

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 | <input checked="" type="checkbox"/> | NONE | <input type="checkbox"/> | ATTACHED |
| AG | <input type="checkbox"/> | NONE | <input checked="" type="checkbox"/> | ATTACHED |
| APCD | <input type="checkbox"/> | NONE | <input checked="" type="checkbox"/> | ATTACHED |
| E.H.S. | <input type="checkbox"/> | NONE | <input checked="" type="checkbox"/> | ATTACHED |
| FIRE / OES | <input checked="" type="checkbox"/> | NONE | <input type="checkbox"/> | ATTACHED |
| SHERIFF. | <input checked="" type="checkbox"/> | NONE | <input type="checkbox"/> | ATTACHED |
| OTHER | | <u>IID, Caltrans, CEO</u> | | |

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN ST., EL CENTRO, CA 92243 442-265-1736

(Jim Minnick, Director)

DR\MRIS\AllUsers\APN\020\110\049\CUP22-0008\EEC\CUP22-0006 PROJECT REP.docx

EEC ORIGINAL PKG

- 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

EEC ORIGINAL PKG

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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.

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- 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.

| | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> 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

| <u>EEC VOTES</u> | <u>YES</u> | <u>NO</u> | <u>ABSENT</u> |
|---------------------------|-------------------------------------|--------------------------|-------------------------------------|
| PUBLIC WORKS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ENVIRONMENTAL HEALTH SVCS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OFFICE EMERGENCY SERVICES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| APCD | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| AG | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| SHERIFF DEPARTMENT | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ICPDS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

See [Signature]

 Jim Minnick, Director of Planning/EEC Chairman

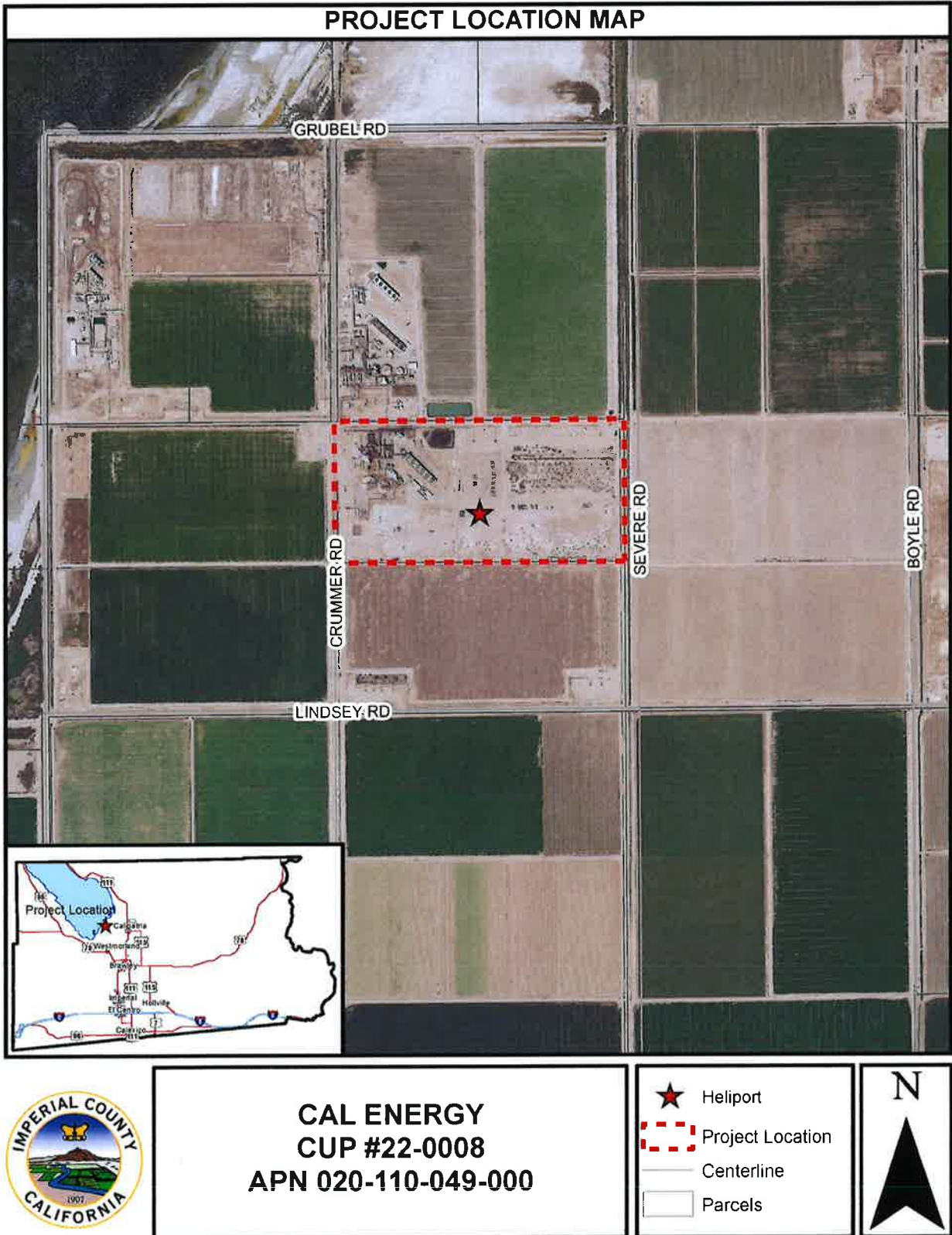
1-26-2023

 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



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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 Program¹; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The Imperial County General Plan's Conservation and Open Space Element² 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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) |
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VI. **ENERGY** *Would the project:*

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 helipad 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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://egis.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; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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 heliport, less than significant impacts are expected. | | | | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Police Protection? 2) Less than significant levels are expected to police protection due to the nature of the project. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Schools? 3) No schools and no population growth are expected as a result of approving the proposed helipad; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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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 eligible 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 in 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.

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

(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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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.

1-26-2023 Jim Minnick
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.

Mark G. Isamu 1/26/2023
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

March 25, 2022
REQUEST FOR REVIEW
AND COMMENTS

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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

From: Jim Minnick - (442) 265-1736 or ICPDSComentLetters@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\APN020M... 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
Sealer 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

EEC ORIGINAL PKG

**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 <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) | 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 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 applicable conditions.
- D. OTHER

APPLICATION RECEIVED BY: [Signature] DATE 3/25/22 REVIEW / APPROVAL BY OTHER DEPT'S required
 APPLICATION DEEMED COMPLETE BY: _____ DATE _____ P. W.
 APPLICATION REJECTED BY: _____ DATE _____ E. H. S.
 TENTATIVE HEARING BY: _____ DATE _____ A. P. C. D.
 FINAL ACTION: APPROVED DENIED DATE _____ 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

EEC ORIGINAL PKG

Sincerely,

Anoop
Sukumaran
Anoop Sukumaran
Director, IPP Environmental Services

Digitally signed by Anoop Sukumaran
DN: cn=Anoop Sukumaran, o=Imperial County Planning and Development Services, email=anoop.sukumaran@imperialcounty.gov

Enclosure

Attachment A – Original Application Packet
Attachment B – Supplemental Drawing & Updated Site Map

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

Attachment A- Original Application Packet



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

EEC ORIGINAL PKG

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
Director, IPP Environmental Services

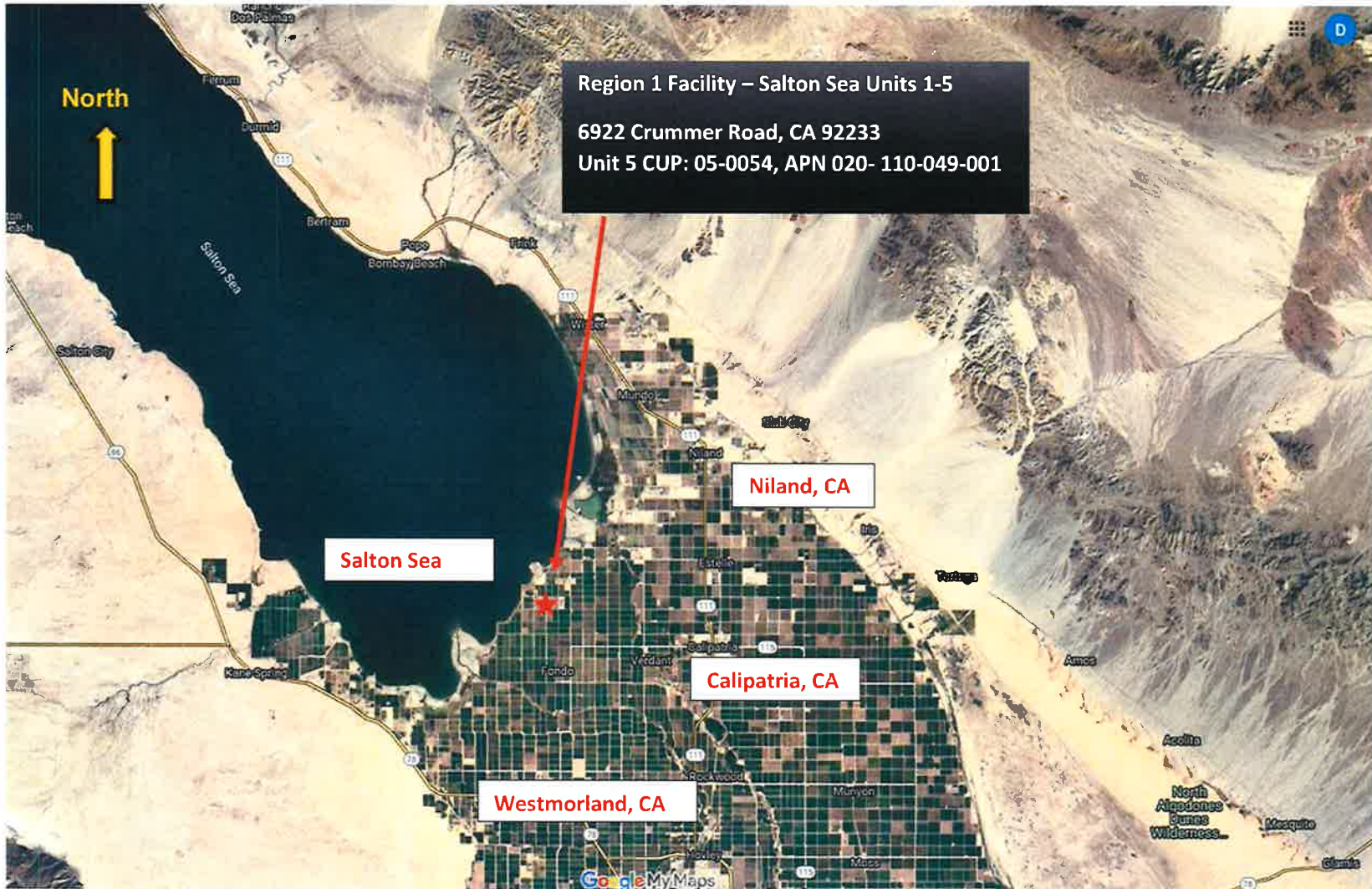
Enclosure
Attachments

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

Attachment A- Project Site Map

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

ATTACHMENT A – SITE LOCATION



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? <input type="checkbox"/> Yes <input type="checkbox"/> No | IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? |

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

| | |
|--|---------------------------|
| <u>Sudheep Pavithran</u> Print Name | <u>03/21/2022</u> Date |
| _____ Signature | _____ Date |
| _____ 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 _____ |
| APPLICATION DEEMED COMPLETE BY: _____ | DATE _____ | <input type="checkbox"/> P. W. |
| APPLICATION REJECTED BY: _____ | DATE _____ | <input type="checkbox"/> E. H. S. |
| TENTATIVE HEARING BY: _____ | DATE _____ | <input type="checkbox"/> A. P. C. D. |
| FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED | DATE _____ | <input type="checkbox"/> O. E. S. |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |

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

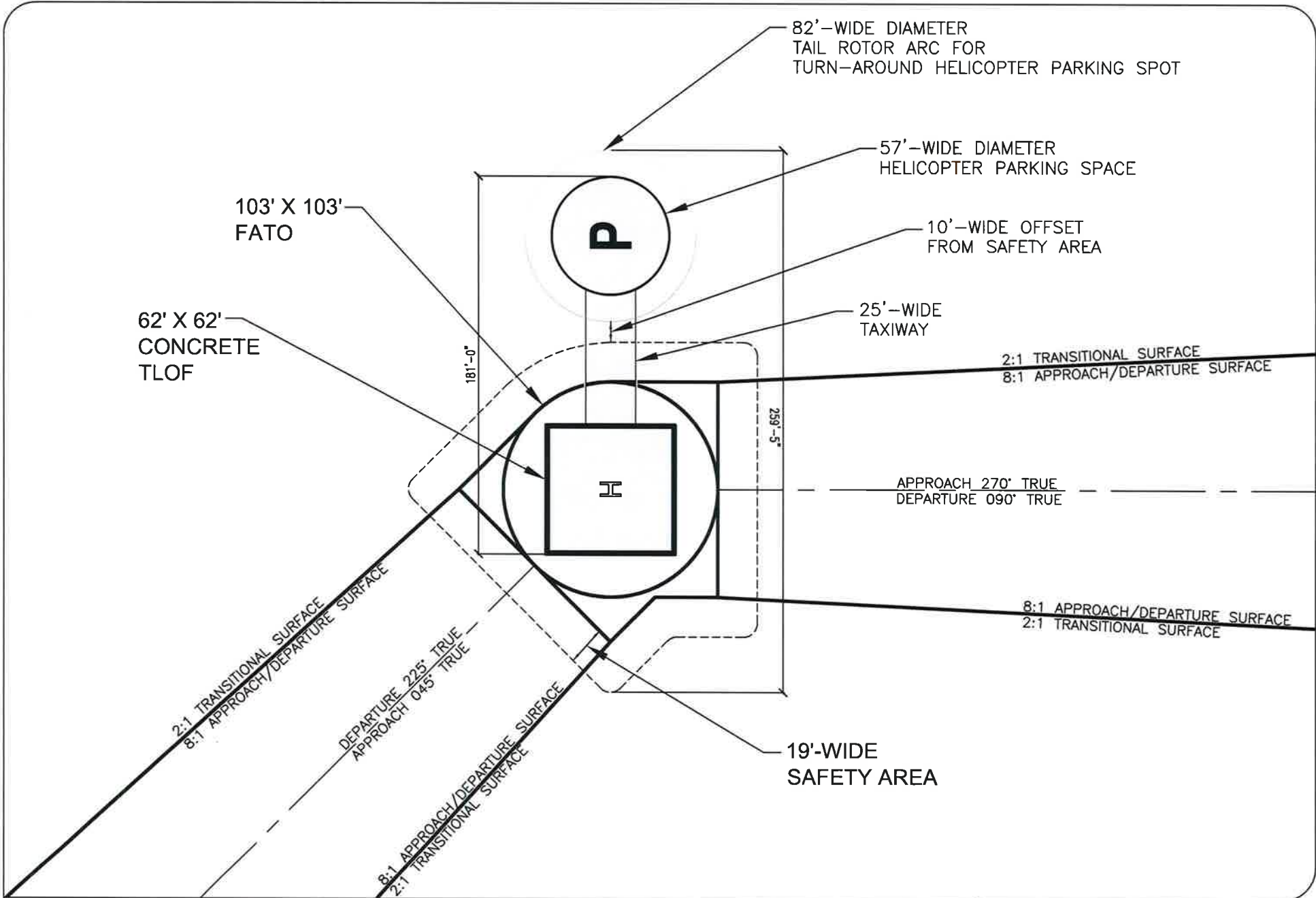
MAGMA POWER COMPANY
 PO Box 3006
 Sioux City, IA 51102
 Phone (712)277-7496

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 | 204986/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 Heliport Dimensions
 Design Helicopter: Sikorsky S-92 (VH-92)

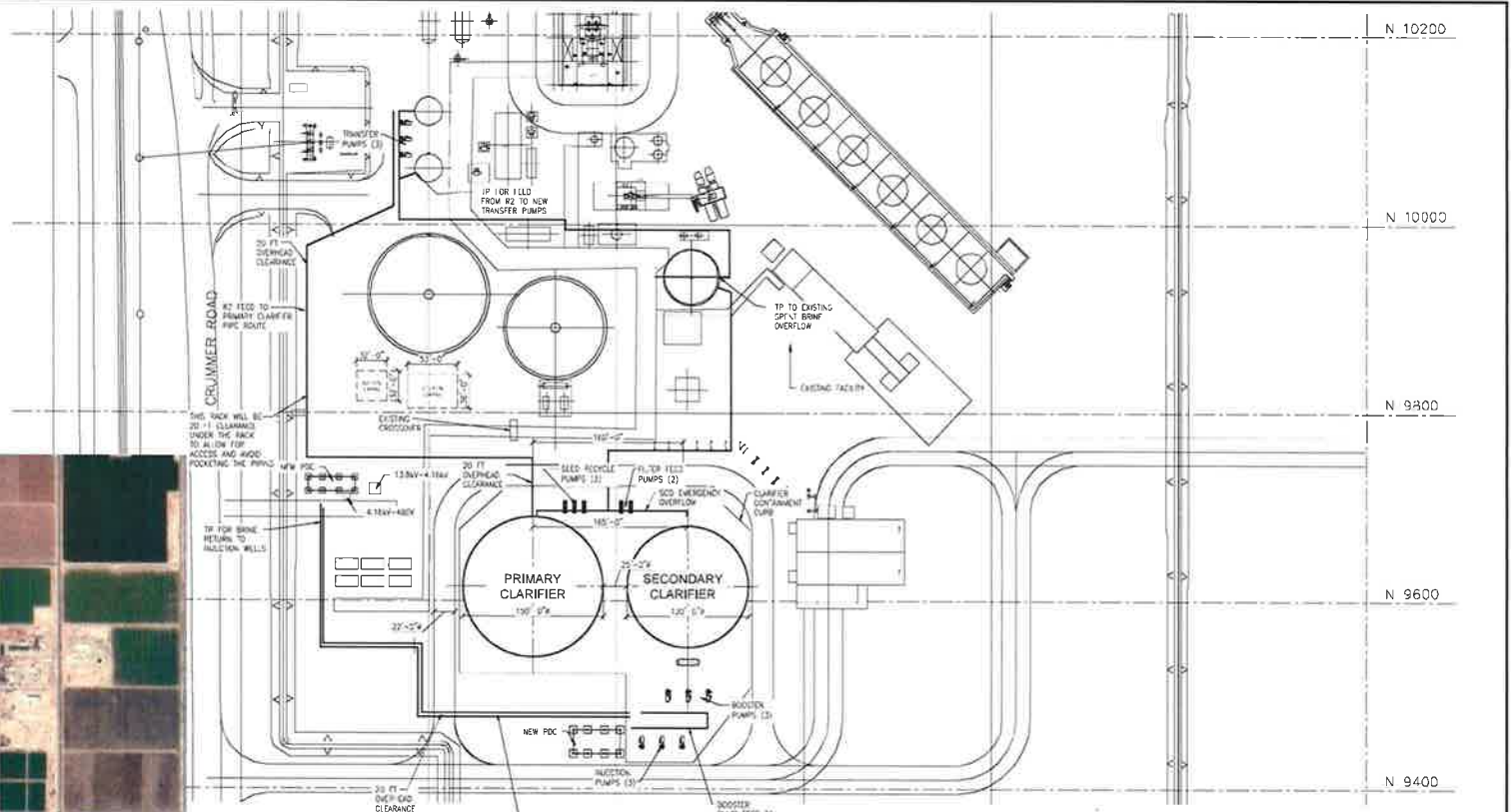


HELIPLANNERS
aviation consultants • heliport specialists
EEC ORIGINAL PKG



NOTES:

1. PROPOSED PRIMARY AND SECONDARY CLARIFIERS LOCATED ON CALENERGY OPERATING CORPORATION PROPERTY.
2. CALIFORNIA STATE PLANE ZONE 6 (CSPZ6) COORDINATES HAVE BEEN WOODLED TO A PLANT COORDINATE SYSTEM.
- 2.1. PLANT NORTH COORDINATE = 65706. COORDINATE = 1980000.
- 2.2. PLANT EAST COORDINATE = 65976. COORDINATE = 6740000.



CLARIFIER LOCATION OVERVIEW
SCALE: 1/8"=1'-0"

THIS DRAWING HAS NOT BEEN PUBLISHED BUT RATHER HAS BEEN PREPARED BY ZAP ENGINEERING & CONSTRUCTION SERVICES, INC. FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK SOLELY IN RESPECT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR FURNISHED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ZAP ENGINEERING & CONSTRUCTION SERVICES, INC.

| REFERENCED DRAWINGS | | DRAWING REVISIONS | | | | | |
|---------------------|-------|-------------------|-------------------------------------|-----|------|--------|----------|
| DRAWING NUMBER | TITLE | NO. | DESCRIPTION | BY | CHKD | APPROV | DATE |
| | | C | ISSUED FOR DESIGN | BJP | RUS | RUS | 12/13/21 |
| | | B | ISSUED FOR REVIEW | JPI | IV4 | SF | 05/03/21 |
| | | C | ISSUED FOR REVIEW | JPT | IV4 | SF | 05/18/21 |
| | | D | ISSUED FOR DESIGN | JRB | IV4 | SF | 06/04/21 |
| | | E | ISSUED FOR DESIGN | BJP | RUS | RUS | 10/28/21 |
| | | F | REVISED CLARIFIER DIMS FOR CONTRACT | BJP | RUS | RUS | 12/09/21 |



CALENERGY OPERATING CORPORATION
UNIT 5 - CLARIFIER LOCATIONS
PLOT PLAN

| | | | |
|-------------------|-----------------|------|---|
| JOB NO. | 21054 | REV: | C |
| DRAWING NO. | 21054-C02-1000 | | |
| PLOT SIZE: ANSI D | SCALE: AS NOTED | | |

EEC ORIGINAL PKG

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 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:

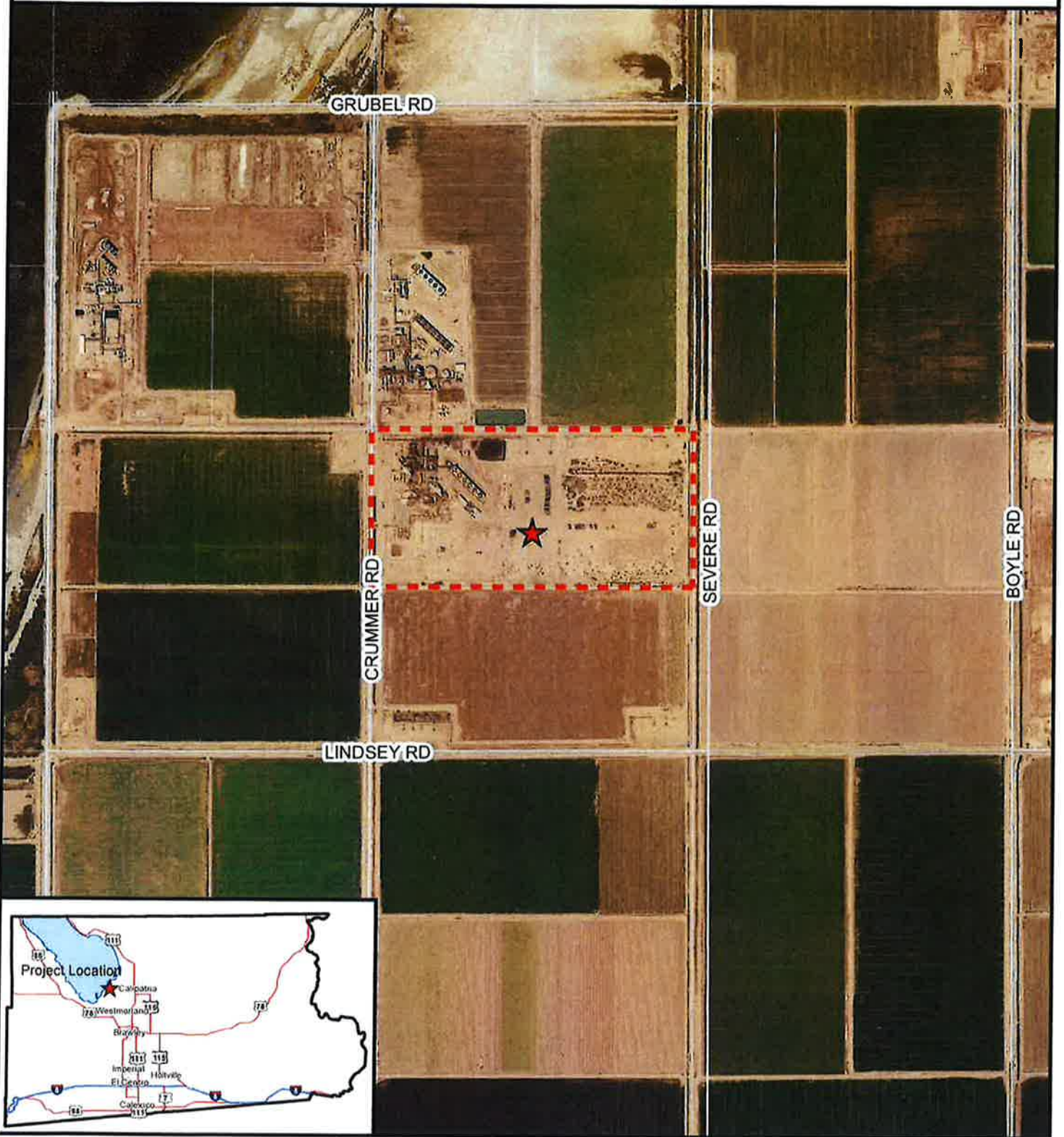
- A. Vicinity Map
- B. Site Plan
- C. Application
- D. ALUCP Section

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

**Attachment A
Vicinity Map**

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PROJECT LOCATION MAP



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

★ Heliport
Project Location
Centerline
Parcels



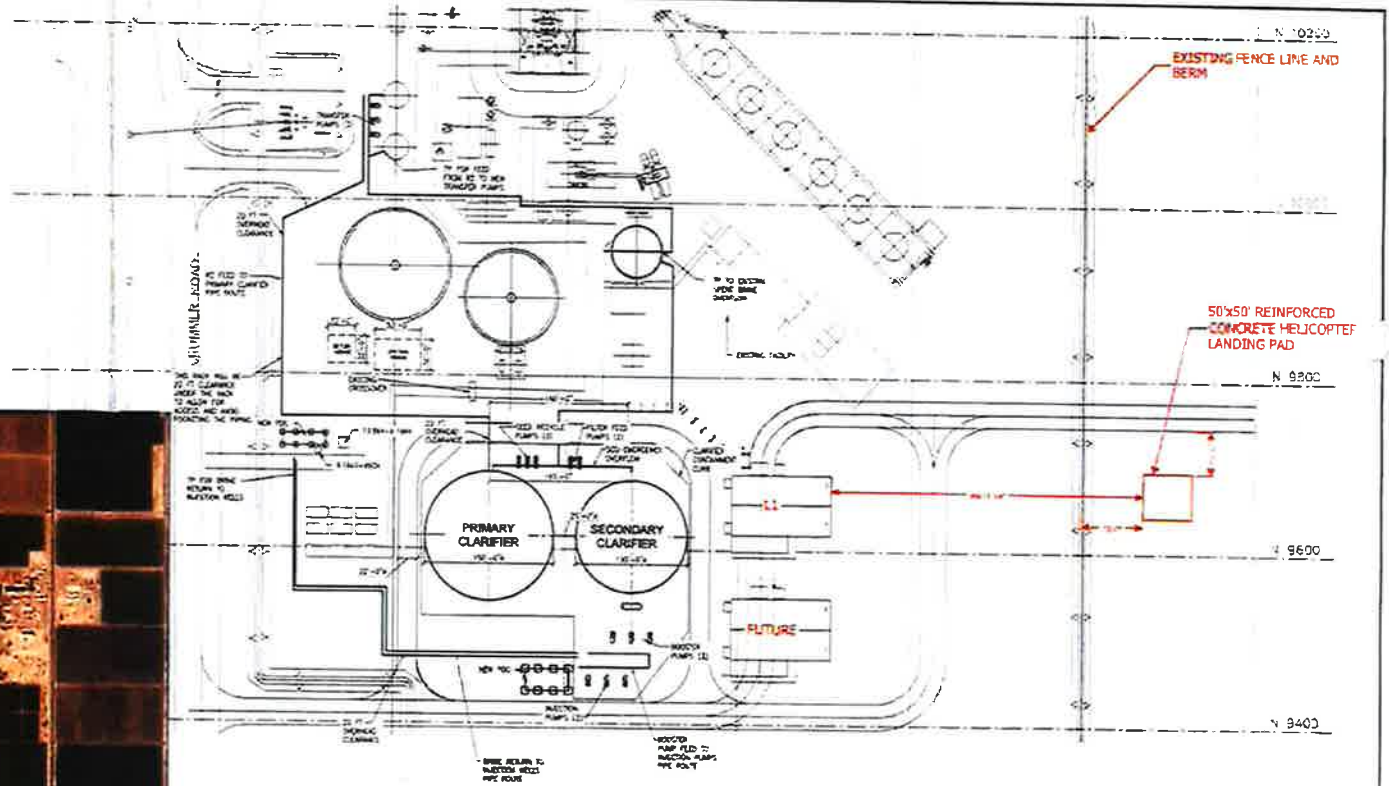
**Attachment B
Site Plan**

EEC ORIGINAL PKG



NOTES:

1. REINFORCED PRIMARY AND SECONDARY CLARIFIERS LOCATED ON OLDENERGY OPERATING CORPORATION PROPERTY.
2. CALIFORNIA STATE PLUMBING CODE (CSP) COORDINATE NOT BEEN MOVED TO A PLUMBING COORDINATE SYSTEM.
3. PLUMBING NORTH COORDINATE = 1000000.0000
4. PLUMBING EAST COORDINATE = 1000000.0000



CLARIFIER LOCATION OVERVIEW
SCALE: 7/8" = 1'-0"

THIS DRAWING HAS NOT BEEN PUBLISHED BUT NEVER HAS BEEN PREPARED BY ZAF ENGINEERING & CONSTRUCTION SERVICES, INC. FOR USE BY THE CLIENT NAMED IN THE TITLE BLOCK IN RESPECT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY NAMED IN THE TITLE BLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR FORWARDED TO ANY OTHER PARTY WITHOUT THE EXPRESS CONSENT OF ZAF ENGINEERING & CONSTRUCTION SERVICES, INC.

| DRAWING NUMBER | DATE | BY | CHK | DATE |
|----------------|------|----|-----|------|
| | | | | |
| | | | | |
| | | | | |



CALENERGY OPERATING CORPORATION
PROPOSED CONCRETE
HELICOPTER LANDING PAD

| | |
|--------------------|------------------|
| JOB NO. | 21054 |
| DRAWING NO. | 21054-002-1000 |
| PLAT SCALE AND NO. | 1 SCALE AS NOTED |

**Attachment C
Application**

EEC ORIGINAL PKG

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 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 applicable conditions.
- D. OTHER _____

| | | |
|--|--------------|--|
| APPLICATION RECEIVED BY:  | DATE 3/25/22 | REVIEW / APPROVAL BY OTHER DEPT'S required |
| APPLICATION DEEMED COMPLETE BY: _____ | DATE _____ | <input type="checkbox"/> P. W. |
| APPLICATION REJECTED BY: _____ | DATE _____ | <input type="checkbox"/> E. H. S. |
| TENTATIVE HEARING BY: _____ | DATE _____ | <input type="checkbox"/> A P C D |
| FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED | DATE _____ | <input type="checkbox"/> O E S |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |

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

EEC ORIGINAL PKG

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

Sukumaran
Anoop Sukumaran
Director, IPP Environmental Services

Enclosure

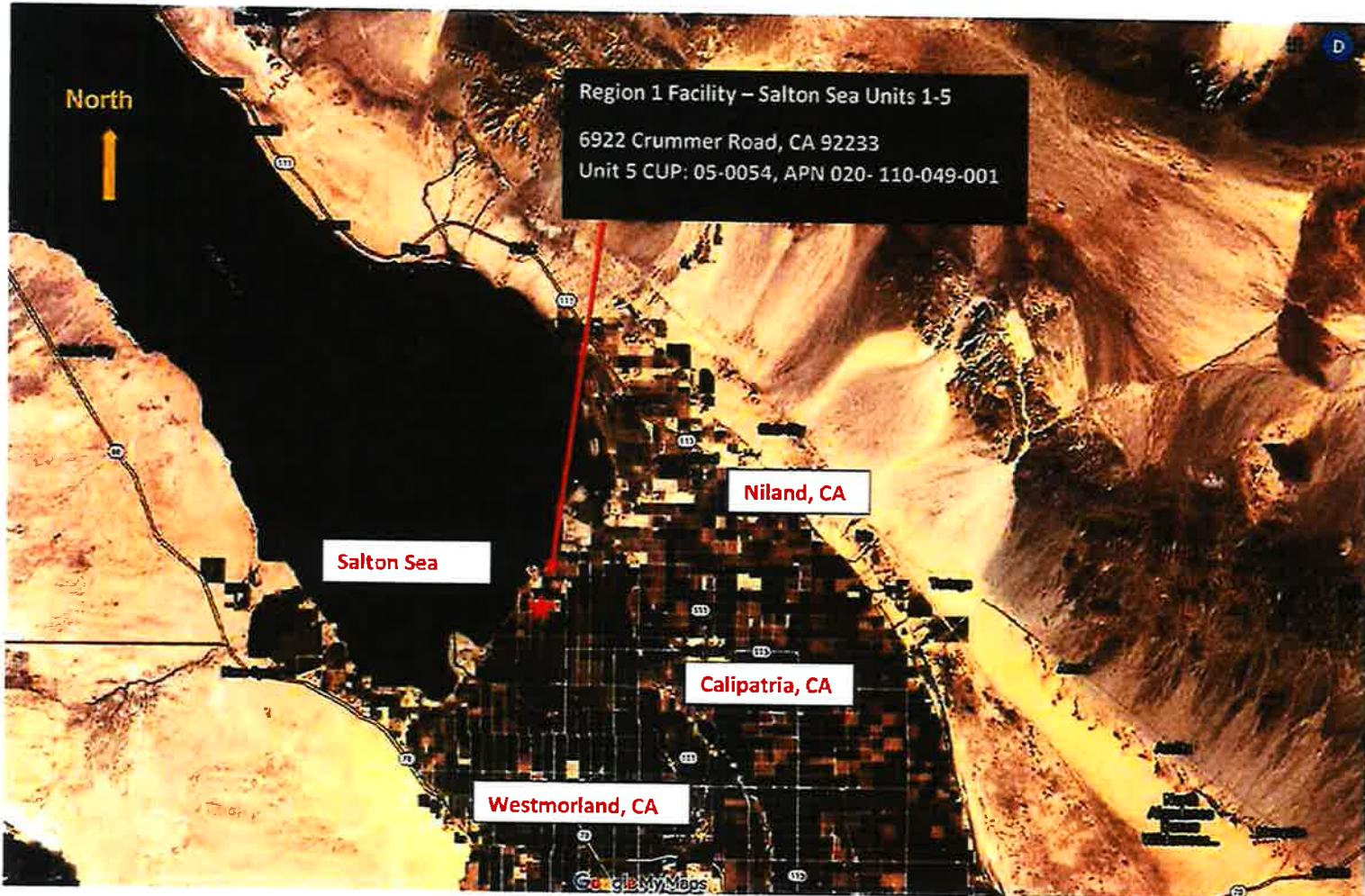
Attachments

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

EEC ORIGINAL PKG

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

EEC ORIGINAL PKG

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.