING CORPORATION PROPOSED CONCRETE HELICOPTER LANDING PAD	
SHEET NO. 21054 DRAWING NO. 21054-C02-1000 SCALE: AS SHOWN		DATE: 12/27/21	
PROJECT LOCATION WITHIN PROPERTY LINE APN 022-110-045-000		SHEET NO. 21054 DRAWING NO. 21054-C02-1000 SCALE: AS SHOWN	



Attachment C
Application

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 Sudheep Pavithran	EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-4006
3. APPLICANT'S NAME Sudheep Pavithran	EMAIL ADDRESS Sudheep.Pavithran@calenergy.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 7030 Gentry Road, Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-4006
4. ENGINEER'S NAME Bill Romines Jr.	CA. LICENSE NO. P.E.#C73473/A-Contractor#808913	EMAIL ADDRESS bill.romines@powereng.com
5. MAILING ADDRESS (Street / P O Box, City, State) POWER Engineers Inc. 16041 Foster, Overland Park, Kansas	ZIP CODE 66207	PHONE NUMBER 816-402-4240
6. ASSESSOR'S PARCEL NO. 020-110-049-000	SIZE OF PROPERTY (In acres or square foot) 78 acres	ZONING (existing) A-3-G
7. PROPERTY (site) ADDRESS 6922 Crummer Road, Calipatria, CA 92233		
8. GENERAL LOCATION (i.e. city, town, cross street) The project site's approximately 13 mi. northwest of the City of Calipatria, CA, 15 mi. north of the City of Westmorland, CA, 1 mile east of the southeastern shore of the Salton Sea & 13.5 mi. southwest of the City of Niland, CA.		
9. LEGAL DESCRIPTION The project area is expected to total less than one (1) acre within legally described APN 020-110-049-001 corresponding to the Salton Sea Unit 5 power plant at Southeast 1/4, North 1/2 of Section 5, Township 11 South, Range 13 East, San Bernadino Base & Meridian.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Current use of property is Geothermal Plant. Use will not change. CUP involves adding a Helicopter Landing Pad to property for general transportation (personnel, dignitaries, etc.) and to provide emergency evacuation of injured persons.
11. DESCRIBE CURRENT USE OF PROPERTY Geothermal Plant
12. DESCRIBE PROPOSED SEWER SYSTEM N/A, existing
13. DESCRIBE PROPOSED WATER SYSTEM N/A, existing
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM N/A, existing
15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No
IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? No additional employees

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

Sudheep Pavithran 03/21/2022
Print Name Date
Signature
Sudheep Pavithran
Print Name Date
Signature

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN - Enclosed
B. FEE Enclosed- Check No. 20664 for \$ 5500.00
C. OTHER Unit 5 CUP 05- 0054 - Review of
D. OTHER applicable conditions.

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 3/25/22

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY
OTHER DEPT'S required

☐ P.W

☐ E.H.S

☐ A.P.C.D

☐ O.E.S

☐

☐

CUP #

22-0008



March 21, 2022

Mr. Jim Minnick
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243

Subject: Conditional Use Permit (CUP) Classification – CalEnergy Helipad Project

Dear Mr. Minnick:

CalEnergy Operating Corporation (CalEnergy) is proposing to construct and operate a helicopter pad (Helipad) for the purpose of corporate use and to aide facility emergency response situations. The proposed Helipad will be located within the project area of the existing Unit 5, Region 1 facility operating under CUP No. 05-0054.

Attachment A contains illustrations showing the general area of the proposed site location and preliminary dimensions for the Helipad. Per Attachment A, proposed project will likely be sited to the south-east of the facility's main process train on a disturbed land within the CUP's project area, APN 020-110-049-000. The proposed Helipad project area will be less than 1 acre.

The construction and development of Helipad is subject to the requirements of Title 9, Division 2, Chapter 3 Subpart 90203.01 CUP, therefore a review of the conditions that pertain to the construction of the Helipad has been provided with this letter. The primary aim of this letter is to respectfully request an appropriate CUP classification, for the development of a Helipad in accordance with Land Use Permit.

Project Location:

The proposed Helipad site of less than 1 acre will be located at Unit 5 Region 1 Facility, 6922 Crummer Road, Calipatria, California, further identified as Assessor's Parcel Number 020-110-049-000. The Unit 5 project area totals approximately 78 acres and is located Southeast $\frac{1}{4}$, North $\frac{1}{2}$, Section 5, Township 12 South, Range 13 East, San Bernardino Base and Meridian, Imperial County.

CALENERGY
OPERATING CORPORATION

7030 Gentry Road, Calipatria, California 92233
Phone: 760-348-4200 Fax: 760-348-2714

Site Preparation:

Site preparation will be performed prior to construction of the Helipad. Site preparation consists of construction of the reinforced concrete Helipad of less than 1 acre. The new surface will be graded and compacted prior to installing the new concrete helicopter pad.

Site Preparation Schedule

- Construction of the Helipad is expected to take 4-6 weeks and will involve use of standard construction heavy equipment such as excavator, forklift, and concrete mixer truck among others.

Land Use Analysis:

The proposed Helipad site will be located within a small portion of the project site for the Unit 5 Region 1 operating under CUP No. 05-0054. The power plant facility is operating in accordance with the County's General Plan, Renewable Energy Overlay Zone (RE) and Conditional Use Permit No. 05- 0054. In addition, the surrounding land use is Zoned A-3 (Heavy Agriculture). In accordance with the Title 9, Division 5, Chapter 9 Section 90509.02(ii) this Helipad site is consistent with the General Plan and with the Imperial County Land Use Ordinances.

CUP Analysis:

CalEnergy interpretation of the Section 90203.09 action on a proposed Helipad CUP is provided as follows:

- A. The proposed use is consistent with the goals and policies of the adopted County General Plan.

The proposed Helipad will be used for corporate use and to aide facility emergency response situation. The project site will be located within the existing boundaries of the Unit 5 Region 1 geothermal facility operating under CUP No. 05-0054.

- B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The proposed use will be ancillary and consistent with the existing geothermal facility operations operating under CUP # 05-0054 and will include activities, equipment or materials typically employed in the identified use ("Heliport") along with temporary equipment used during the construction of the helipad.

- C. The proposed use is listed as use within the zone or subzone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.

The proposed Helipad to be located within the existing geothermal facility that is subjected to a Conditional Use Permit in Land Use Ordinance, Division 5. The helicopter pad resembles or is of the same basic nature as a heliport use in renewable energy overlay

zone (RE), Division 17 or a conditional use in surrounding land use Zoned A-3 (Section 90509.02(ii) of the Imperial County code) that is already disturbed and has already been environmentally assessed.

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California

The proposed Helipad project will be subjected appropriate CUP classification and conditions incorporated by reference that will ensure the project complies with all applicable laws, ordinances, and regulations the proposed use will be subjected.

- E. The proposed use will not be detrimental to the health, safety, and welfare of the public or impact the property and residents in the vicinity.

The project site will be located within the existing Unit 5 Region 1 geothermal facility operations and the employees use personal protective equipment to protect them from noise generated at the site. Therefore, the helipad will not be detrimental to the health, safety, and welfare of the public or to the property and there are no nearby residents in the vicinity.

- F. The proposed use does not violate any other law or ordinances

The proposed Helipad of less than 1 acre to be located at the existing geothermal facility will be subjected to appropriate CUP classification and conditions in accordance to applicable law or ordinances.

- G. The proposed use is not granting a special privilege

The proposed Helipad will be located within the existing Unit 5 Region1 facility operating under CUP # 05-0054. Any impacts identified would be mitigated through project specific new condition use permit or amendment to CUP # 05-0054.

Environmental Analysis:

The proposed project is to be located on less than 1 acre within the boundaries of the Unit 5 Region 1 facility operating under CUP # 05-0054. The proposed project will have "No Impact" and will not create, add to, or alter potential environmental impacts from the existing geothermal power plant that were assessed in the Environmental Impact Report (EIR) for Magma Power Plant #3 and the Master Environmental Impact Report (MEIR) for a Geothermal Overlay Zone to be located at the Salton Sea, which was issued in December 1981. These CEQA studies were conducted by the Imperial County Planning and Development Services and recorded with the California Office of Planning and Research State Clearinghouse (SCH) as document #80102406. The conclusions and mitigation measures for Unit #3 EIR and the MEIR are reflected in the Conditional Use Permits (CUPs) for Unit 5 and for the other power generating units at Region 1 – i.e. Units 1, 2, 3 and 4).

California Environmental Quality Act (CEQA) Analysis:

Pursuant to CEQA Article 19 Categorical Exemption, Section 15301(c), or Section 15311(b) the proposed addition of helicopter pad of less than 1 acre will be located within the project area of the existing Unit 5, Region 1 facility operating under Conditional Use Permit (CUP) No. 05-0054. As ICPDS serves as the Lead Agency CalEnergy requests concurrence from ICPDS that the proposed project located within the existing boundary of Unit 5 Region 1 geothermal facility operation is consistent in use to the conditionally permitted use of geothermal operation or heliport and qualifies for Notice of Exemption (NOE).

CUP No 05-0054 and Helipad Cross Reference Matrix Analysis:

The following is a review of the applicable conditions of the CUP 05-0054 for the Unit 5 Region 1 facility that is consistent to proposed helipad activities.

CUP 05-0054 Condition #	Permit Condition Related to Helipad	Helipad Compliance
S-1	Authorized Scope of Activities (b) A Control room, office maintenance shop and other facilities are located the power plant site	Proposed Helipad activity will qualify as other facilities located at the Unit 5 facility
S-11	Noise: The power plant shall be equipped with noise control measures	Proposed Helipad activity will not be located within 1000 feet of any residence and the Helicopter operation will be intermittent in contrast to power plant continuous operation.
S-12	Project Design (b) Marking, and lighting of the drill rigs and permanent facilities shall be maintained in accordance to the Federal Aviation Administration Regulation	Proposed permanent Helipad facilities marking and lighting will be maintained in accordance with the Federal Aviation Administration Regulation
S-12	Project Design (f) All lights shall be directed or shield to confine any direct rays to the site and shall be muted to maximum extent consistent with safety and operation necessity	Proposed Helipad will be designed to be consistent with safety and operation necessity.

Based on the analysis contained herein CalEnergy respectfully seeks a determination from the lead agency ICPDS on the proposed Helipad project. Should you have any questions regarding

this information, please do not hesitate to contact me at (442)-226-1035 or Anoop.Sukumaran@calenergy.com.

Sincerely,

Anoop
Sukumaran

[Digitally signed by
Anoop Sukumaran
Date: 2022.03.21
15:42:33 -0700

Anoop Sukumaran
Director, IPP Environmental Services

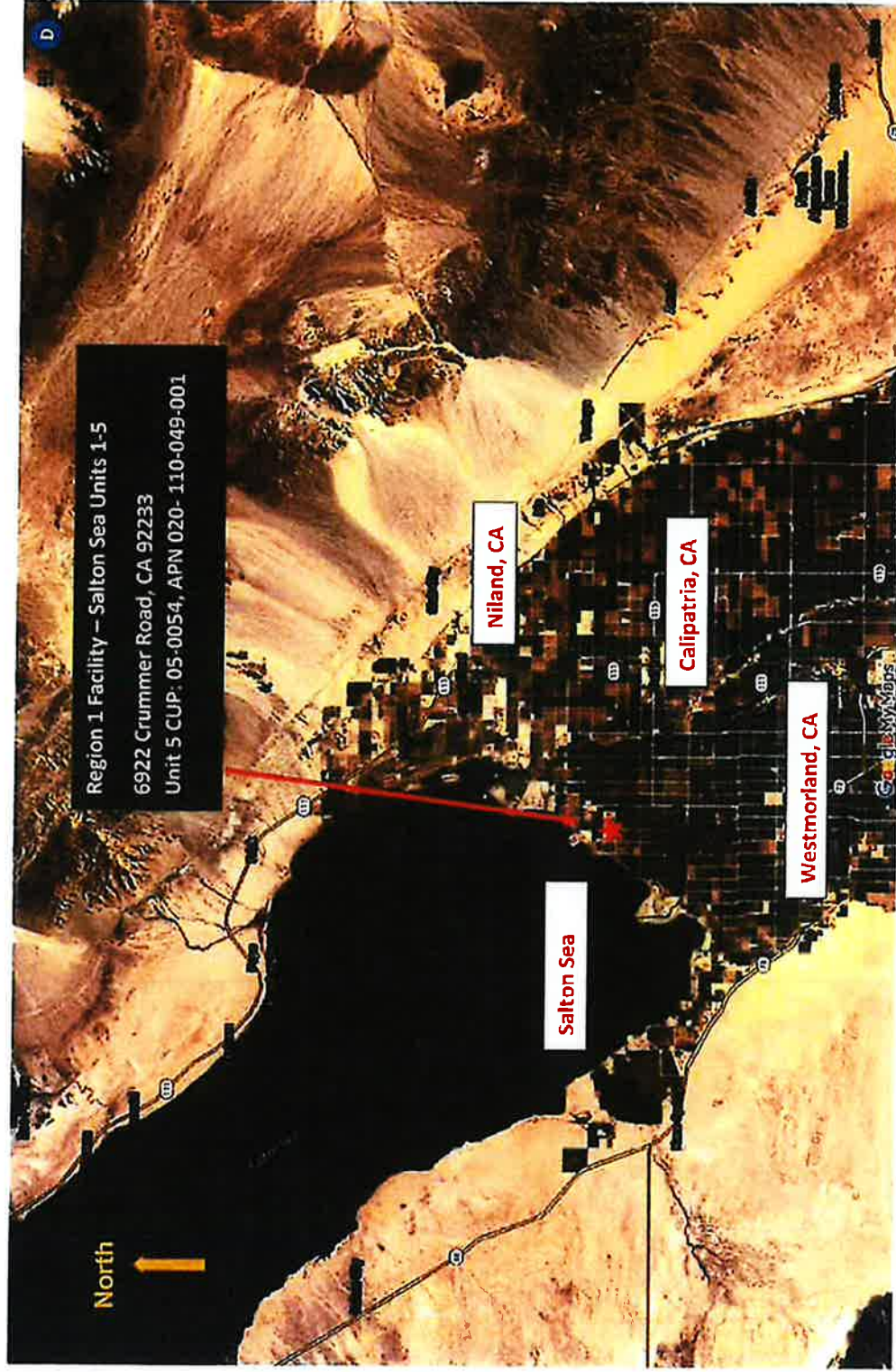
Enclosure

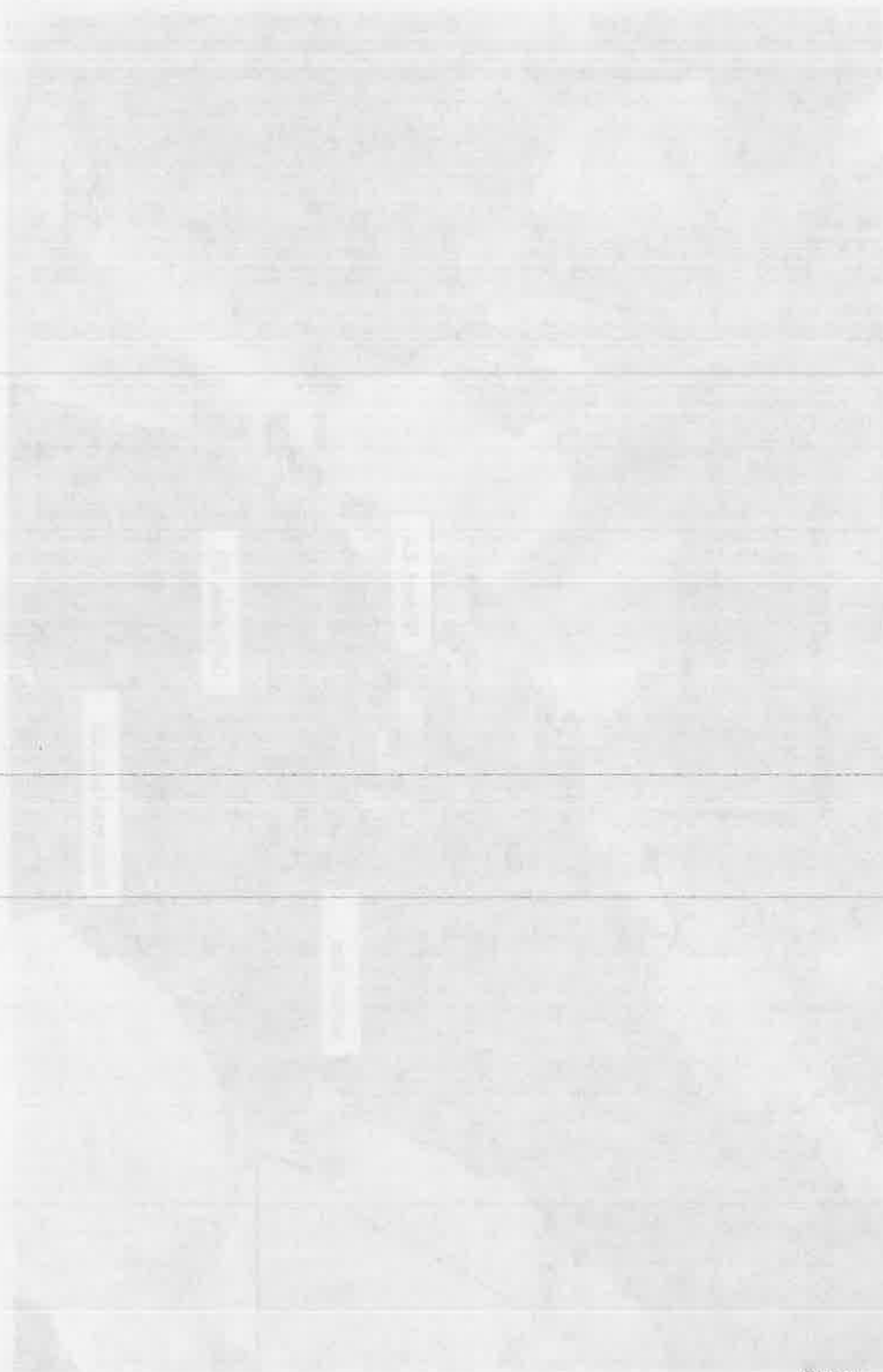
Attachments

cc: Patricia Valenzuela – Imperial County Planning and Development Services
Osvaldo Flores
Kamal Abdelkarim
Environmental File

CALENERGY OPERATING CORP.
REGION 1 SALTON SEA POWER PLANT UNIT 5
CONDITIONAL USE PERMIT NO. 05-0054

ATTACHMENT A – SITE LOCATION





Attachment D
ALUCP Section

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 overflights. 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.