MESQUITE LAKE SPECIFIC PLAN

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COUNTY OF IMPERIAL

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Board of Supervisors Approval

March 14, 2006

SPECIFIC PLAN NO. 06-0001

MESQUITE LAKE SPECIFIC PLAN

ADOPTED BY THE IMPERIAL COUNTY

BOARD OF SUPERVISORS

March 14, 2006

MINUTE ORDER NO. 21

RECOMMENDED BY THE

PLANNING COMMISSION

RESOLUTION NO. 3

DATE: **February 22, 2006**

REVISIONS

Number	Date	Pages

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Mesquite Lake Specific Plan

Executive Summary

The Mesquite Lake Specific Plan consists of approximately 5,100 acres located in central Imperial County between State Route (SR) 86 on the west and SR 111 plus ¼ mile on the east, and bordered by Harris Road on the south and Keystone Road on the north. The County designated the Mesquite Lake Specific Plan Area on the 1993 General Plan to provide an opportunity to develop new job-producing light, medium, and heavy industrial uses.

The overall goal of the Specific Plan is to support economic development within Imperial County and allow for heavy industrial development is an area that is away from urban conflicts and its cities through job creation in the employment sectors of manufacturing, fabrication, processing, wholesaling, transportation, and energy resource development; and to create and preserve an area where a full range of industrial uses with moderate to high nuisance characteristics may locate. The project would accommodate continuation and expansion of the Holly Sugar plant, including the potential for an ethanol production plant for both on-site power and export; continuation and expansion of the existing alternative energy production operations; and establishment of new manufacturing uses, and warehousing and distribution facilities.

Existing infrastructure needed to serve industrial development is very limited, as described in Section II of the Specific Plan. Required improvements would include water and sewage treatment facilities, electrical substations, a fire station, stormwater retention basins, and extensive road improvements. These needs are described in Section III. Funding mechanisms for providing project infrastructure is uncertain at this time, but will need to rely primarily on property owner improvements and their support of a long term program for infrastructure development and operations, such as through formation of a Community Facilities District. Public facility financing is described in Section IV.C.

The Specific Plan has been found to be in conformance with all Elements of the County General Plan and consistent with past efforts to provide a location for the heaviest types of industrial uses that are generally not suitable for location in the County's urban communities. The Imperial County economy has long relied on agricultural production and related agricultural services for its economic growth. Completion of State routes 111 and 7 as key new links in the "NAFTA Highway" for expanded trade with Mexico and national and international markets will provide a unique opportunity for diversifying the County's employment base.

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I. Introduction and Background

The Mesquite Lake Specific Plan Area (SPA) was established by the 1993 County of Imperial General Plan (County General Plan) and consists of approximately 11.5 square miles extending between SR 86 on the west and SR 111 on the east, and bordered by Harris Road on the south and Carey Road on the north. The County of Imperial (County) established the SPA to provide an opportunity to develop new job-producing light, medium, and heavy industrial uses. It was anticipated that agriculture-related uses such as packing and processing, waste processing, equipment manufacturing and maintenance, and production and distribution of farm chemicals would be permitted within the SPA. The area was considered suitable for these and other "nuisance" uses because it is located with adequate separation from cities and other residential areas.

The current proposed Mesquite Lake Specific Plan consists of the southerly portion of the SPA, lying between Harris Road and Keystone Road, with approximately 2 miles of frontage on SR 86 and SR 111 and encompassing approximately 8 square miles (Figures 1 and 2). The existing SPA boundary is also proposed to be revised with a General Plan Amendment to include the area extending approximately 2,500 feet east of SR 111 between Keystone Road and Harris Road. With this additional property, the total area of the currently proposed Mesquite Lake Specific Plan would be approximately 5,100 acres.

Future amendments of this Specific Plan, including expansion of the Specific Plan boundary to include property within the SPA that is located north of Harris Road, could be accomplished through a specific plan amendment. Such an amendment would require appropriate environmental documents and approval by the County Board of Supervisors.

A. Statement of Intent

The Mesquite Lake Specific Plan is intended to implement the SPA designation for the project area as contained in the County General Plan, which describes the project area and its objectives and policies as follows:

> *Mesquite Lake is located between the Cities of Imperial and Brawley and is predominantly affected by soils that are high alkaline which reduces agriculture production. The proposed Specific Plan Area encompasses approximately eight square miles bordered on the west by State Highway 86, on the north by Carey Road, on the east by Highway 111, plus ¼ mile and on the south by Harris Road. The Holly Sugar Plant, and manure cogeneration and biomass plants, exist on the site.*

Objectives

The Mesquite Lake Specific Plan Area provides the opportunity to develop new light, medium, and heavy industrial land uses.

Residential uses are not permitted because they are not compatible with planned industrial uses and surrounding agricultural uses.

The Specific Plan will be coordinated with the County of Imperial, City of Imperial, and other affected local agencies.

Public services to the SPA shall be provided concurrent with need.

Policies

The Specific Plan shall focus on job-producing industrial uses. Agriculture-related uses such as packing and processing, waste processing, equipment manufacturing and maintenance, and production and distribution of farm chemicals would be permitted.

The area also contains geothermal resources which should be developed if economically feasible. Direct geothermal heat uses are also strongly encouraged in this area.

The Specific Plan shall include a public facilities financing plan outlining capital improvements needed for the project, feasible financing mechanisms, and timing for their construction. This includes sewer, water, and fire and police protection.

The Specific Plan shall be accompanied by an Environmental Impact Report which includes an analysis of project impacts to include the following: Agriculture, air and water quality, biology, cultural resources, growth inducement, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

B. Organization of Report

This report provides a general overview of the proposed Specific Plan in Section I, the background on the reasons for establishing the SPA designation on the County General Plan, and land use goals and objectives to be achieved. Section II describes the project setting within the region and the local area, and the various existing land uses, resources, and facilities that will affect development of the project. Local regulatory standards and procedures and the economic environment of the County are also discussed in Section II. The proposed land use plan and zoning regulations for the project are described in Section III, including the community infrastructure needed to accomplish the objectives of the SPA. Section IV establishes the development standards that will govern development and operation of the various land uses. Section V describes the implementation process to be followed through various discretionary and ministerial reviews necessary for development within the project; and proposed methods to finance the public infrastructure required to support that development. Section VI provides findings of project conformance to the County General Plan and other relevant regional plans. Acronyms and references are in Sections VII and VIII, respectively.

C. Project Summary

The Mesquite Lake Specific Plan proposes development primarily with light, medium, and heavy industrial uses. These uses would generally conform to the M-1, M-2, and M-3 zones of the County of Imperial Codified Ordinances, Title 9 (County Land Use Ordinance), except where modified by land use regulations and development standards in Sections III and IV of this Specific Plan. The existing Geothermal (G) Overlay is also retained for the project area and would permit development of geothermal facilities in accordance with Division 17 of the County Land Use Ordinance. Figure 3 is a land use plan for the project, which would accommodate continuation and expansion of the Holly Sugar plant, including the potential for an ethanol production plant for both on-site power and export; continuation and expansion of the existing alternative energy production operations; and establishment of new manufacturing uses, and warehousing and distribution facilities, among other uses permitted as described in Section III of this document. It is the intent of this plan to enforce the most restrictive standards of Title 9 or the regulations is this plan in the event of a conflict.

D. Specific Plan Goals and Objectives

Overall Goal of Mesquite Lake Specific Plan

Mesquite Lake shall support the economic development of Imperial County and its cities by providing a much-needed new industrial area for companies wanting to relocate, expand, and do business in the County. This will result in new job creation focused on both traditional employment sectors, as well as new opportunities presented by improved access to regional and international markets, local population growth, and diversified heavy industrial uses such as development of alternative energy sources and manufacturing of new industrial products.

Objective 1 – Job Creation

A variety of land uses would be permitted with the goal of accommodating diverse employment opportunities. Land uses and associated jobs would range from agricultural processing, manufacturing, warehousing and distribution, plant operations, and trucking-related services.

Objective 2 – Economic Growth

In addition to direct job creation, Mesquite Lake will provide an opportunity for local economic growth to enable expansion of community services and secondary employment opportunities at off-site locations such as in the commercial services and construction employment sectors. These direct and indirect economic effects would result in an increase in the local tax base, which will enable improvements to community services and construction of new public buildings and facilities. New job creation will also provide the opportunity to expand other off-site commercial uses such as retail development. Expansion of

the local tax base will best result from uses involving new building construction, which are preferred within Mesquite Lake, while uses such as materials storage or trucking yards could also be permitted in appropriate locations but should not become predominate land uses within the SPA. New residential uses are not permitted except for secondary uses, such as for security on property developed for industrial uses, or for persons employed on the same property containing an agricultural use. Such residential uses may be subject to restrictions pursuant to the development review process in Section V of this Specific Plan.

Objective 3 – Public Facilities

Public services would be provided concurrent with need. This may require formation of a community facilities district (CFD) to provide services required by the project. Public facilities to be provided and/or operated by a CFD may include water and sewer systems, circulation system improvements, fire station, drainage retention, and flood protection. Water and wastewater treatment through existing facilities in Brawley or Imperial would be preferred, though on-site package treatment plants may also be feasible. Temporary on-site facilities, such as for sewage disposal, could also be considered if accompanied by plans to enable future connection to project wide facilities. Similar measures for power, water, and fire protection services should be based on a comprehensive plan to accommodate the long-term needs of the SPA. At a minimum, right-of-way for ultimate regional circulation standards shall be required concurrent with any development, with necessary roadway improvements to be determined on a case-by-case basis. At the very least, a special district will be formed to manage on site public services, whether by contract with another agency or by contract with a private firm or by the district.

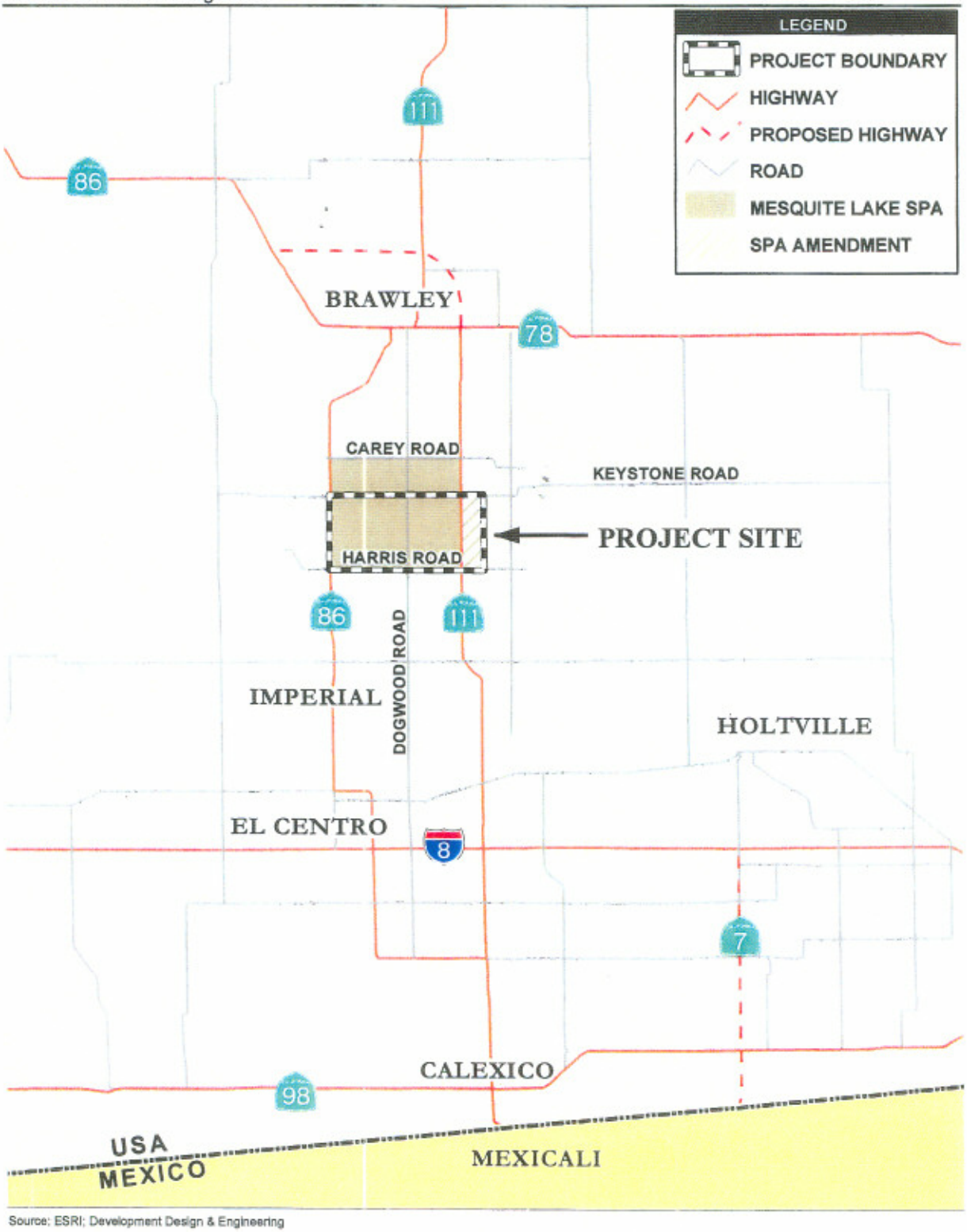
Objective 4 – Environmental

All plan approval and development within the project is to be in compliance with the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines. Development is also to be in compliance with all other local, regional, state, and federal codes or procedures for environmental resource protection that are applicable to the project site or proposed uses.

E. Authority, Purpose, and Scope

The adoption of a Specific Plan is authorized by California Government Code (Title 7, Chapter 3, Article 8, Section 65450, et seq.) to accomplish "the systematic implementation of the general plan." The purpose of the Mesquite Lake Specific Plan is to designate permitted land uses within the project site, plan for the phased construction of public infrastructure improvements, and specify development regulations and guidelines that will best enable accomplishment of the project's land use goals. This report also analyzes the project's conformance to applicable goals and policies of the County General Plan and each of its Elements, which is intended to demonstrate that the proposed land use designations are compatible with the goals of the General Plan.

Figure 1
Regional Map

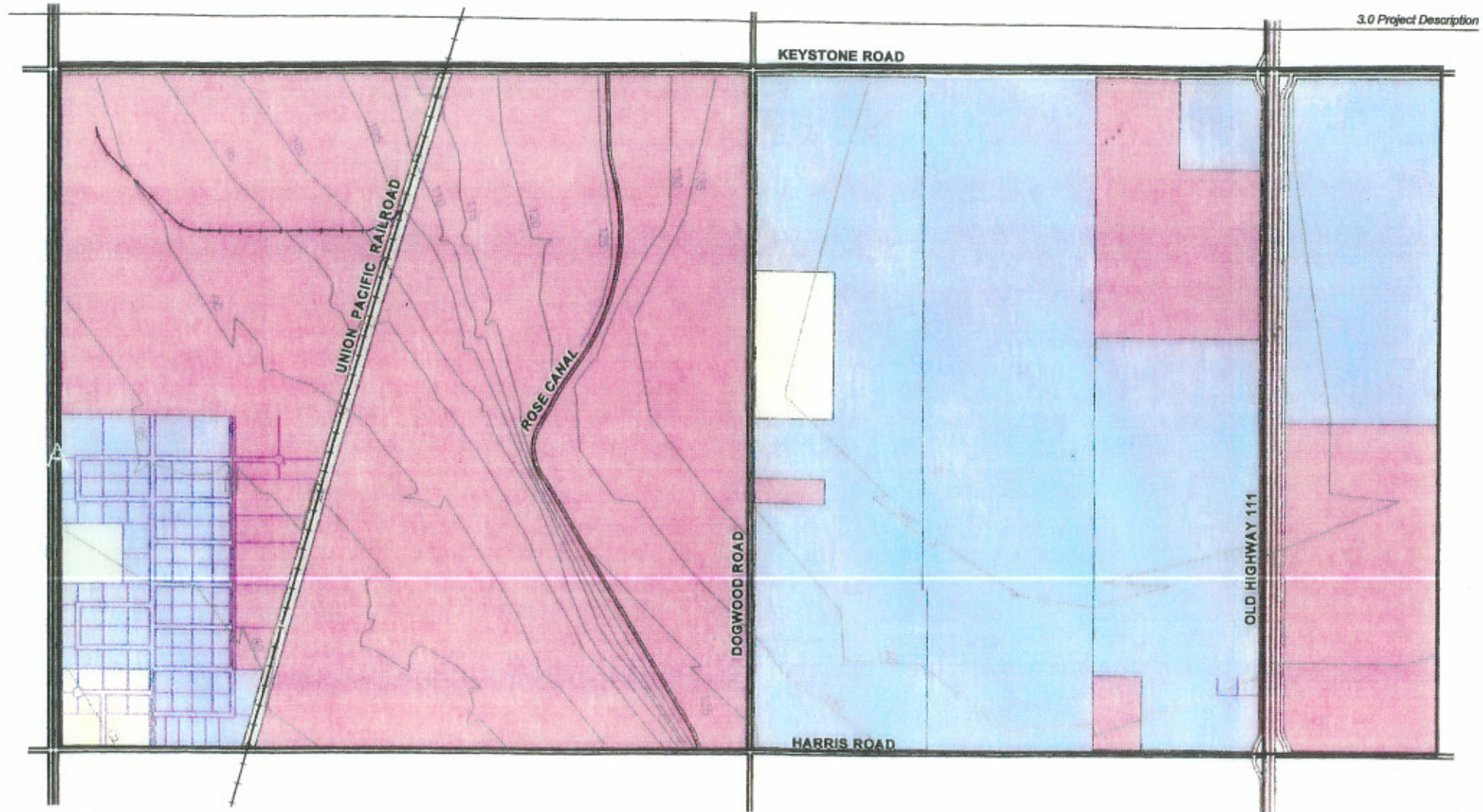


Source: ESRI; Development Design & Engineering

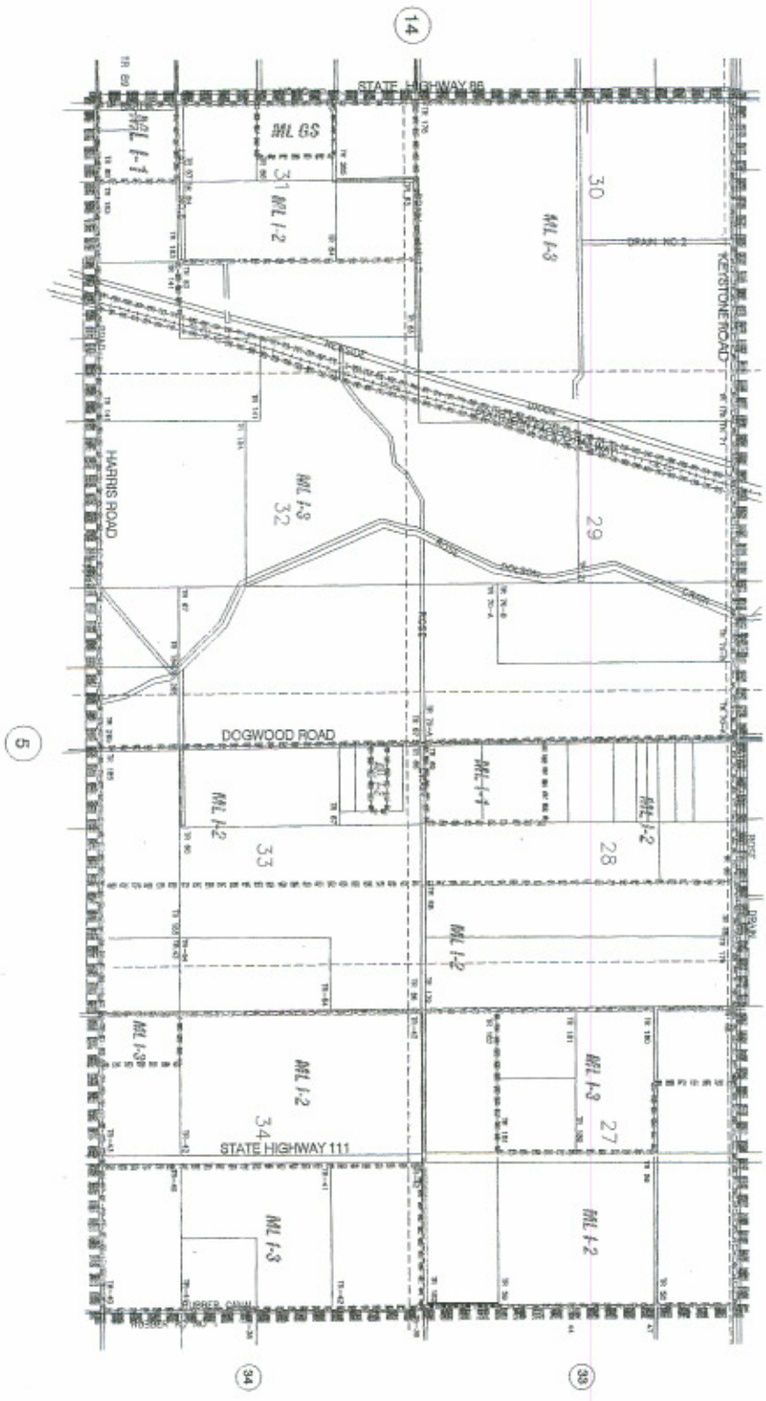
NORTH

5 0 5 Miles

Figure 2
Vicinity Map



Land Use Plan



2006 ADOPTED MESQUITE LAKE SPECIFIC PLAN
ZONING DESIGNATION KEY

ML I-1 = MESQUITE LAKE LIGHT INDUSTRIAL
ML I-2 = MESQUITE LAKE MEDIUM INDUSTRIAL
ML I-3 = MESQUITE LAKE HEAVY INDUSTRIAL
ML GS = MESQUITE LAKE GOVERNMENT / SPECIAL PUBLIC
ML AG = MESQUITE LAKE AGRICULTURE & AQUACULTURE

2006 Adopted Mesquite Lake Specific Plan Boundary

NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
Adopted by M. O. # 19 (f) on Mar. 31, 1998 effective July 1, 1998.

Director _____.

MAP 14-A

MESQUITE LAKE SPECIFIC PLAN AREA

Title 9 Division 25 Section 92514.00

Revision Dates:

Imperial County Planning/Building Department

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II. Project Setting

A. Community Setting

Imperial County is located in the southeast corner of California. It is bordered on the west by San Diego County, on the north by Riverside County, on the east by the Colorado River and the state of Arizona, and on the south by 84 miles of the International Border between the United States and the Republic of Mexico. The climate is hot and dry, with temperatures ranging from lows in the mid-30° Fahrenheit range in January to highs frequently over 100° in July and August. Average annual rainfall is less than 3 inches, though up to 8 inches can fall in an exceptional rainfall year.

Imperial County covers approximately 4,597 square miles, with some 50 percent under federal and State jurisdiction, such as lands designated for military use, State and federal parks, recreation areas, wildlife refuges, natural areas and landmarks, and other lands under the jurisdiction of the U.S. Bureau of Land Management (BLM). The terrain varies from 235 feet below sea level at the Salton Sea to 4,548 feet above sea level at Blue Angel Peak. The Mesquite Lake SPA is also below sea level, varying from -75 feet at the southwest corner of the project to -140 feet at the northeast corner (see Figure 4).

While the rugged terrain and forbidding desert limits uses of these areas primarily to recreation and mining, portions of Imperial County are known worldwide for their agricultural productivity as a result of irrigation water supplied from the Colorado River by the Imperial Irrigation District (IID). Cultivated lands currently comprise more than 18 percent of the total County area. Mesquite Lake is located in the largest of the County agricultural areas, the Imperial Valley, generally contained by the Westside Main Canal and the East Highline Canal, and extending from the International Boundary to the Salton Sea.

The urban areas of Imperial County are primarily within the cities of El Centro, Imperial, Brawley, Calexico, Holtville, Calipatria, and Westmorland, as well as within unincorporated communities such as Heber, Seeley, and Niland. These cities and unincorporated communities comprise only approximately 1 percent of the County's total land area. The project area is located approximately 1 mile north of existing urban development in the City of Imperial and approximately 4 miles south of Brawley (see Figure 2).

B. Existing Land Uses

Though surrounded by agricultural uses, the project site is distinguished more by various existing development within its boundaries, the principal feature being the Holly Sugar plant located in the northwest corner. Other intensive developments within the project site are the two alternative-fuel-burning electrical power plants located along Old Highway 111: the Mesquite Lake Resource Recovery Facility, which burns cattle manure, and the Imperial Valley Resource Recovery Plant, which burns agricultural

plant waste. Another intensively developed land use is a fish-farming operation located on approximately 640 acres in the eastern portion of the project site.

As can be seen from the aerial photograph in Figure 5, crop production is also a principal existing use within the project, encompassing approximately 1,420 acres, though extensive fallow areas also exist as a result of the high alkaline soils that reduce agricultural productivity. This high alkaline condition results in marginal agricultural productivity in comparison to typical conditions found in other irrigated farmland of the Imperial Valley.

Other existing on-site land uses consist of agricultural support services such as farm equipment sales and services, agricultural processing, and other industrial uses (e.g., roofing and building materials, auto dismantling, and fleet storage and repair facility for a waste disposal company), a communications tower, the Memory Gardens Cemetery and Memorial Park, and very few residences that are visible from public roads. Table 1 provides an estimate of the existing land uses within the project site.

Table 1
Existing Land Uses

Existing Land Uses	Acres
Industrial Uses	765
Commercial Services	15
Agricultural Services	65
Farmland	1,420
Fish Farm	640
Fallow Lands	1,905
Community Infrastructure*	290

*Roads, railroad, canals and drains, communications, cemetery
Source: AirPhotoUSA, October 2004

C. Physical Setting

Imperial County is situated in the Salton Trough, a 3,100-square-mile structural depression that extends from the Transverse Range on the north to the Gulf of California on the south. The Peninsular Range forms the western boundary and the Colorado River forms the eastern boundary of the Salton Trough. The formation of the Colorado River delta perpendicular to the Salton Trough created a closed basin to the north that contains the Imperial Valley and Salton Sea. This area contains geologically young, unconsolidated alluvial sediments that are subject to geologic and climatic effects.

As can be seen from the U.S. Geological Survey (USGS) map in Figure 4, the property exhibits distinct topographic features, including an eroding bluff extending up to approximately 25 feet in height in the southwest portion of the site, and a depressed basin the northeast portion. The Imperial Valley region in the years before the arrival of nonnative explorers, pioneers, and settlers was much different than it is today. Periodic flooding of the Colorado River basin resulted in ephemeral lakes, including

Lake Cahuilla that once covered almost the entire Imperial Valley basin. Mesquite Lake is assumed to have been a feature that persisted into the historic Native American period from flooding along the Alamo River and was a resource for subsistence farming. Present-day irrigation and drainage works manage the flow of water to minimize flooding, though severe tropical storms in the Valley have been known to cause shallow inundation in the former lakebed.

Another geologic anomaly of the Valley is that it experiences a continuous natural subsidence toward the Salton Sea, averaging nearly 2 inches per year at the center of the Sea and decreasing to zero near the Mexican border. Subsidence is the gradual, local settling or sinking of the earth's surface with little or no horizontal motion that is not the result of a landslide or slope failure. It is generally uniform, but local depressions have formed, such as the Mesquite Sink.

1. Seismic Activity

The Salton Trough is one of the most tectonically active regions in the United States. The eastern boundary is formed by branches of the San Andreas Fault and the western boundary is formed by the San Jacinto-Coyote Creek and the Elsinore-Laguna Salada faults. Consequently, Imperial Valley is subject to potentially destructive and devastating earthquakes, including ground failure during earthquakes. Throughout the irrigated portion of the Valley where the soil is generally saturated, liquefaction and related loss of foundation support are common hazards (County of Imperial 1993).

The Imperial Fault passes through Mesquite Lake, generally on a north-south alignment. In accordance with the Alquist-Priolo Earthquake Fault Zoning Act (Chapter 7.5 of Division 2, California Public Resources Code), the Office of State Geologist has delineated Special Study Zones, which encompass potentially and recently active traces of major faults, including the San Andreas. Figure 4 shows the location of the Special Study Zone within Mesquite Lake. The County enforces the Alquist-Priolo Earthquake Fault Zoning Act to ensure that homes, offices, hospitals, public buildings, and other structures for human occupancy, built on or near active faults, are designed and constructed in compliance with the County Land Use Ordinance.

2. Geothermal Resources

The California Division of Mines and Geology also recognizes the Salton Trough as an area underlain at shallow depths by geothermal water of sufficient temperature to be suitable for electrical generation. The USGS has designated nine Known Geothermal Resource Areas (KGRAs) in Imperial County, including the South Brawley KGRA, which encompasses some 12,640 acres and extends into Mesquite Lake. The Geothermal Element of the County General Plan estimates its electrical generation resource capacity to be 100 megawatts (MW) (County of Imperial 2003a). The County Land Use Ordinance provides for the development of geothermal resources (see Section III.A.6, below) in accordance with the provisions of Chapter 4 of Division 3 of the California Public Resources Code.

3. Flooding

Flooding is a natural hazard present in Imperial County due to the County's geography, geology, and climate. The entire County is subject to various degrees of flooding in the form of flash floods in the desert areas or slow floods caused by heavy precipitation and slow drainage of the level Valley area. The Federal Insurance Administration delineates areas of special flood hazards, the risk premium zones, and floodways through official maps: Flood Insurance Rate Map (F.I.R.M.); and Flood Boundary and Floodway Map. These maps form the basis of Imperial County's Flood Ordinance, which is intended to be applied to those areas subject to periodic flooding and accompanying hazards. Most of the irrigated Valley is designated Zone C, "indefinite minor flooding," reflecting the flat terrain and the canal system (County of Imperial 1993). Mesquite Lake, while also designated Zone C, contains a depressed “sink” area adjacent to Keystone Road (see Figure 4) that causes water to be detained during heavy rainstorms and can make Keystone Road impassable. Because of this condition of intermittent flooding, this Specific Plan includes requirements for stormwater management and a master drainage plan to be implemented through construction of retention basins (see Section III.D.3).

D. Environmental Resources

1. Biological Resources

The physical conditions of Mesquite Lake’s former natural environment also results in the potential presence of biological resources associated with wetlands along the drainage swales and natural depressions in portions of the site. While these areas are highly altered by agricultural operations and degraded by off-road vehicle activity, potential wetland areas may, nonetheless, be regulated by State and federal agencies. Though much of the project area is in agricultural use, remnant surrounding vegetation may consist of desert scrub in higher areas, and alkaline scrub may be found on and around playas. Alkaline scrub typically consists of scattered scrub of halophytic plants mostly in the Chenopodiaceae family and may include wetland species. Additionally, man-made ditches and other low areas may support patches of disturbed wetlands. The California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (Corps) regulate wetlands that fall within their jurisdiction. However, isolated wetlands and waters that are both intrastate and nonnavigable may be regulated by CDFG but generally would not be regulated by the Corps.

2. Cultural Resources

During the Late Prehistoric and early Historic periods, the Kamia lived in what is today the Imperial Valley. Between about A.D. 700 to 1700, the Salton Trough was periodically filled by spring overflows of the Colorado River via the Alamo and New rivers, at times to as high as 43 feet above sea level. While this sporadic infilling did not enable development of permanent settlements, the Kamia, who were a tribe of Yuman speakers closely related to the Kumeyaay of San Diego County, were known to have had four major planting areas where temporary settlements were concentrated. One of these planting areas was known as *Saxnuwai*. It was located in the general latitude of

Brawley along the Alamo River and stretched to the south for a considerable distance. It included Mesquite Lake, a large ephemeral lake on the west side of the Alamo River and between the Alamo and New rivers. Evidently, *Saxnuwai* was occupied until the mid-19th century, since the author of a 1931 publication on the Kamia had informants who had farmed *Saxnuwai* (Barker 1976; Gifford 1931). Little is published about Mesquite Lake per se, but it is likely to have been part of the *Saxnuwai* farming area. The Kamia had no permanent villages, so large, substantial archaeological deposits are not expected in the Mesquite Lake area. More permanent habitation sites would have probably been near the banks of the Alamo River, while temporary camps would be expected adjacent to planting areas such as Mesquite Lake. Archaeologically, a temporary Kamia camp would be characterized primarily by remnants of pottery, flaked stone, and metates and manos.

E. Existing Circulation Plan

1. State Highways

The project area is primarily served by the existing north-south-aligned SR 86 and SR 111, which provide regional and interstate access via Interstate (I) 8 located approximately 8 miles south of the project. Both SR 86 and SR 111 are four-lane divided highways that provide at-grade connections to Harris Road and Keystone Road via openings in the highway medians. The Keystone Road intersection at SR 111 is signalized; the other State highway intersections are stop sign controlled for access from the local roads. A frontage road has also been graded along the east side of SR 111 within the project site but is not currently improved for use as a roadway. Both frontage roads are designed with intersection setbacks from SR 111 to allow vehicle stacking at the highway approaches. The County Bicycle Master Plan portion of the County Circulation and Scenic Highways Element designates SH 86 as a bicycle route (County of Imperial 2003b). It should be noted that SR111 is designed to be a freeway is the future which would eliminate at grade crossing & required a matching internal routing system.

As seen in Figures 1 and 2, SR 111 provides a direct connection to the International Border Crossing at Calexico, California, and Mexicali, Baja California, approximately 15 miles south of the project site. A second existing border crossing approximately 7 miles east of the current crossing is also proposed to be improved with direct access to I-8 via the future SR 7. Through these border crossings, manufactured goods flow between Mexico and the Riverside and Los Angeles regions where statewide and interstate connections are provided via I-10, I-15, and I-5, and international shipping terminals exist at the Ports of Los Angeles and Long Beach. An ongoing improvement project to SR 111 has been completed from I-8 nearly to Brawley and will eventually continue as a new "Brawley Bypass" to connect to SR 86 south of Westmorland, to further enhance the role of SR 111 as the "NAFTA Highway."

2. Prime Arterials

Within the project, Keystone Road and the north-south aligned Dogwood Road are (at this time) designated on the County Circulation Plan as Prime Arterials, a six-lane divided roadway classification that is intended to be improved to a paved width of 106 feet and a right-of-way width of 126 feet. Figure 6 from the County Circulation Plan provides the right-of-way standards for each type of County roadway classification. Keystone and Dogwood roads are currently improved as two-lane roads paved to an approximate width of 24 to 30 feet, with graded shoulders and no curbs, gutters, or paved sidewalks. According to Table 3 of the County Circulation Element, if improved to Prime Arterial standards, Keystone and Dogwood roads would have a design capacity of 44,600 average daily trips (ADT) at level of service (LOS) C, which is the County's goal for acceptable traffic flow. Dogwood Road is also intended to be upgraded to a six-lane road in the future and designed to accommodate a mass transit lane for bus, train, or other system for north-south commuting (County of Imperial 2003b).

3. Major Collectors

Harris Road and the Old Highway 111 frontage road on the west side of SR 111 are designated as Major Collector streets, a four-lane undivided roadway classification that is intended to be improved to a paved width of 64 feet and a right-of-way width of 84 feet (County of Imperial 2003b). The existing condition of Harris Road is as a two-lane road paved to an approximate width of 24 to 30 feet, with graded shoulders and no curbs, gutters, or paved sidewalks. Old Highway 111 exists along the west side of the recently completed SR 111 as a two-lane paved frontage road between Keystone and Harris roads. When improved to Major Collector standards, Harris Road and Old Highway 111 would accommodate up to 27,400 ADT at LOS C.

4. Other Transportation Facilities

Other transportation facilities serving the project area are the Countywide Transit System, Union Pacific Railroad, and the Imperial County Airport and Brawley Municipal Airport. Daily service on the Countywide Transit System is provided along SR 86 and SR 111 between El Centro and Brawley. The Southern Pacific Railroad line passes through Mesquite Lake and provides a through freight link between Arizona and points east, to Los Angeles and points north. Work is currently underway to restore the San Diego and Eastern Railroad link from the Union Pacific Line in El Centro to San Diego and the line is expected to be operational in the near future. This line was damaged by a severe storm in the 1970s and is not operational between Campo in San Diego County and Plaster City, west of Seeley.

Note: As the County circulation element id updated, these standards may change. Hence the classification and design in effect at the time of development governs and the standards herein are for information only.

F. Existing Infrastructure

1. Electrical Service

Electrical power to the project area is supplied by IID Energy, which serves a peak load of 640 MW of electrical power with 790 MW of generating resources and control of 940 MW. Among the IID Energy-owned resources are 307 MW from gas-fired steam and combined cycle units, 162 MW from gas turbines, and 24 MW from eight hydroelectric plants. IID Energy is also a member of the Southern California Public Power Authority that currently has three power generation resources and three transmission systems bringing power from Arizona, New Mexico, Utah, and Nevada to serve its member agencies. IID Energy recently announced plans to being the process of acquiring an additional 250-280 MW to serve its fast-growing service area in the Imperial and Coachella Valleys (IID 2004a).

Within the project site there is currently one 92-kilovolt (kV) transmission line located along the west side of Dogwood Road and two 34.5 kV sub-transmission lines located along the west side of Old Highway 111. A proposed 92-kV line is expected to be in service by the end of 2004 along the west side of the Southern Pacific Railroad (see Figure 7). In addition, a transmission line to the Holly Sugar plant provides limited supplemental power for their operations. Electrical distribution lines presently exist on the west side of Old Highway 111 and other locations within the project. However, these distribution lines have limited capacity to accommodate new development and would require upgrade. Adequate electrical service for development of the Specific Plan could require up to six electric substations within and/or adjacent to the project site, which could each provide service within an approximate 1-mile radius (IID 2004b).

2. Water

Water is provided by IID from the Colorado River via the All-American Canal, which imports water by gravity flow at an annual rate of approximately 3.1 million acre-feet (IID 2004c). The project area is served from the Rose Canal, which bisects the project site west of Dogwood Road and also via laterals from the Central Main Canal west of SR 86 and the Redwood Canal east of SR 111. The project is not within the service area of any water treatment plant, the nearest being the City of Imperial plant approximately 3 miles to the southwest. Raw water from IID can also be used for many industrial processes. Each 160-acre quarter section of land in the Imperial Valley includes the right to use up to 326,000 gallon per day of Colorado River water.

3. Drainage Systems

Existing drainage systems in the project area are designed to carry irrigation runoff to the Alamo River via IID drains, primarily utilizing the Rose Outlet. These drains are not designed to carry urban runoff from impervious surfaces such as streets, paved parking lots, and buildings. Evaporation ponds exist for the Holly Sugar plant operations (see Figure 4). In general, urban development is required to provide sufficient capacity in a

retention basin, or in combination with on-site retention, for a 3-inch-minimum rain over a 24-hour period covering the entire site. The County requires that retention basins be drained within 72 hours after a rainstorm as a safeguard against repeat storm events and to suppress mosquito breeding (County of Imperial 1992). Runoff from the retention basins may be accepted into IID drainage facilities via maximum 12-inch-diameter pipelines. IID policy on accepting urban runoff may allow an existing agricultural drain structure to accommodate nonagricultural uses with IID approval, but new or additional discharge permits will not be granted by IID.

4. Wastewater Treatment

No wastewater treatment is available in the project area; the nearest treatment plant is in the City of Imperial approximately 1.8 miles to the south, which would require a pump station and force main, as well as an agreement from the City to provide service to the project. Another alternative would be a future gravity line via Dogwood Road to Brawley approximately 4 miles to the north, which would also require an agreement with the City of Brawley.

5. Solid Waste Disposal

Trash service is available from private collection companies such as Allied Waste for disposal at local landfills. The Allied Imperial Landfill accepts Class III (municipal) waste at its facility located approximately 1 mile south of the project on SR 111. Class II (special) waste is accepted at the Desert Valley Company disposal facility and storage site located northwest of Westmorland. A Class III (hazardous) waste facility is operated by Clean Harbors at a site west of Westmorland. Recycling facilities are limited to privately owned and operated drop-off centers.

6. Other Facilities

Natural gas lines of Southern California Gas Company also exist along Keystone Road and Old Highway 111, and a main natural gas transmission line is located along Dogwood Road. The project area is also served by telecommunications facilities by SBC and cable television by Adelphia.

G. Public Services and Facilities

Other community services available in the project area are police, fire, and emergency medical. The Imperial County Sheriff provides patrol and criminal investigations. Emergency dispatch is made from the County Service Center south of El Centro on McCabe Road to the nearest available patrol unit. Under the current mutual aid agreement, additional law enforcement services could be provided to the project area by the cities of Imperial and Brawley. The Imperial County Fire Department is located at the airport in the City of Imperial, approximately 2 miles to the south, and would respond to emergency calls in the Mesquite Lake area. Nearby mutual aid service is also available from Brawley and El Centro. Emergency medical response to the project area would be from private ambulance companies operating from Pioneers Hospital in

Brawley or the El Centro Regional Medical Center, both of which provide full medical facilities, including 24-hour emergency room service.

H. Regulatory Environment

1. Air Quality Regulations

Air quality in the project area is regulated by the U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), and the Imperial County Air Pollution Control District (ICAPCD). Each has rules, regulations, policies, and goals to attain the air quality standards imposed on them through legislation. Although USEPA regulations may not be superseded, both CARB and ICAPCD regulations may be more stringent.

Pollutants subject to federal ambient standards are referred to as "criteria" pollutants because the USEPA publishes criteria documents to justify their choice of standards. One of the most important reasons for air quality standards is to protect those members of the population who are most sensitive to the adverse health effects of air pollution, termed "sensitive receptors," as well as the land uses where they would reside for long periods. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive land uses" includes residences, schools, playgrounds, child care centers, retirement or convalescent homes, hospitals, and clinics.

The federal 1970 Clean Air Act (CAA) authorized establishment of national health-based air quality standards and also set deadlines for their attainment. In 1990, amendments to the CAA resulted in changes in deadlines for attaining National Ambient Air Quality Standards (NAAQS) and require air quality agencies that do not meet the NAAQS to prepare a plan to bring the area into compliance with the NAAQS. The California Clean Air Act (CCAA) requires that all air districts in the State establish methods to achieve and maintain California Ambient Air Quality Standards (CAAQS) for all criteria pollutants by the earliest practical date.

The Mesquite Lake area is within the Salton Sea Air Basin (SSAB) of Imperial County. The pollutants of concern for Imperial County are ozone and "respirable" particulate matter consisting of particulate matter that is 10 microns or less in diameter (PM_{10}). Areas are classified under the federal Clean Air Act as either "attainment" or "nonattainment" areas for each criteria pollutant based on whether the NAAQS have been achieved.

The SSAB is currently classified under federal standards as nonattainment for both ozone and PM_{10}, and attainment or unclassified for carbon monoxide (CO), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), and lead. Imperial County is designated transitional for the 1-hour ozone standard and nonattainment - marginal for the 8-hr standard for ozone.

On April 15, 2004, the USEPA designated areas as "unclassifiable/attainment" or "nonattainment" for the NAAQS 8-hour standard for ozone. There are six classifications

for nonattainment areas for ozone: basic, marginal, moderate, serious, severe, and extreme. Air basins designated as nonattainment are subject to the new source review requirement, which is a permitting program for industrial facilities to ensure that new and modified sources for emissions do not interfere in obtaining goals towards cleaner air.

Attainment relative to the State standards is determined by the CARB. The SSAB is designated as State nonattainment for ozone with classification as moderate, nonattainment for PM_{10}, unclassified for CO and hydrogen sulfide, attainment for SO_2, NO_2, lead, and unclassified for visibility reducing particles, and attainment for sulfates.

The ICAPCD has established Rules and Regulations to govern emissions from activities within their jurisdiction that may negatively affect air quality and result in nonattainment with either local, State, or federal air quality standards. Typical uses that may locate within Mesquite Lake and would require a permit or review by ICAPCD are: fuel burning equipment or incinerators, uses that emit oxides of nitrogen and sulfur, use or storage of reactive organic solvents, transfer and storage of gasoline, livestock feed yards and animal rendering, and automotive refinishing operations.

ICAPCD rules that would affect future industrial uses within the project include the following:

- Rule 201: The following are types of permits that may be required for industrial and agriculture-related uses: (1) Authority to Construct, (2) Permit to Operate, (3) Agricultural Burning, and (4) Non-Agricultural Burning.
- Rule 202: Identifies the types of industrial uses that are exempt from permit requirements.
- Rule 207: Establishes preconstruction review requirements to ensure that the proposed use would not interfere with the attainment or maintenance of CAAQS and shall provide for no net increase in emissions from sources which emit or have the potential to emit 137 pounds per day or more of any nonattainment pollutant or its precursors.
- Rule 414: Provides requirements for proper storage, inspection, maintenance, reporting, and recordkeeping of ROCs.
- Regulation VIII: To reduce the amount of PM_{10} generated from man-made fugitive dust sources by requiring actions to prevent, reduce, or mitigate PM_{10} emissions. This regulation, in Rule 801, contains EPA-required Best Available Control Measures (BACM) to be included in the APCD Non-Attainment Area Plan for attaining NAAQS for PM_{10}. The BACM, construction phasing, paving unpaved haul and access roads, wetting unpaved roads and reduction of vehicle speeds and trips, are required to be implemented prior to and during, construction and earthmoving operations for development projects. Regulation VIII also has requirements for developments to implement dust control plans depending on size.
- Rule 1101: Sets standards, criteria, and requirements for all new or modified stationary sources of air pollution. This rule requires that when any source is

subject to more than one rule, regulation, provision, or requirement relating to the control of the air contaminant, then the most stringent provision shall apply.

Existing ICAPCD-regulated uses within the project include the Holly Sugar plant, Imperial Valley Resource Recovery Plant, Mesquite Lake Resource Recovery Facility, and the fish farming operation. These facilities require a Permit to Operate issued by the ICAPCD. In addition, the Holly Sugar and the Imperial Valley Resource Recovery facilities have Title V Operating Permits for compliance with federal regulations.

2. Water Quality Regulations

The Mesquite Lake Specific Plan area is located within the Colorado River Basin, which contains two substantial surface water bodies of State and national significance: the Colorado River and the Salton Sea. The major local rivers that flow into the Salton Sea are the New and Alamo rivers (see Figure 4), both of which originate in Mexico. The New River carries treated wastewater from point sources in the Imperial Valley, as well as in Mexico; and the Alamo River carries mostly agricultural return flows from the Imperial Valley and treated wastewater from municipal systems in the Imperial Valley. As stated in Section II.F.3, above, existing topographic conditions in the project area directs drainage to the Alamo River via the Rose Outlet, which discharges approximately 4 miles northeast of the project site. The New River is approximately 2 miles west of the project site, but is up-gradient and is separated from the project site by the Central Main Canal.

The Valley's agricultural drain system provides over 1,450 miles of surface drains that discharge directly into the Alamo and New rivers, and the Salton Sea. The Imperial Valley portion of the Colorado River Basin region faces several water quality issues, including increasing salinity, selenium, and eutrophication in the Salton Sea; and silt, nutrient, and pesticide pollution of the agricultural drains and the New and Alamo rivers. Discharges of water and stormwater runoff into the Valley's drains and river systems are subject to federal and State water quality regulations as described in the following sections.

a. Federal and State Water Quality Acts

The principal law that serves to protect the nation's waters is the Federal Water Pollution Control Act, which was originally enacted in 1948 and is commonly referred to as the Clean Water Act (CWA). Significant amendments to the CWA in 1972 were intended to eliminate the discharge of pollutants into the nation's waters and achieve water quality that is both "fishable" and "swimmable." The 1972 amendments also prohibited the discharge of any pollutant to waters of the U.S. from any point source (e.g., a discharge pipe) unless the discharge was authorized by a National Pollutant Discharge Elimination System (NPDES) permit. However, non-point source discharges, such as stormwater or urban runoff, were not fully covered under the NPDES permit program until Congress amended the CWA in 1987. Specific provisions adopted in 1987 relative to stormwater management were Section 303(d) – Total Maximum Daily Loads (TMDLs); Section 319 – Non-point Source Prevention and Control Program; and Section 402 – NPDES Program.

The Alamo River, located approximately 2.5 miles east of the eastern project boundary (see Figure 4), is identified as an impaired waterbody on the CWA Section 303(d) list. This listing requires the local Regional Water Quality Control Board (RWQCB) to evaluate the waterbody, taking into account the severity and source of the pollution, and to establish a TMDL Program for the pollutants causing the impairment to ensure that the waterbody attains their beneficial water uses. The pollutants of impairment for the Alamo River include bacteria, dissolved oxygen, nutrients, selenium, pesticides, sedimentation/siltation, trash, and volatile organic compounds (VOCs).

The Porter-Cologne Water Quality Control Act (Porter-Cologne) is the primary law that governs water quality regulation in California to comply with the CWA. Porter-Cologne is included in Section 1300 of the California Water Code and administrative and regulatory provisions are contained in Title 23 of the California Code of Regulations. The State Water Resources Control Board (SWRCB) and nine RWQCBs were established to implement the provisions of Porter-Cologne and are responsible for managing water quality in the State of California. The Mesquite Lake area is located within the jurisdiction of the Colorado River Basin RWQCB.

b. NPDES Program

CWA Section 402 prohibits the discharge of pollutants into waters of the U.S. from any point source without an NPDES permit. The Colorado River Basin RWQCB implements the NPDES program by regulating point source discharges of wastewater and agricultural runoff to both land and surface waters so that the beneficial uses of the waters are protected. To comply with the water quality regulations, the RWQCB requires permits for discharging or proposing to discharge materials that could affect water quality, other than land uses that normally discharge into a community sewer system.

There are four main types of permits that may be required for waste discharge from industrial and agricultural uses. These include an individual NPDES permit required for discharges to surface waters; a Stormwater Permit which is typically required for industrial facilities; Chapter 15 permits, also referred to as waste discharge requirement (WDR) permits, for discharges to land; and non-Chapter 15 permits that are required for uses such as solid waste disposal, landfills, and discharges into completely lined facilities such that groundwater is not affected.

Within the Mesquite Lake area, the existing Holly Sugar plant has two Chapter 15 permits and a Stormwater Permit; the Imperial Valley Resource Recovery Plant (biomass fuel plant) has a WDR Permit and a non-Chapter 15 permit; and the Mesquite Lake Resource Recovery Plant (alternative fuel power plant) has NPDES and WDR permits. Also relevant to Mesquite Lake is the RWQCB requirement that facilities discharging stormwater associated with industrial activity, including construction activities that disturb 5 or more acres, must acquire an industrial stormwater NPDES permit. In addition, the CWA requires that municipalities with storm drain systems must develop and implement stormwater management plans.

c. Construction Permits

Construction site stormwater management is enforced by the Colorado River Basin RWQCB and other Regional Water Boards in accordance with the State's Water Quality Order 99-08-DWQ/NPDES General Permit No. CAS000002. This State General Permit prohibits discharges of stormwater to waters of the U.S. from construction projects that encompass 5 or more acres of soil disturbance unless the discharge is in compliance with an NPDES permit. This process requires preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which specifies Best Management Practices (BMPs) to prevent construction pollutants from contacting stormwater so that all products of erosion will be prevented from moving off-site into receiving waters. In addition, the BMPs must eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the U.S. and inspections must be performed on all BMPs implemented for the project to eliminate or reduce discharges.

d. Industrial Permits

Industrial site stormwater management is governed by the SWRCB under Water Quality Order 97-03-DWQ/NPDES General Permit No. CAS000001. These regulations prohibit discharges of stormwater to waters of the U.S. from a broad range of industrial activities, including mining, manufacturing, disposal, recycling, and transportation, unless in compliance with an NPDES permit. To comply with the State General Permit, the owner or operator of an industrial facility must send the State Board a Notice of Intent (NOI) to comply with the General Permit; prepare and implement a SWPPP; verify that any illicit connections to storm drains have been eradicated; develop and execute a Monitoring Plan to assess the effectiveness of BMPs through visual inspection of storm drains during wet and dry weather and storm sampling; and prepare and submit an annual report with monitoring results.

The overall objective of the SWPPP for an Industrial Permit is to identify sources of pollution that affect the quality of industrial stormwater discharges and authorized non-stormwater discharges; and to implement practices to reduce or prevent pollutants in stormwater discharges. Table 2 shows the recommended process for developing and implementing an effective SWPPP for an NPDES industrial permit. An essential element of the process is continual monitoring and record-keeping so that the SWPPP can be refined and more effective BMPs can be implemented if noncompliant discharges occur.

3. County Land Use Regulations

As previously stated, the project area is designated as the Mesquite Lake SPA by the County General Plan, which requires that any new or expanded use conform to the requirements of this Specific Plan as well as implementing zoning regulations. These requirements for development within the Specific Plan are further described in Sections III, IV, and V of this document.

Table 2
Industrial Permit SWPPP Process

PLANNING AND ORGANIZATION
- Establish Pollution Prevention Team
- Review other plans

↓

ASSESSMENT PHASE
- Develop a site map
- Identify potential pollutant sources
- Prepare inventory of materials and chemicals
- List potential or past significant spills and leaks
- Identify non-stormwater discharges
- Assess pollutant risks to surface waters

↓

BEST MANAGEMENT PRACTICES IDENTIFICATION PHASE
- List possible nonstructural BMPs
- List possible structural BMPs
- Select activity- and site-specific BMPs

↓

IMPLEMENTATION PHASE
- Train employees
- Implement BMPs
- Collect and review records

↓

EVALUATION / MONITORING
- Conduct annual site evaluation
- Review monitoring information
- Evaluate BMPs
- Review and revise SWPPP

a. Existing Zoning

Existing zoning within the project area is M-1 (Light Industrial), M-2 (Medium Industrial), M-3, (Heavy Industrial), A-2 (General Agricultural), and A-3 (Heavy Agricultural) as specified in the County Land Use Ordinance. The M-1 zone is primarily intended for wholesale commercial, trucking, assembly-type manufacturing, and other light industrial uses. Processing or fabrication is limited to activities conducted entirely within a building, which do not emit fumes, odors, dust, smoke, or gas, or produce significant levels of noise or vibrations. Also permitted in the M-1 zone are a wide range of commercial uses such as service commercial, storage and warehousing, automotive and trucking, offices. Other permitted uses in the M-1 zone, such as retail commercial, bars and restaurants, colleges and trade schools, and hotels and motels, would not be appropriate in the SPA.

The M-2 zone allows uses permitted in the M-1 zone and also general manufacturing and medium-intensity fabrication and processing facilities, including manufacturing of building materials and fertilizers/insecticides, fish and meat packing plants, and automobile assembly; as well as heavy commercial uses such as contractor yards and automobile repair.

The M-3 zone designates areas for the most intense, heaviest types of manufacturing processes or fabrication facilities. Uses permitted in the M-2 zone are also permitted in the M-3 zone; however, commercial uses such as retail and service commercial, storage and warehousing, offices, bars and restaurants, colleges and trade schools, hotels and motels, and most automotive and trucking uses, that are permitted in the M-1 and M-2 zones, are not permitted in the M-3 zone. The requirements of the M-1, M-2, and M-3 zones are contained in Division 5, Chapters 15, 16, and 17, respectively, of the County Land Use Ordinance (County of Imperial 2003c).

The A-2 zone permits a wide range of agricultural uses such as all types of row and field crops, as well as aquaculture, and also permits animal raising to the limits specified in the County Land Use Ordinance. Feed lots, hog ranches and dairies, animal slaughtering and processing, and other specified heavy agricultural uses require a conditional use permit. The A-3 zone is intended to promote the heaviest agricultural uses in the most suitable areas of Imperial County and permits related agricultural activities such as processing of plant and animal products. Both the A-2 and A-3 zones require a minimum lot size of 40 acres. The requirements of the A-2 and A-3 zones are contained in Division 5, Chapters 8 and 9 of the County Land Use Ordinance.

Sections III and IV of this Specific Plan contain the land use regulations and development standards that will apply within Mesquite Lake, which include modifications to the regulations and standards of the existing zoning and the County Land Use Ordinance. These modifications are needed to assure that the objectives and policies of the Mesquite Lake SPA as contained in the County General Plan (see Section I.A, above), and of this Specific Plan, are met.

Properties located to the north, east, south, and west of the project site are primarily zoned A-2 and used for agricultural production. Relatively small areas zoned M-1 are located to the west, north, and south, and are primarily used for agricultural support services such as farm equipment sales and rentals, or contractor yards and materials storage. Extending approximately 1 mile north of Keystone Road is an additional area of the Mesquite Lake SPA designation of the County General Plan. South of Harris Road is designated as an Urban Area for future growth of the City of Imperial. Currently, the City's northern boundary of urban development is south of Ralph Road, approximately 1 mile south of the Mesquite Lake project site.

b. Geothermal Overlay Zone

The Mesquite Lake SPA is within the County's "G" Geothermal Overlay Zone, which encompasses approximately 15,000 acres in the south Brawley area. This overlay zone, which also exists in other areas of the County, is intended to "facilitate the beneficial use of the geothermal resource for the general welfare of the people of Imperial County and the State of California; to protect the resource from wasteful or detrimental uses; and to protect people, property, and the environment from detriments that might result from the improper use of the resource." (County of Imperial 2003a.)

Geothermal power plants, direct heat projects, and geothermal brine mineral recovery facilities can only be constructed within the "G" overlay zone. As discussed in the South Brawley Rezone Final EIR (County of Imperial 1983), an estimated 745 MW of electrical power generation was projected to be developed. Mineral recovery research and geothermal project development has occurred in the past. Some of the minerals proposed to be extracted from geothermal brine were lithium, manganese, zinc, strontium, lead, selenium, barium, bromine, gold, silver, platinum, ammonia, potash, and salt. Other proposed waste stream products included construction materials for possible use as cement, asphalt, or fill material. Other potential benefits included using the heat for fish farming, space heating for greenhouses, crop drying, food processing, industrial uses involving refrigeration, fertilizer manufacturing, and space heating of community structures or heating of domestic water supplies with the heat distributed via a public utility system. Due to the depth of the geothermal resource, these uses have not been developed to date, but the potential exists for full development of geothermal resources within the SPA.

Special provisions are established in Division 17 of the County Land Use Ordinance to regulate the establishment and operation of geothermal projects that are authorized within Imperial County in accordance with the Geothermal Element of the County General Plan.

c. Earthquake Fault Special Studies Zone

Division 15 of the County Land Use Ordinance establishes the procedures and standards for development within earthquake fault zones delineated by the State Geologist pursuant to Chapter 7.5 of Division 2 of the California Public Resources Code (the Alquist-Priolo Earthquake Fault Zoning Act). The County regulations include a

prohibition on construction of buildings used for human occupancy across the trace of an active fault, and a requirement that such buildings proposed to be located near the fault or within a designated Special Studies Zone only be permitted if a geologic report shows that no undue hazard would be created by the construction.

I. Economic Environment

The Imperial County economy is predominately characterized by agricultural production and related agricultural services; natural resource-based industry, such as metals mining, sand and gravel extraction, and geothermal energy production; and government services. According to 2003 data from the California Employment Development Department (EDD), the County's largest employers are government agencies, agriculture, and trade, transportation, and utilities. These job sectors provide almost 71 percent of the County's total employment. Despite job losses over the past three years, agriculture still accounts for almost 20 percent of all local employment. Jobs in manufacturing industries, while accounting for only about 5 percent of local employment, increased by more than 47 percent between 1998 and 2002. EDD's Labor Market Information Division (LMID) further projects that the County's nonfarm employment will increase from 39,000 jobs in 2001, to 44,900 in 2008, a 15.1 percent increase, which includes an estimated 1,000 new jobs in manufacturing (California EDD 2003). The March 2004 estimate from LMID shows a County labor force of 56,800, with 46,800 employed and an unemployment rate of 17.6 percent (EDD 2004).

The overall economic output in Imperial County totaled about $5 billion in the year 2000, with $1.14 billion (22.5 percent) of the total output contributed by agricultural industries. By the end of 2002, the total gross agricultural value had grown to over $1.22 billion county of Imperial Agricultural Commissioner 2003). Furthermore, the agricultural sector, when combined with related sectors, forms an industry cluster that creates multiplier benefits by generating demand for other services and supplier businesses such as machinery providers, fertilizer producers, business services, transportation services, and water services (Applied Development Economics 2003). The California Center for Border and Regional Economic Studies (CCBRES) has also conducted studies to identify the region's industry clusters and analyze their potential importance to future growth of the local economy. In one study, 15 local industry clusters were identified and the multiplier effect was estimated for each dollar of direct increase in the value of goods and services in each cluster. The local sugar industry, for example, was estimated to have the greatest multiplier effect of 46 cents in indirect effects for each dollar of direct value (Rey 2003).

In addition to continued economic output and overall job growth in the County's base industries of agricultural production, mining, and government services, other industries that support the economy but have relatively low employment numbers in comparison to agriculture (referred to as "non-base industries"), include construction, manufacturing, transportation and public utilities, and service and financial sectors. Within the manufacturing sector, the primary non-base industries include products manufactured from mining commodities such as gypsum, glass, clay, and stone, and food processing industries. The total output for the manufacturing sector was approximately $406 million

(8 percent) in the year 2000. Within the service-oriented sector, the primary industry is repair services related to the agricultural sectors. The service sector contributed approximately 12 percent of the County's economic output, totaling $611 million. Utilities, which include energy production, generated over $100 million of economic activity in Imperial County during 2000. Other economic sectors that contribute over $100 million in industry output include food processing, stone/glass/clay product manufacturing, wholesale trade, motor freight transportation and warehousing, and business and health services (Applied Development Economics 2003).

Comparing the job growth in the County's various economic sectors during the 1990s also provides insight into the growing base industries and emerging industries that have potential for significant contributions to the County's economic growth and would be suitable for location within Mesquite Lake. Such growing economic base industries include agricultural services; production of stone, clay, and glass products; transportation; and energy. In addition, the North American Free Trade Agreement (NAFTA) provides great potential for economic growth, especially in the growing and emerging industries that are associated with increased trans-border economic movement, many of which would also be appropriate for location in Mesquite Lake, such as food and kindred products, paper and allied products, fabricated metal products, electronic and other electric equipment, and transportation equipment (Applied Development Economics 2003).

On March 1, 2006 the County received notice from HCD that the Imperial Valley Enterprise Zone (IVEZ) was fully designated consequently, through the Joint Power Agency formed between the City of Brawley and the County, the IVEZ is managed and available to business located or locating in the defined area as shown on Exhibit nine (9) page #91.

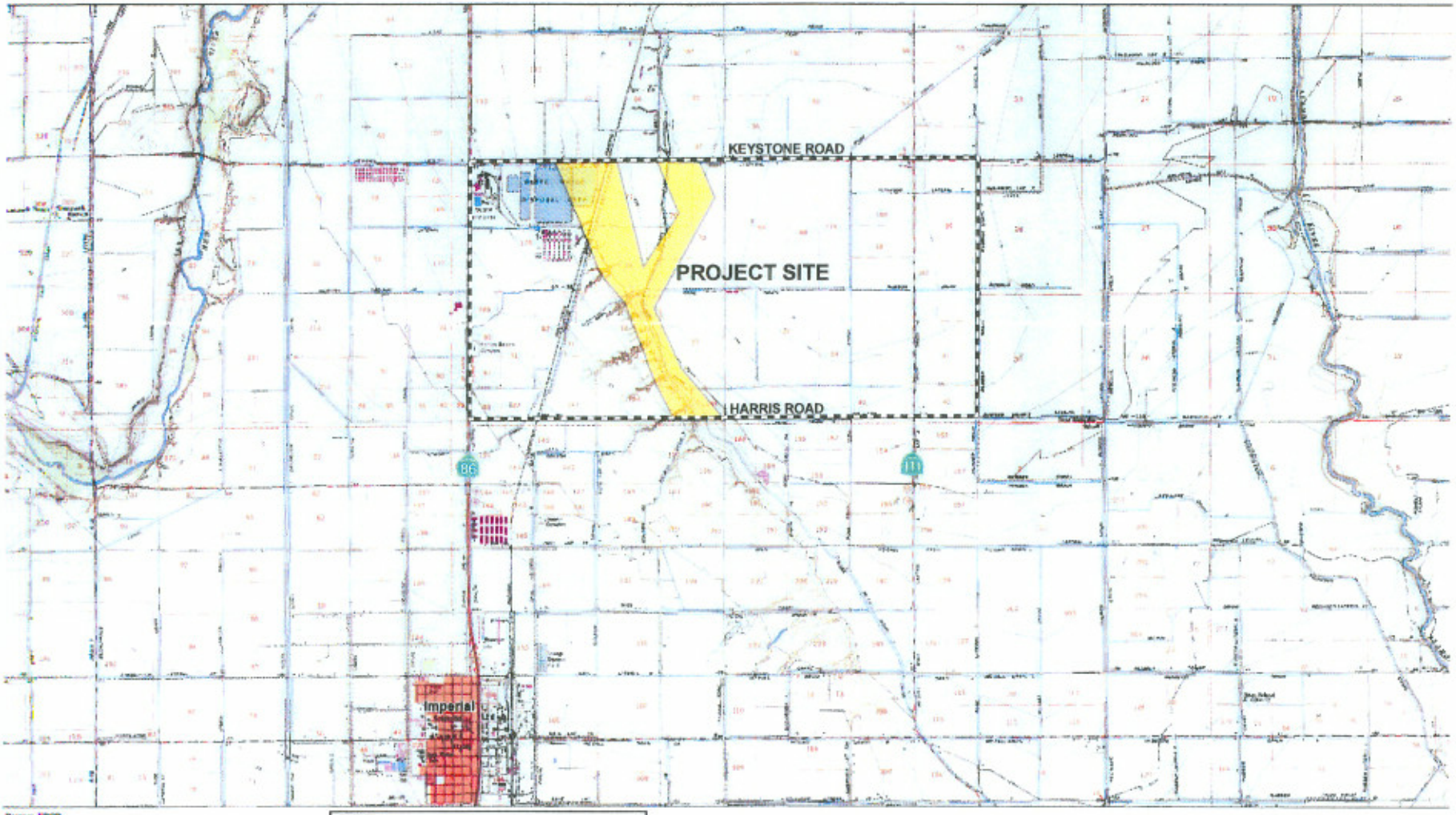

Figure 4
USGS Map

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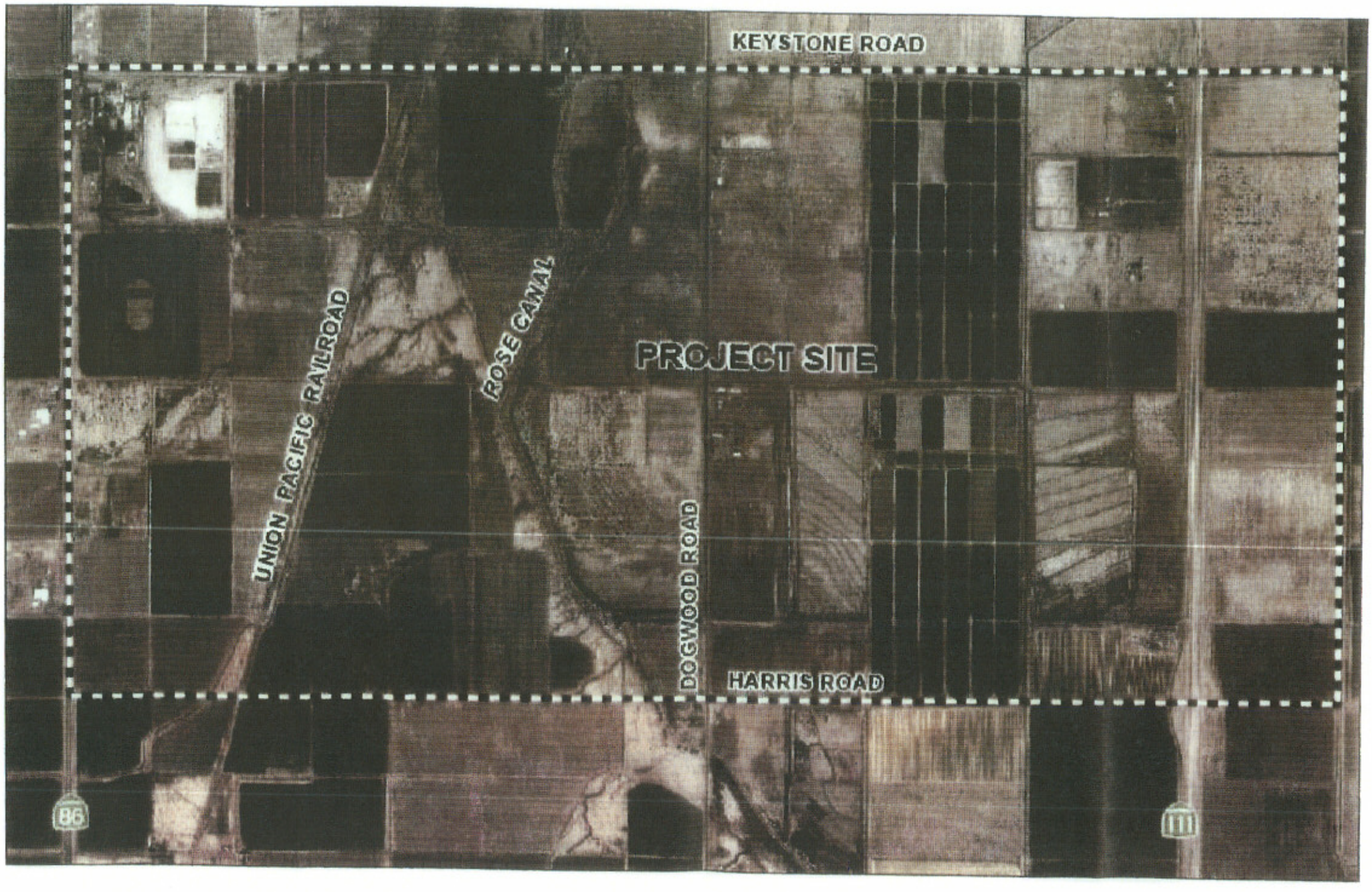
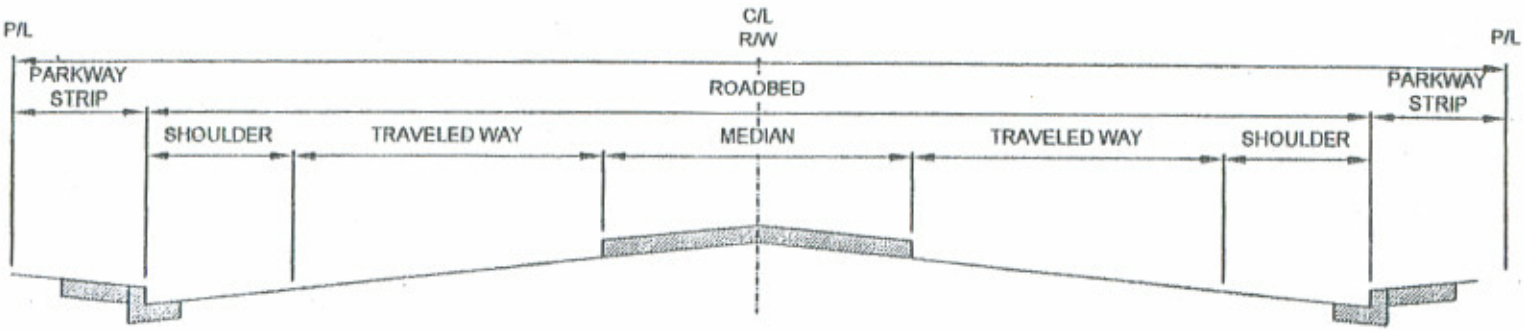

KEYSTONE ROAD
PROJECT SITE
ROSE CANAL
UNION PACIFIC RAILROAD
DOGWOOD ROAD
HARRIS ROAD
86
111



CORRIDOR CLASSIFICATION	MEDIAN	TRAVELED WAY	SHOULDER	PARKWAY STRIP	ROADBED	R/W
PRIME ARTERIAL	18	36	8	10	106	126
MINOR ARTERIAL	18	24	8	10	82	102
MAJOR COLLECTOR	0	24	8	10	64	84
MINOR COLLECTOR	0	12	8	15	40	70
LOCAL STREET	0	12	8	10	40	60
RESIDENTIAL STREET	0	12	8	10	40	60
RESIDENTIAL CUL-DE-SAC OR LOOP STREET	0	12	8	10	40	60

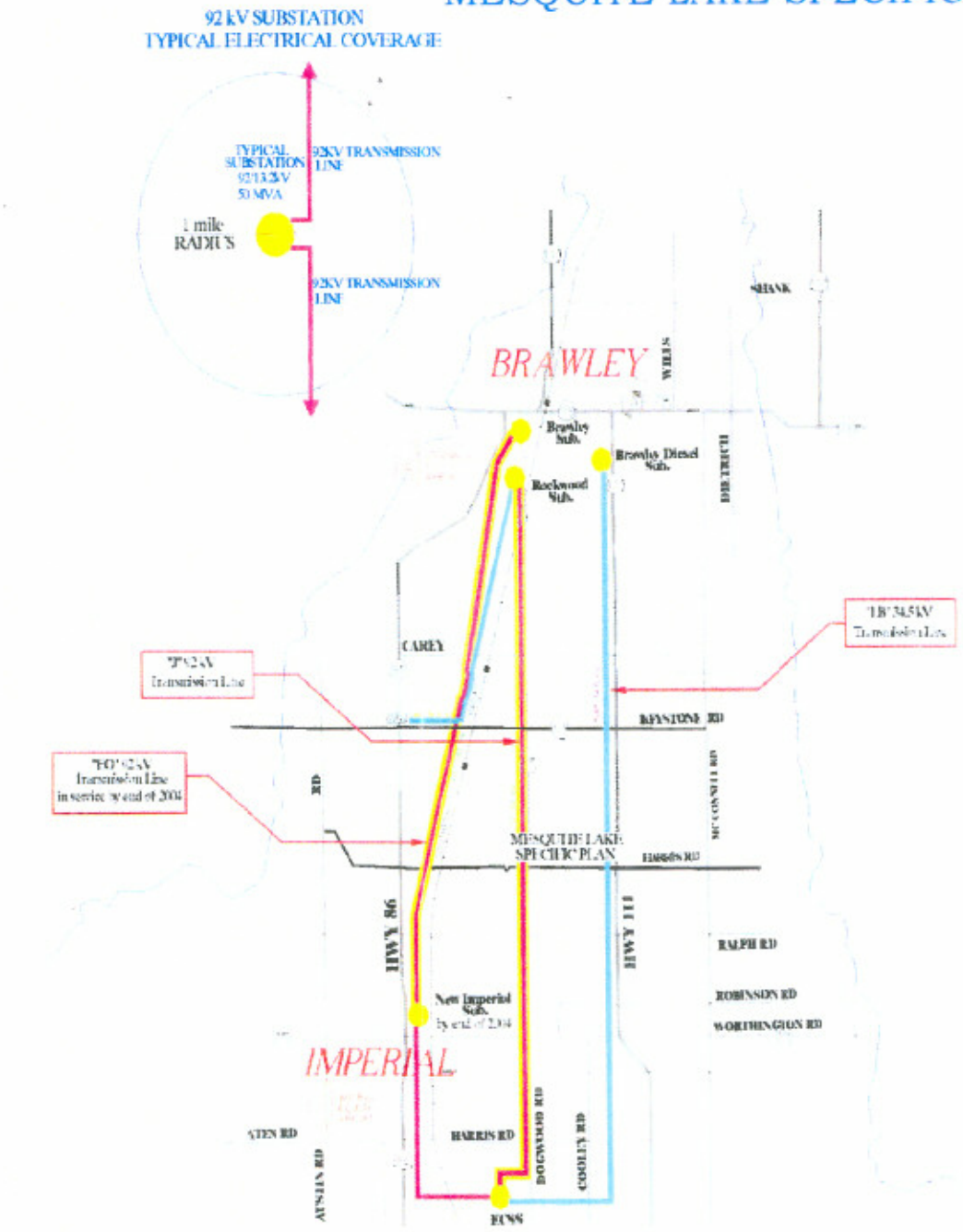
NOTE: COUNTY ROADS WITHIN URBAN AREA BOUNDARY SHALL BE DESIGNED TO APPROPRIATE CITY STANDARDS WHERE POSSIBLE, SUBJECT TO COUNTY ROAD COMMISSIONER DETERMINATION AND APPROVAL.

Source: County Circulation and Scenic Highways Element, Adopted 2003

Figure 6
County Right-of-Way Standards

IMPERIAL IRRIGATION DISTRICT
ENERGY DEPARTMENT

MESQUITE LAKE SPECIFIC PLAN



Source: Imperial Irrigation District

Not to Scale

Figure 7
IID Electric Transmission Lines

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III. Development Regulations and Infrastructure

All land uses within the Mesquite Lake Specific Plan shall be in accordance with the Land Use Plan shown in Figure 3 and as described in this Section. Section IV, Development Standards, contains further requirements for landscape and building design, signs, parking, fencing, setbacks, building height, and lot area. In addition, subdivision and development of project lands shall be accompanied by circulation and other infrastructure improvements necessary to serve proposed development and the SPA.

A. Land Use Plan

The Mesquite Lake Specific Plan provides for Light Industrial Uses, Medium Industrial Uses, Heavy Industrial Uses, Agriculture and Aquaculture, and Government/Special Public Uses. The overall goal of the Land Use Plan is to support economic development within Imperial County and its cities through new job creation in the employment sectors of manufacturing, fabrication, processing, wholesaling, transportation, and energy resource development; and to create and preserve an area where a full range of industrial uses with moderate to high nuisance characteristics may locate. Other uses are permitted that would be compatible in an area with environmental impacts associated with noise, odor, heavy truck traffic, unsightliness, and the hazards associated with industrial processes. New residential uses are not permitted except for caretaker or security personnel or as an accessory use on property actively used for agricultural production.

This Specific Plan supercedes existing zoning regulations that are described in Section II, and establishes the following land use designations to regulate development that is appropriate for location within Mesquite Lake: MLI-1 (Mesquite Lake Light Industrial), MLI-2 (Mesquite Lake Medium Industrial), MLI-3 (Mesquite Lake Heavy Industrial), MLAA (Mesquite Lake Agriculture and Aquaculture), and MLGS (Mesquite Lake Government/Special Public). The existing “G” Geothermal Overlay Zone is retained by this Specific Plan.

1. MLI-1 (Mesquite Lake Light Industrial)

The MLI-1 (Mesquite Lake Light Industrial) Land Use Designation is intended to designate areas that provide for light industrial and ancillary commercial uses designed to be support uses for the other more intense industrial zones. This designation is intended to accommodate industrial type uses such as industrial/business parks with commercial areas, industrial parks without commercial areas, assembly type manufacturing, and other similar light industrial uses. Processing or fabrication is limited to activities conducted entirely within a building, that does not emit fumes, odor, dust, smoke, or gas beyond the confines of the building within which the activity occurs, or produces significant levels of noise or vibration beyond the perimeter of the building. Certain specified agricultural and agricultural processing uses would also be permitted.

a. Permitted Uses

The following uses are permitted in the MLI-1 Zone provided that they meet all other requirements of this Specific Plan:

(1) Retail Trade

(a) Agricultural/Nursery Supplies and Services:

Activities typically include, but are not limited to, the retail sale from premises of feed and grain, fertilizers, pesticides, herbicides, and similar goods. Uses typically include, but are not limited to: feed and grain stores, well drilling, tree service firms, and nurseries.

(b) Automotive, Marine Craft, and Aircraft Parts and Accessories:

Activities typically include, but are not limited to, the sale of new automotive, marine craft, and aircraft parts and accessories. Excludes wrecking/salvage/junk yards.

(c) Automotive Sales:

Activities typically include, but are not limited to, the display, retail sale, or lease of new and used automobiles, minor automotive repair, automotive bodywork, and installation of accessories.

(d) Automotive and Light Truck Repair:

Activities typically include, but are not limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks and the cleaning and washing of these vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops and automotive drive-through car washes. Temporary disabled vehicles must be screened from public view. Excludes wrecking/salvage/junk yards.

(e) Building Supplies:

Activities typically include, but are not limited to, sales of paint, glass, hardware, fixtures, electrical supplies, garden supplies (outside sales and display permitted when located in a screened area as an accessory use to a store), hardware, lumber, swimming pools, and spas.

(f) Business Supplies and Equipment:

Activities typically include, but are not limited to, retail sales from the premises of office machines, equipment, and supplies primarily to firms utilizing the goods, rather than to individuals. Excludes the sale of motor vehicles or products used in the construction of buildings or other structures.

(g) Convenience Stores:

Activities typically include the retail sale of a variety of frequently needed personal items, which may include the sale of fuel and related products.

(h) Food and Beverage Sales:

Activities typically include, but are not limited to, retail sale from the premises of food and beverage for off-premises consumption, such as food markets, retail bakeries, delicatessens, and liquor stores.

(2) Services and Related Support Facilities

(a) Administrative and Professional Offices:

Activities typically include, but are not limited to, executive management, administrative, or clerical services for private and public firms; additional activities may include the provision of advice, design information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate office headquarters, branch offices, data storage centers, telephone answering services and other professional offices.

(b) Automotive Rental Agencies:

Activities typically include, but are not limited to, rental from the premises of motor vehicles, including incidental maintenance service. Excludes wrecking/salvage/junk yards.

(c) Truck Service Centers:

Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required for the operation of truck and heavy vehicles including the sale of petroleum products. Permitted accessory uses include sale of replacement items, the performance of repairs, truck washes, towing services, temporary truck parking. Additional uses may include eating and drinking establishments, mini-marts, fast food restaurants, retail trade, services and related support facilities.

(d) Automotive Service Stations:

Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required for the daily operation of motor vehicles, including the principal sale of petroleum products. Permitted accessory uses include incidental sale of replacement items, the performance of minor repairs, car washes, and towing services (excluding motor vehicle storage) and fast food or mini-mart retail sales.

(e) Conference/Convention/Meeting Facilities:

Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions, along with ancillary catering services.

(f) Financial Institutions:

Activities typically include, but are not limited to, banks, savings and loans institutions, and credit unions.

(g) Food and Beverage Establishments:

Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for onsite or offsite consumption, such as bona fide restaurants (including incidental dancing), coffee shops, delicatessens, and ice cream parlors, including drive-through fast-food type services. Excludes bars, taverns and nightclubs.

(h) Medical and Health Care Services:

Activities typically include, but are not limited to, therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services. Health care uses typically include those performed by medical clinics, family planning clinics, in-patient health care facilities, etc.

(i) Business Support & Personal Services:

Activities typically include, but are not limited to, provision of services of a clerical, employment, or minor processing nature, including photocopy, blueprint, and message services, and services that primarily care for the needs of individual households rather than businesses, such as barber/beauty shops, dry cleaning, dressmaking/tailors, and postal and mailing. Excludes escort services, hypnotists, tattoo parlors, fortune-telling businesses, massage parlors, and sexually oriented business.

(j) Repair and Rental Services:

Activities typically include, but are not limited to, repair services, and/or rental of household appliances, electronics, watches and clocks, jewelry, shoes and apparel, or other durable goods, including minor furniture repair and upholstery as an accessory use only, when in conjunction with furniture sales. Excludes motor vehicle repair or upholstery.

(3) Manufacturing and Assembly

(a) Light Manufacturing

Activities typically include, but are not limited to, labor intensive manufacturing, assembly, and fabrication or repair processes that do not involve large container truck traffic or the transport of large-scale bulky products. The new product may be finished in the sense that it is ready for use or consumption or it may be semi-finished to become a component for further assembly and packaging. These types of business establishments are customarily directed to the wholesale market or inter-plant transfer rather than the direct sale to the consumer. Such uses may include, but are not limited to, electronic microchip assembly; printing, publishing and allied industries; candy and other confectionery products; bottled or canned soft drinks, and carbonated waters; apparel and other finished products; paper board containers and boxes; drugs; small

fabricated metal products such as hand tools, general hardware, architectural and ornamental metal work; toys, amusements, sports, and athletic goods. The activities do not produce odors, noise, vibration, (hazardous waste material) or particulates that would adversely affect other uses in the structure or on the same site. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional Use Permit.

(4) Wholesale Storage and Distribution

(a) Light/Medium Wholesale Storage and Distribution

Activities typically include, but are not limited to, wholesaling, storage, and warehousing services, moving and storage services, custom house brokers and storage and wholesale to retailers from the premises of finished goods, components, parts and/or food products, and distribution facilities for large scale retail firms. Activities under this classification shall be conducted in enclosed buildings. Retail sales from the premises may occur when approved as a Conditional Use. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional use Permit.

(5) Agricultural Crops and Processing

Activities are limited to growing and harvesting of agricultural crops, including fish or frog farms, but not including other types of animal raising or breeding; and permits fruit, vegetable, and other agricultural packing and processing plants for products to be sold for human consumption.

(6) Transportation Facilities

Activities typically include, but are not limited to, transportation-related uses such as bus, railroad, park and ride facilities, taxi stations, and other mass-transit related facilities.

(7) Public, Semi-Public, and Institutional Uses

Activities typically include, but are not limited to, the following public or semi-public uses:

- **(a)** Hospitals
- **(b)** Public Facilities including libraries, museums, parks, and post offices
- **(c)** Law Enforcement/Life Safety Facilities

(8) Similar Uses Permitted By Planning Commission Determination

The Planning Commission may determine that an unlisted use is similar to and not more objectionable to the general public welfare than those uses listed in this section. A specific process for such a review is contained in Title 9.

b. Uses Permitted With a Conditional Use Permit Only

The following uses are permitted in the MLI-1 land use designation subject to first securing a conditional use permit in accordance with the procedures and standards established within the County Land Use Ordinance:

(1) Wholesale, Storage, and Distribution

(a) Public Storage

Activities include mini-warehouse or recreation vehicle storage facilities for the rental or lease of small scale enclosed storage units or parking spaces primarily to individuals rather than firms or organizations. Activities to store household items other than storage operations are not allowed on the premises. Where 24 hours on-site surveillance is necessary a caretaker's residence may be permitted when approved as a part of the Conditional Use Permit.

(2) Retail Trade

(a) Animal Care:

Activities typically include, but are not limited to, the provision of animal care treatment, and boarding services of large and small animals. Uses typically include, but are not limited to, animal clinics, large and small animal hospitals, and kennels.

(b) Automotive and Major Truck Repair:

Activities typically include, but are not limited to, heavy automobile and heavy truck repair such as transmission and engine repair, the painting of vehicles, body work, and the installation of major accessories. Temporary disabled vehicles must be screened from public view. Excludes wrecking/salvage/junk yards.

(3) Services and Related Support Facilities

(a) Building Maintenance Services:

Activities typically include, but are not limited to, maintenance and custodial services, window and carpet cleaning services, exterminating services, and janitorial services.

(b) Communication Services:

Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through the use of electronics and telephonic mechanisms such as telecommuting centers, recording studios, television and radio stations, telegraph offices, and communication (cellular, digital, radio, or television) towers.

(4) Generation and Transmission of Electrical Power

Activities Includes major facilities relating to the generation and transmission of electrical energy, provided such facilities are not, under state or federal law, to be

approved exclusively by an agency or agencies of the state and/or federal governments, and provided that such facilities shall be approved subsequent to coordination and review with the IID for electrical matters. Such uses shall include, but not be limited to, the following:

(a) Electrical generation plants (less than 50 MW)

(b) Facilities for the transmission of electrical energy (100-200 kV)

(c) Electrical substations in an electrical transmission system (500 kv/230 kv/161 kV)

(5) Recycling Facilities

(a) Small Collection Facilities as an accessory to the primary permitted use.

(6) Agricultural Processing

Activities are limited to packing and processing of agricultural crops (excluding animal products or byproducts) for purposes other than human consumption, such as cotton gins, seed mills, and animal feed production.

(7) Public, Semi-Public, and Institutional Uses

Activities typically include, but are not limited to, the following public or semi-public uses:

(a) Mortuaries, excluding Crematoriums

c. Accessory Uses

Caretaker or security residence.

d. Development Standards

All development in the MLI-1 land use designation shall comply with the development standards specified in Section IV of this Specific Plan.

2. MLI-2 (Mesquite Lake Medium Industrial)

The MLI-2 (Mesquite Lake Medium Industrial) land use definition is intended to provide areas to accommodate light (MLI-1) and medium intensity industrial type uses such as wholesale distribution centers, warehousing, storage, trucking, assembly type manufacturing, general manufacturing, research and development, medium intensity fabrication, and other similar medium intensity processing facilities, industrial/business parks, industrial plants, power plants (generation and transmission of electrical energy), truck and rail container storage, and research and development facilities. The processing or fabrication within any of these facilities is to be limited to activities conducted either entirely within a building or within securely fenced (obscured fencing)

areas. Provided further that such facilities do not omit fumes, odor, dust, smoke, or gas beyond the confines of the property line within which their activity occurs, or produces significant levels of noise or vibration beyond the perimeter of the site. Certain specified agricultural and agricultural processing uses would also be permitted.

a. Permitted Uses

The following uses are permitted in the MLI-2 Zone provided that they meet all other requirements of this Specific Plan:

(1) Retail Trade

(a) Agricultural/Nursery Supplies and Services:

Activities typically include, but are not limited to, the retail sale from premises of feed and grain, fertilizers, pesticides, herbicides, and similar goods. Uses typically include, but are not limited to feed and grain stores, well drilling, tree service firms, and nurseries.

(b) Automotive and Light Truck Repair:

Activities typically include, but are not limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks, and the cleaning and washing of these vehicles. Uses typically include, but are not limited to brake, muffler, and tire shops and automotive drive-through car washes. Disabled vehicles must be screened from public view. Excludes wrecking/salvage/junk yards.

(c) Building Contractor's Offices and Yards:

Activities typically include, but are not limited to, offices and storage of equipment, materials, and vehicles for contractors who are in the trades involving construction activities which include, but are not limited to, plumbing, painting, electrical, roofing, carpentry, and other services. Screening of outdoor storage is required.

(2) Services and Related Support Facilities

(a) Administrative and Professional Offices:

Activities typically include, but are not limited to, executive management, administrative, or clerical services for private and public firms; additional activities may include the provision of advice, design information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate office headquarters; branch offices; data storage centers; telephone answering services; architects, lawyers, financial planners, accountants, and insurance sales offices; security and commodity brokers; insurance agents and carriers; contractor's offices (office only, no construction equipment or buildings material storage); real estate offices; mail-order houses (office only, no shipping and/or merchandise storage).

(b) Conference/Convention/Meeting Facilities:

Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions, along with ancillary catering services.

(c) Repair and Rental Services:

Activities typically include, but are not limited to repair services, and/or rental of household appliances, electronics, watches and clocks, jewelry, shoes and apparel, or other durable goods, including minor furniture repair and upholstery as an accessory use only, when in conjunction with furniture sales. Excludes motor vehicle repair or upholstery.

(3) Manufacturing and Assembly

(a) Light Manufacturing:

Activities typically include, but are not limited to, labor intensive manufacturing, assembly, fabrication or repair processes which do not involve large container truck traffic or the transport of large scale bulky products, but may include limited rail traffic. The new product may be finished in the sense that it is ready for use or consumption or it may be semi-finished to become a component for further assembly and packaging. These types of business establishments are customarily directed to the wholesale market or inter-plant transfer rather than the direct sale to the consumer. Such uses may include, but are not limited to: electronic microchip assembly; printing, publishing and allied industries; candy and other confectionery products; bottled or canned soft drinks and carbonated waters; apparel and other finished products; paper board containers and boxes; drugs; small fabricated metal products such as hand tools, general hardware, architectural and ornamental metal work; toys, amusements, sports, and athletic goods. The activities do not produce odors, noise, vibration, (hazardous waste material) or particulates which would adversely affect other uses in the structure or on the same site. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional Use Permit.

(b) Medium Manufacturing:

Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment or fabrication of materials and products which require frequent large container truck traffic or rail traffic, or the transport of heavy, bulky items. The new products are semi-finished to be a component for further manufacturing, fabrication and assembly. These types of business establishments are customarily directed to inter-plant transfer, or to order from industrial uses, rather than for direct sale to the domestic consumer. Such uses may include, but are not limited to activities involving the following products: frozen foods; canned food; fresh agricultural products; textile products; furniture and fixtures; converted paper and paper board products; plastic products made from purchased rubber, plastic, or resin; graphite, gypsum, and fabricated metal products made from sheet metals; electrical and electronic machinery, equipments and supplies; office, computing, and accounting machines. Activities may produce noise, odors, vibrations, illumination, or particulates

that affect the persons residing in or conducting business in the vicinity. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional use Permit.

(4) Wholesale, Storage, and Distribution

(a) Light/Medium Wholesale, Storage, and Distribution

Activities typically include, but are not limited to, wholesaling, storage, and warehousing services, moving and storage services, customs house brokers and storage and wholesale to retailers from the premises of finished goods, components, parts and/or food products, and distribution facilities for large scale retail firms. Activities under this classification shall be conducted in enclosed buildings. Retail sales from the premises may occur when approved as a Conditional Use. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional use Permit.

(5) Agricultural Crops and Processing

Activities are limited to growing and harvesting of agricultural crops, including fish or frog farms, but not including other types of animal raising or breeding; and permits fruit, vegetable, and other agricultural packing and processing plants for products to be sold for human consumption.

(6) Public, Semi-Public, and Institutional Uses

(a) Activities typically include, but are not limited to, the following public or semipublic uses:

(i) Post Office
(ii) Law Enforcement/Life Safety Facilities
(iii) Water treatment plants
(iv) Sewage treatment plants
(v) Flood Control Facilities (other than on-site detention)

(7) Similar Uses Permitted By Planning Commission Determination

The Planning Commission may determine that an unlisted use is similar to and not more objectionable to the general welfare than those uses listed in this section.

b. Uses Permitted With a Conditional Use Permit Only

The following uses are permitted in the MLI-2 Zone subject to first securing a conditional use permit in accordance with the procedures and standards established within the County Land Use Ordinance:

(1) Generation and Transmission of Electrical Power

Activities Includes major facilities relating to the generation and transmission of electrical energy, provided such facilities are not, under state or federal law, to be approved exclusively by an agency, or agencies of the state and/or federal governments, and provided that such facilities shall be approved subsequent to coordination and review with the IID for electrical matters. Such uses shall include, but not be limited to, the following:

- **(a)** Electrical generation plants (less than 50 MW)
- **(b)** Facilities for the transmission of electrical energy (100-200 kV)
- **(c)** Electrical substations in an electrical transmission system (500 kV/230 kv/161 kV)

(2) Manufacturing and Assembly

(a) Minimum Impact Heavy Manufacturing:

Activities typically include but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment, or fabrication, activities which may have frequent rail or truck traffic or the transportation of heavy large scale products. Activities in this area may generate noise, odor, vibration, illumination, or particulates which may be obnoxious or offensive to persons residing or conducting business in the vicinity. Uses typically use raw materials such as wood, metal, glass, composites, plastic, rubber, gelatin, aggregate materials (gypsum, sand, rock, granite, concrete, etc.) to fabricate semi-finished products that include, but are not limited to, forge shops, metal fabricating facilities, open welding shops, lumber woodworking facilities, heavy machine shops, chemical storage and distribution, plastics plants, and light or vacuum casting facilities. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional Use Permit.

(3) Wholesale, Storage and Distribution

(a) Heavy Wholesale, Storage and Distribution:

Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, or semi-refined products requiring further processing, fabrication or manufacturing. Typically uses include, but are not limited to: trucking firms, automotive storage or impound yards, and the wholesaling of metals, minerals and agricultural products. Outdoor storage is permitted. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted as a part of a Conditional Use Permit.

(4) Agricultural Processing

Activities are limited to packing and processing of agricultural crops (excluding animal products or byproducts) for purposes other than human consumption, such as cotton gins, seed mills, and animal feed production.

(5) Transportation Facilities

(a) Heliports/helistops

(b) Railroads spurs and yards

(6) Communication and Public Utilities

Activities typically include, but are not limited to, the repair, maintenance, and installation of utilities or communication facilities such as microwave facilities, and electrical transmission and generating facilities. Includes Communication (Cellular, Digital, Radio, or Television) Towers.

(7) Recycling Facilities

Activities typically include the collection and/or processing of recyclable material. Excludes junk, salvage, and automobile dismantling yards.

c. Accessory Uses

Caretaker or security residence.

d. Development Standards

All development in the MLI-2 land use designation shall comply with the development standards specified in Section IV of this Specific Plan.

3. MLI-3 (Mesquite Lake Heavy Industrial)

The MLI-3 land use designation is for most intense, heaviest type of manufacturing processing, or fabrication facilities. It will however also allow "permitted" uses from the MLI-1 and MLI-2 type of uses, provided they are compatible and meet the standards of the plan. Processing or fabrication in these areas is allowed to be conducted entirely within a building or outside of a building, provided however the facility does not omit fumes, odors, dust, smoke or gas beyond the confines of the property upon which the activity occurs, nor produces significant levels of noise or vibrations beyond the perimeter of the site. Certain specified agricultural uses would also be permitted.

a. Permitted Uses

The following uses are permitted in the MLI-3 Zone provided that they meet all other requirements of this Specific Plan:

(1) Generation and Transmission of Electrical Power

Activities Includes major facilities relating to the generation and transmission of electrical energy, provided such facilities are not, under state or federal law, to be approved exclusively by an agency, or agencies of the state and/or federal governments, and provided that such facilities shall be approved subsequent to

coordination and review with the IID for electrical matters. Such uses shall include, but not be limited to, the following:

(a) Electrical generation plants (less than 50 mw)

(b) Facilities for the transmission of electrical energy (100-200 kV)

(c) Electrical substations in an electrical transmission system (500 kv/230 kv/161 kV)

(2) Manufacturing and Assembly

(a) Heavy Manufacturing:

Activities typically include but are not limited to, manufacturing, compounding of material, processing, assembly, packaging, treatment, or fabrication, and activities that may have frequent rail or truck traffic or the transportation of heavy large scale products. Activities in this area may generate noise, odor, vibration, illumination, or particulates which may be obnoxious or offensive to persons residing or conducting business in the vicinity. Uses typically use raw materials such as wood, metal, glass, composites, plastic, rubber, gelatin, aggregate materials (gypsum, sand, rock, granite, concrete, etc.) to fabricate semi-finished products which include, but are not limited to, forge shops, metal fabricating facilities, open welding shops, lumber woodworking facilities, heavy machine shops, chemical storage and distribution, plastics plants, and light or vacuum casting facilities.

Manufacturing uses allowed in the MLI-3 Land Use Designation include the following:

(i) All manufacturing uses allowed in the MLI-2 Land Use Designation.

(ii) Acid manufacturing, ammunition manufacturing, asbestos manufacturing plant, creosote manufacturing, curing, tanning and storage of raw hides or skins, distillation of bones, distillation of coal, wood or tar, drop forge industries, explosive manufacturing and storage, fat rendering, gas manufacturing, graphite manufacturing, iron, steel, brass or copper foundries or fabrication plants, rubber and rubber products manufacturing, automobile assembly plants (body and fender works).

(iii) Smelting of tin, copper, zinc or iron ore, ore reduction plants, quarry or stone mills, rolling mills, lumber mills.

(iv) Petroleum refineries, incinerators, coke ovens.

(3) Wholesale, Storage and Distribution

(a) Heavy Wholesale, Storage and Distribution:

Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, or semi-refined products requiring further processing, fabrication or

manufacturing. Typically uses include, but are not limited to: trucking firms, automotive storage or impound yards, and the wholesaling of metals, minerals and agricultural products. Outdoor storage is permitted. Where 24-hour on-site surveillance is necessary, a caretaker's residence may be permitted as a part of a Conditional Use Permit.

(4) Agricultural Crops and Processing

Activities are limited to growing and harvesting of agricultural crops, including fish or frog farms, but not including other types of animal raising or breeding; and permits fruit, vegetable, and other agricultural packing and processing plants for products to be sold for human consumption.

(5) Transportation Facilities

(a) Railroad spurs and yards
(b) Heliports/helistops

(6) Communication and Public Utilities

Activities typically include, but are not limited to, the repair, maintenance, and installation of utilities or communication facilities such as microwave facilities, and electrical transmission and generating facilities. Includes Communication (Cellular, Digital, Radio, or Television) Towers.

(7) Similar Uses Permitted By Planning Commission Determination

The Planning Commission may determine that an unlisted use is similar to and not more objectionable to the general welfare than those uses listed in this section.

(8) Public, Semi-Public, and Institutional Uses

Activities typically include, but are not limited to, the following public or semi-public uses:

(a) Water treatment plants
(b) Sewer treatment plants
(c) Flood Control Facilities (other than on-site detention)

b. Uses Permitted With a Conditional Use Permit Only

(1) Alternative Fuel Power-Generating Facilities

Activities typically include, but are not limited to, anaerobic digesters, biomass, biosolid, and solar conversion and/or transformation.

(2) Recycling Facilities

Activities typically include the collection and/or processing of recyclable material, recycling plants, and MURF (Material recycling facility). Excludes junk, salvage, and automobile dismantling yards.

(3) Agricultural Processing

Activities are limited to packing and processing of agricultural crops including animal products or byproducts such as an animal rendering plant. This would also include uses such as cotton gins, seed mills, and animal feed production; and may also allow expansion of existing fish or frog farming in the MLAA Zone onto adjacent property in the MLI-3 Zone.

(4) Tire/Rubber Rendering Plant

c. Accessory Uses

Caretaker or security residence.

d. Development Standards

All development in the MLI-3 land use designation shall comply with the development standards specified in Section IV of this Specific Plan.

4. MLAA (Mesquite Lake Agriculture and Aquaculture)

The MLAA (Mesquite Lake Agriculture and Aquaculture) land use designation is applied to areas intended to remain in agricultural production for an extended period of time and would include uses permitted in the A-3 (Heavy Agriculture) Zone of the County Land Use Ordinance. However, it is not the intent of the Specific Plan to prevent conversion of existing agriculture and aquaculture uses, which may be permitted with a specific plan amendment to allow industrial or other uses consistent with the provisions of this Specific Plan.

a. Permitted Uses

All uses listed in Section 90509.01 of the County Land Use Ordinance.

b. Uses Permitted with a Conditional Use Permit

All uses listed in Section 90509.02 of the County Land Use Ordinance, except that uses involving residential or medical facilities are not permitted in the MLAA land use designation.

c. Accessory Uses

Caretaker or security residence.

d. Development Standards

All development in the MLAA land use designation shall comply with the development standards of the A-3 Zone in Chapter 9 of Division 5 of the County Land Use Ordinance, except that the provisions of Section 90509.04 regarding LOT REDUCTION EXCEPTION #2 shall not be applicable within this Specific Plan.

5. MLGS (Mesquite Lake Government/Special Public)

The MLGS (Mesquite Lake Government/Special Public) land use designation may be applied within the Specific Plan to allow for the construction, development, and operation of governmental facilities and special public facilities, as permitted in the G/S (Government/Special Public) Zone of the County Land Use Ordinance, but excluding jails or other incarceration facilities.

a. Permitted Uses

All uses listed in Section 90520.01 of the County Land Use Ordinance, except that adult care facilities, child care facilities, or incarceration uses are not permitted.

Agricultural uses and direct sales to consumers of agricultural products grown on the same premises.

b. Uses Permitted with a Conditional Use Permit

All uses listed in Section 90520.02 of the County Land Use Ordinance.

c. Accessory Uses

Caretaker or security residence.

d. Development Standards

All development in the MLGS land use designation shall comply with the development standards of the G/S Zone in Chapter 20 of Division 5 of the County Land Use Ordinance and shall also comply with the development standards specified in Section IV of this Specific Plan.

6. Geothermal Overlay Zone

The Mesquite Lake Specific Plan is within “G” Geothermal Overlay Zone designated by the County Land Use Ordinance in accordance with Section 3700 et seq. of the California Public Resources Code. The purpose of this designation is to facilitate the beneficial use of the County’s geothermal resources for the general welfare of the people of Imperial County and the State of California; to protect the resource from wasteful or detrimental use; and to protect people, property, and the environment from detriments that might result from improper use of the resource.

a. Permitted Uses

All uses permitted by the land use designation established in this Specific Plan in accordance with Sections III.A.1 through III.A.5, herein.

b. Uses Permitted with a Conditional Use Permit

Geothermal wells, geothermal test facilities, and geothermal projects in accordance with Section 91701.05 of the County Land Use Ordinance.

c. Development Standards

All geothermal wells, geothermal test facilities, and geothermal projects shall be developed, operated, maintained, and abandoned in compliance with the procedures and standards specified in Division 17 of the County Land Use Ordinance.

B. Property Development, Use, and Maintenance Standards

It shall be unlawful for any building or structure to be moved, erected, reconstructed, added to, enlarged, altered, used, advertised on, or maintained for any use that does not strictly conform to provisions of this Specific Plan and the County Land Use Ordinance (i.e., Title 9 of the County of Imperial Codified Ordinances). No structure or land shall be used for any purpose except as specifically provided and allowed by this Specific Plan and Title 9 with respect to the land use; height; set back; lot coverage; and all other regulations, conditions, and limitations. It shall be unlawful for any yard, open space, or land to be used for any purpose not specifically permitted by this Specific Plan and Title 9. Any use permitted by Title 9 that is not specifically permitted by the provisions of this Specific Plan is hereby strictly prohibited.

C. Circulation Plan

Efficient and adequate transportation systems and roadways will have a major role in the implementation of the Specific Plan. SR 111 and SR 86 will continue to enable movement of goods and services to regional, national, and international markets. The potential also exists for improved railroad switching and spur facilities to enable direct rail shipment to and from the project area.

1. Road Improvement Standards

Roads within Mesquite Lake are to be improved in accordance with the designations established by the County Circulation Plan as described in Section II.E of this Specific Plan. In addition, two classifications of industrial street improvements are established specifically for Mesquite Lake due to the potential combined impacts of heavy truck traffic and employee traffic. Figure 8 shows the existing street classifications per the County Circulation Plan, as well as a conceptual layout of an industrial street network. All public road improvements are to be designed and constructed in accordance with County standards and with improvement plan review and approval by the County Department of Public Works. Landscape improvements adjacent to streets and certain intersections within Mesquite Lake are also required and are described in Section IV of this Specific Plan.

a. Prime Arterials

Keystone Road and Dogwood Road are to be improved as six-lane divided roadways as illustrated in Figure 6 of this Specific Plan and include concrete curbs, gutters, and sidewalks.

b. Major Collector Streets

Harris Road and Old Highway 111 are to be improved as four-lane undivided roadways as illustrated in Figure 6 of this Specific Plan and include concrete curbs, gutters, and sidewalks.

c. Local Streets and Minor Collectors

Most other future roads within the project are anticipated to be improved as two-lane Local Streets as illustrated in Figure 6 of this Specific Plan and include concrete curbs, gutters, and sidewalks. In addition, local streets that are projected to carry more that 4,500 ADT at LOS C will be required to be improved as Minor Collectors. In some cases, such as streets within planned industrial parks serving many properties and/or with high traffic volumes, four-lane roads may be required if projected traffic volume at LOS C would exceed 7,100 ADT.

d. Industrial Streets

The following two classifications of industrial street improvements are established specifically for Mesquite Lake due to the potential combined impacts of heavy truck traffic and employee traffic:

Industrial Streets that are projected to carry less than 4,500 ADT at LOS C are required to be improved to a paved width of 52 feet with two 16-foot travel lanes and two 10-foot shoulders, within an overall right-of-way width of 72 feet, which would include concrete curbs, gutters, and sidewalks.

Industrial Collectors that are projected to carry more than 4,500 ADT at LOS C are required to be improved to a paved width of 68 feet with four 12-foot travel lanes and two 10-foot shoulders, within an overall right-of-way width of 88 feet, which would include concrete curbs, gutters, and sidewalks.

2. Road Improvement Process

Project roads will be improved as required to serve traffic generated by proposed projects. This will primarily result from developer-funded improvements but may also be accomplished through infrastructure funding techniques such as a community facilities district (CFD), use of development impact fees from construction within the project area, and state or federal grants that may be available to stimulate employment in areas such as Imperial County with high unemployment rates.

In general, it is not the intent of the Specific Plan or implementation process to require full ultimate street improvements to be made in advance of need. Such improvements would only deteriorate when exposed to the local climate and would also create additional public expense for maintenance. Pavement in advance of need may also require later removal to install sewer, water, or other infrastructure improvements. Typical requirements for project-specific road improvements would include the following:

- Dedication of the full ultimate right-of-way on the project side of major streets
- A determination of the appropriate graded width to be provided by the developer
- A determination of the appropriate additional paved width to be provided by the developer and the need for an asphalt overlay or other improvements to the existing paved section of the road
- An evaluation of the potential need for off-site improvements to road segments or intersections to accommodate traffic generated by the project
- Identification of feasible means to secure additional future improvements that may involve developer participation, such as developer improvements to be installed with later phases of the development; recorded agreement to participate in a future special assessment district for road improvements as defined by Section 4, Article XIII D of the California Constitution, based on the special benefit that each parcel receives as a result of the assessment; and contributions to special funds established for off-site improvements such as intersection widening or signalization

3. Boundary Roads

New interior roads located on the boundary of a proposed project are to be constructed with full improvements on the project side of the centerline of the road, plus one travel lane on the opposite side of centerline. Variations on this requirement may be appropriate based on the amount of traffic generated by the proposed development or other special circumstances of the project or adjacent properties.

4. Transportation Management

Opportunities to reduce employee trips in single-occupant automobiles will increase as the project's employment base increases. The County intends to implement various Transportation Systems Management (TSM) and Transportation Demand Management (TDM) programs to limit or adjust project traffic flows. Due to generally fixed schedules and work shifts, jobs in manufacturing provide greater opportunity for ridesharing or van pooling than do many other occupations. In addition, the project's location on the primary bus loop route along SR 86 and SR 111, and the future plans for a mass transit lane along Dogwood Road, provide ideal opportunities for trip reductions. Other possibilities for future TSM/TDM activities would be establishment of consistent shift periods among various businesses within the project to facilitate ridesharing. Conversely, staggered shifts could also be considered if peak period traffic congestion becomes a problem, such as excessive delays at major street intersections.

5. Rail Service

Operation and improvement of the Union Pacific rail line and spur facilities will be essential for efficient movement of raw materials and finished goods to and from Mesquite Lake. A single spur line presently services Holly Sugar and could be further improved and extended to additional properties. Opportunities for such improvements shall be preserved by restricting development in areas where rail improvements would be most feasible. Development in proximity to the rail line and existing spur shall be reviewed to ensure that construction would not preclude or conflict with potential rail improvements.

D. Infrastructure Plan

1. Water Facilities

The Specific Plan's demand for water use can be estimated based on the minimum and maximum industrial use rates of 1,250 to 2,500 gallons per day (GPD). Excluding the fish farm and community infrastructure facilities, the potential net area for industrial development would be approximately 4,700 acres. This would create a water demand of 5,875,000 to 11,750,000 GPD. This is very similar to the allocation available for agricultural use at a rate of 326,000 GPD per 160 acres, which would be 9,576,250 GPD over the same 4,700 acres. This estimate for agricultural use, however, is raw water, while industrial areas are typically supplied with filtered water from a community water treatment system.

Water treatment, storage, pumping, and distribution systems will need to be developed throughout the project, not only to supply water to future businesses but also to ensure that water is available at sufficient pressure for firefighting requirements. In general, the water system needs to provide 4,000 gallons per minute fire flow under maximum day demands, with a residual pressure of no less than 20 pounds per square inch (psi) or no more than a 10-psi drop in pressure under peak demand, whichever is greater.

It is beyond the scope of this Specific Plan to design a water infrastructure system to serve the project area. It will be the responsibility of individual project proponents to provide interim and long term feasible systems which meet the following guidelines:

- Minimize the need for treated water used in industrial processes by evaluating the potential for development of a separate raw water system
- Extend water systems, including storage reservoirs, with sufficient capacity to meet the ultimate needs of the SPA or individual development phases
- Encourage proposed new uses to be located adjacent to existing development so that extension of water facilities can proceed in an efficient manner
- Evaluate the potential for "package" water treatment plants as an interim facility that would allow the package plant to be expanded with additional modular units to serve other properties

- Include analysis of projected water pressure within interim and ultimate systems to meet fire flow demand standards to the satisfaction of the County Fire Department
- Design and operate all water facilities to comply with the requirements of the California Department of Health Services, County Department of Health Services-Environmental Health, the National Fire Protection Code, IID specifications, and the County Department of Public Works

a. Senate Bill 610 Compliance

Senate Bill 610 (SB 610) became effective January 1, 2002. The goal of this bill is to improve the information on water supply availability to aid cities and counties in the decision making process on large new developments. According to guidelines provided by the California Department of Water Resources, specific plans, including large industrial developments as proposed by the Mesquite Lake Specific Plan, are required to include information on water supply availability that would be used in preparing water assessments at the time of project application.

The evaluation provided in this section states that the proposed project would use a similar amount of water as is currently available from the IID for agricultural use of properties within the project, but that facilities for delivery of potable water to the project do not presently exist (see also Section II.F.2, herein). This Specific Plan requires that facilities for the treatment and delivery of an adequate water supply are the responsibility of individual project proponents in compliance with the guidelines in this section.

Full compliance with SB610 will require that the project's water agency or supplier provide written verification of sufficient water supply prior to project approval in accordance with the environmental assessment required pursuant to CEQA. With regard to the lack of a water supply agency to serve development as proposed for Mesquite Lake, Section 10910 of the California Water Code states:

> *If the city or county is not able to identify any public water system that may supply water for the project, the city or county shall prepare the water assessment required by this part after consulting with any entity serving domestic water supplies whose service area includes the project site, the local agency formation commission, and any public water system adjacent to the project site.*

Guidelines for conducting the water assessment are provided in Section 10910 of the Water Code. In addition, Section 10911 of the Code describes information that must be provided if a city or county concludes that the water supplies will be insufficient. The lead agency under CEQA must then include the water supply assessment in the Negative Declaration or Draft Environmental Impact Report and may then approve the project with findings made that the water supply is insufficient for the project. Evidence must also be included in the lead agency's record to support its approval of the project.

2. Sewer Facilities

The Specific Plan's minimum and maximum wastewater flows are estimated to be 3,760,000 to 8,460,000 GPD, based on a sewage generation factor of 800 to 1,800 GPD/acre and a net developed area of 4,700 acres. The 1,800 GPD/acre factor should be used to determine pipe size and the 800 GPD/acre factor should be used to determine if sewers have sufficient slope to prevent deposition of solids during low flows. A factor of 2.5 should be used to estimate peak flows.

The Gateway of the Americas Specific Plan proposed an Advanced Integrated Pond System (AIPS), which consists of a multistage, anaerobic-aerobic biological reactor system. This treatment process minimizes sludge production, which reduces energy demands and personnel requirements. An AIPS treatment plant has been in operation in Napa County for over 30 years without the need to remove sludge. In addition, this pond-based system is considered well adapted to process high strength and variable industrial and agricultural waste, as well as municipal wastes, and can accept highly variable hydraulic and organic shock loadings into the system.

As with water facilities, it is beyond the scope of this Specific Plan to design a wastewater collection and treatment system to serve the project area. It will be the responsibility of individual project proponents to provide interim feasible systems that meet the following guidelines:

- Determine sewage drainage basins that maximize the opportunity for gravity flow and determine the location and size of pump stations to serve each basin.
- Provide sewage flow estimate for each basin and provide sufficient diameter in the collection pipes to meet the ultimate needs of the SPA or individual development phases.
- Locate proposed new uses adjacent to existing development so that extension of wastewater facilities can proceed in an efficient manner.
- Allow properly designed interim septic tank and leach field systems in appropriate locations provided that the project proponent conducts the necessary studies to demonstrate compatibility for future connection to a collection system. A recorded agreement should be provided to require abandonment of the interim system and participation in funding the permanent system when construction of the permanent system is proposed.
- Design and operate all wastewater facilities to comply with the requirements of the California Department of Health Services, County Department of Health Services-Environmental Health, the RWQCB, and the County Department of Public Works.

3. Drainage Plan

Development of Mesquite Lake will cause an increase in runoff from impervious surfaces such as buildings, parking lots, and streets. Disposal of surface runoff from

developed property is limited by the IID to one 12-inch-diameter pipe per 160 acres of drainage area. The County also requires management of runoff so that streets remain passable following seasonal heavy storm events. While the project area is not within a mapped 100-year floodplain, the local depression of the Mesquite sink is subject to flooding that can impact Keystone Road, as is evident on the USGS map (see Figure 4).

Development of an underground storm drainage system is required for the project area, with sufficient capacity to avoid impacts to buildings, public streets, and access to private property. County standards require that drainage systems for developed areas be designed to accommodate the 100-year/24-hour storm, which is assumed to be a 3-inch rainstorm with no infiltration. For the entire project area, this would require retention of 1,295 acre-feet of water. A single retention basin with an average depth of 4 feet would consume some 325 acres of land. From this, it can be seen that a single system designed to retain 100 percent of the peak design flow would not be practical for the project.

As with water and wastewater facilities, it is beyond the scope of this Specific Plan to design a drainage collection and retention system to serve the project area. It will be the responsibility of individual project proponents to provide interim feasible systems that meet the following guidelines:

- Prepare a study that includes a topographic map of the property and drainage flow directions under natural and improved conditions, and the nearest suitable inlet to the IID drain system. Calculate the gross area within the entire property ownership and the total retention requirements based on the County design criteria described above.
- Identify areas within the property, such as landscaped areas, that can be graded 12 to 24 inches below the adjacent grade and with an outlet system to allow free drainage of low flows but will limit outflow volume during major storm events. Determine other opportunities for limited on-site retention such as parking areas designed to pond to a maximum depth of 6 inches during storm events and with the same outlet system as landscaped areas.
- Calculate the total volume of on-site retention in landscaped and parking areas and design a retention pond with an average depth of 4 feet to retain the remaining volume and with outlet pipes from all retention areas to provide full drainage within 72 hours. Provide a layout for an underground drainage system, including existing or future connections to off-site systems and to the IID drains.
- If phased development is proposed, the capacity requirement of each phase shall be identified to enable phased construction of the retention system.
- In cases where off-site retention is proposed but not yet constructed, interim on-site retention may be permitted if the necessary studies are provided to demonstrate compatibility with the future retention system. A recorded agreement should be provided to require abandonment of the interim system and participation in funding the off-site system when construction of the off-site system is proposed.

- Design and operate all retention facilities to avoid mosquito breeding and comply with the requirements of the County and the IID.

4. Essential Services

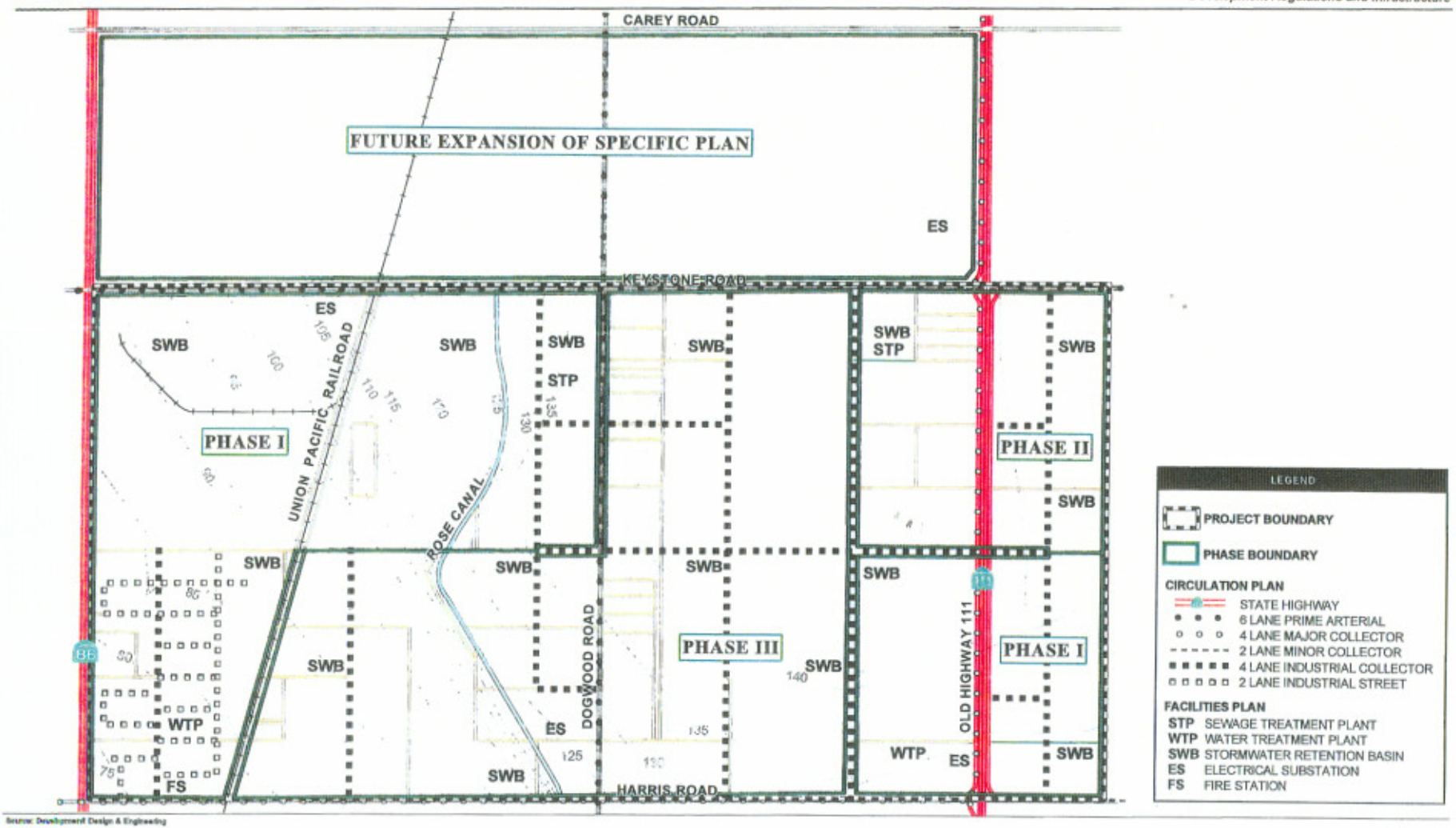
Provision of an on-site fire station will be necessary for full development of the SPA, given the intensity of proposed industrial uses and the potential for flammable products and processes, including hazardous materials. A 2 to 3 acre site should be planned in the southerly portion of the project area where it can also serve future development in the Imperial Urban Area. Figure 8 shows a general location for this facility in the southwest portion of the project site. Such a facility might also be suitable for use by County Sheriff personnel.

5. Infrastructure (long term plan)

It is the intent of this plan to have a centralized in fracture plan, including engineering, developed as the next phase. This planning/engineering effort t is contingent and supports from the property owners/developers, and that would include a funding commitment. The County and other agencies plan to work with the property owners to seek grants and other funding opportunities.

It is also the intent of this plan to develop a Community Facility District (CFD) or such other financing mechanism as may be appropriate. The options that have been considered are:

A. Extension of services from either Imperial or Brawley , or
B. Development of a special district i.e. County Service Area that could be administrated by the IID until actual infrastructure is developed and installed, the County will consider on a “case by case” basis any proposed project. The County may approve or deny such proposed project. If the County elects to approve it may require the development to provide sewer and/or water facilities meeting County and State standards.



Source: Development Design & Engineering

2,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Figure 8
Development Phasing and Infrastructure Plan

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IV. Development Standards

All new construction and future use of land within the Mesquite Lake Specific Plan shall be in accordance with the Development Standards specified in this Section. Where the provisions of this Section differ from specified development standards or regulations in the County Land Use Ordinance, the provisions herein shall take precedence. Where this Specific Plan does not address a particular use, standard, or regulation specified in the County Land Use Ordinance, the provisions of the Land Use Ordinance shall apply.

A. General Requirements

Except as otherwise stated to the contrary in this Specific Plan, all development of industrial, commercial, or other uses within Mesquite Lake shall comply with Section 90301.02, Development Standards (Commercial & Industrial Zones), of the County Land Use Ordinance.

B. Site and Design Standards

1. Landscaping Standards

All new uses and any expansion or new construction on properties containing existing uses within Mesquite Lake, shall comply with Section 90302.02, Landscape Standards – Industrial Use, of the County Land Use Ordinance. Section 90302.02 includes the requirement that a minimum of 5 percent of the developed lot area shall be landscaped and, in addition, that planters and/or landscaped areas shall be provided within off-street parking areas at a minimum of 5 percent of the total parking area. The County had the right to require additional landscaping if deemed necessary by the Planning & Development Services Department.

In addition to compliance with Section 90302.02 of the County Land Use Ordinance, all new uses and any expansion or new construction on properties containing existing uses shall comply with the following landscape requirements:

1.1. All such new or expanded uses for which a public road or driveway is proposed or required for access to Keystone Road, Harris Road, Dogwood Road, SR 111 frontage roads, or SR 86, shall provide an additional 50 square feet of landscaping at each corner of all such roads or driveways. A minimum of two (2) trees shall be planted at each of these intersections at a location that does not obstruct vehicular sight distance.

1.2. All such new or expanded uses located at the intersections of two or more of the above-listed existing roads shall provide an additional 200 square feet of landscaping at each such intersection. A minimum of three (3) trees shall be planted at each of these intersections at a location that does not obstruct vehicular sight distance.

1.3. All such new or expanded uses located with frontage along the above-listed existing roads shall install street trees at a ratio of one tree per 40 feet of frontage of new or existing construction.

Minimum container size of trees required to be installed pursuant to this Section shall be 15-gallon. Table 3 contains a list of trees suitable for the Mesquite Lake area.

Table 3
Recommended Landscape Materials

Species Name	Common Name	Application
Brachychiton populneus	Bottle Tree	AT
Ficus retusa	Indian Laurel Fig	ST, PT
Fraxinus uhdei	Evergreen Ash	ST, PT
Pinus spp.	Pine tree	ST
Pistacia chinensis	Chinese Pistache	AT
Querus virginiana	Southern Live Oak	AT
Schinus molle	California Pepper	AT
Ulmus parvifolia	Chinese Elm	ST, PT
Washingtonia filifera	California Fan Palm	ST, AT
Washingtonia robusta	Mexican Fan Palm	ST, AT
Creatonia siliqua	Carob Tree	ST, PT
Cupressus glabra	Smooth Arizona Cypress	AT
Lagerstroemia indica	Crape Myrtle	AT
Olea europaea	Olive	PT, AT
Phoenix canariensis	Canary Island Date Palm	ST
Phoenix dactylifera	Date Palm	ST
Prosopis	Mesquite	PT, AT
Acacia spp.	Acacia	ST, PT
Albizia julibrissin	Silk Tree	ST, PT, AT
Chilopsis linearis	Desert Willow	PT, AT
Jacaranda mimosifolia	Jacaranda	ST, AT
Parkinsonia aculeate	Mexican Palo Verde	PT, AT
Schinus terebinthifolius	Brazilian Pepper	PT, AT

ST= Street tree; PT= Parking area tree; AT= Accent or building entry tree

a. Xeriscape Design Required

Landscape materials selected shall be based on the principles of "xeriscape" design, which refers to a landscape that minimizes the need for supplemental water. Xeriscape is designed to take into account the regional and microclimatic conditions of the site and groups plant materials into "hydrozones" according to their water needs. A xeriscape can be designed to minimize the need for frequent maintenance by using plants that are well adapted, mulches that suppress weeds and conserve water, and by installing drip irrigation.

A secondary benefit of xeriscape is that plants with low water requirements are frequently adapted to the alkaline soils characteristic of the Mesquite Lake area. All project proponents are advised that alkaline soil conditions at Mesquite Lake may still be unsuitable without special soil amendments. The results of all soil tests as required in Section 90302.13 of the County Land Use Ordinance are required for all application submittals.

b. Landscape Maintenance

It shall be the responsibility of the property owner to ensure that all landscaping installed within the Mesquite Lake Specific Plan is maintained in good health and appearance. Trimming, pruning, and feeding of all plants must be accomplished according to the care required to maintain good health and appearance during each season of the year. Special care must be given during the first three (3) years following planting. Any plants not exhibiting good health shall be replaced in a timely manner. Repairs of irrigation systems, weed and litter removal, and other maintenance to ensure good operation and appearance of landscaped areas, shall be conducted on a routine basis.

All other provisions of Chapter 2 of Division 3 (Section 90302.00 et seq.) of the County Land Use Ordinance applicable to nonresidential uses shall be complied with for development within the Mesquite Lake Specific Plan.

Failure to comply may result in the County taking appropriate actions, including but not limited to filing a lien against the property having the work done.

2. Building Design Standards

It is recognized that many of the industrial uses developed within Mesquite may have unique requirements for building size and design, including industrial facilities that cannot be contained within a building. However, the design of all buildings and facilities within the Specific Plan will be reviewed for compliance with standards of good design that are generally accepted by building design and construction professionals. This Section will describe some of the elements of good design that are encouraged within the project.

a. Sustainable Building Design

A *sustainable building,* also referred to as a *green building*, is a structure that is designed, built, renovated, operated, or reused in an ecological and resource-efficient manner. Sustainable buildings are designed to meet certain life cycle based objectives. These objectives include: protecting the health of building occupants; improving employee productivity; using energy, water and materials more efficiently; incorporating recycled-content building materials; and reducing the environmental impacts associated with the production of raw materials, building construction, and building maintenance and operations. The results: enhanced occupant health and productivity, significant cost savings, and a better environment.

Sustainable Building Plan Vision

> Throughout California, integrated teams of building professionals, governments, and communities will work together to create superior building design, construction, and operations that result in energy efficiency, improved indoor and outdoor air quality, water conservation, more efficient use of building materials, and enhanced markets for used products and recycled materials. These efforts provide cost savings to all Californians through improved occupant health and productivity, lower cost building operations, resource efficiency and moves us closer to a sustainable future.
>
> - California Integrated Waste Management Board (CIWMB 1999)

The preferred means to evaluate building sustainability is through the LEED (Leadership in Energy and Environmental Design) Green Building Rating System,™ a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council, representing all segments of the building industry, developed LEED and continue to contribute to its evolution. The U.S. Green Building Council is the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

b. Architectural Design Standards

Buildings are recommended to be simply designed without elaborate ornamentation and with a sensitivity to the local climate and southwestern heritage. Façade treatments should include variations in wall planes, accent materials, and recessed openings or extended overhangs at building entries. The use of architectural extensions to create outdoor space or low planter walls to provide human scale is also appropriate. Accessory buildings should reflect architectural design consistent with the main building. Rooftop mechanical equipment should be screened by architectural means, such as parapet walls or rooftop wells integrated into the building's architecture, where feasible,

(1) Building Materials and Colors

Building materials are to be durable and relatively maintenance free. Exterior wall finishes should generally be concrete, masonry, or stucco, though metal or synthetic wall panels with a similar appearance to these materials may also be acceptable as determined by the Planning & Development Services Department. Glass and wood walls are only permitted for limited use as architectural design elements. Light-colored walls are recommended. Color variations should be subtle with only limited use of accent colors or "supergraphics."

(2) Building Maintenance

As with landscaped areas, it shall be the responsibility of property owners to ensure that buildings are maintained in good conditions and repairs, repainting, and other maintenance performed to conform to the originally-approved plans.

C. Signs, Parking, and Fences

1. Signs

Monument signs in compliance with the standards specified in Section 90401.01 of the County Land Use Ordinance are the preferred type of sign. Signs attached to building walls are also permitted, but may not be attached to the roof or extend above the wall, and shall otherwise comply with the standards specified in Section 90401.03 of the County Land Use Ordinance. Pole signs and off-site advertising signs are prohibited. All other provisions of Chapter 1, Signs, of Division 4 of the County Land Use Ordinance are applicable within Mesquite Lake.

2. Parking

Off-street parking for most uses developed or expanded within Mesquite Lake is required to be provided at the following ratios:

- Industrial Uses at one (1) space per 500 square feet of building area. In addition, any portion of the building improved for office use shall provide one (1) space per 250 square feet of office area.
- Warehouse and Distribution Uses at one (1) space per 1,000 square feet of building area. In addition, any portion of the building improved for office use shall provide one (1) space per 250 square feet of office area.
- Contractor Storage Yard Uses at one (1) space per 3,000 square feet of lot area. In addition, any building improved for office use shall provide one (1) space per 250 square feet of office area.

All other provisions within Chapter 2, Parking, of Division 4 of the County Land Use Ordinance regarding the number, dimensions, and improvement requirements for parking and for provision of off-street loading spaces, are applicable within Mesquite Lake. As with landscaped areas and buildings, it shall be the responsibility of property owners to ensure that parking areas are maintained in good condition and kept litter-free, repaired, restriped, and other maintenance performed to conform to the originally-approved plans.

3. Fences and Outdoor Storage

Fences and walls are to be constructed of standard fence and wall construction materials. Fence and wall locations and construction details shall be shown on site development plans submitted for County review and approval pursuant to Section V.A of this Specific Plan. Outdoor storage areas shall also be shown on development plans and any screening that is proposed. Full or partial screening, such as solid fences or

walls, metal inserts in chain link fences, and/or landscaping may be required in some areas visible from the major roads within and adjacent to Mesquite Lake.

Storage of non-operating vehicles is only permitted if undergoing repair as part of the normal operation of the primary business located on the property. Similarly, storage of other types of equipment and materials is only permitted if part of the normal operation of the primary business located on the property. Automobile wrecking yards, junk yards, or storage of abandoned vehicles are prohibited within the Specific Plan.

D. Setbacks, Building Heights, and Lot Area

1. Setbacks

A minimum 20-foot building setback from all public right-of-way lines is required. Additional building setback may be required by the County Public Works Department of Fire Marshal, or to accommodate required landscape areas. Fences and parking may be permitted within the building setback if approved as part of the site development plans submitted for County review pursuant to Section V.A of this Specific Plan. Zero (0) setbacks from side and rear property lines may be allowed if permitted by the latest edition of the Uniform Fire and Building Code and no conflict with uses on adjacent property is created, and provided a four hour fire wall is included.

2. Building Heights

Buildings constructed for industrial and commercial uses shall not exceed six (6) stories or 80 feet. Additional building height or for ancillary facilities may be permitted by variance or conditional use permit pursuant to Division 2 of the County Land Use Ordinance.

3. Lot Area

The minimum lot size for subdivisions within Mesquite Lake shall be 20,000 square feet. Lot sizes as small as 10,000 square feet may be permitted based on review of site development plans submitted for County review pursuant to Section V.A of this Specific Plan.

V. Implementation

Development of new land uses within Mesquite Lake will generally follow established procedures of the County zoning and subdivision review process. In some cases, however, additional discretion or review procedures will be imposed by the County to ensure that the overall goals of this Specific Plan and the public facility needs of the project area are met.

A. Development Review Process

Development of property within the Mesquite Lake Specific Plan shall comply with the procedures established in Division 2 of the County Land Use Ordinance. The Director of Planning and Development Services is hereby granted authority to investigate, consider, and approve or deny applications for development of uses permitted by Chapter 3 of the Specific Plan. Applications for variances, use permits, zone changes, or amendments to the Specific Plan shall be processed and considered by the Director of Planning and Development Services as hearing officer, Planning Commission, and/or Board of Supervisors in accordance with said Division 2.

To streamline the review process and ensure the accomplishment of the goals of this Specific Plan, the following procedure is established for projects that require ministerial permits only.

Step one in the process, the project applicant shall submit a detailed development plan (building elevations along with isometric and/or perspective concept drawings of structures), parking plan, landscaping plan (including plant types, size, location, quantity, coverage, etc.), project narrative, and requisite fee. The submittal package must include a minimum of ten (10) complete sets. Upon submittal of a complete development plan, County staff will review the submittal documents for consistency with the Mesquite Lake Specific Plan and all other County regulations. The process will be anticipated to take place within fifteen (15) days, but not more than thirty (30) days, for plan review. If approved, the project applicant would then submit formal application and structurally engineered plans.

Step two in the process, following receipt of a complete site plan application and completion of any required determination and action pursuant to CEQA, the Director shall issue a written determination of the project's compliance with this Specific Plan and any conditions of project approval as recommended by any County officials or affected agencies. If any application is deemed incomplete or inconsistent with this Specific Plan, it shall be rejected with written findings. The project proponent will have up to six (6) months to resubmit a modified project for a second review.

Some development applications are expected to require only administrative action by the Director (site plan review with requisite fees), except where a conditional use permit, subdivision, or other discretionary action is required, which shall be processed in accordance with the requirements of the County Land Use Ordinance. In addition to all

other findings required by the County Land Use Ordinance for approval of discretionary applications, the hearing body or officer shall include written findings of the project's conformance to this Specific Plan. Appeal of any administrative or discretionary action shall be processed and decided in accordance with the procedures of the County Land Use Ordinance.

B. Development Phasing

The Phasing Plan (Figure 8) has been devised based on the ability to provide public facilities concurrent with need. Expansion and improvement of the Holly Sugar plant has the capability of meeting its power needs and other facilities concurrent with the plant's improvements and has been designated as a first phase development. The area at the intersection of SR 111 and Harris Road provides an ideal location for a use that facilitates movement of goods and requires direct access from a major transportation corridor, and this area has also been designated as a first phase development.

As described in Section II.F, the provision of necessary infrastructure will be essential to successful development of the project, and proper phasing will provide for economically efficient installation and operation of the project's infrastructure improvements. Establishment of an electrical substation is an essential element in expanding the electrical service capacity of the existing IID facilities (see Figure 7). Once adequate electrical service and other infrastructure improvements have been provided to a given location, it is anticipated that development will extend outward to adjacent properties within the Specific Plan.

Evaluation of development proposals during the pre-application process will be used to screen those projects that can provide for the most efficient extension of infrastructure and will avoid segmented facilities, such as road improvements or retention basins, which would rely on another property owner to complete. While it is not the intent of the Specific Plan to restrict development to these phases or require buildout of one phase before development in a later phase can proceed, a project's ability to contribute to the efficient provision of infrastructure will be a key element in the decision of whether it should proceed to a formal application process. Regardless of the phase in which a property is located, development entitlements will not be granted unless the means to provide infrastructure services and the ability to proceed to construction within 2 years has been demonstrated by the applicant.

C. Public Facilities Financing Plan

Infrastructure improvements to serve the Mesquite Lake Specific Plan, and ongoing operation and maintenance of these facilities, will require participation by property developers, landowners, and public agencies through conventional and special funding sources. Following is a summary of the types of funding sources that could be used for public facilities to serve the Specific Plan.

1. Conventional Funding

General Taxes

General taxes are collected for general government purposes, through means such as property tax, which is collected based on assessed value and pays for most County services but generally does not generate sufficient revenue for infrastructure improvements. Other common forms of general taxes are sales tax and utility user's tax.

Developer Exactions

The most common form of conventional funding for infrastructure improvements is developer exaction, which requires that the developer install the improvements required to serve the project. The most common types of improvements obtained through developer exaction are street frontage improvements and on-site water, sewer, electrical, and other utility lines. In some cases, such as traffic signals or other improvements that will serve other properties, "fair share" funding is collected on a per-unit or per-ADT basis and retained in a special account by the public agency until the improvement is installed.

Development Impact Fees

These are another form of "fair share" developer exaction that the County collects at building permit issuance on a per-unit or per-square-foot basis. These fees generally are intended to fund off-site public facilities and services, including police and fire as well as community infrastructure, and are maintained in separate accounts in the County General Fund.

Service Charges

Fees for services are levied by water and sewer providers and are limited to covering the cost of providing the service for which the fee is charged. In Imperial County this fee is most commonly charged for city water or sewage treatment, which are services the County does not provide except through special districts.

2. Special Funding

Special Districts

County Service Areas, Community Facilities Districts, and Infrastructure Financing Districts are typical special districts that can fund the construction and operation of public infrastructure for a specific geographical area in which property owners pay for these services through an additional property tax levy. These districts can also issue bonds for improvement projects. The Mello-Roos Community Facilities Act of 1982 is a commonly used form of CFD funding and can be used to fund facilities that are not located within the CFD.

Assessment Districts

Several of the most common types of special assessment districts are established pursuant to Improvement Acts of 1911 and 1913, Landscaping and Lighting Act of 1972, and Benefit Assessment Act of 1982. The California Constitution requires that all assessments be supported by a detailed engineer's report prepared by a registered professional engineer. The report must contain: the total amount of money chargeable to the assessment district, the amount chargeable to each parcel in the district, the duration of the payments, the reason for the assessment, and the basis upon which the proposed assessment was calculated. Prior to creating an assessment district, a public hearing must be held and a ballot vote taken of property owners within the proposed district. Approval from a majority of the affected property owners casting a ballot is required.

Leasing

For the most part, public agencies own their public facilities and equipment. However, leasing is becoming a popular alternative to outright purchase or issuing bonds to finance capital assets over a period of several years. Any agency authorized to acquire or dispose of real or personal property can enter into a lease. Lease financing is based upon a jurisdiction's authority to acquire and dispose of property rather than on its authority to incur debt. As a result, under state law, a properly constructed lease is not considered a public debt. One type of lease, the lease-payback arrangement, allows an agency to enter into an agreement with an investor or investors to construct a facility and then lease it back to the agency at a rate sufficient to enable it to eventually become the agency's property, similar to an automobile lease.

3. Federal/State Grants and Loans

The County will continue to evaluate the potential for grants and low-interest loans that are available through various federal and state agencies to fund public facilities. The following sources for such grants and loans are suggested in the Gateways of the Americas Specific Plan (County of Imperial 1997):

California Trade and Commerce Agency

Rural Economic Development Infrastructure Program: provides loans for the construction, improvement, or expansion of public infrastructure with the intent of creating jobs in rural cities and counties.

State Department of Housing and Community Development

Community Development Block Grant Program: provides grants to low income communities for the construction or expansion of essential services, including sewage treatment and collection.

State Department of Water Resources

Water Conservation Loan Program: provides low interest loans for the construction of water reclamation storage and distribution facilities, as well as the purchase of land and land easements, for replacement of existing potable water supplies.

Ground Water Recharge Loan Program: provides low interest loans for the construction of water reclamation storage and distribution facilities, as well as the purchase of land and land easements, for replacement of existing potable water supplies.

Local Water Supply Loan Program: provides low interest loans for the construction of water reclamation storage and distribution facilities, as well as the purchase of land and land easements, for replacement of existing potable water supplies.

State Water Resources Control Board

State Revolving Fund: provides low interest loans for the construction of publicly owned wastewater treatment facilities and collection systems.

Water Reclamation Loan: provides low interest loans for the construction of water reclamation projects for water supply purposes.

4. Reimbursement Program

With the need for extensive public infrastructure improvements, it will be important to establish a means to reimburse early development projects for the cost of infrastructure that provides capacity beyond the needs of the initial development. A reimbursement program enables infrastructure improvements to avoid the additional costs associated with multiple phase construction, each with design, permitting, mobilization, and other individual project costs. It also accommodates development of smaller properties that may not be able to fund basic start-up infrastructure, while assuring that they pay their fair share of infrastructure costs. As suggested in the Gateway of the Americas Specific Plan (County of Imperial 1997), a reimbursement program could be administered through fees collected by a Bridge and Thoroughfare District that would reimburse earlier developers with fees collected from later developers. Another suggestion was an Integrated Finance District, which places contingent liens on future developers' properties to assure they pay their fair share of improvements installed by others.

During pre-application evaluation of proposed projects as described in Section V.A, opportunities to provide reimbursement for oversized infrastructure improvements can be identified. This will require that the initial developer provide information on the capacity of the oversized facility on a per-unit basis, such as per-ADT, per-square-foot, or per-acre, and provide an evaluation of excess infrastructure costs that could be subject to a reimbursement program.

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VI. General Plan Conformance

A. County General Plan Elements

The following discussion evaluates the project's conformance to the applicable goals and policies of each Element of the County of Imperial General Plan. Each General Plan Element was reviewed in detail and those General Plan Goals and/or Objectives that were determined to be relevant to the proposed project are stated below, followed by a statement that addresses the project's conformance. The numbering of each Goal and Objective is per the General Plan. Since not all Goals and Objectives were applicable to the project, numbering is not consecutive.

Based on this evaluation, the Mesquite Lake Specific Plan has been determined to substantially conform to the County of Imperial General Plan.

1. Agricultural Element Goals and Objectives

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Agricultural Element:

Goal 1: All Important Farmland, including the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by Federal and State agencies, should be reserved for agricultural uses.

> **Project Conformance:** Mesquite Lake is not defined as important farmland as the soils are high alkaline, which reduces agriculture production. The Mesquite Lake area is designated in the County General Plan for light, medium, and heavy industrial uses. It is the goal of the Specific Plan to include industrial uses that support or are related to agricultural production such as packing and processing, waste processing, equipment manufacturing and maintenance, and production and distribution of farm chemicals.

Objective 1.1: Maintain existing agricultural land uses outside of urbanizing areas and allow only those land uses in agricultural areas that are compatible with agricultural activities.

> **Project Conformance:** The project site is surrounded by agricultural uses. Approximately 1,500 acres on-site are currently used as farmland. The remaining land uses include fallow land and existing industrial uses including the Holly Sugar plant, aquaculture facilities, manure cogeneration and biomass plants. The Specific Plan would allow industrial land uses that are compatible with and support agricultural uses. No residential uses would be permitted except for secondary uses, such as for security personnel, or for persons employed on the same property containing an agricultural use.

Objective 1.10: Hazard-prone areas such as earthquake faults and aircraft impact zones should remain designated for agricultural uses.

> **Project Conformance:** The Imperial Fault passes through Mesquite Lake. The area in the vicinity of the fault is within the Alquist-Priolo Special Studies Zone. The Alquist-Priolo Earthquake Fault Zoning Act requires that buildings or structures for human occupancy that are built near active faults are designed and constructed in compliance with the County Land Use Ordinance. The County regulations include a prohibition on construction of buildings used for human occupancy across the trace of an active fault, and a requirement that such buildings proposed to be located near the fault or within a designated Special Studies Zone only be permitted if a geologic report shows that no undue hazard would be created by the construction. No residential structures would be allowed and no buildings for public assembly are proposed.

Objective 2.1: Do not allow the placement of new non-agricultural land uses such that agricultural fields or parcels to become isolated or more difficult to economically and conveniently farm.

> **Project Conformance:** The Specific Plan would not isolate or restrict access to surrounding agricultural lands.

Goal 9: Increase the value of locally produced agricultural commodities and improve and stabilize the County's economy by promoting local agricultural packaging and processing operations.

> **Project Conformance:** The Mesquite Lake Specific Plan would provide the opportunity to develop agriculture-related uses such as packing and processing.

Objective 9.1: Allow agriculturally related commercial and industrial uses to be located in agricultural areas that would package, process, or market agricultural commodities produced in the area, provided that the conversion of these facilities to non-agricultural related uses is prohibited.

> **Project Conformance:** The objectives of the Mesquite Lake Specific Plan include the development of industrial uses including agriculture-related uses such as packing and processing, waste processing, equipment manufacturing and maintenance, establishment of new manufacturing uses, warehousing and distribution facilities, and production and distribution of farm chemicals.

Objective 9.2: Encourage agricultural packaging/processing facilities in agricultural areas that would employ large numbers of workers.

> **Project Conformance:** The Mesquite Lake Specific Plan policies include job-producing industrial and agriculture-related uses with the goal of accommodating diverse employment opportunities ranging from agricultural processing,

manufacturing, warehousing and distribution, plant operations, and highway-related services.

Goal 11: Encourage the continuation and expansion of aquacultural production.

Project Conformance: The Specific Plan includes an "Agriculture and Aquaculture" land use designation for areas intended to remain in agricultural production and includes uses permitted in the A-3 (Heavy Agriculture) Zone.

2. Circulation and Scenic Highways Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Circulation and Scenic Highways Element:

Goal 1: The County will provide an integrated transportation system for the safe and efficient movement of people and goods within and through the County of Imperial with minimum disruption to the environment.

Project Conformance: SR 111 and SR 86, both existing four-lane highways, will continue to enable movement of goods and services to regional, national, and international markets. Roads within Mesquite Lake are to be improved in accordance with the designations established by the County Circulation Plan. Keystone Road and Dogwood Road are designated on the County Circulation Plan as Prime Arterials (6-lane divided roadway). Also, Dogwood Road is planned to accommodate a mass transit lane for bus, train, or other system for commuting. Planned future improvements to these roadways would provide for efficient movement of people and goods within the project area. The existing rail line within the project enables direct rail shipment to and from the project area.

Objective 1.1: Maintain and improve the existing road and highway network, while providing for future expansion and improvement based on travel demand and the development of alternative travel modes.

Project Conformance: The Specific Plan includes improvement to roads as required to serve traffic generated by the individual proposed projects within the Mesquite Lake area. Keystone and Dogwood roads are to be improved to six-lane divided roadways and Harris Road and Old Highway 111 are to be improved as four-lane undivided roadways. Improvements to these roadways will include concrete curbs, gutters, and sidewalks.

Objective 1.4: In addition to Collector and Arterial roads, maintain and, where appropriate, extend the existing network of Local Streets which have been historically plotted along section, half-section and tract lines, and which provide alternative local routes to connect with Collector and Arterial streets.

Project Conformance: Other future roads within the project are anticipated to be improved as 2-lane and 4-lane industrial streets with concrete curbs, gutters, and sidewalks.

Objective 1.10: Maintain and expand public transit services to keep pace with population and job growth.

Project Conformance: The project area is located on the primary bus loop route along SR 111 and SR 86, and future plans for a transit lane along Dogwood Road, provide ideal opportunities for trip reductions. In addition, the types of industries proposed generally have fixed schedules and work shifts allowing a greater opportunity for ridesharing or van pooling.

3. Conservation and Open Space Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Conservation and Open Space Element:

Goal 1: Environmental resources shall be conserved for future generations by minimizing environmental impacts in all land use decisions.

Project Conformance: The Specific Plan will be accompanied by an EIR which includes an analysis of project impacts to include agriculture, air and water quality, biology, cultural resources, visual, and any other issues as required by the County of Imperial and other Responsible Agencies.

Objective 1.1: Recognize that the degradation of one natural resource will have a concomitant negative effect upon the total resource base, including water, vegetation, air, wildlife, soil, and minerals.

Project Conformance: The Specific Plan and subsequent development within the specific plan area will be in compliance with CEQA and the County's CEQA Guidelines. All development would require compliance with all other local, regional, state, and federal codes of procedures for environmental resource protection.

Goal 3: Important prehistoric and historic resources shall be preserved to advance scientific knowledge and maintain the traditional historic element of the Imperial Valley landscape.

Project Conformance: The potential presence of cultural or historical features that may exist on-site will be addressed during the required CEQA process.

Goal 4: The County will actively conserve and maintain contiguous farmlands and prime soil areas to maintain economic vitality and the unique lifestyle of the Imperial Valley.

Project Conformance: The project site does not contain important farmland and is designated in the County General Plan for light, medium, and heavy industrial uses. The proposed industrial uses would support agricultural production with the goal of improving the economy of Imperial County.

Goal 5: The County will identify and protect mineral resources for extraction and minimize the effect of mining on surrounding land uses and other environmental resources.

Project Conformance: The Geothermal Overlay Zone will remain over the entire project site and enable minerals to be extracted from geothermal resources where economically feasible to do so.

Objective 5.5: Regulate the development adjacent to or near all mineral deposits and geothermal operations due to the potential for land subsidence.

Project Conformance: The presence of the Mesquite Sink and known geothermal resources, create the potential for land subsidence. Construction will require geotechnical and engineering studies to assure the structural adequacy of proposed buildings.

Goal 6: The County shall seek to achieve the maximum conservation practices and maximum development of renewable alternative sources of energy.

Project Conformance: There are two existing alternative-fuel-burning electrical power plants located within the project area: the Mesquite Lake Resource Recovery Facility and the Imperial Valley Resource Recovery Plant. The Mesquite Lake Specific Plan includes the continuation and expansion of these facilities, in addition to the potential for an ethanol production plant for both on-site power and export.

Objective 6.2: Encourage the utilization of alternative passive and renewable energy resources.

Project Conformance: The goals of the Mesquite Lake Specific Plan include the continuation and expansion of the existing alternative energy production operations and the potential for an ethanol production plant as another source of renewable energy.

Goal 8: The County will conserve, protect, and enhance the water resources in the planning area.

Project Conformance: Future proponents for industrial development within the Specific Plan area will be subject to the federal and State water quality regulations of the Colorado River Basin RWQCB. This would include the requirement for an industrial stormwater NPDES permit for activities that disturb

5 or more acres, and a SWPPP to prevent water quality impacts during construction.

Objective 8.4: Ensure the use and protection of the rivers and other waterways in the County. Ensure proper drainage and provide accommodation for storm runoff from urban and other developed areas in manners compatible with requirements to provide necessary agricultural drainage.

Project Conformance: As discussed under Goal 8, future proponents for industrial development will be required to be in compliance with federal and State water quality regulations, including the requirement for a NPDES permit and preparation of a SWPPP. Section III of the Specific Plan also requires preparation of drainage plans and construction of drainage systems and retention basins to manage stormwater runoff.

Objective 8.6: Eliminate potential surface and groundwater pollution through regulations as well as educational programs.

Project Conformance: The County complies with federal and State water quality regulations promulgated by the Colorado River Basin RWQCB to assure that regulated activities obtain all required NPDES permits and implement a SWPPP.

Goal 9: The County shall actively seek to improve and maintain the quality of air in the region.

Project Conformance: The future project proponents would be required to consult with the ICAPCD regarding industrial operations, applicable operating permits and be in conformance with local, State, and federal air quality regulations.

Objective 9.1: Ensure that all facilities shall comply with current federal and state requirements for attainment of air quality objectives.

Project Conformance: The future project proponents would be required to consult with the ICAPCD regarding applicable permits to construct and operate.

Objective 9.2: Cooperate with all federal and state agencies in the effort to attain air quality objectives.

Project Conformance: Proponents of future industrial land uses would be required to obtain the appropriate permits from the ICAPCD and operate in compliance with the ICAPCD air quality rules and regulations.

5. Water Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Water Element:

Objective 4.2: The provision of safe and efficient community wastewater treatment facilities which adequately service the present and future needs of residential, commercial, and industrial development within the Imperial Irrigation District service area.

> **Project Conformance:** No wastewater treatment is currently available in the project area. Therefore, project proponents will be required to assure that such facilities are provided through a treatment plant or an interim septic tank and leach field system. The Specific Plans recommends approximate locations for future treatment plants, which may require formation of a CFD for plant construction and operation. Alternatively, an agreement with the cities of Imperial or Brawley to provide service to the project area may prove to be feasible. No development will be permitted without a system for wastewater treatment that complies with local, State, and federal requirements.

Goal 5: Water resources shall be managed effectively and efficiently through inter-agency and inter-jurisdictional coordination and cooperation.

> **Project Conformance:** No water treatment facility is currently available in the project area. Therefore, project proponents will be required to assure that such facilities are provided concurrent with development, such as through package treatment plants. The Specific Plans recommends approximate locations for future treatment plants, which may require formation of a CFD for plant construction and operation. Alternatively, an agreement with the cities of Imperial or Brawley to provide service to the project area may prove to be feasible. No development will be permitted without a system for water treatment that complies with local, State, and federal requirements.

6. Noise Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Noise Element:

Goal 1: Provide an acceptable noise environment for existing and future residents in Imperial County.

> **Project Conformance:** The project area is designated for industrial uses and is considered suitable for industrial and other "nuisance" uses because it is located with adequate separation from cities and other residential areas. No residential uses are allowed, other than for caretaker dwellings.

Objective 3.1: Adopt procedures for the preparation of Specific Plans which include the requirement for a noise impact analysis.

> **Project Conformance:** The County of Imperial established the SPA to provide an opportunity for industrial and agriculture-related uses that are considered "nuisance" uses to be developed in an area adequately separated from residential areas and other noise sensitive receptors. Therefore, the Specific Plan does not include a noise impact analysis.

7. Housing Element

The goals, objectives, and policies of the Housing Element pertain to housing. New residential uses are not permitted within the Mesquite Lake Specific Plan except for caretaker or security personnel and as an accessory use on property actively used for agricultural production. Therefore, none of the goals and objectives of the Housing Element are applicable to the Specific Plan.

8. Land Use Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Land Use Element:

Goal 1: Preserve commercial agriculture as a prime economic force.

> **Project Conformance:** Mesquite Lake provides the opportunity for increased economic growth from new industrial and agriculture-related uses.

Goal 2: Diversify employment and economic opportunities in the County while preserving agricultural activity.

> **Project Conformance:** An increase in new industrial and agriculture-related uses as proposed at Mesquite Lake would provide the means to diversity the County's employment opportunities.

Goal 6: Promote orderly industrial development with suitable and adequately distributed industrial land.

> **Project Conformance:** The County of Imperial designated the project area for light, medium, and heavy industrial uses. The land is suitable for industrial and other "nuisance" uses because it is located with adequate separation from cities and other residential areas.

Goal 7: Identify and protect areas of regionally-significant mineral resources which are in locations suitable for extractive uses.

Project Conformance: The Geothermal Overlay Zone will remain over the entire project site and enable minerals to be extracted from geothermal resources where economically feasible to do so.

9. Geothermal/Transmission Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Geothermal/Transmission Element:

Goal 1: The County of Imperial supports and encourages the full, orderly, and efficient development of geothermal resources while at the same time preserving and enhancing where possible agricultural, biological, human, and recreational resources.

Project Conformance: The Specific Plan includes the development of geothermal resources within the project area if economically feasible and encourages direct geothermal heat uses. Development of the geothermal resources would not affect agricultural, biological, human, and recreational resources.

Goal 4: The County will actively minimize the potential for land subsidence to occur as a result of geothermal operations.

Project Conformance: Development of geothermal resources would be in compliance with Division 17 of the County Land Use Ordinance, which contains standards and procedures for geothermal projects.

Goal 6: The County will require the efficient utilization and production of geothermal resources in Imperial County.

Project Conformance: The Specific Plan area contains geothermal resources that would be developed, if economically feasible, in accordance with Division 17 of the County Land Use Ordinance.

Goal 10: The County will create and implement appropriate zoning for geothermal resource development.

Project Conformance: The USGS has designated KGRAs in Imperial County, including the South Brawley KGRA, which encompasses approximately 12,640 acres and extends into Mesquite Lake. County zoning includes a Geothermal Overlay Zone for the project area that will be maintained as part of this Specific Plan.

10. Seismic and Public Safety Element

The following discussion evaluates the proposed project's conformance to applicable goals and objectives of the General Plan Seismic and Public Safety Element:

Goal 1: Include public health and safety considerations in land use planning.

> **Project Conformance:** The proposed Specific Plan includes measures to insure that facilities are provided concurrent with need to protect public health and safety. This includes requirements for road improvements in compliance with the County Circulation Plan, water and sewage treatment facilities, and flood control and drainage improvements. Additionally, the County protects public health and safety associated with land development through the provisions and standards of the County Land Use Ordinance.

Objective 1.3: Regulate development adjacent to or near all mineral deposits and geothermal operations.

> **Project Conformance:** No mineral deposits are located in the project area except those associated with geothermal resources. Extraction of such minerals is regulated in accordance with Division 17 of the County Land Use Ordinance, which contains standards and procedures for geothermal projects.

Objective 1.4: Require, where possessing the authority, that avoidable seismic risks be avoided; and that measures, commensurate with risks, be taken to reduce injury, loss of life, destruction of property, and disruption of service.

> **Project Conformance:** Division 15 of the County Land Use Ordinance establishes the procedures and standards for development within earthquake fault zones such as exist within Mesquite Lake. The County regulations include a prohibition on construction of buildings used for human occupancy across the trace of an active fault, and a requirement that such buildings proposed to be located near the fault or within a designated Special Studies Zone only be permitted if a geologic report shows that no undue hazard would be created by the construction.

Objective 2.10: Reduce the risk of damage due to subsidence resulting from extraction of groundwater and geothermal resources by appropriate regulation.

> **Project Conformance:** No groundwater extraction is proposed by the project and risks associated with extraction of geothermal resources are regulated in accordance with Division 17 of the County Land Use Ordinance, which contains standards and procedures for geothermal projects.

Goal 3: Protect the public from exposure to hazardous materials and wastes.

> **Project Conformance:** All development and operations within the project site involving hazardous materials and waste will be subject to permit requirements of the County Department of Health Services.

B. Consistency with Other Regional Plans

Mesquite Lake Specific Plan is intended to implement the County General Plan and accomplish regional goals for employment diversification, reduction in unemployment rates, and overall economic growth in the Imperial County. These goals would not be inconsistent with other regional plans such as the *Water Quality Control Plan for the Colorado River Basin* or the Air Quality Attainment Plans for Ozone and PM_{10} of the Imperial County APCD. The Specific Plan also includes measures to insure that regional goals for water and air quality are accomplished through the procedures and standards contained herein.

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VII. ACRONYMS

A-2	General Agricultural
A-3	Heavy Agriculture
ADT	average daily trips
AIPS	Advanced Integrated Pond System
BLM	Bureau of Land Management
BMPs	Best Management Practices
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCBRES	California Center for Border and Regional Economic Studies
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CFD	community facilities district
CIWMB	California Integrated Waste Management Board
CO	carbon monoxide
Corps	U.S. Army Corps of Engineers
County	County of Imperial
County General Plan	County of Imperial General Plan
CWA	Clean Water Act
EDD	California Employment Development Department
F.I.R.M.	Flood Insurance Rate Map
G	Geothermal
G/S	Government/Special Public
GPD	gallons per day
I	Interstate
ICAPCD	Imperial County Air Pollution Control District

IID	Imperial Irrigation District
KGRAs	Known Geothermal Resource Areas
kV	kilovolt
LEED	Leadership in Energy and Environmental Design
LMID	Labor Market Information Division
LOS	level of service
M-1	Light Industrial
M-2	Medium Industrial
M-3	Heavy Industrial
MLAA	Mesquite Lake Agriculture and Aquaculture
MLGS	Mesquite Lake Government/Special Public
MLI-1	Mesquite Lake Light Industrial
MLI-2	Mesquite Lake Medium Industrial
MLI-3	Mesquite Lake Heavy Industrial
MW	megawatts
NAAQS	National Ambient Air Quality Standards
NAFTA	North American Free Trade Agreement
NO_2	nitrogen dioxide
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
PM_{10}	particulate matter that is 10 microns or less in diameter
Porter-Cologne	Porter-Cologne Water Quality Control Act
psi	per square inch
RACM	Reasonably Available Control Measures
RWQCB	Regional Water Quality Control Board
SB 610	Senate Bill 610
SO_2	sulfur dioxide
SPA	Specific Plan Area
SR	State Route
SSAB	Salton Sea Air Basin

SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDM	Transportation Demand Management
TMDLs	Total Maximum Daily Loads
TSM	Transportation Systems Management
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Survey
VOC	volatile organic compound
WDR	waste discharge requirement

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Contacts

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Colorado River Basin RWQCB: Jose Cortez (760/674-8142) provided specific information on permits from existing uses and John Rokke (760/776-8959) provided general information on typical required permits for industrial and agricultural related uses.

Imperial County Air Pollution Control District (ICAPCD): Reyes Romero (760/482-4606) provided general information on air pollutants of concern, attainment plans and applicable rules and regulations for industrial land uses.

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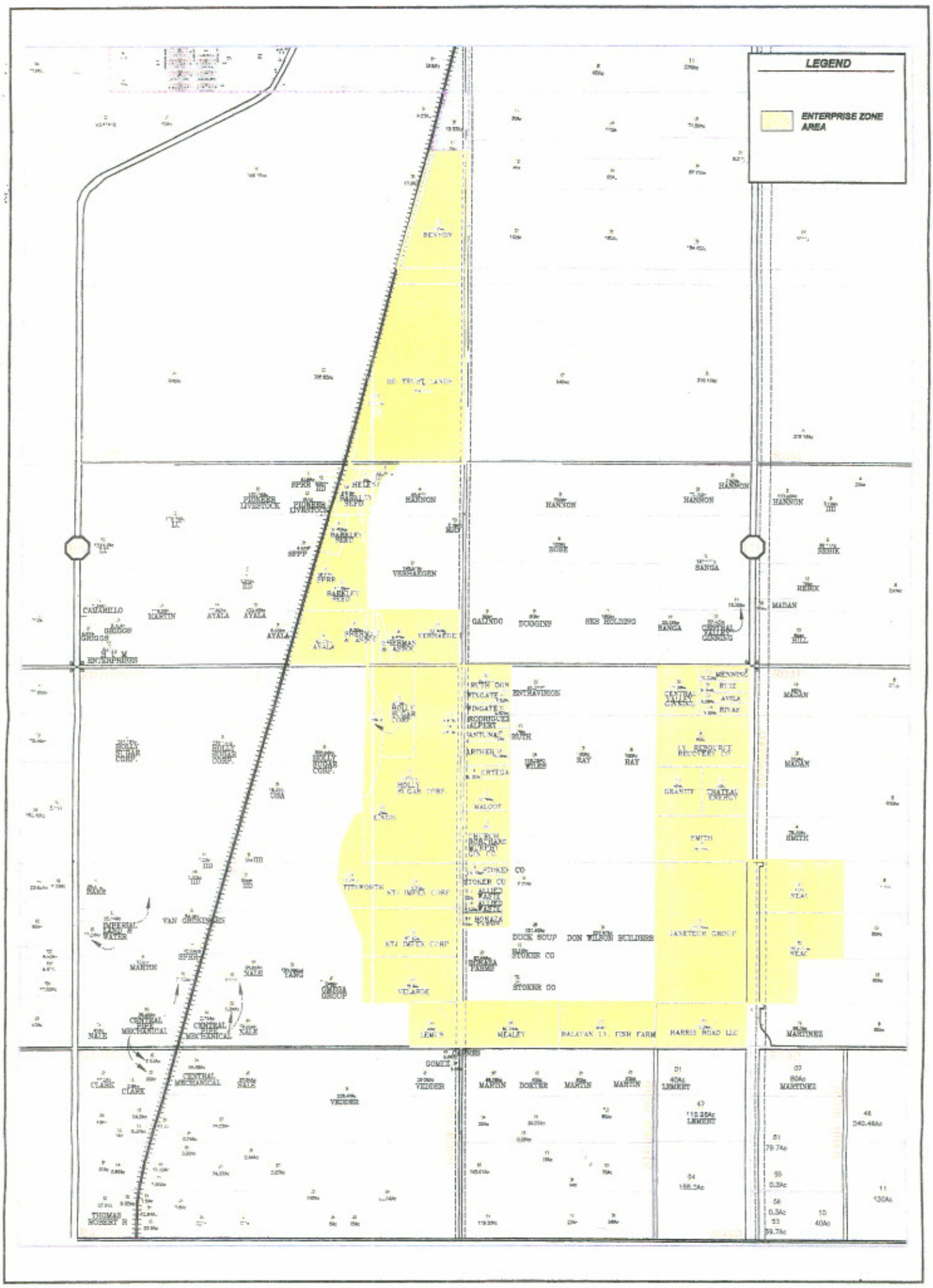

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IMPERIAL COUNTY ENTERPRISE ZONE AREA MAP

North
NOT TO SCALE