



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).

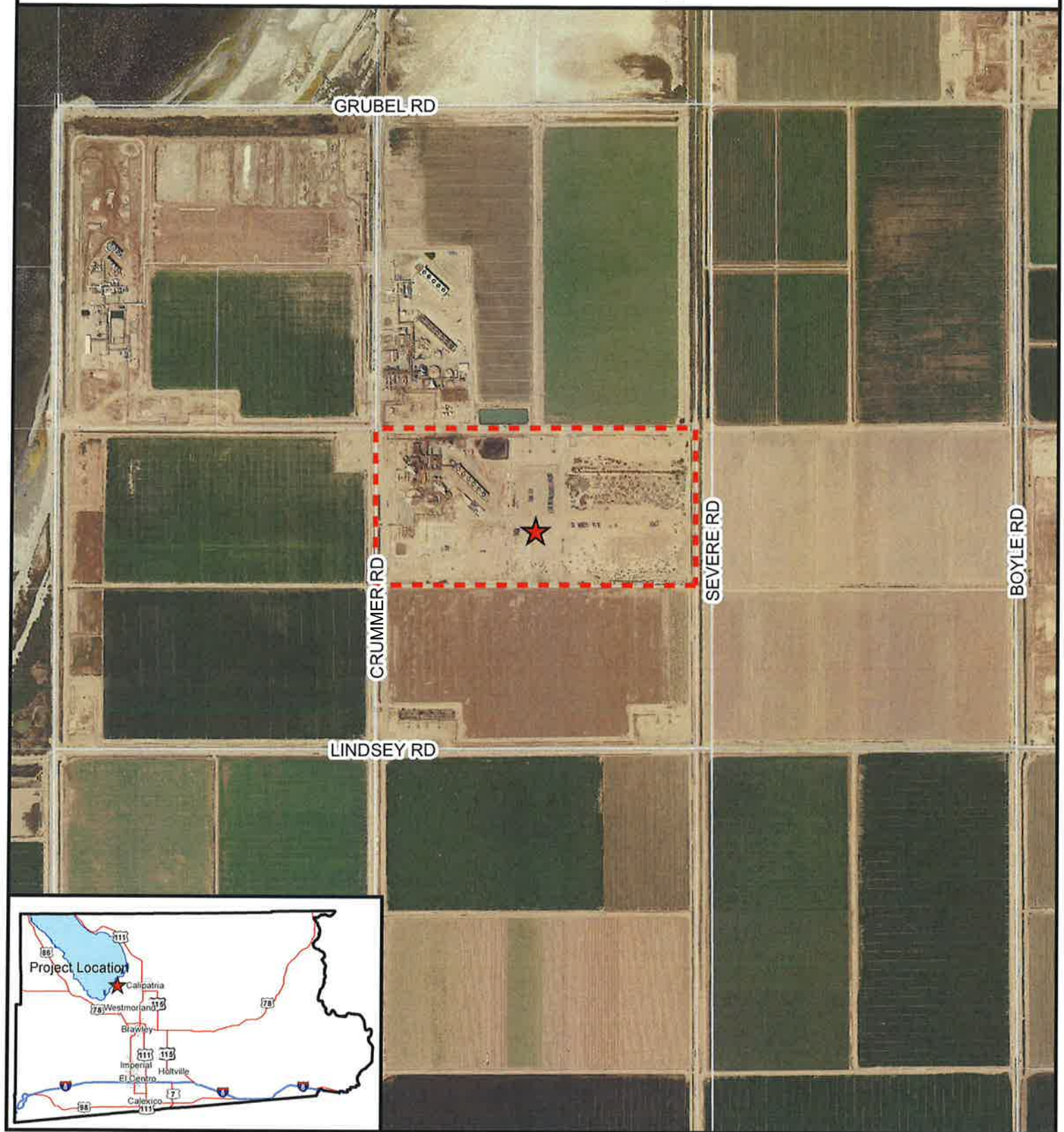
ATTACHMENTS:

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

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Attachment A
Vicinity Map

PROJECT LOCATION MAP

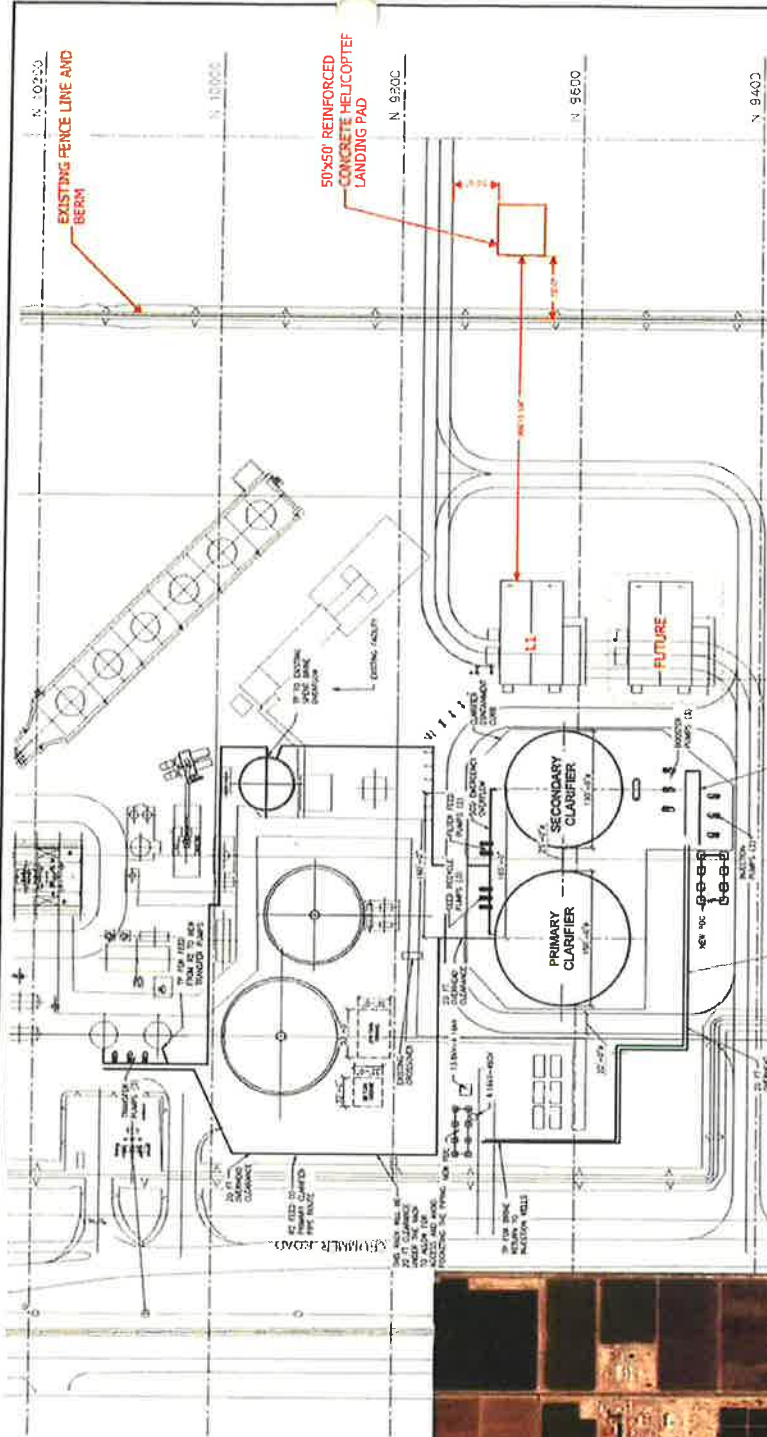


CAL ENERGY
CUP #22-0008
APN 020-110-049-000

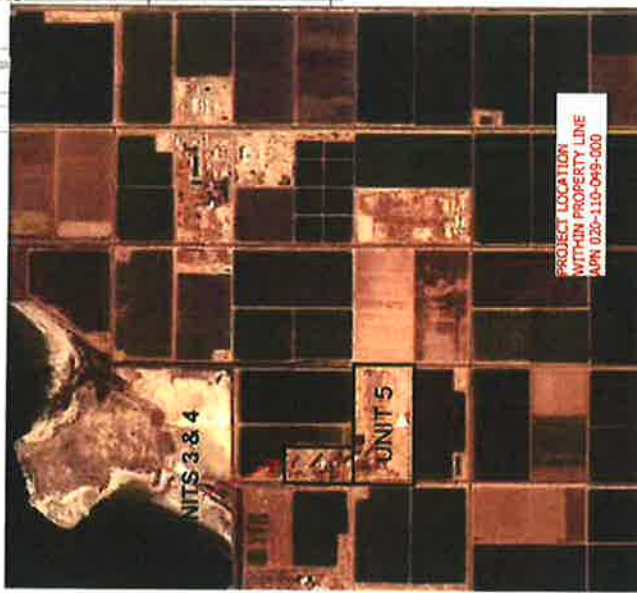
-  Heliport
-  Project Location
-  Centerline
-  Parcels



Attachment B
Site Plan



- NOTES:**
1. EXISTING AND PROPOSED CLARIFIERS LOCATED ON QUINCY PROPERTY.
 2. EXISTING AND PROPOSED CLARIFIERS LOCATED ON QUINCY PROPERTY.
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 10. EXISTING AND PROPOSED CLARIFIERS LOCATED ON QUINCY PROPERTY.



CLARIFIER LOCATION OVERVIEW
SCALE: 1"=100'-0"

<div> </div>		<div> CALENERGY OPERATING CORPORATION PROPOSED CONCRETE HELICOPTER LANDING PAD </div>	
<div> PROJECT LOCATION WITHIN PROPERTY LINE 44°N 02°0-11°0-04°N-00°0' </div>	<div> DATE 12/21/21 </div>	<div> SCALE AS SHOWN </div>	<div> DATE 12/21/21 </div>
<div> PROJECT LOCATION WITHIN PROPERTY LINE 44°N 02°0-11°0-04°N-00°0' </div>	<div> DATE 12/21/21 </div>	<div> SCALE AS SHOWN </div>	<div> DATE 12/21/21 </div>
<div> PROJECT LOCATION WITHIN PROPERTY LINE 44°N 02°0-11°0-04°N-00°0' </div>	<div> DATE 12/21/21 </div>	<div> SCALE AS SHOWN </div>	<div> DATE 12/21/21 </div>

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, 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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
Date

03/21/2022
Date
Date

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:

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(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

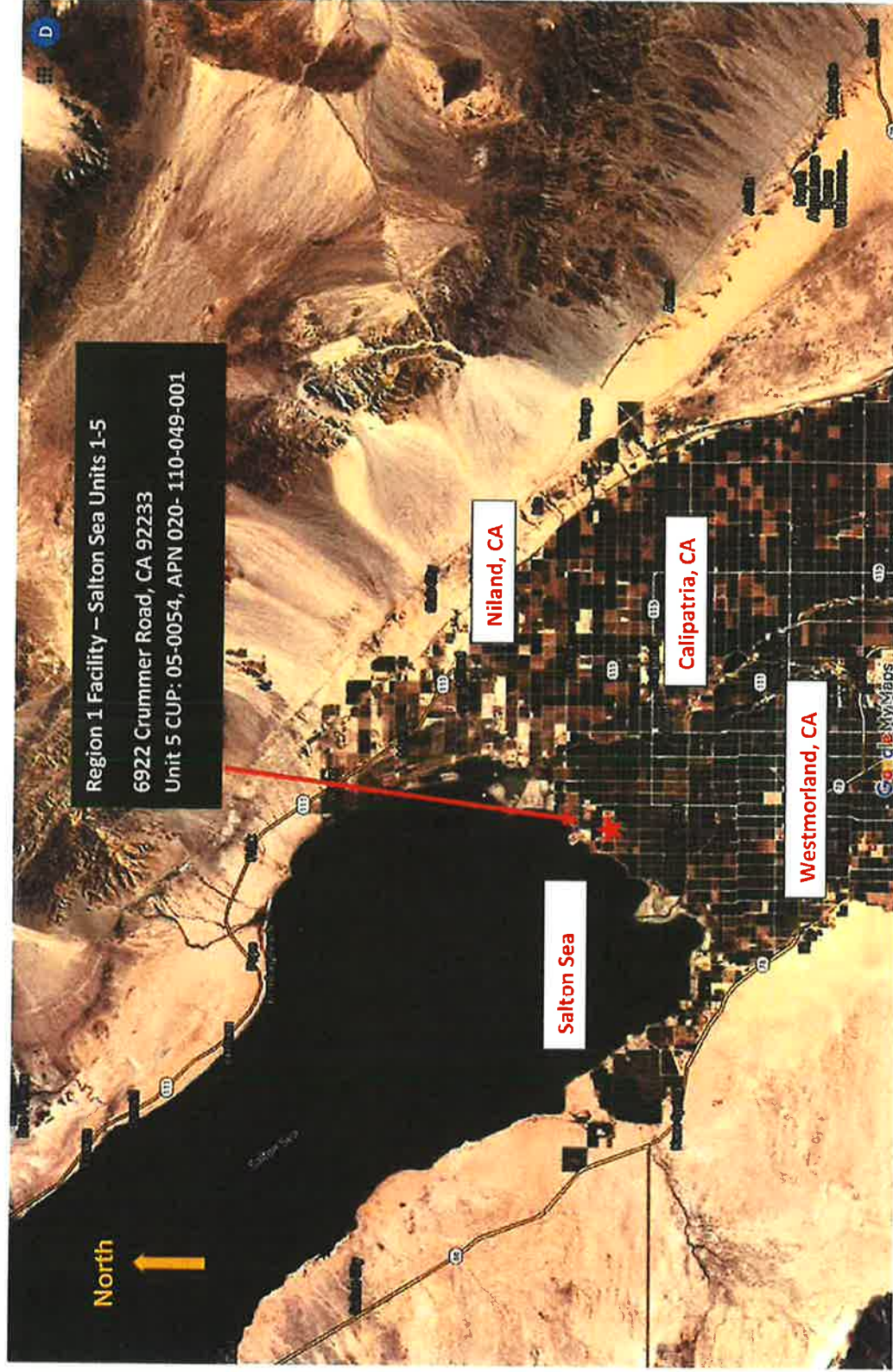
Enclosure

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.