

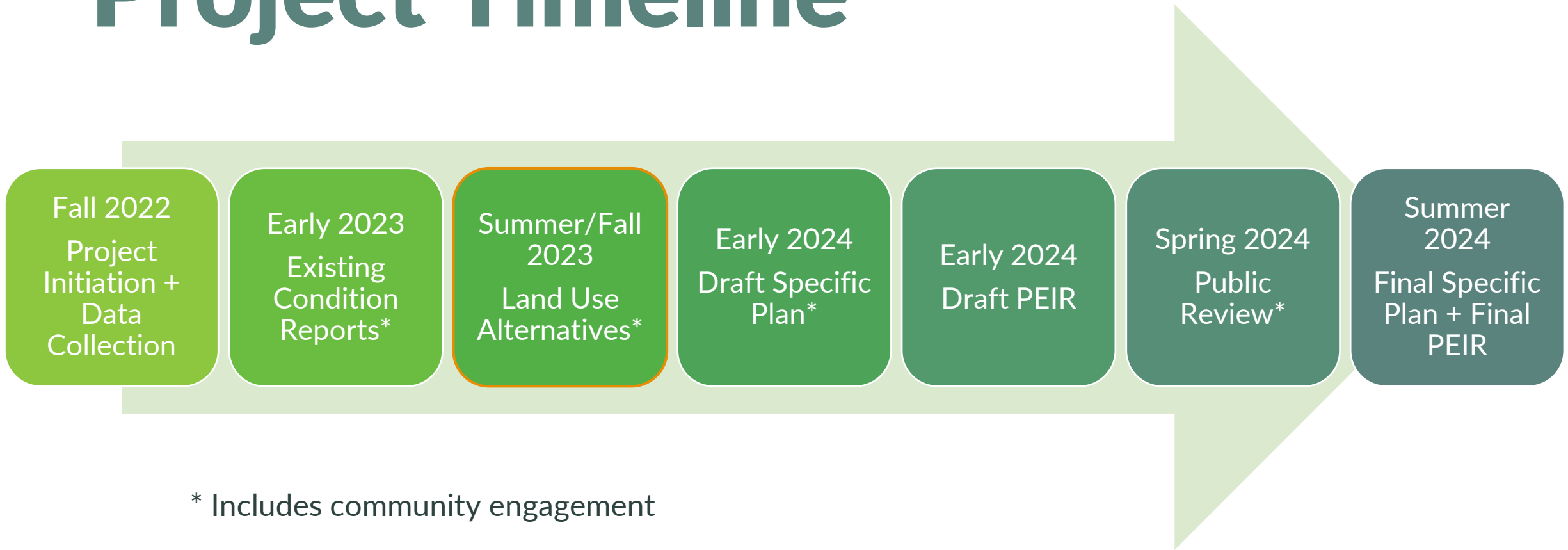


Informational Update

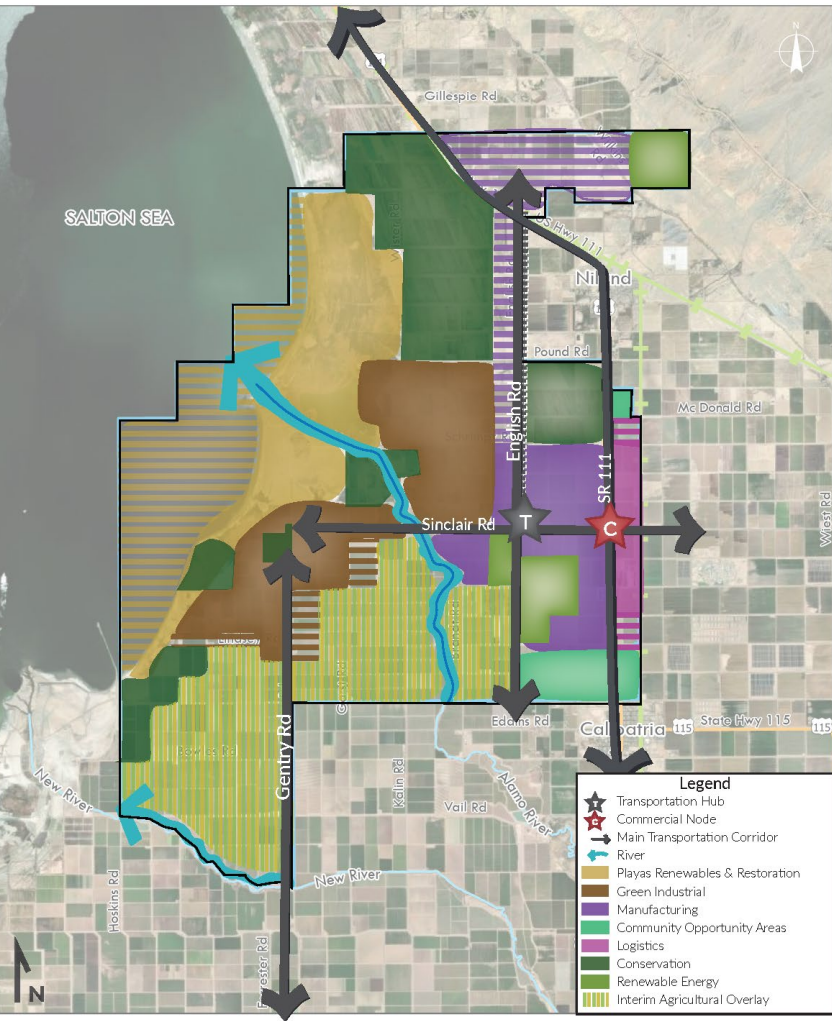
Imperial County Board of Supervisors
November 7, 2023



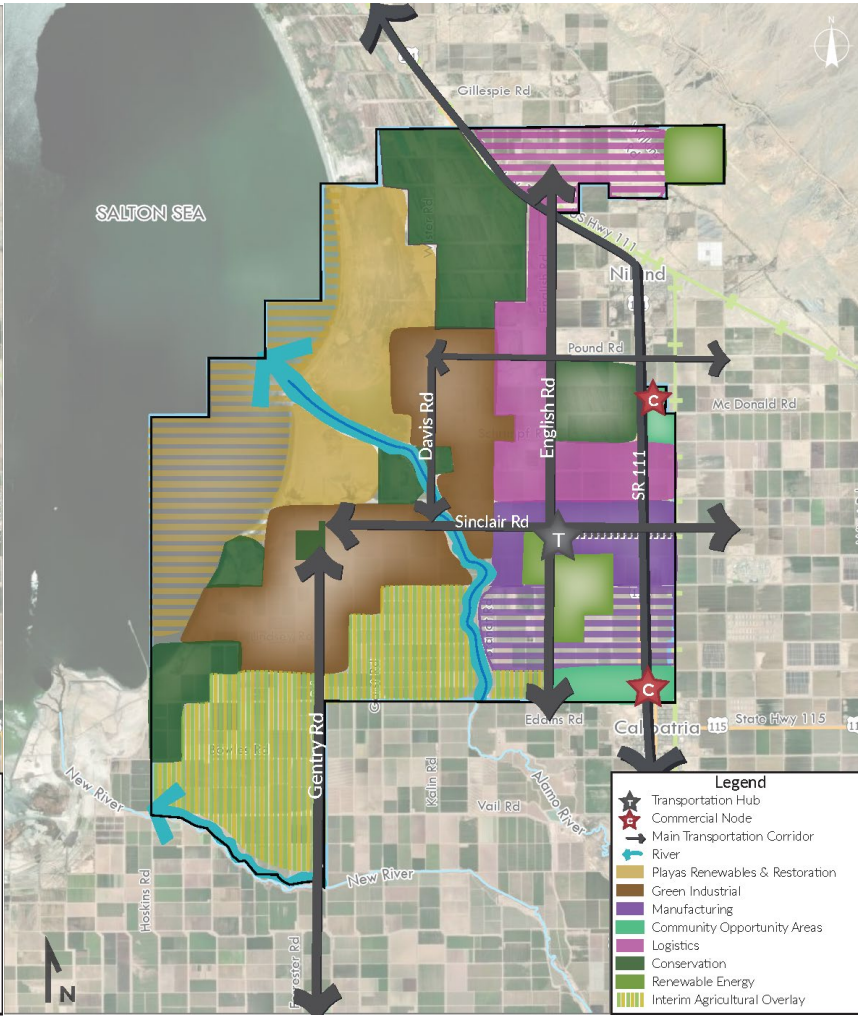
Project Timeline



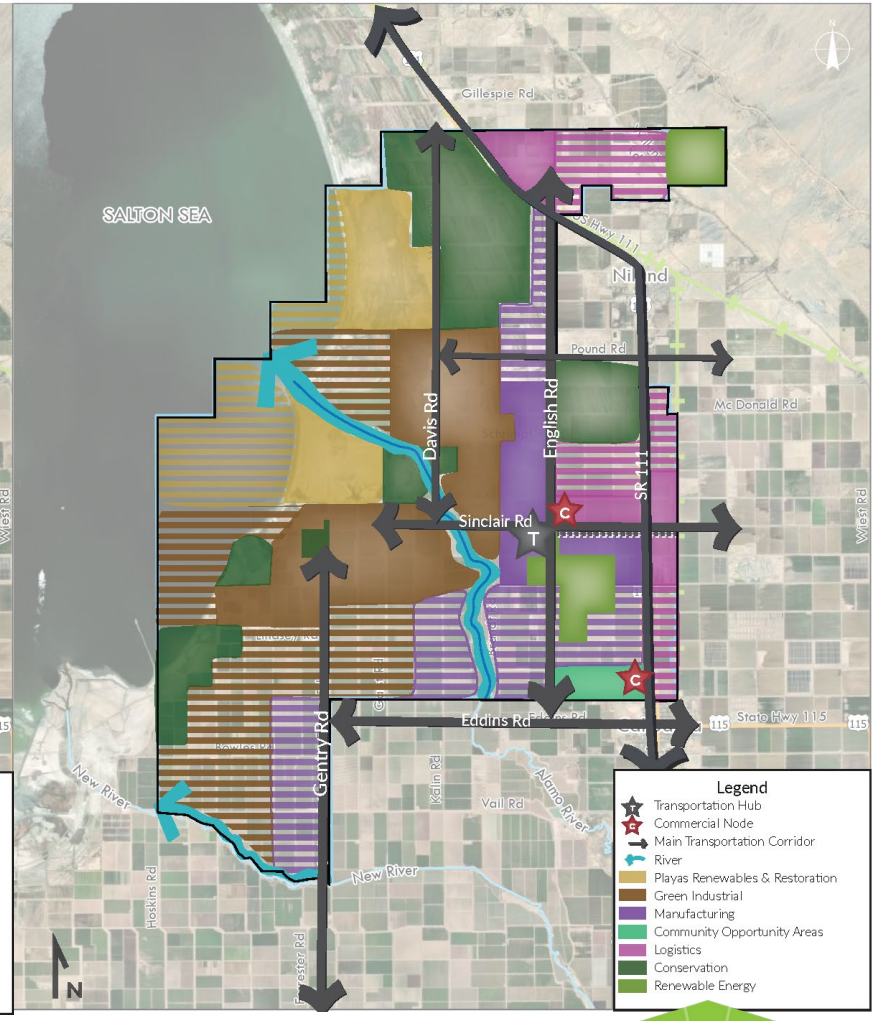
Alternative 1



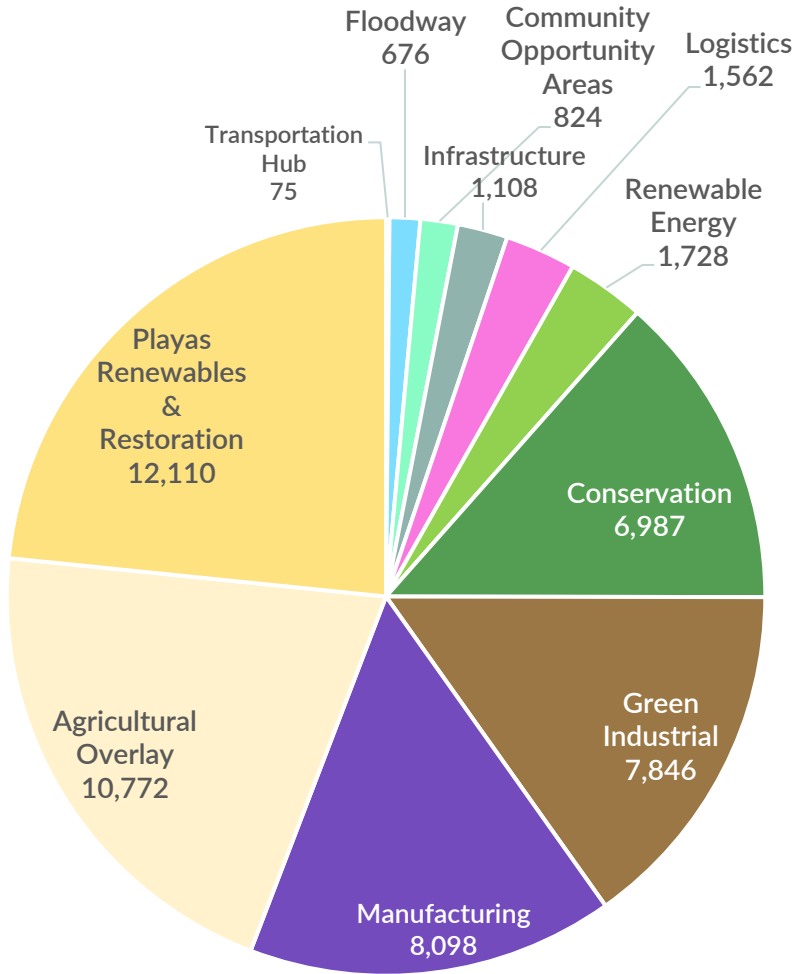
Alternative 2



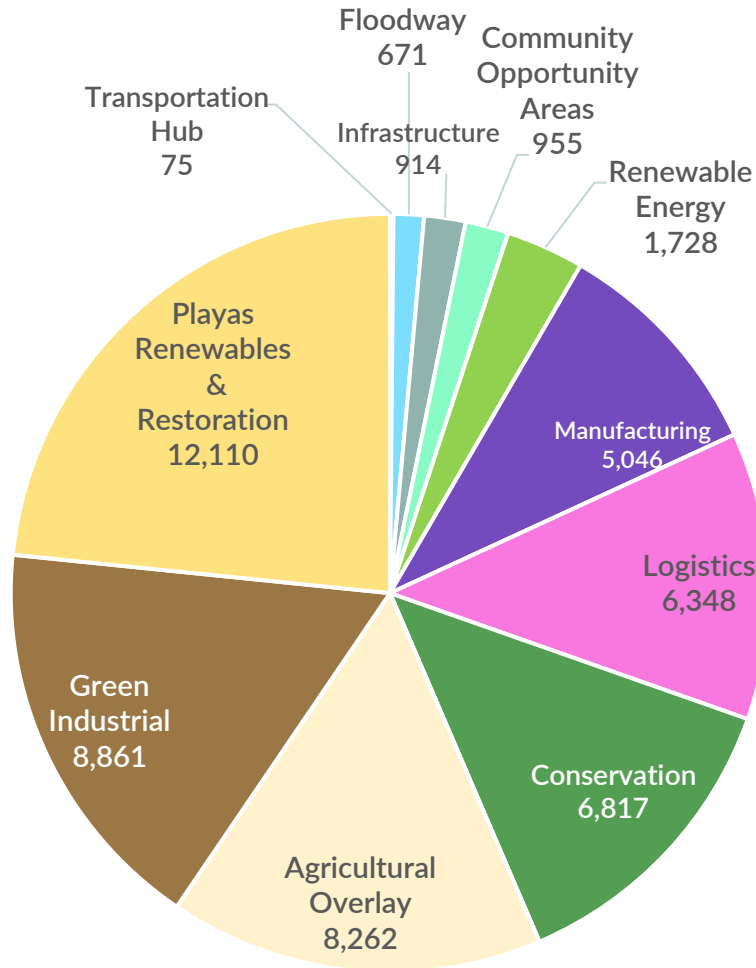
Alternative 3



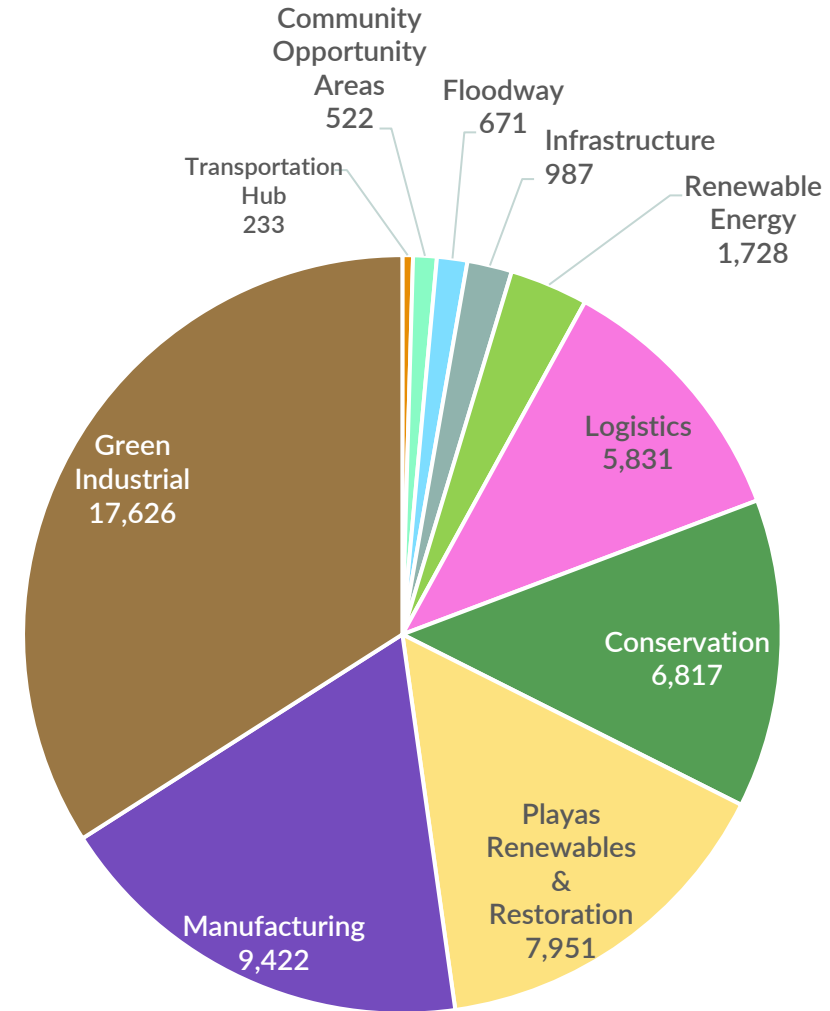
Alternative 1 (Acres)



Alternative 2 (Acres)



Alternative 3 (Acres)



Public/Stakeholder Comments Received (cont.)

Economics and Employment

- Where and who will the jobs go to?
- How many jobs and in what sectors? Short-term vs long-term jobs?
- What physical, age, and educational barriers will there be for jobs?
- How will this impact agricultural jobs?

Community Opportunity Areas

- Community Opportunity Areas should be larger.
- Community Opportunity Areas should allow affordable housing.
- Community Opportunity Areas should allow health care.
- Community Opportunity Areas should allow public facilities and public transit.
- Community Opportunity Areas should allow research and training facilities.

Conservation and Environmental Considerations

- The Conservation designation should consider protected species habitats in wetlands and drains.
- The Conservation designation should consider CNRA conservation projects areas.
- The Conservation designation should consider culturally significant areas.
- Consider the environmental impacts on the Salton Sea from proposed land uses.
- Consider analyzing a lower impact alternative that still fulfills economic objectives

Environmental Justice

- Consider the impacts on public health from proposed land uses.
- Conduct an in-depth environmental assessment on the Salton Sea to gauge the consequences of any proposed changes related to air quality and public health.
- Ensure the directly affected communities described in SB125 are considered.

Manufacturing and Logistics

- Should consider adjacency issues with nearby sensitive receptors.
- Consider placing logistics in areas nearest I-10 and I-8, and an industrial transportation hub.
- What safety factors do we need to consider with battery manufacturing.
- Should allow for office space, research, and training facilities.

Green Industrial

- Should allow for campus projects to collocate manufacturing and other associated/supplemental uses.
- Consider renaming the designation to just “industrial” to properly describe the industrial activities to occur.
- Should allow supportive commercial/restaurants for workers.
- Consider the unintended consequences of biofuels and green hydrogen uses.



Public/Stakeholder Comments Received

Playas Renewables & Restoration

- Should split into two designations to further clarify what may be developed and what will be protected.
- Should allow for public recreation.
- Further studies should be conducted on what sort of development should be allowed on the playas.
- Consider dust suppression strategies.

Infrastructure & Public Services

- Consider microgrids.
- Need for telecom infrastructure.
- How do we conserve water use?
- Consider the need for schools, hospitals, waste facilities, fire, and emergency services.

Manufacturing and Logistics

- Should consider adjacency issues with nearby sensitive receptors.
- Consider placing logistics in areas nearest I-10 and I-8, and an industrial transportation hub.
- Should allow for office space, research, and training facilities.

Transportation

- Consider existing rights-of-way limitations with mobility network (utility easements, canals, etc.)
- Separate public transportation hub from industrial transportation hub.
- Include public transportation hubs in areas nearest existing communities.
- Should provide employee bus or shuttle services to nearby communities.
- Alternative 3 has the preferred/most comprehensive mobility network.
- Consider EV charging station locations.

Interim Agricultural Overlay

- Consider a longer-term underlying zoning that allows for a smoother transition to the County's long-term vision.
- Consider putting a timeframe on the transition from agriculture use.
- Consider incentives for more sustainable farming practices.



Incorporated Comments Into the Preferred Alternative

Locates the Industry Transportation Hub within the Logistics designation for more efficient distribution.

Considers CNRA conservation projects areas.

Separates the Playas Renewables and Restoration designation into two separate land uses; one with limited geothermal development, and one that is retained for restoration, mitigation lands, and conservation.

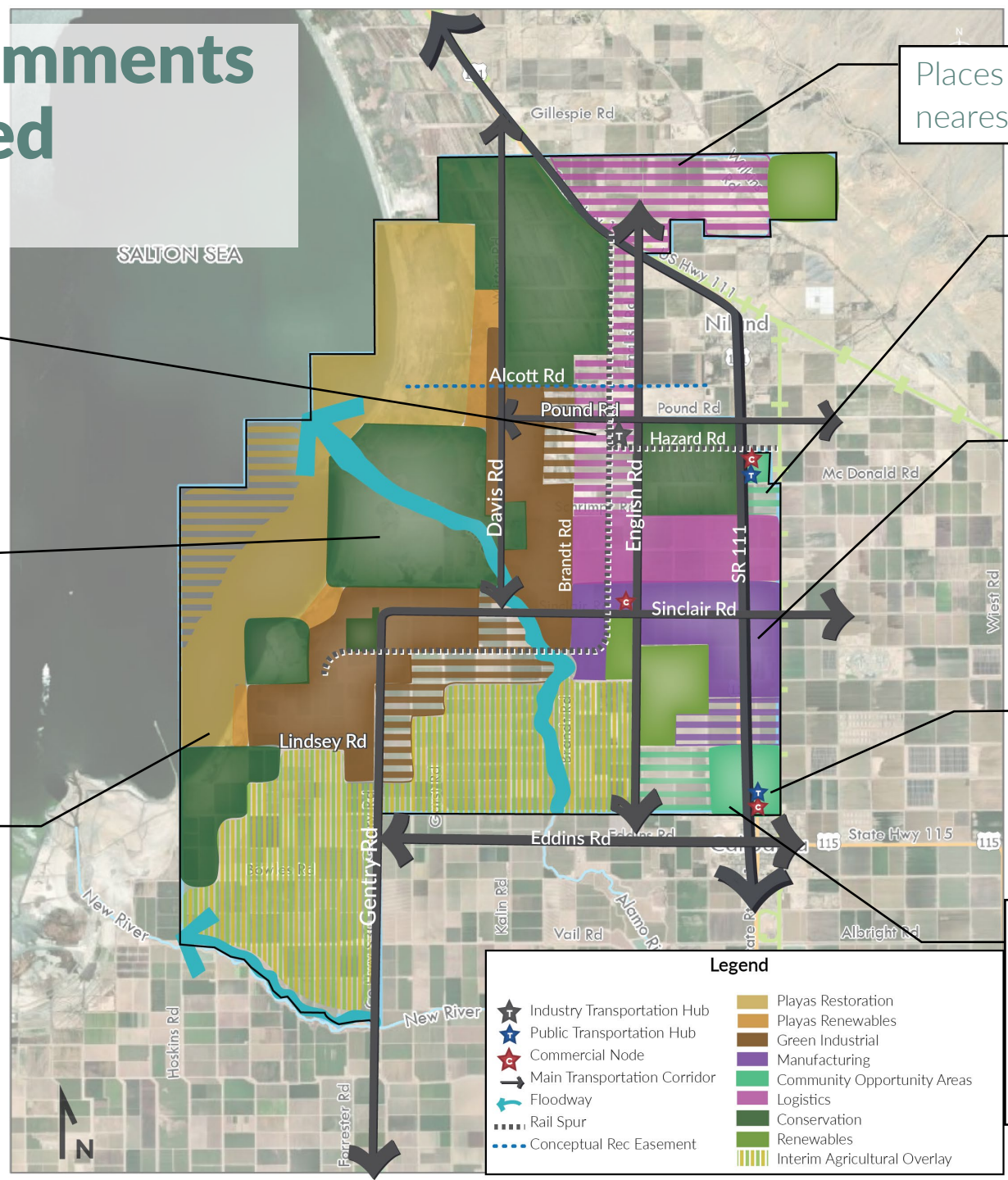
Places logistics in areas nearest I-10 and I-8

Increases the Community Opportunity Areas by 300-900 acres

Places high-employment uses along major commuter corridors

Two types of Transportation Hubs, one Industry Transportation Hub and two Public Transportation Hubs in the COAs

Designates Commercial Hubs within the Niland and Calipatria COAs, and a centralized Commercial Hub within the employment 'epicenter'.



Legend

★ Industry Transportation Hub	Playas Restoration
★ Public Transportation Hub	Playas Renewables
★ Commercial Node	Green Industrial
→ Main Transportation Corridor	Manufacturing
↪ Floodway	Community Opportunity Areas
⋯ Rail Spur	Logistics
⋯ Conceptual Rec Easement	Conservation
	Renewables
	Interim Agricultural Overlay

Alternatives Analysis

	Alternative 1	Alternative 2	Alternative 3	Preferred Alternative
Phase 1 Building Square Footage (SF)	70 Million	80 Million	72 Million	74 Million
Phase 2+ Building SF	54 Million	61 Million	106 Million	47 Million
Phase 1 Blue Collar Jobs	21,656	20,394	17,349	21,062
Phase 2+ Blue Collar Jobs	18,921	20,812	31,192	16,257
Phase 1 White Collar Jobs	12,412	11,799	10,197	12,720
Phase 2+ White Collar Jobs	15,544	13,189	23,192	8,688
Phase 1 Water Consumption	144,401 Acre Feet per Year (AFY)	123,917 AFY	136,999 AFY	92,881 AFY
Phase 2+ Water Consumption	18,775 AFY	52,925 AFY	133,292 AFY	42,633 AFY
Evaluation Criteria Objectives Met	Workforce Development Water System Financial Viability	Public Health Access to Public Services Public Safety Disadvantaged Communities Workforce Development Economic Empowerment Economic Diversity Sensitive Receptors Water System Financial Viability Policy Compliance	Workforce Development Economic Diversity Salton Sea Climate Change Traffic Congestion Policy Compliance	Public Health Access to Public Services Public Safety Disadvantaged Communities Workforce Development Economic Empowerment Economic Diversity Sensitive Receptors Traffic Congestion Water System Public Infrastructure Financial Viability Policy Compliance

Next Steps

