



Community Workshop #2

Land Use Alternatives

July 19-20, 2023



Workshop #2 Agenda

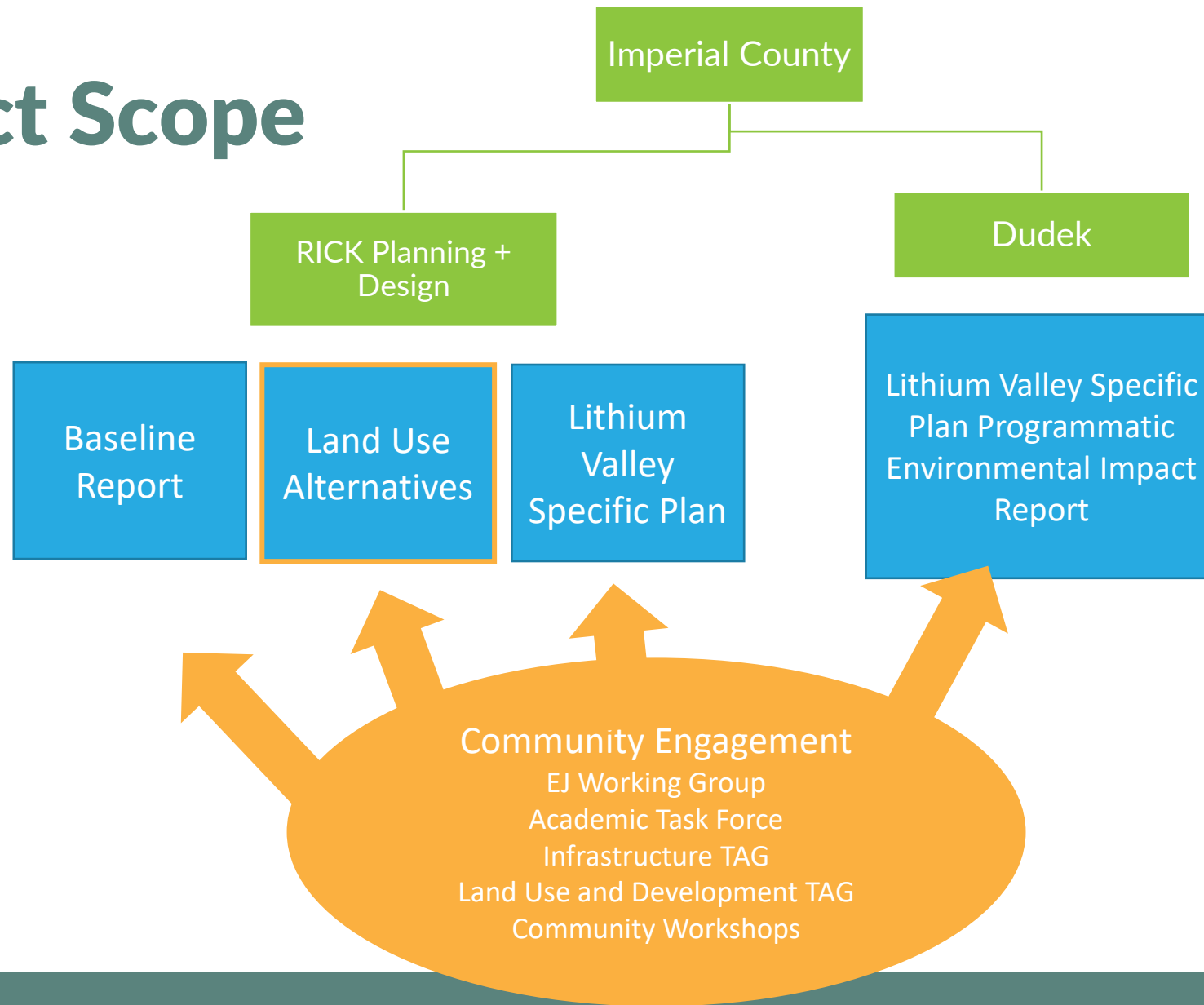
6:00-6:25 pm Presentation / Presentación

6:25-6:45 pm Questions / Preguntas

6:45-8:00 pm Open House / Sesión Abierta (al Público)



Project Scope



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What Have We Accomplished Thus Far?



- Held 1 Community Workshop (Calipatria High School)
- Compiled community feedback into Phase 1 Engagement Summary
- Completed the Draft Baseline Report and Infrastructure Assessment
- Held 4 Technical Advisory Group Meetings (2 per group)
- Held 3 Environmental Justice Working Group Meetings
- Held 2 Academic Task Force Meetings
- Held a Land Use Alternatives Design Charette with Project Stakeholders

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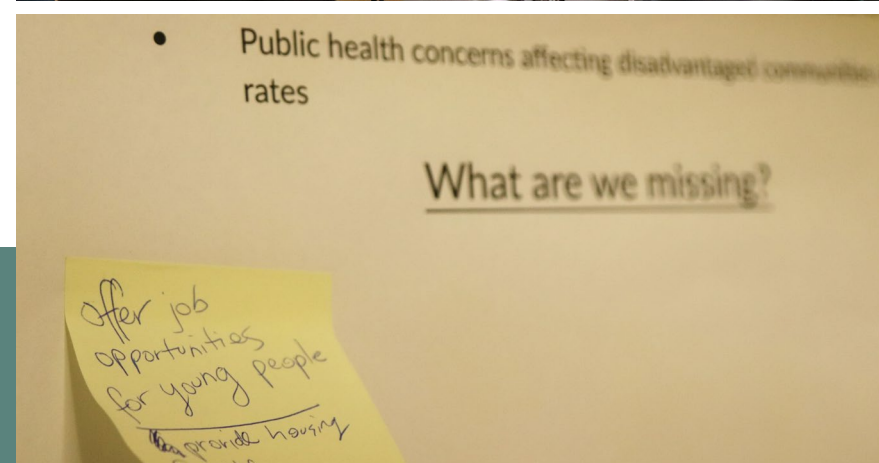
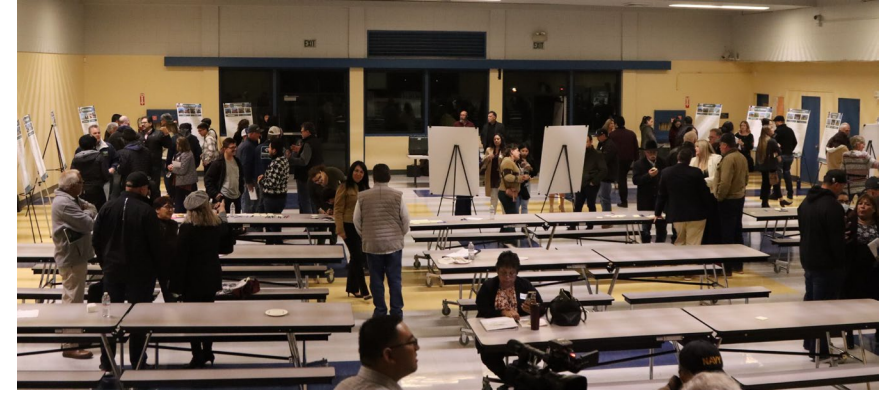
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Community Workshop #1

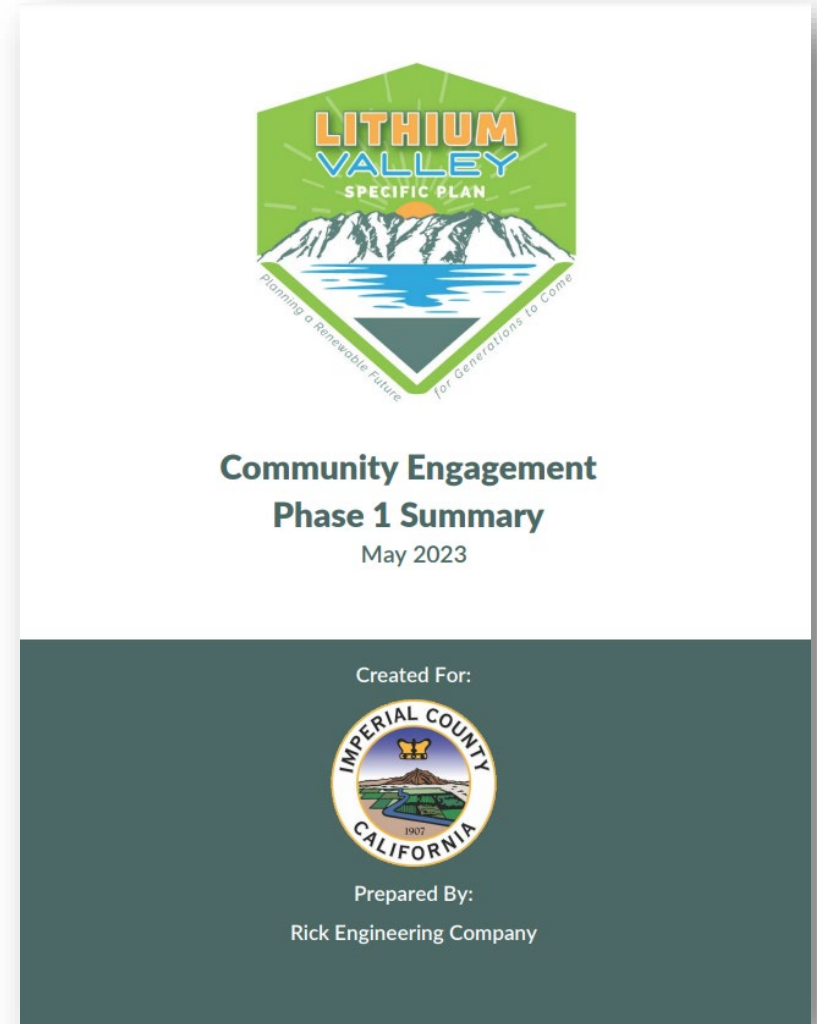
Gathered community feedback on existing opportunities and constraints:

1. Land Use
2. Economics and Jobs
3. Public Services and Resources
4. Transportation
5. Infrastructure
6. Environmental Justice and Social Conditions
7. Environment



Community Workshop #1

- Common Feedback Themes
 - Local employment and economic improvement
 - Specialized education and training
 - Poor air quality (dust, agricultural chemicals, etc.)
 - Limited water supply
 - Existing and future public health concerns
- Engagement Phase 1 Summary on Project website



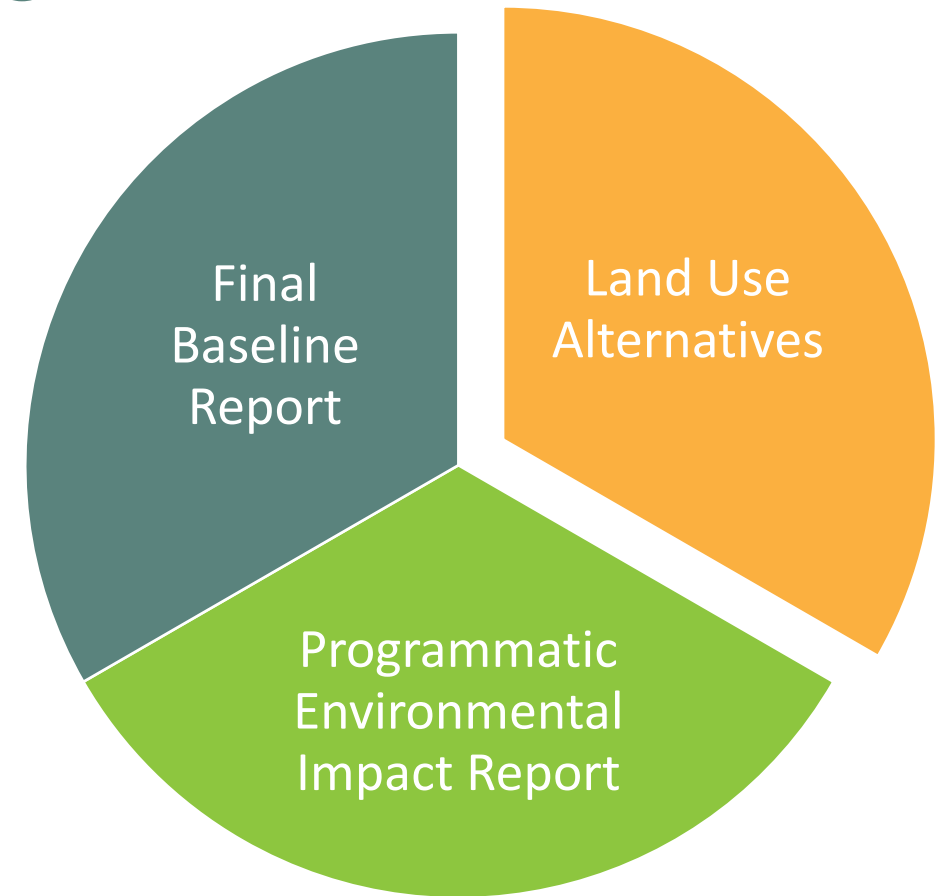
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Baseline Report Comments

- Solicited additional feedback on the Draft Baseline Report from the:
 1. Two Technical Advisory Groups
 2. Environmental Justice Working Group
 3. Academic Task Force
- Currently addressing these comments as they relate to the:
 1. Land Use Alternatives
 2. The legitimacy of the Final Baseline Report
 3. The Programmatic Environmental Impact Report



What Is A Land Use Designation?

- Defines what type of development can occur on that area of land
- Used to manage sprawl in cities, counties, and specific areas
- Used to make sure uses are compatible with each other
- Examples:
 - Agriculture
 - Industrial
 - Commercial
 - Residential
 - Recreation



What Land Uses Are We Considering?

Green Industrial

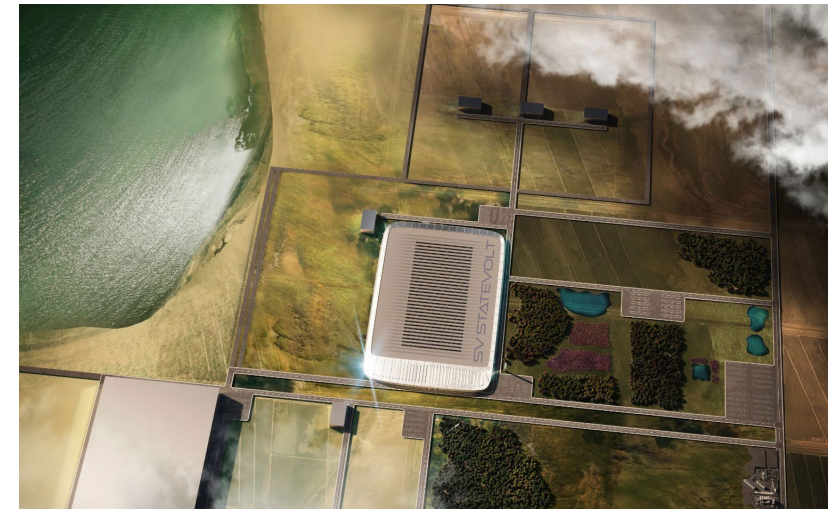
- Goal: Promote industrial operations that work toward decarbonizing the energy industry
- Allows for all levels of geothermal, biofuel, green hydrogen, and other sustainable clean energy operations. This designation also allows for the innovative symbiotic production of materials (such as lithium, zinc, magnesium, etc.) that have utility for the non-fossil fuel energy production and use.



What Land Uses Are We Considering?

Manufacturing

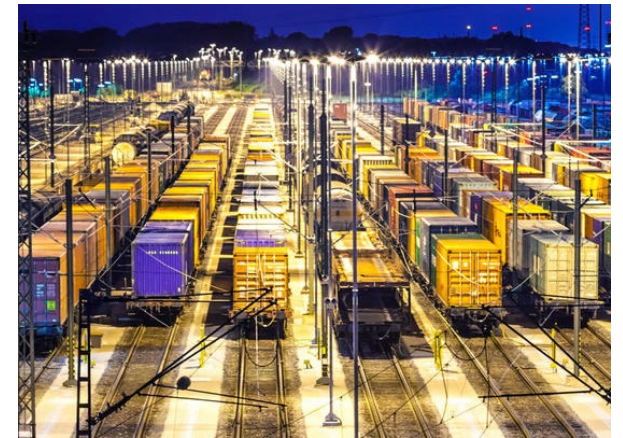
- Goal: Support downstream assembly of clean energy products.
- Allows for industrial plants for the manufacturing, processing, assembling, and packaging of materials and products such as electric vehicle batteries. This designation also allows research and development, technology business parks and data centers.



What Land Uses Are We Considering?

Logistics

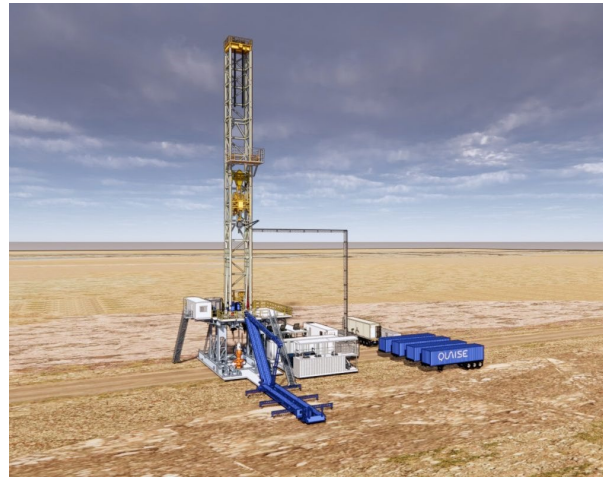
- Goal: Support the downstream supply chain of manufactured products for distribution to the rest of the Country
- Allows for logistics warehouse uses, typically 500,000 to 1 million square feet for the storage, management, and distribution of products. This designation also allows for the outdoor storage of trucks, trailers, and shipping containers, as well as ancillary office, employee services and property management facilities.



What Land Uses Are We Considering?

Playas Renewables and Restoration

- Goal: Promote renewable energy in limited forms that is compatible with restoration efforts of the Salton Sea
- Allows for limited renewable energy operations that are low-impact to the Salton Sea, such as underground wells, pipes, and raised structures to support geothermal energy production. This designation would focus on restoring biological resources and preservation of cultural resources such as Obsidian Butte.



What Land Uses Are We Considering?

Interim Agricultural Overlay

- Goal: Designate a large area to be retained as agriculture until there is a need to transition to industry-driven uses outside their initial land use designated areas.
- Allows agriculture, renewable energy in the interim. Would allow flexibility for industrial, manufacturing, and logistics to come in through a streamlined process.



What Land Uses Are We Considering?

Community Opportunity Areas

- Goal: Support community needs from the nearby residential areas while providing supportive use for the workforce and incoming industry.
- The Community Opportunity Areas designation allows for recreation, commercial, restaurants, and public facilities such as fire protection and wastewater treatment. These areas offer flexibility for community-driven land uses.



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What Land Uses Are We Considering?

Conservation

- Goal: To strategically preserve areas for conservation, preservation, restoration, and mitigation projects.
- Identifies existing and new areas for mitigation, restoration projects, State and Federal land management areas



Floodway

- Goal: To provide adequate buffer to protect future development from increased storm water flows while also improving storm water quality and environmental health.
- Designates a 475-foot buffer on each side of the New River and a 392.5-foot buffer on each side of the Alamo River



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What Land Uses Are We Considering?

Industrial Transportation & Rail Hub and Public Transportation Hub

- Goal: To provide a central location for an exchange of cargo between rail and trucks, while also acknowledging this as a central location for a public transit hub.
- Allows for rail, truck, and transit connections to occur in a convenient location. A place where cargo is exchanged between transport modes. Another type of transportation hub may be utilized for passenger travel such as buses and shuttles that connect north end communities to training and job centers.



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What Land Uses Are We Considering?

Commercial Hub

- Goal: To provide ancillary support uses to the industrial, manufacturing, and logistic uses that will bring in a workforce.
- Allows for small-scale commercial uses such as restaurants, markets, gas stations, gyms, catering.



What Are 'Land Use Alternatives'?

- Different ways to designate land to be developed over the next 30 to 50 years
- Should be aligned with the Project Vision
- Alternatives can be influenced by potential adverse environmental impacts
- Alternative can be influenced by water supply



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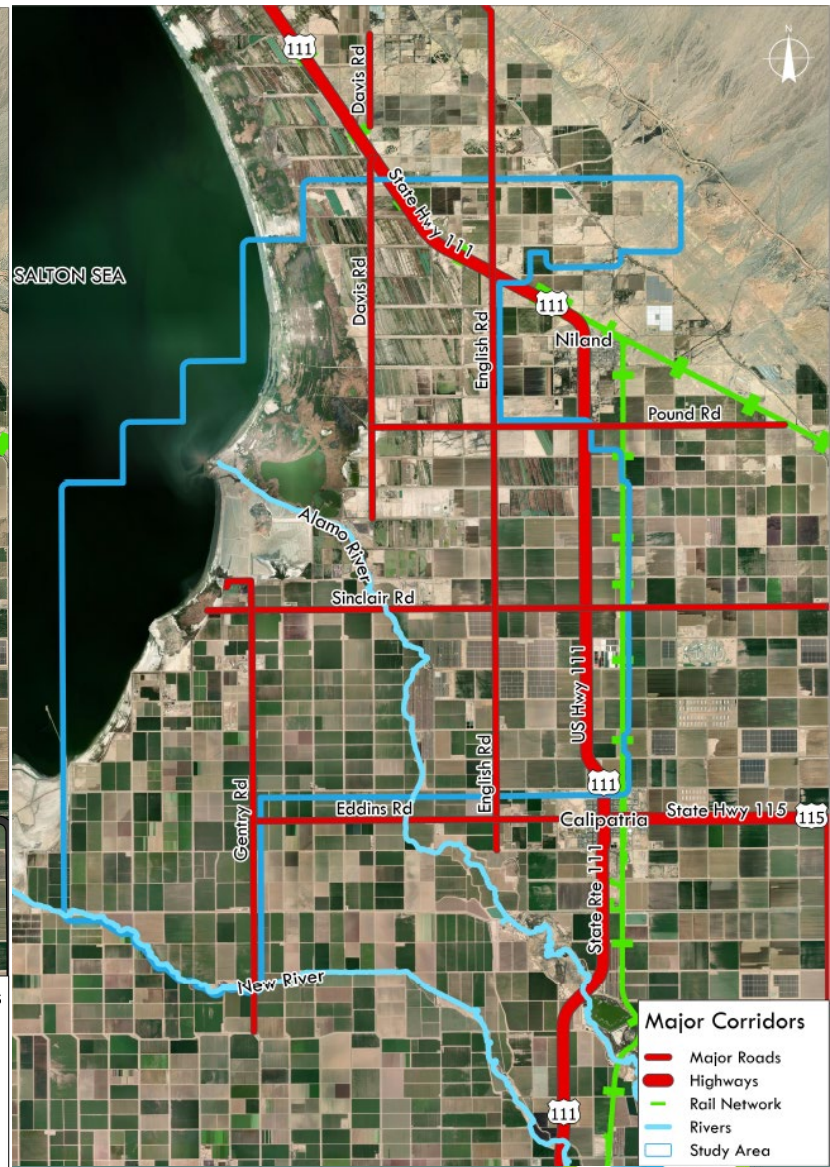
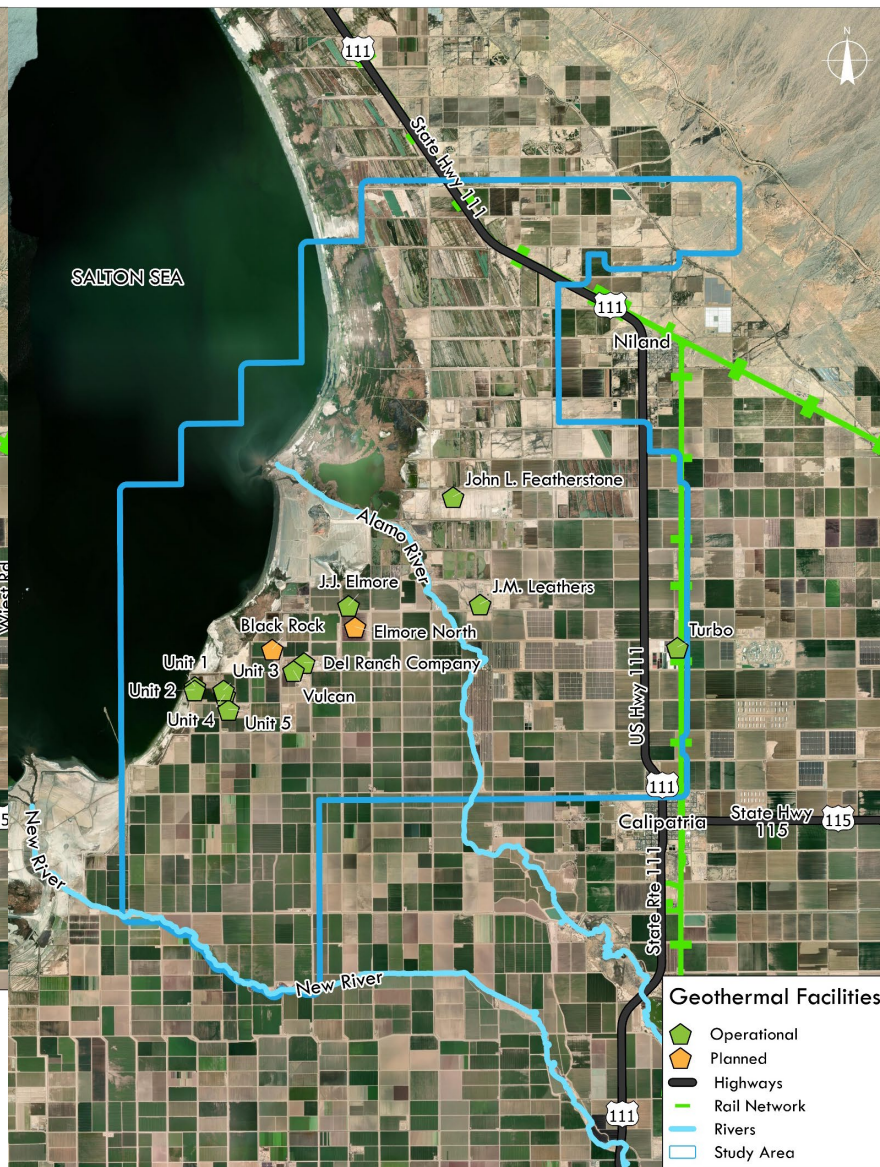
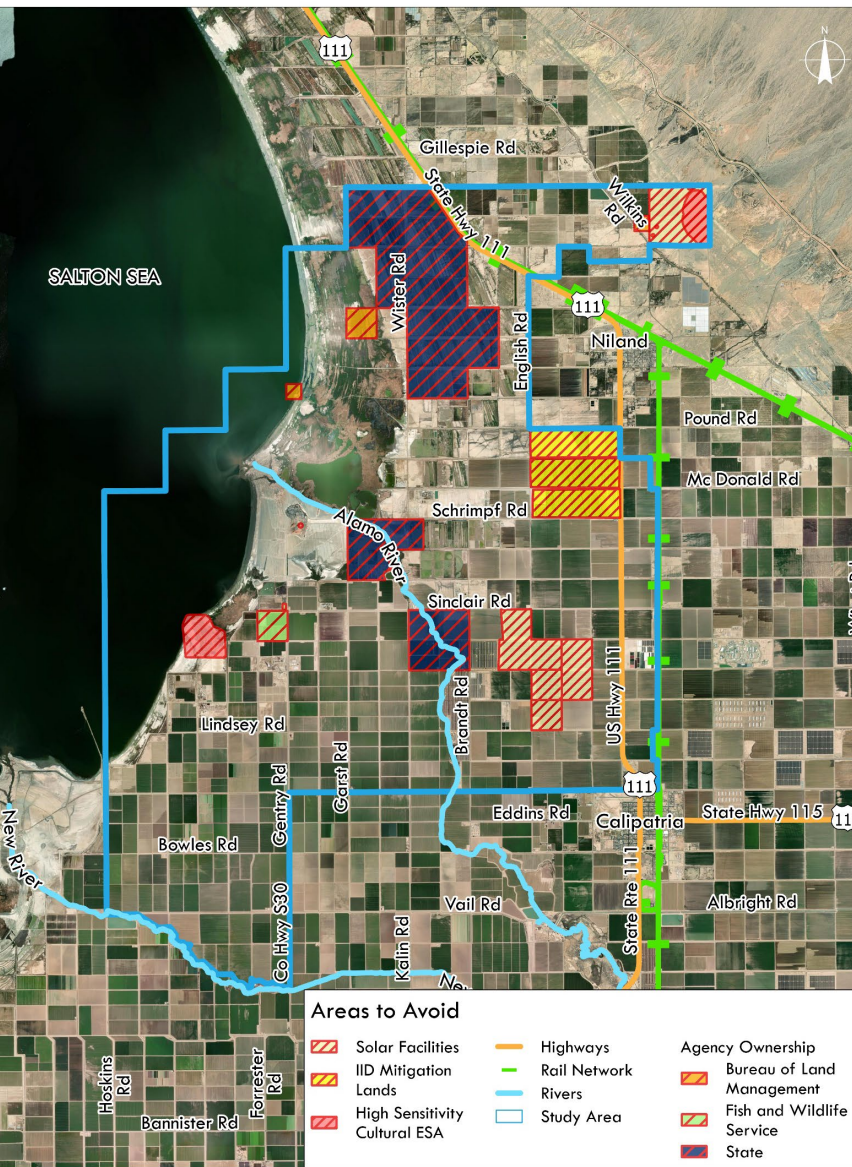
How Do We Compare Land Use Alternatives?

- Estimate the outcomes of each alternative:
 - Environmental Impacts
 - Economic benefits
 - Jobs created
 - Community benefit funds raised
 - Land consumption
 - Water consumption
 - Traffic loads on major corridors
 - Proximity to EJ communities
 - Ability to address community needs

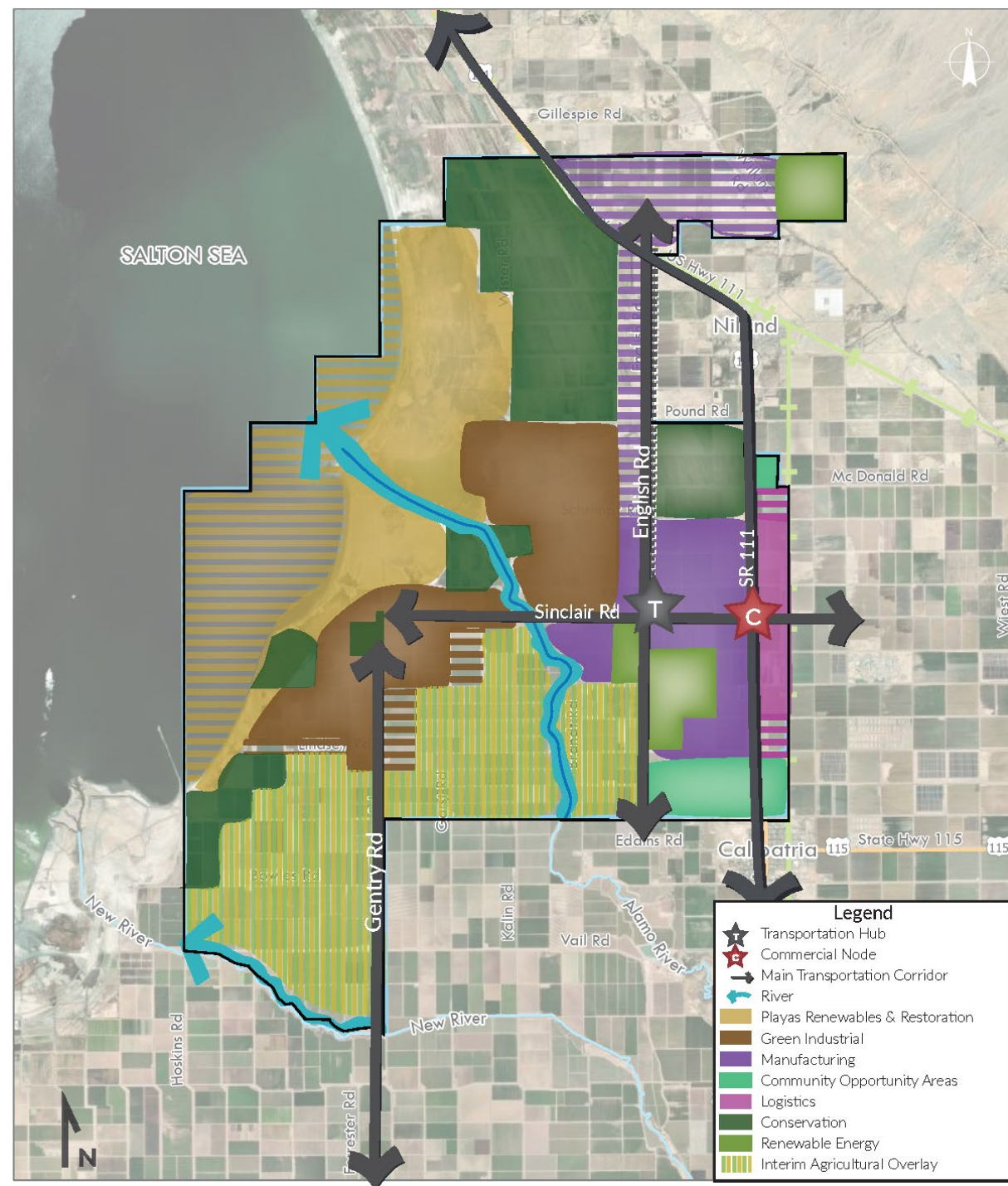
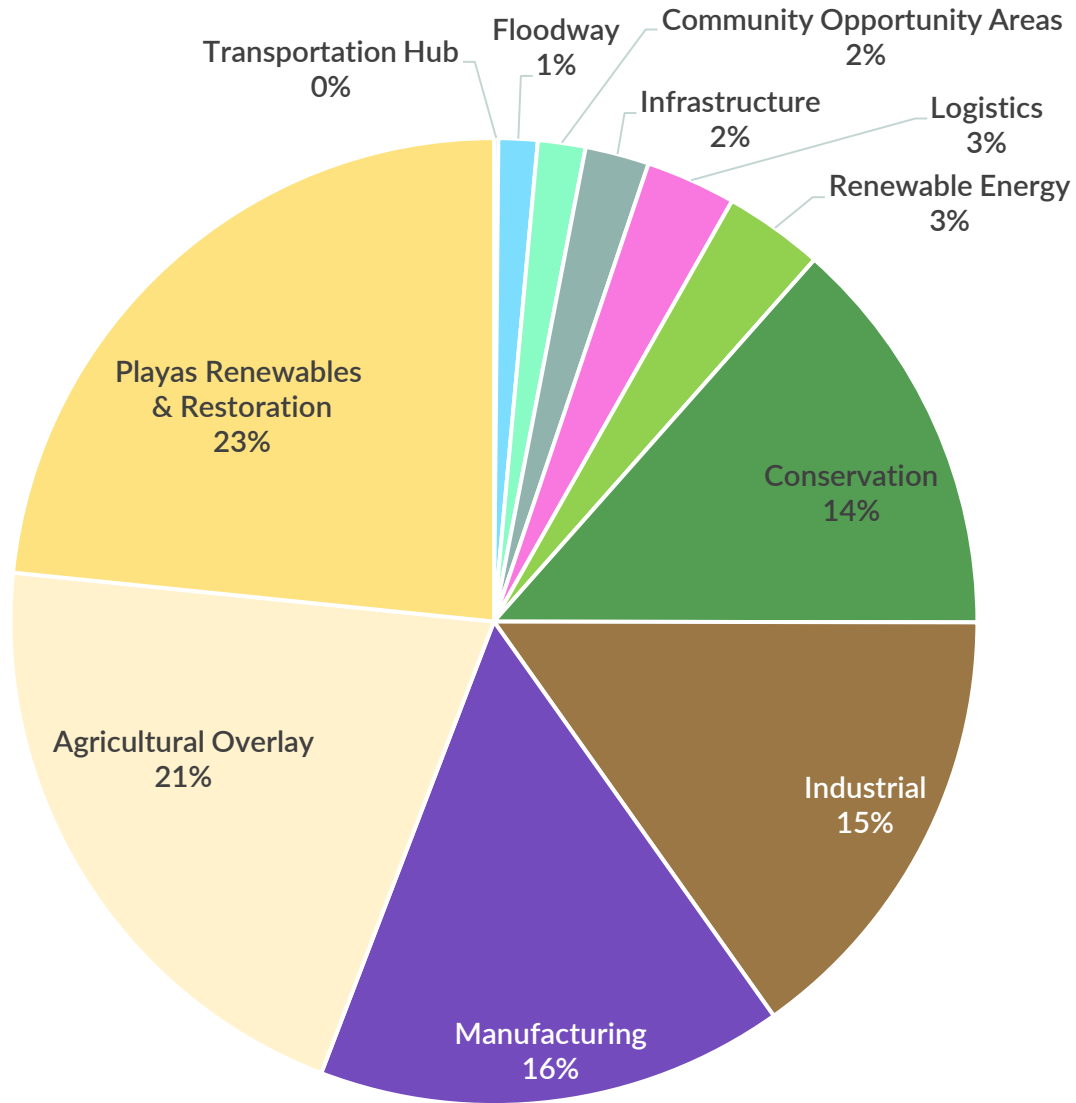


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Land Use Alternative #1

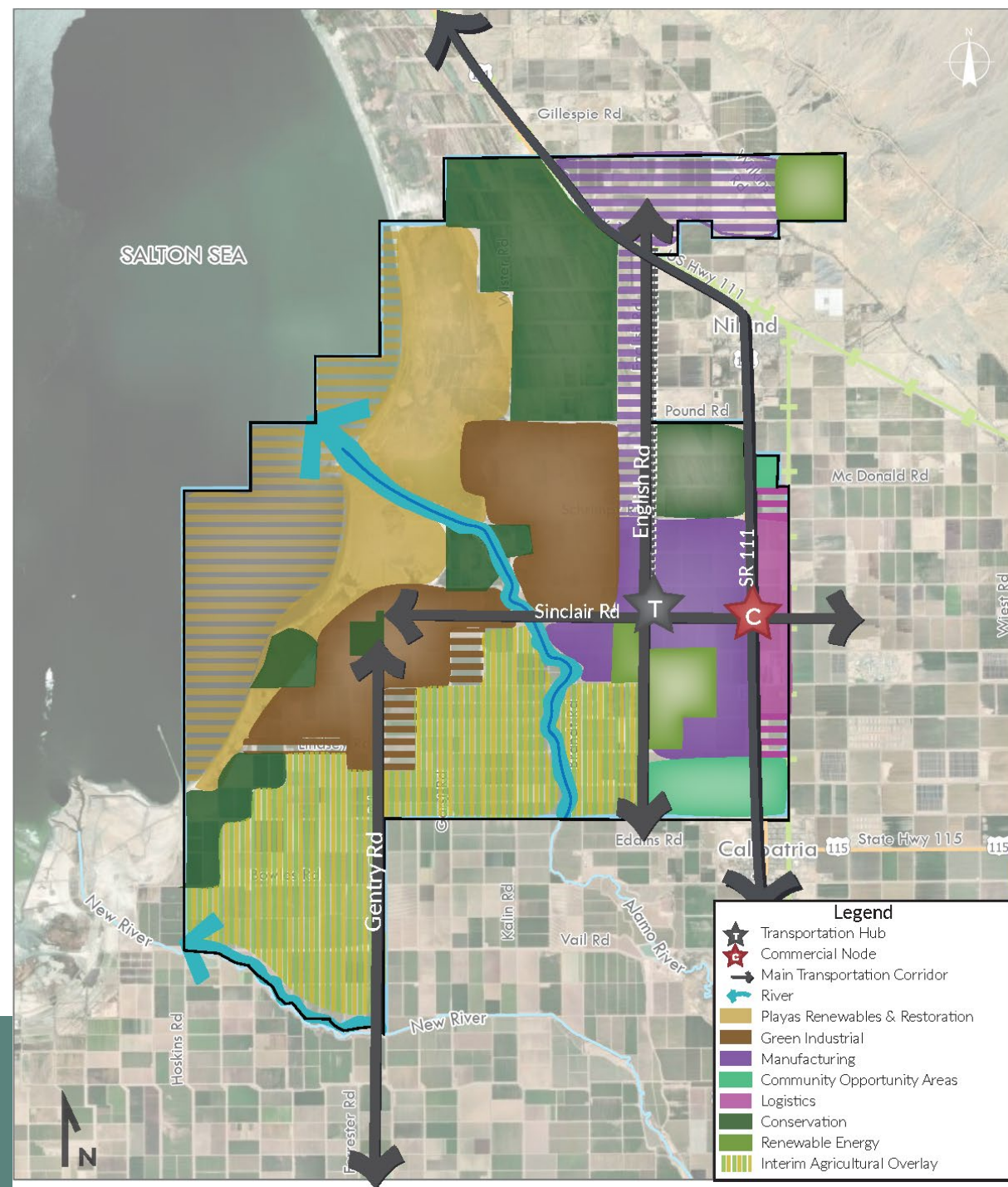


Land Use Alternative #1

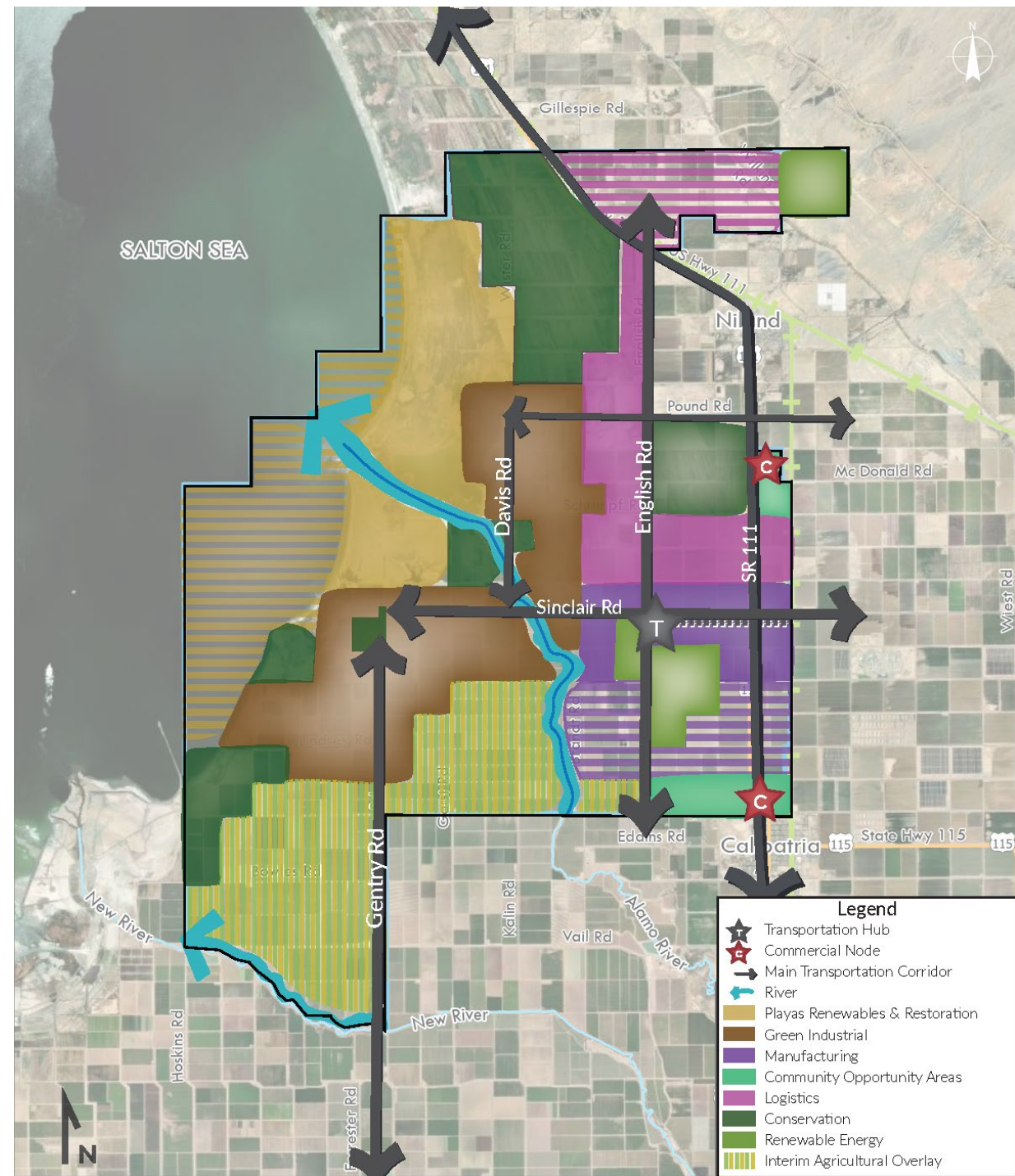
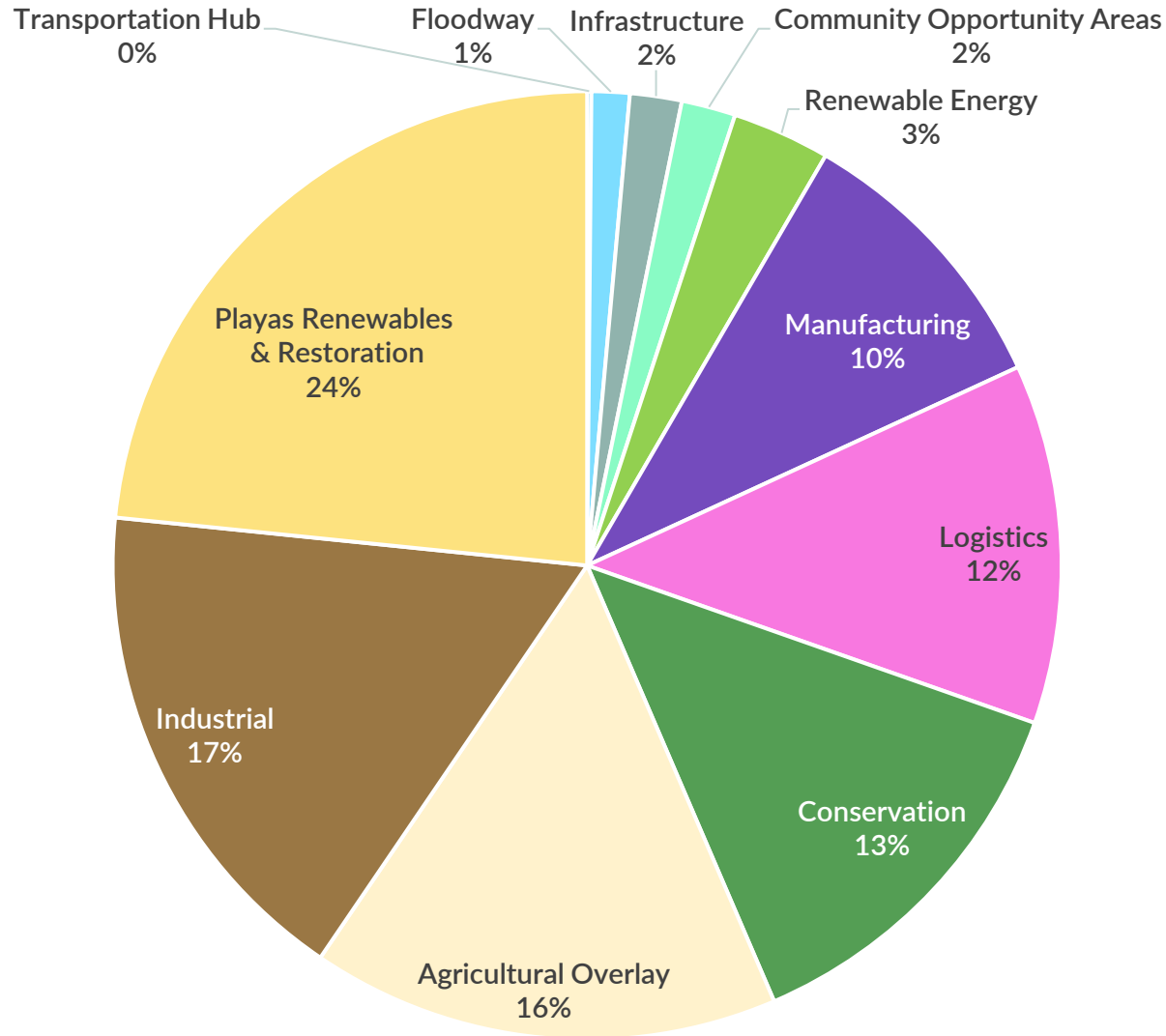
Differentiating Metrics (subject to change)

34-57k jobs

339M SF (7,800 acres) of building space



Land Use Alternative #2

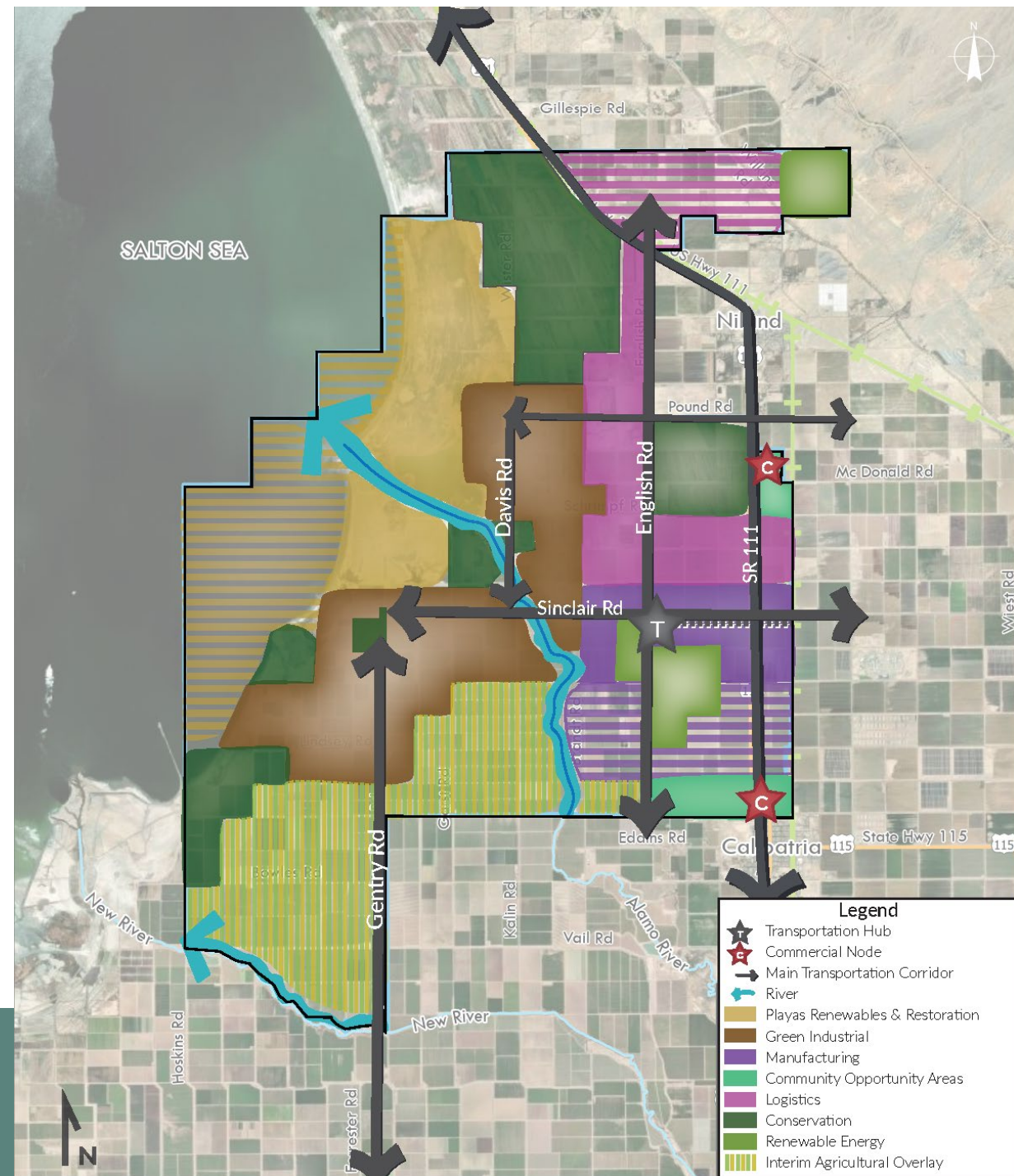


Land Use Alternative #2

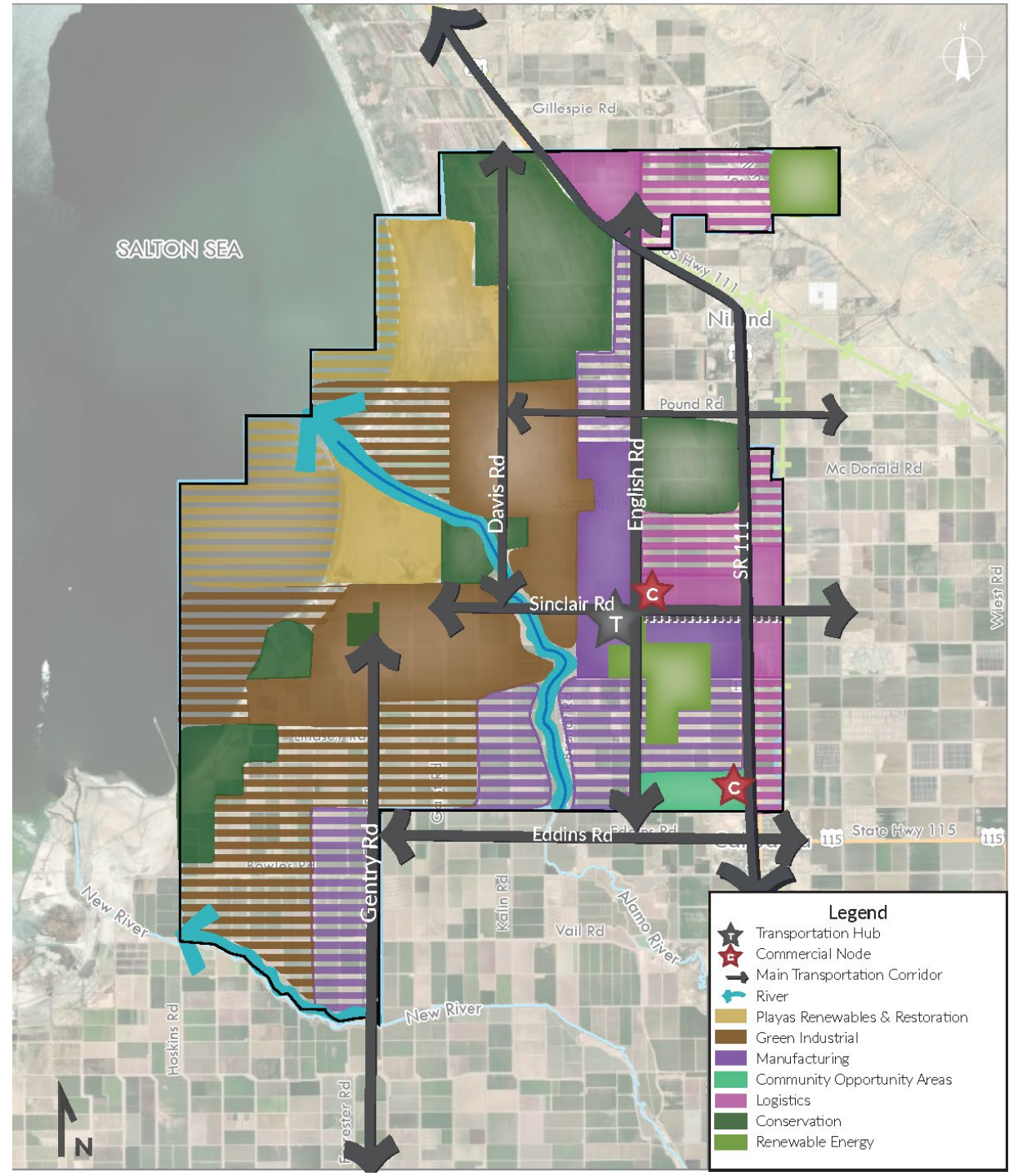
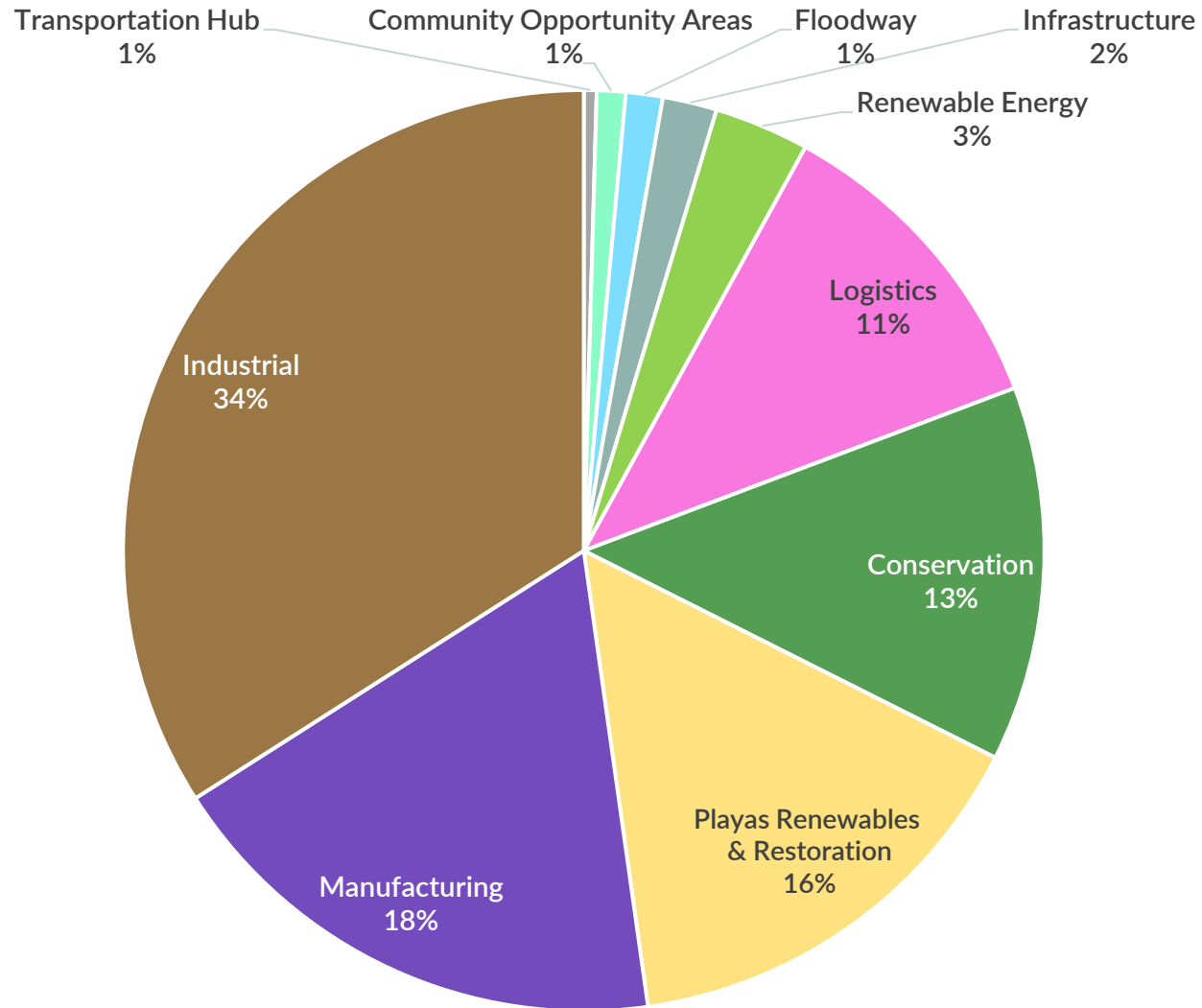
Differentiating Metrics (subject to change)

56-93k jobs

363M SF (8,300 acres) of building space



Land Use Alternative #3

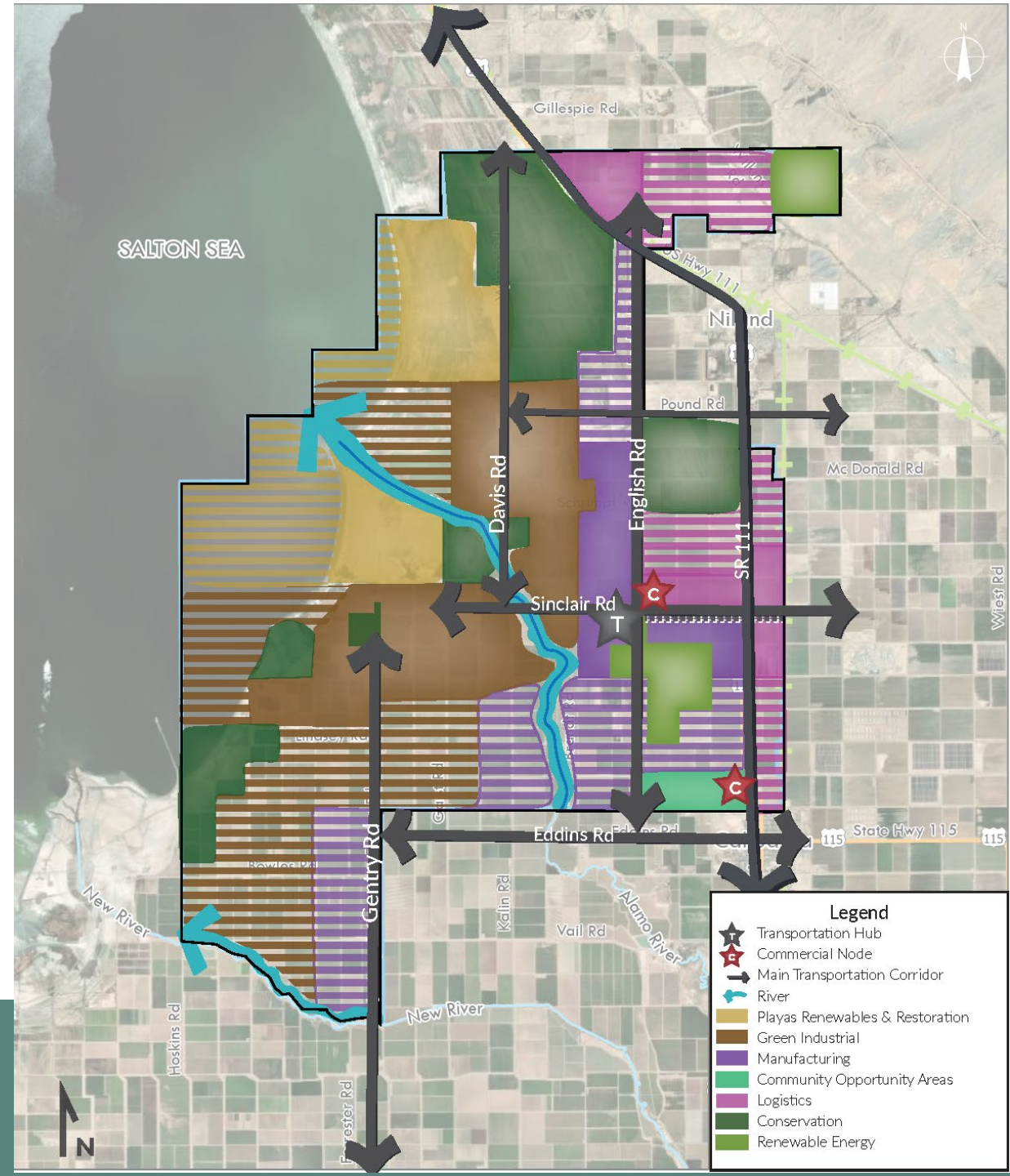


Land Use Alternative #3

Differentiating Metrics (subject to change)

57-95k jobs

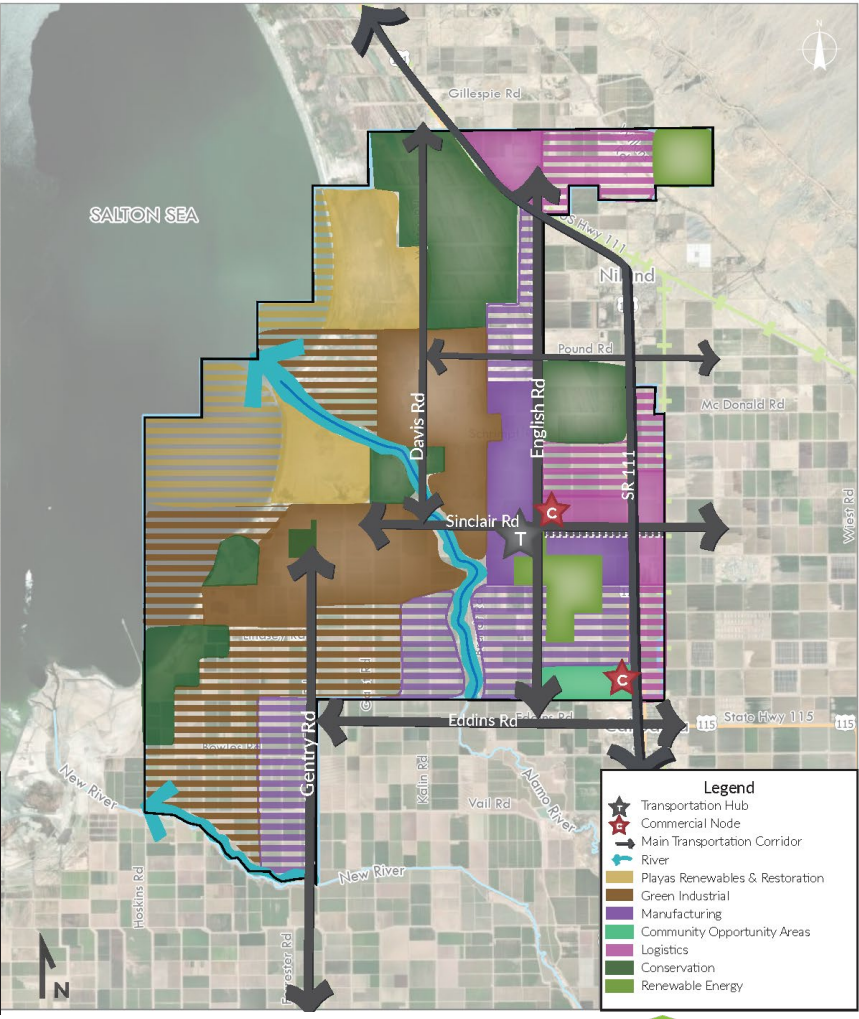
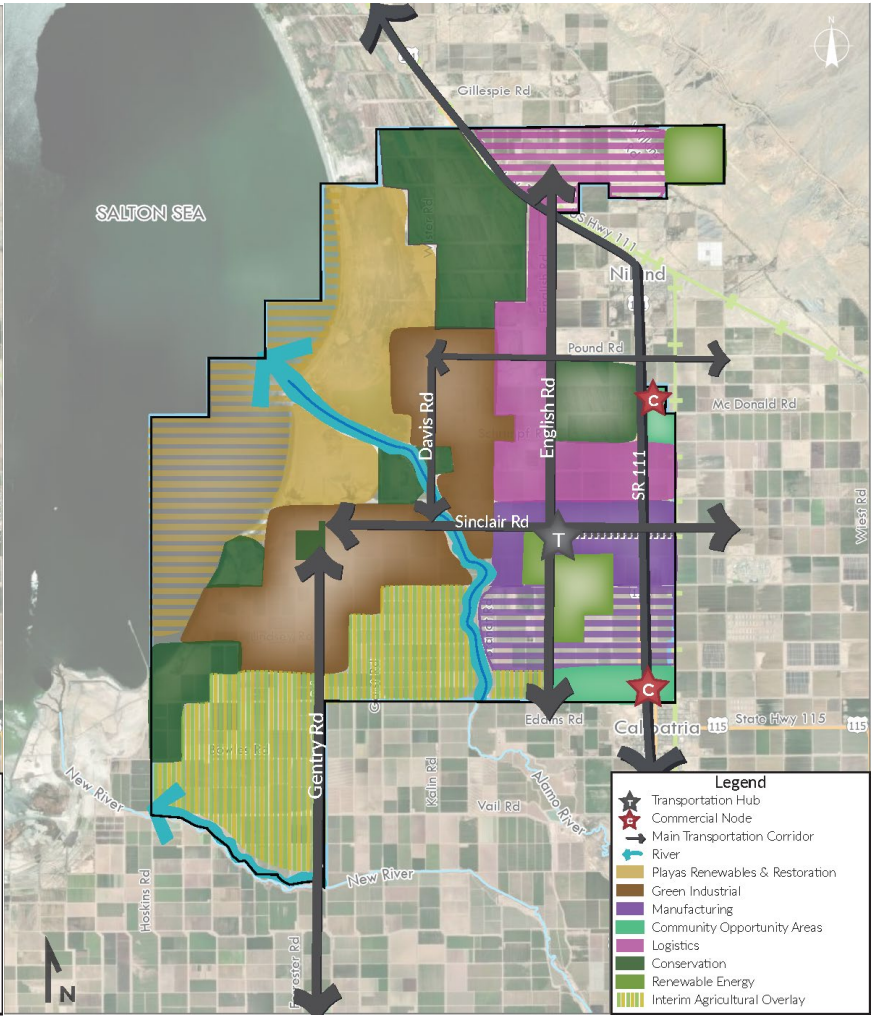
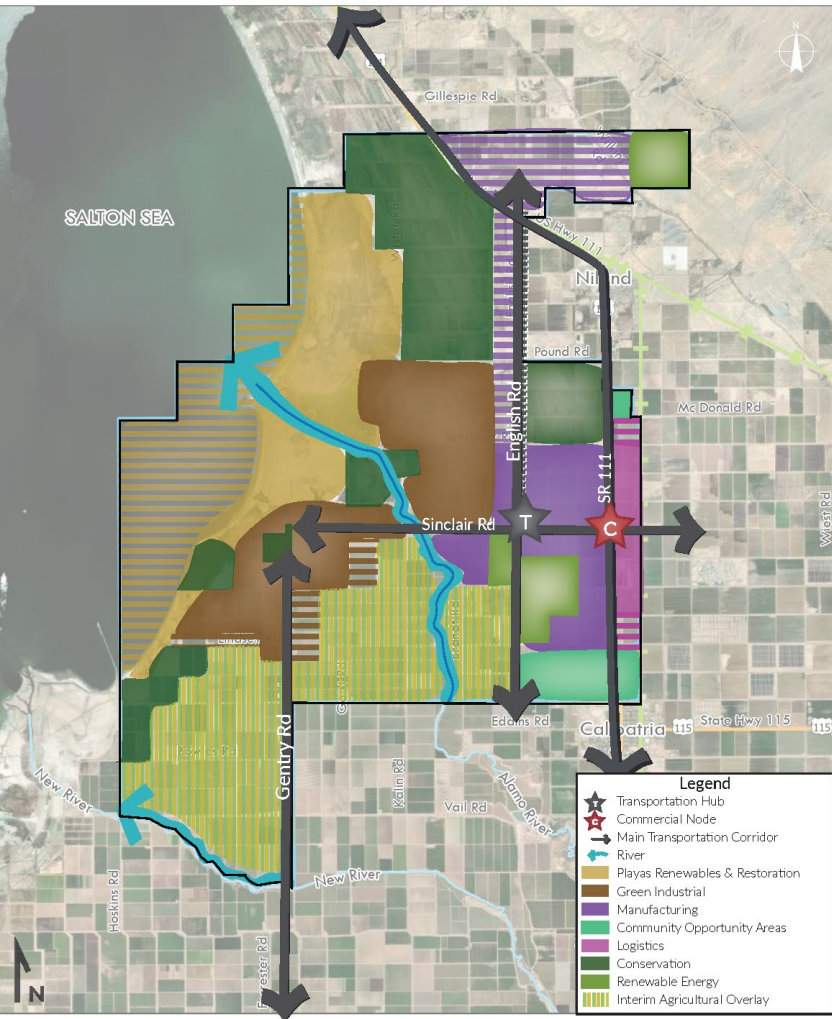
502M SF (11,500 acres) of building space



Alternative 1

Alternative 2

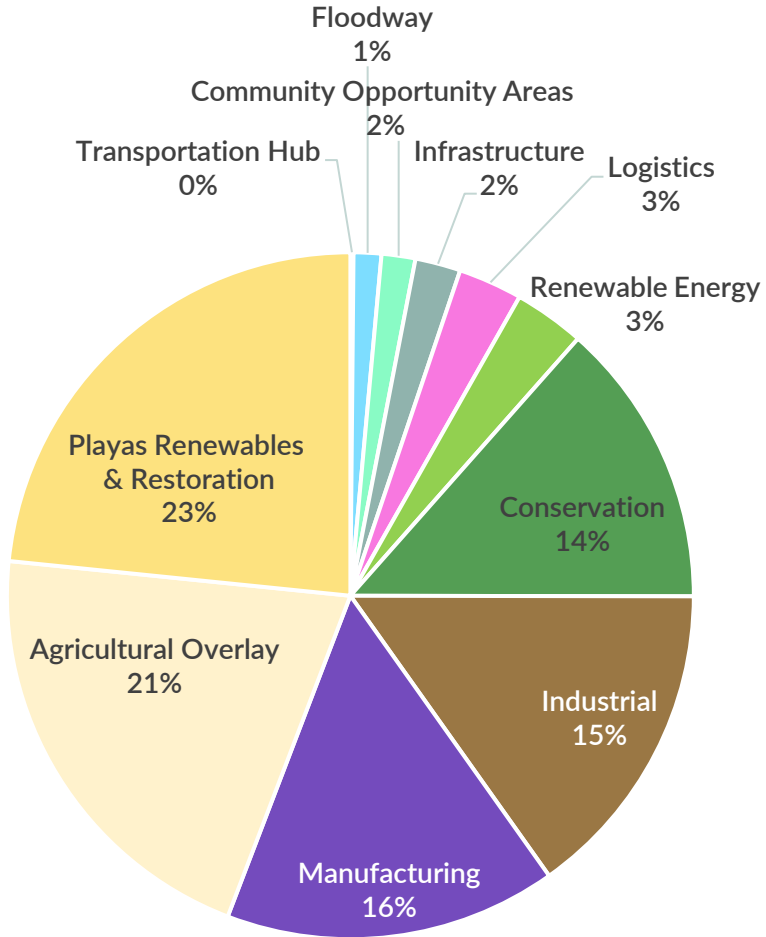
Alternative 3



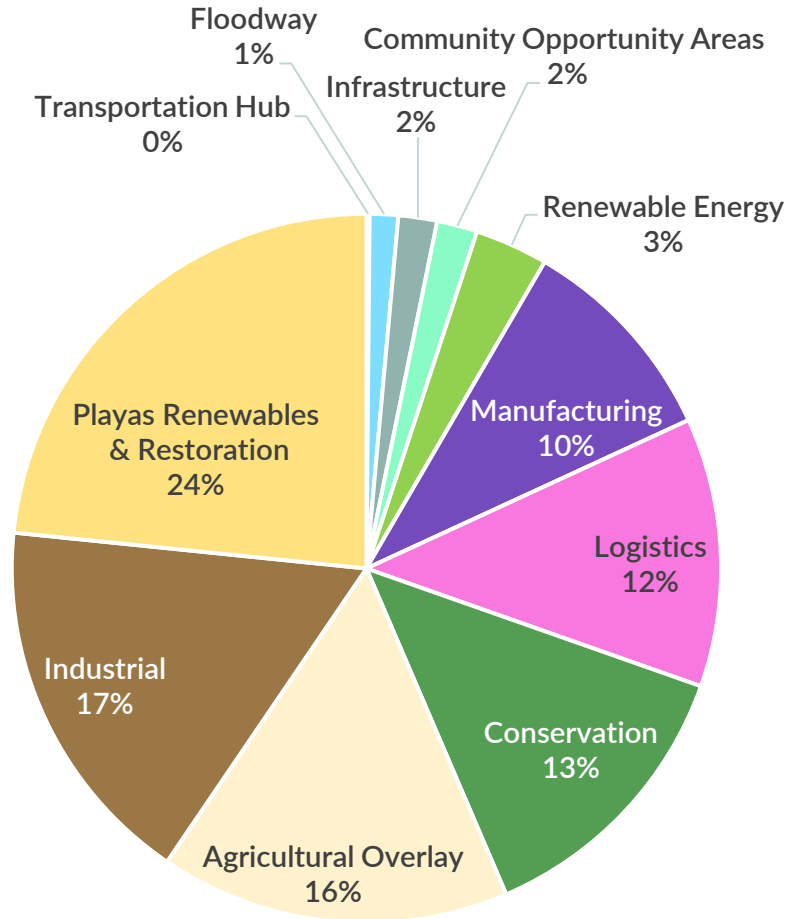
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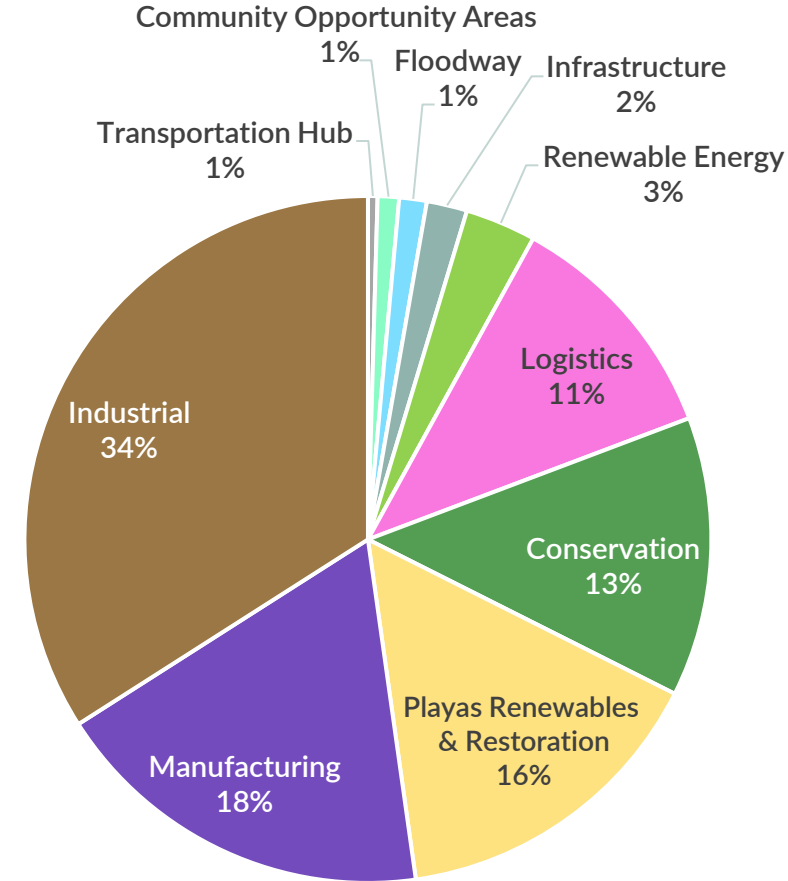
Alternative 1



Alternative 2



Alternative 3



Open House Stations

Green
Industrial /
Renewable
Energy

Manufacturing
/ Logistics /
Transportation
Hub

Playas
Renewables &
Restoration /
Conservation

Community
Opportunity
Areas / Interim
Agricultural
Overlay

Land Use
Alternatives

Project Vision
Statement

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Questions? (20 Minutes)

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Next Steps

