Heber Public Utility District

2017 Service Area Plan

The Holt Group

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION AND PURPOSE OF THE MUNICIPAL SERVICE REVIEW/SERVICE AREA PLAN

In 1997, Assembly Bill (AB) 1484 established the Commission of Local Governance for the 21st Century. The role of the Commission of Local Governance was to evaluate local government organization and operational issues and develop a statewide vision and determine how the State should grow. Within this framework, the Local Governance Commission concluded that Local Agency Formation Commission's (LAFCO's) powers should be expanded and be a participant in regional growth and planning forums. Further, the Local Governance Commission recommended that State law be amended to require that "spheres of influence" be regularly updated and that LAFCO's initiate periodic regional municipal service reviews, also known as service area plans, to ensure the efficient provision of governmental services. A sphere of influence is defined by law as a "…plan for the probable physical boundaries and service area of a local agency, as determined by the commission" (GC 56076).

As a result of the Local Governance Commission's recommendations, on September 26, 2000, Governor Gray Davis signed into law AB 2838, titled the Cortese-Knox-Hertzberg Local Government Reorganization Act. The Cortese-Knox-Hertzberg Act requires each LAFCO to review and update as necessary the spheres of influence for all applicable agencies within each County. In Imperial County, service area plans are recommended to be updated every five years in order to be in compliance (Governor's Office of Planning and Research, LAFCO Municipal Service Review Guidelines, p.10 2003.) This Service Area Plan is an update from HPUD's last adopted Service Area Plan in 2012.

1.2 PUBLIC FACILITY ANALYSIS SUMMARY

This section provides an overview of findings for both facilities serviced by the Heber Public Utility District and other public agencies. Facilities and services reviewed under this Service Area Plan are as follows: Administrative Facilities, Wastewater Treatment Plant and Wastewater Collection System, Water Treatment Plant and Water Distribution System, Parks and Recreation Facilities, Fire Facilities, Law Enforcement Facilities, Library Facilities, Transportation Facilities, Drainage Facilities and School Facilities.

1.2.1 Services Provided by the Heber Public Utility District

This section summarizes the findings for services provided by the Heber Public Utility District but may also include coordination with other agencies who extend similar services. The findings are based on information obtained from existing reports such as Preliminary Engineering Reports (PER's), infrastructure studies, Specific Plans, adopted budgets, and discussions with District Staff. Also incorporated is reference to the 2011 Imperial County Municipal Service Review.

1.2.1.1 Administrative Facilities Summary Findings

Administrative services for the Heber community are provided in part by the Heber Public Utility District and in part by Imperial County. The Heber Public Utility District provides administrative services incidental to Wastewater, Water Treatment and Parks and Recreation services as well as some lighting and drainage facilities. The HPUD Administrative Offices lease space in the "Heber Essential Services Building" owned by Imperial County. The building is less than fifteen years old and adequate to meet the demands of HPUD through 2040. HPUD is considering the option to acquire and/or construct independent facilities as it continues to grow in order to better serve the Heber community with additional ancillary services. A strategic facility plan should be adopted to define a two- to five-year plan identifying an entire portfolio of District owned and/or leased space that sets strategic facility goals based on the Districts objectives. The following table summarizes the findings for administrative facilities.

Administrative Facilities Findings	
Performance Standard	None Applied
Existing Facilities	1,300 square feet reserved for offices & administrative functions.
Existing Demand	0.71 employee per 1,000 population and 260 square feet per employee
Adequacy	The administrative offices for District Staff are adequate for current personnel.
Future Demand	No additional facilities warranted through 2020.
Mitigation	**A-1** The HPUD shall prepare a Facility Plan that analyzes the number of personnel required to service future population and the amount of space required for the number of employees. The Facility Plan shall include a cost-benefit analysis comparing options for continuing to lease, relocation, acquisition, or new construction of Administrative Building. **A-2** The HPUD shall continue to ensure that its current impact fees consider the capital costs of any new administrative facilities.
Funding Sources	Current: Imperial County, HPUD Water Fund and Wastewater Fund, Miscellaneous Revenues Future: HPUD Water Fund and Wastewater Fund
Annual Budget	FY 17/18 Approximately $23,000 (2017)
Cost Per Capita	$3.30

1.2.1.2 Parks and Recreation Facilities Summary Findings

As an unincorporated community, parks and recreation facilities would typically be under the purview of the County of Imperial, but HPUD and the County have entered into various service agreements whereby HPUD is responsible for operation and maintenance of certain park facilities. The Heber community has four (4) improved parks and the HPUD owns three of them. The following table summarizes the findings for parks and recreation facilities.

Parks and Recreation Facilities Findings	
Performance Standard	5 acres per 1,000 in population
Existing Facilities	21.53 acres of parkland
Existing Demand	34.89 acres (based on population of 6,979)
Adequacy	Imperial County, and thus the District, are currently not meeting the performance standard ratio of 5 acres for 1,000 in population and are deficient 13.36 acres.
Future Demand	By 2040: 65 acres (12,922 population at 2.7% growth)
Mitigation	**P-1** As new development is proposed, the District shall coordinate with Imperial County to ensure that projects are required to incorporate park space per the performance standard of five (5) acres per 1,000 in population. **P-2** The District shall seek grant opportunities to improve existing park space with lighting and necessary amenities. **P-3** The District shall pursue grant resources to develop land currently owned by the District for recreational use as long as there are identified resources for the continued operation and maintenance of any new facilities. **P-4** The District shall determine whether to dedicate the 19 acres of land they own off of Rockwood for a regional park and how the operation and maintenance costs with Imperial County would be acceptable.
Funding Sources	Current: Property taxes, CFD's, LMD's, user fees Future: Property taxes, CFD's, LMD's, user fees and Grants.
Annual Budget	Approximately $614,000 (2017)
Cost Per Capita	$88.22

1.2.1.3 Wastewater Treatment & Collection Facilities Summary Findings

The HPUD owns, operates and maintains a Wastewater Treatment System which provides services to the Heber community, and areas immediately outside of the District boundary, but within the Sphere of Influence. The sewer treatment plant has a current design and permitted capacity of 1.2 MGD. The average daily flow received at the Heber Public Utility District Wastewater Plant in 2016 and 2017 was approximately 0.46 million gallons per day with peak flows no greater than 0.61 million gallons per day, according to Plant Operators. Thus, the WWTP is operating at less than 50 percent of capacity. Based on Heber's historic population growth rate of 2.71%, the treatment plant will be at 100% capacity sometime prior to 2040. The following table summarizes the findings for wastewater treatment and collection facilities.

Wastewater Treatment System Findings	
Performance Standard	Must meet or exceed peak demand and meet effluent discharge requirement of the RWQCB.
Existing Facilities	Treatment Capacity: 1.2 MGD
Existing Demand	Average Annual Demand up to 0.6 MGD (2006) & 0.5 MGD (2017)
Adequacy	Adequate (At Less Than 50% of Capacity)
Future Demand (at 2.7% growth rate)	**2020 0.75 MGD** **2030 0.99 MGD** **2040 1.29 MGD**
Mitigation	**S-1** The District should continue to pursue various means by which to obtain funding and provide for adequate wastewater collection/conveyance facilities. **S-2** New Development shall continue to be held responsible for constructing adequate wastewater facilities and/or contributing fair share costs. **S-3** The District shall ensure that a Service Agreement be in place, prior to the annexation of new development and that any "Will-Serve" letters have an expiration date if no service connections are made. **S-4** The District shall develop a Master Plan for the continued improvements of its Wastewater Treatment and Collection facilities.
Funding Sources	Current: Wastewater Fund and grant resources. Future: Wastewater Fund and grant resources.
Annual Budget	Approximately $1,350,000 (2017)
Cost Per Capita	$193.44

1.2.1.4 Water Treatment & Distribution Facilities Summary Findings

The District currently owns a Water Treatment Plant system with a water treatment plant capacity of 4.0 million gallons per day (MGD) which was recently constructed in 2017. The average daily demand to the Water Treatment Plant in 2016 was 1.136 million gallons/day, marginally higher than 2017. The maximum demand under both years was 1.7 million gallons/day. The current average daily demand of 1.12 is 28% of the system capacity. If development occurs at the same pace it has in the past seven years, the water treatment plant would be at 58% capacity in 2040. The following table summarizes the findings for water treatment and distribution facilities.

Water Treatment System Findings	
Performance Standard	Require minimum flow, pressure, and storage requirements, and minimum quality standards established by the California Department of Public Health (CDPH).
Existing Facilities	Treatment Capacity: 4.0 MGD Storage Capacity: 7.3 MGD
Existing Demand	2017 Average Daily Flows: 1.12 MG 2017 Maximum Demand: 1.72 MG
Adequacy	Adequate (At Less Than 50% of Capacity)
Future Demand (at 2.7% growth rate)	**2020 1.5 MGD** **2030 1.9 MGD** **2040 2.3 MGD**
Mitigation	**W-1** The HPUD should continue to pursue various means by which to obtain funding. **W-2** The District should develop a Master Plan to adequately program capital improvement needs in its aging distribution system. **W-3** The District shall ensure that a Service Agreement be in place, prior to the annexation of new development and that any "Will-Serve" letters have an expiration date if no service connections are actually made.
Funding Sources	Current: Water Fund, grant and loan resources. Future: Water Fund and grant resources.
Annual Budget	Approximately $1,746,000 (2017)
Cost Per Capita	$250.18

1.2.1.5 Solid Waste Service & Facilities Summary Findings

The Heber Public Utility District outsources solid waste services to CR&R Incorporated for the collection, transportation, recycling and disposal of solid waste, recyclable and compostable materials. The current agreement expires in 2024. CR&R disposes of collected solid waste at the Imperial Allied Waste Landfill, a privately-owned landfill, located at 104 East Robinson Road, within an unincorporated area, east of the City of Imperial. The landfill was recently expanded and has a disposal acreage of 162 acres and an expected closure date of December 31, 2040. The following table summarizes the findings for solid waste service and facilities.

Solid Waste Services and Facilities Findings	
Performance Standard	Customer Service Performance Standards under contract
Existing Facilities	Allied Waste Landfill and other landfills located throughout Imperial County
Existing Demand	Existing demand is 2,788 tons annually.
Adequacy	Services are being provided adequately
Future Demand	No additional facilities warranted through 2030
Mitigation	No mitigation necessary during this planning period
Funding Sources	User fees and administrative fees.
Annual Budget	$512,000 ($45,000 Franchise Fee)
Cost Per Capita	$73.36

1.2.2 Services Provided by Imperial County

This section provides an overview of findings for the following facilities and services administered, financed, and implemented by Imperial County, in whole or in part: Fire Facilities, Law Enforcement, Library Facilities, and Transportation Facilities. The findings for each of these sections and the discussion in Section 5.2 – Services Provided by Imperial County are based on the Draft Municipal Service Review prepared for the County of Imperial by Hofman Planning and Engineering.[1]

[1] Although the Imperial County Municipal Service Review has been under review by Imperial County since January 2011, as of June 2012, Imperial County has not commented on the document. As such, the Municipal Service Review has not been approved by LAFCO.

1.2.2.1 Fire Protection Facilities Findings

The most recently adopted Service Area Plan (2011) for Imperial County identified the existing fire facilities as adequate. The current Heber Fire Station was found to meet all the current code requirements, and according to the Fire Chief of the County of Imperial, the existing staffing levels are sufficient based on the current demands and average response times.

1.2.2.2 Law Enforcement Facility Findings

The Sheriff's Office headquarters is located approximately 3.4 miles from the community of Heber and can meet its current response time standard of 8 minutes. However, there is a deficit of 10 patrol deputies. Based on input from the Sheriff's Office, the staffing shortage should be addressed by hiring 6 deputies and 2 sergeants (County of Imperial Municipal Service Review Draft #3, 2011).

1.2.2.3 Library Facilities Findings

The library services moved from the Essentials Building to the new Community Center at 1132 Heber Avenue. The current library service levels for the Heber population are currently substandard given the current population. The library station operates a limited number of hours thus restricting accessibility to the community.

1.2.2.4 Transportation Facilities Findings

Per the Imperial County Circulation Element, updated in 2008, all roadways within the Heber Sphere of Influence are operating at a Level of Service C or better, with the exception of Dogwood Road between Heber Road to Jasper Road which had a Level of Service D. Facilities for pedestrians are also found to be non-existent or substandard and this SAP details the findings under the respective section.

1.2.2.5 Drainage Facilities Findings

Drainage facilities are typically along public streets and right-of-way in the form of surface flow curb and gutter or stormwater catch basins and underground stormwater pipelines within the street and roadway system. There are several areas within the Heber Townsite that hold stagnant water during and after storm events. Deficiencies are primarily due to lack of surface storm water carriers or any comprehensive regional storm water collection system.

1.2.3 Services Provided by Others

This section discusses findings for services not provided by the Heber Public Utility District or the County of Imperial. The findings are based on information provided by the Imperial Irrigation District for drainage facilities and the Heber Elementary School District for education services.

1.2.3.1 Lighting Facilities Findings

The existing lighting facilities are adequate to serve the community as long as they remain in service. As development occurs, developers will be required to expand lighting facilities into all new development.

1.2.3.2 School Facilities Findings

The existing Heber Unified School District facilities are adequate to meet the educational needs of the current population. However, the two elementary schools only have an excess capacity of 17 students. Additional mobile classrooms can be added to each school as an interim measure, but new campuses will have to be built prior to the end of the planning period. McCabe Union Elementary School District will be affected once the later phases of McCabe Ranch II Specific Plan Area are developed which will likely not occur within the planning period. Based on historic population growth rate of 2.71%, an additional 515 new high school-aged students will be attending Southwest High School.

2.0 INTRODUCTION & PURPOSE

The Imperial County Local Agency formation Commission (IC LAFCO) is charged with the review and approval of the Heber Service Area Plan. The Imperial County LAFCO is comprised of two County Supervisors appointed by the Board of Supervisors, two City Council members appointed by the City Selection Committee and one public member approved by LAFCO, for a total of five members. LAFCO has the authority to review, approve or deny boundary changes, city annexations, consolidations, special district formations, incorporations for cities and special districts, and to establish local spheres of influence.

2.1 PURPOSE OF THE SERVICE AREA PLAN

The Service Area Plan is intended to assess current service demands and future service needs within the HPUD's sphere of influence, and demonstrate that future public facilities, for the provision of services, have been identified in accordance with the Cortese-Knox-Hertzberg Act. Service area plans provide each LAFCO with a tool to comprehensively study existing and future public service conditions and to evaluate organizational options for accommodating growth, preventing urban sprawl, preserving open space and prime agricultural lands, and efficiently extending government services.

2.1.1 Requirements of a Service Area Plan

The requirements of the contents of a service area plan are determined by the State's Government Code. Per Government Code Section 56430, LAFCO shall prepare a written statement of its determinations with respect to each of the following:

1. *Growth and population projections for the affected area;*
2. *The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.*
3. *Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*
4. *Financial ability of agencies to provide services.*
5. *Status of, and opportunities for, shared facilities.*
6. *Accountability for community service needs, including governmental structure and operational efficiencies.*

7. *Any other matter related to effective or efficient service delivery, as required by commission policy.*

2.2 BACKGROUND ON HEBER AND THE HEBER PUBLIC UTILITY DISTRICT

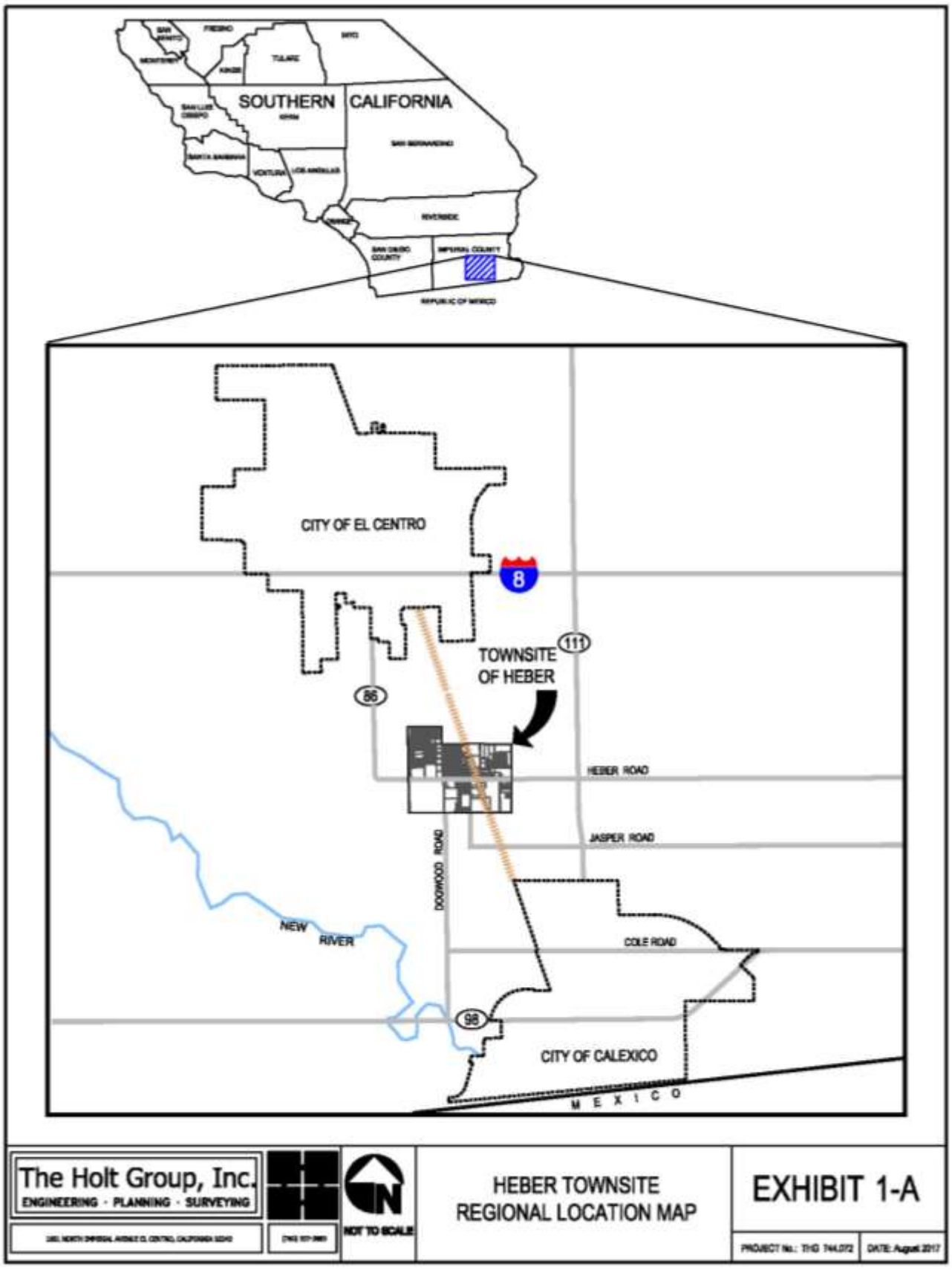
The Townsite of Heber is a small community uniquely situated between the two most populated cities within Imperial County: El Centro and Calexico. Heber is an unincorporated area within Imperial County and partially serviced by the County of Imperial and other public entities, including the Heber Elementary school district and other public utility and service districts. The Heber Public Utility District was formed in 1931 under the Public Utility Act of 1921 for the specific purpose of providing wastewater and water services to the Heber community. Services provided by the HPUD have since expanded to include parks and recreation and limited drainage and lighting facilities.

The Heber Public Utility District office is located at 1078 Dogwood Road, Suite 103 in Heber and serves a constituency of 1,707 persons (Imperial County Elections Office, July 2011)[2]. The Heber Public Utility District provides limited public services to the Heber community consisting of water, wastewater and parks and recreation services. The Heber Public Utility District consists of a five-member Board of Directors elected by the public. A General Manager reports directly to the Board of Directors and is charged with overseeing the District's operation and employees. The District also has a legal counsel that reports to the Board of Directors and the General Manager. The District currently operates with 14 employees and had a 2010/2011 fiscal year budget of approximately $16 million (Resolution 2010-08).

Geographic Location of Heber

The Townsite of Heber is uniquely situated between the two most populated cities within Imperial County: El Centro and Calexico. Heber's developed area covers approximately 1.63 square miles and is accessed from the east via Highway 111, a primary north/south transportation corridor. Highway 111 provides regional transportation services and connects the major jurisdictions in Imperial County. El Centro and Calexico are located one mile north and one mile south from the townsite, respectively. Heber is located approximately 7 miles north from the U.S./Mexico border and Calexico Port of Entry. (Refer to **Exhibit 1-A – Regional Location Map**).

[2] Number of Registered Voters Within the Heber Public Utility District per Imperial County Elections Office on July 25, 2011 at 1:43 PM.


SOUTHERN CALIFORNIA
TULARE
RIVERSIDE
IMPERIAL COUNTY
CITY OF EL CENTRO
8
111
TOWNSITE
OF HEBER
86
HEBER ROAD
JASPER ROAD
DOGWOOD ROAD
NEW
RIVER
COLE ROAD
98
CITY OF CALEXICO
M E X I C O
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NOT TO SCALE
HEBER TOWNSITE
REGIONAL LOCATION MAP
EXHIBIT 1-A

Official District Boundary

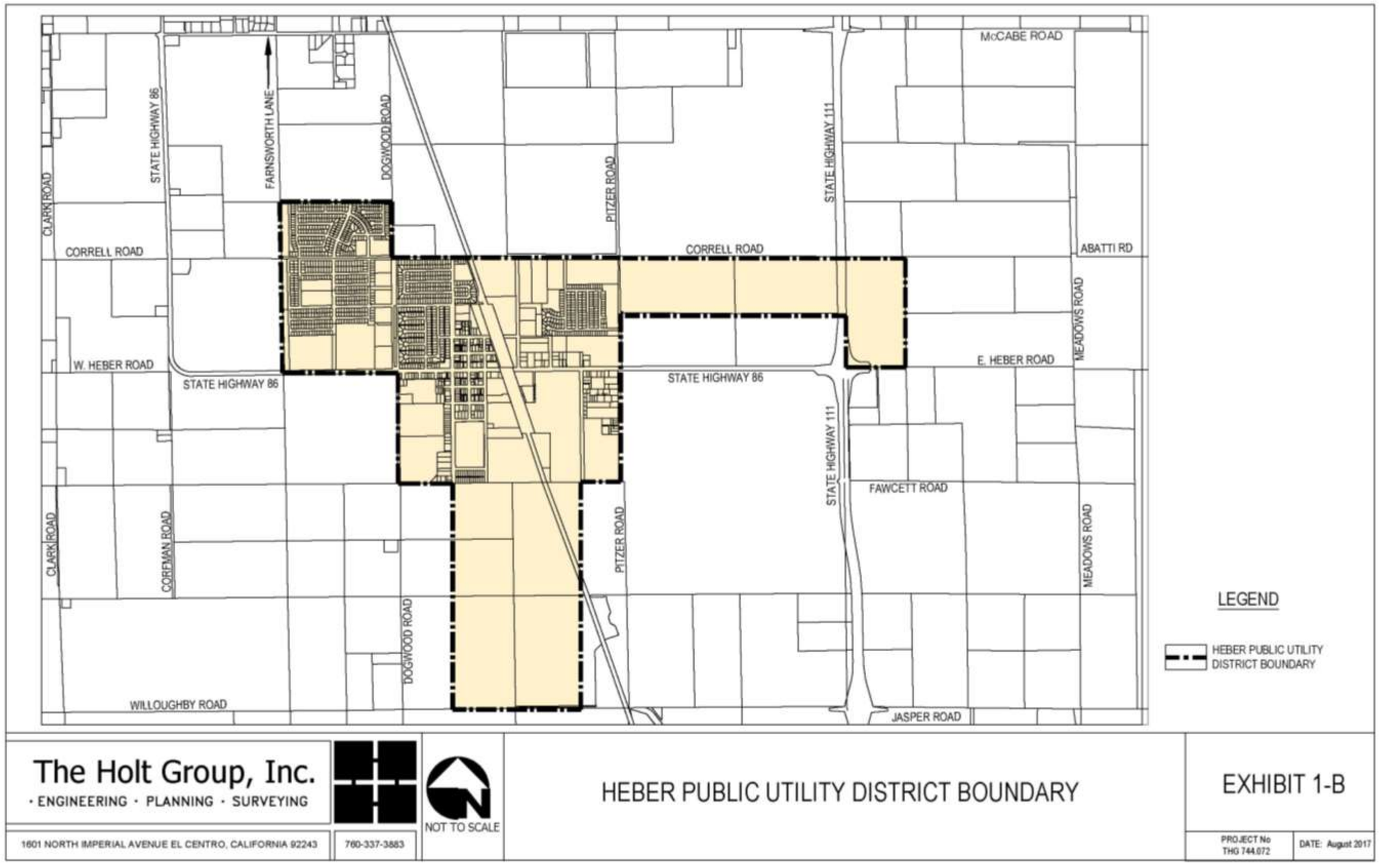
The legal Heber Public Utility District Boundary is uniquely shaped and may be generally described as bound by Correll Road to the north, (inclusive of 79 acres located at the northwest corner of Correll Road and Dogwood Road), extending south to Jasper Road, Pitzer Road to the east, and reaching what would be an extension of Farnsworth Road to the west. (Refer to **Exhibit 1-B – Heber Public Utility District Boundary**). The Heber Public Utility District boundary was last modified on June 8, 2012 as LAFCO approved a boundary to accommodate the Imperial Center, a wholesale/retail shopping center that includes a number of land uses including, a large central wholesale center and a series of "out" parcels that will be developed along Highway 111 (LAFCO Staff Report, November 19, 2010).

Annexing Land Into District Boundary

In order for land to be annexed into HPUD's District Boundary, a LAFCO Annexation Application shall be submitted and all applicable LAFCO fees shall be paid. After the Application is deemed complete by LAFCO, LAFCO analyzes the proposed annexation in light of the commission's State mandated evaluation criteria and responsibilities and its own adopted policies. LAFCO then makes a decision on the annexation with or without conditions of approval. According to LAFCO policies, the boundaries of the District may be altered and unincorporated, contiguous or noncontiguous territory of at least 10 privately owned acres lying within three miles of the closest District boundary may be annexed to the District (Public Utilities Code Sections 17301, 17362).

Heber District Sphere of Influence

The Sphere of Influence for Heber is a much broader area intended to accommodate future growth. Growth within the Sphere of Influence is planned for and taken into account under the Service Area Plan. The delineation of this Sphere of Influence is important to Heber because it defines the primary area within which urban development is to be encouraged and limits up to which areas services should be extended to. The approved Sphere of Influence boundaries are described as McCabe Road to the north, State Highway 86 to the west, Willoughby/Jasper Road to the south and State Highway 111 to the east, inclusive of a small expanded area consisting of approximately 142 acres, east of Highway 111 between Heber Road and Abatti Road, encompassing the Imperial Center (Refer to **Exhibit 1-C** – **Heber Public Utility District Sphere of Influence**).


McCABE ROAD
STATE HIGHWAY 86
FARNSWORTH LANE
DOGWOOD ROAD
PITZER ROAD
STATE HIGHWAY 111
CLARK ROAD
CORRELL ROAD
CORRELL ROAD
ABATTI RD
MEADOWS ROAD
W. HEBER ROAD
STATE HIGHWAY 86
STATE HIGHWAY 86
E. HEBER ROAD
STATE HIGHWAY 111
FAWCETT ROAD
CLARK ROAD
COREMAN ROAD
PITZER ROAD
MEADOWS ROAD
DOGWOOD ROAD
WILLOUGHBY ROAD
JASPER ROAD
LEGEND
HEBER PUBLIC UTILITY DISTRICT BOUNDARY
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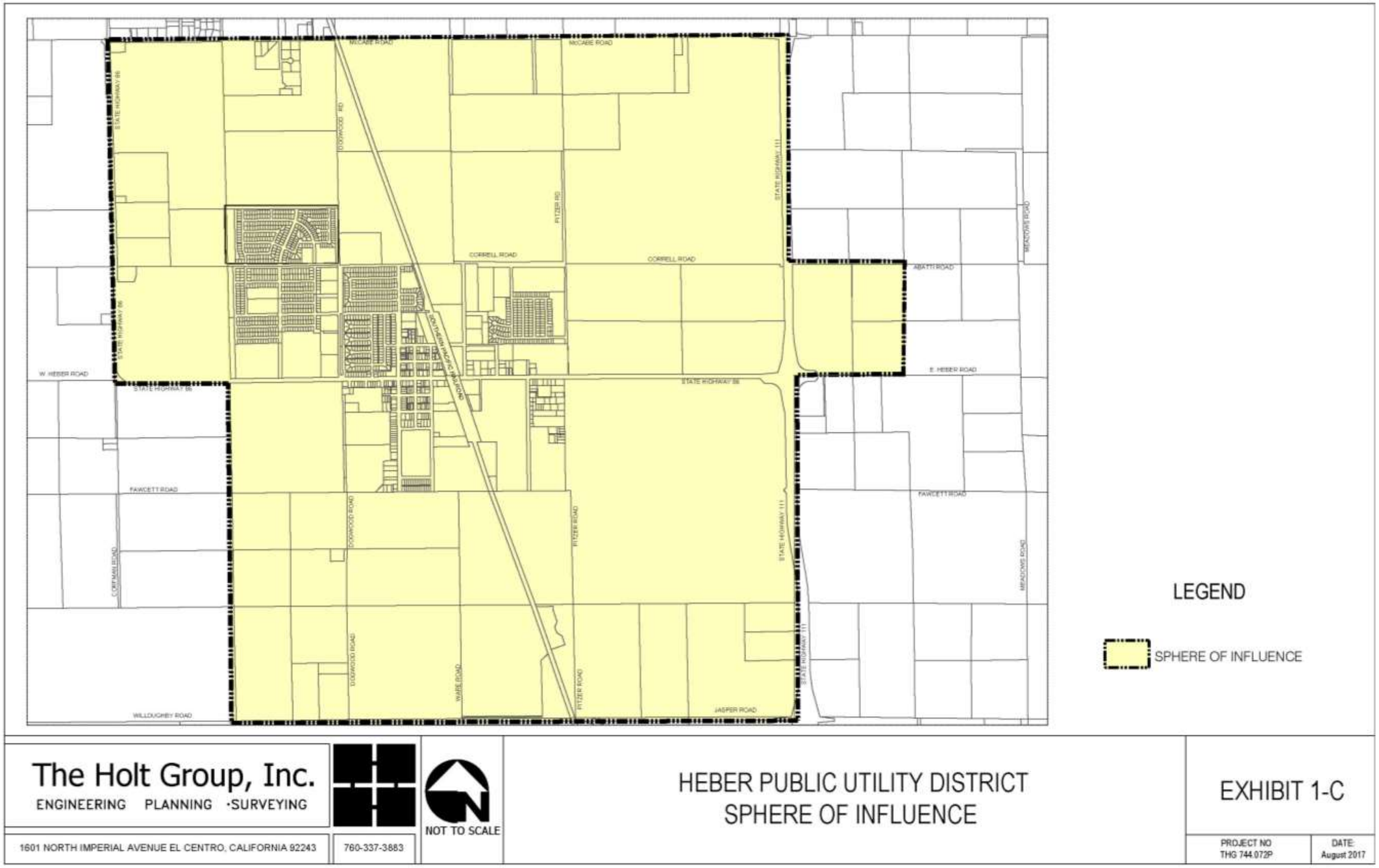
1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243
760-337-3883
NOT TO SCALE
HEBER PUBLIC UTILITY DISTRICT BOUNDARY
EXHIBIT 1-B
PROJECT No THG 744.072
DATE: August 2017


MCCABE ROAD
STATE HIGHWAY 86
DOGWOOD RD
PITZER RD
STATE HIGHWAY 111
CORRELL ROAD
MEADOWS ROAD
ABATTI ROAD
W. HEBER ROAD
E. HEBER ROAD
FAWCETT ROAD
COFFMAN ROAD
WARE ROAD
JASPER ROAD
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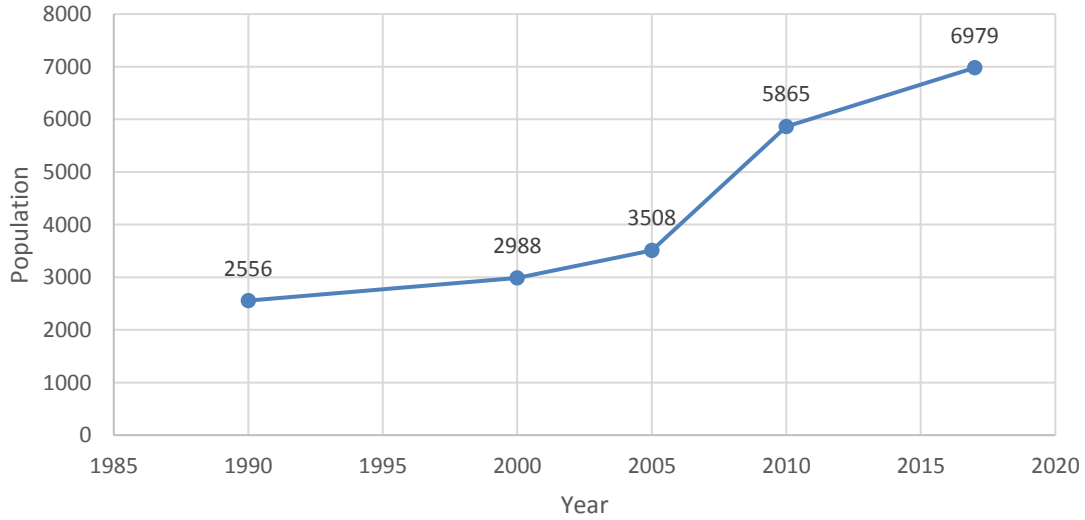
HEBER PUBLIC UTILITY DISTRICT
SPHERE OF INFLUENCE
EXHIBIT 1-C
PROJECT NO
THG 744.072P
DATE:
August 2017

Population and Demographics

Although Heber is an unincorporated community, it is very similar to the smaller cities in Imperial County as it relates to population. Over the last two decades Heber experienced significant growth and development. From 1990 to 2000, Heber's population increased from 2,556 persons to 2,988 persons, according to the US Census Bureau. By 2010, Heber's total population was estimated to be 6,000 based on 1,500 total residential connections multiplied by the average household size of 4 persons per household (1,500 connections x 4 persons per household = 6,000 persons). In 2017, the household size was estimated at 3.91 persons per household according to the American Community Survey and the number of residential connections increased to 1,785 connections for a 2017 population estimate of 6,979. These figures show that the average growth rate for the preceding seven (7) years was 2.71%. According to the California Department of Finance, the Heber community had a higher percentage growth rate than Brawley, El Centro and Holtville. Heber's recent population growth can be attributed to its central location along some of the busiest transportation corridors in the region: Highway 111 and State Route 86.

Figure 1-A
Historic Population Growth



Source: US Census/Year 2017 estimate is based on 1,785 residential water connections and American Community Survey (ACS) for Household (HH) Size of 3.91.

Another significant factor contributing to the population growth may be attributed to population demographics. Over 97 percent of the Heber population is Latino. Culturally, Latinos tend to share households with extended family members. Heber's average household size of 3.91 persons per household is significantly larger than the County's 3.34

persons per household or the State's average at 2.90 persons per household (US Census, 2010). These statistics are important in determining the service needs of the population.

2.3 PUBLIC FACILITIES AND SERVICES PROVIDED

The Heber Public Utility District provides a limited amount of services including wastewater collection and treatment services, potable water treatment and distribution services, and administrative services to residents within the District's service area. Solid waste disposal services and limited parks and recreation services are also extended by the HPUD. Given that Heber is located within an unincorporated area of Imperial County, all other public services including law enforcement, fire protection, and roadway maintenance are provided by Imperial County. Additional public service purveyors currently providing services within the HPUD service area include the Heber Unified School District, McCabe School District, and the Imperial Irrigation District. The Heber Public Utility District works closely with the respective entities to ensure that all public services are adequately provided for existing and new development.

2.4 GENERAL OUTLOOK ON POPULATION GROWTH

The Heber Public Utility District service area has experienced rapid and significant residential growth during the period from 2000-2010. From 1990 to 2000 the service area's population growth was 16.9% (Source: Water Treatment Plant Preliminary Engineering Report, 2008). However, from 2000 to 2010, Heber's population had doubled. As stated earlier, the estimated population was calculated based on the number of residential water connections multiplied by the average household size. Other factors have contributed to this growth. The Townsite of Heber is immediately south, and within 2 miles of the premier development in the Imperial Valley region – the Imperial Valley Mall. Additional high end commercial and business development are planned in the immediate vicinity of the Imperial Valley Mall.

There is a vibrant population outlook associated with new development planned within HPUD's Sphere of Influence. HPUD's service area, and thus potential growth areas, are comprised of relatively large tracts of vacant, low-priced farmland that has captured the market interest of residential developers. Heber is also near or intersected by several major arterial roadways, including Highway 86, Highway 111, Interstate 8 and Dogwood Road. Highway access makes Heber an attractive location for residential, commercial, and industrial development. As an example, the Imperial Center is a planned commercial development that is expected to significantly contribute to the growth and demand of HPUD services. All of these factors have significantly contributed to Heber's growth rates and it is expected that the growth trend will continue. At the time of the preparation of the Service Area Plan it was estimated that HPUD could have a population base of 12,922 by the year 2040. These figures and projections highlight the importance of planning services to adequately serve the projected population. Population trends and projections are further discussed under **Section 3 Growth and Phasing Projections**.

2.5 DISADVANTAGED COMMUNITIES

Government Code Section 56430 requires the identification of location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence. The capacity and adequacy of infrastructure, public facilities, and public services must be analyzed for disadvantaged unincorporated communities, which is defined as an area of inhabited territory located within an unincorporated area of a County in which the annual median household income is less than 80 percent of the area median household income. All of Heber is unincorporated and according to data derived from the 2010 Census and the 2015 5-Year American Community Survey, the median household income is $37,156. The median income for Imperial County is $49,700 as calculated by the US Department of Housing and Urban Development. As such, all of Heber is considered a disadvantaged unincorporated community, and there is no separate discussion to examine the needs of disadvantaged communities.

2.6 ORGANIZATION OF THE SERVICE AREA PLAN AND CONTENTS

This Service Area Plan discusses the services currently provided by the Heber Public Utility District; estimates the current and future demand for such facilities and services; and describes how necessary facilities and services will be or may be developed or improved on to meet population demands. Additionally, the Service Area Plan discusses services provided by Imperial County and their adequacy based on demand. The intent of the Service Area Plan is to demonstrate the District's ability to provide adequate services within the sphere of influence boundaries in the event of new development with the District Boundaries or new annexation into the District Boundaries. An approximate 20-year planning period is used to forecast growth and the estimated facility and service demands are based on population projections in five-year increments until 2040.

This Service Area Plan document is organized into the following six sections that satisfy the Guidelines adopted by Imperial County's LAFCO.

Section 1.0 – Executive Summary: Provides a brief summary of the Service Area Plan for the Heber Public Utility District and highlights critical information regarding performance standards, existing facilities, demand, mitigation, funding sources, annual budget and cost per capita.

Section 2.0 – Introduction: Provides a brief description of the Heber townsite and the Heber Public Utility District as well as the general characteristics of the Service Area Plan.

Section 3.0 – Growth and Projections: Provides a discussion on existing and planned land uses in the District and the District's Sphere of Influence and describes potential impacts associated with population growth and projected service demand.

Section 4.0 – Buildout Phasing Projections: Provides a discussion on buildout phasing projections within the 20-year planning period.

Section 5.0 – **Public Services**: Provides a thorough description of current and planned facilities and services, and its current and projected adequacy. An analysis and assessment of public services provided by the District, Imperial County, and any other service purveyor will be addressed. The following facilities and services are reviewed: Administrative Facilities, Wastewater Treatment and Sewer Collection Facilities, Water Treatment and Distribution Facilities, Parks and Recreation Facilities, Fire Facilities, Law Enforcement Facilities, Library Facilities, Transportation Facilities and School Facilities.

Section 6.0 – Financing Plan: Identifies and discusses existing and potential sources of revenue and financing mechanisms for public facilities and services available to the District. In addition, this section identifies cost saving opportunities for the District.

3.0 GROWTH AND PHASING PROJECTIONS

It is the intent of the Heber Public Utility District to plan for growth via the orderly development of areas within the HPUD Sphere of Influence. Growth is influenced by location, land use restrictions, existing conditions, and availability of services. Orderly development is accomplished through planned improvements, phasing of service expansions and phasing of development projects. This Section of the Service Area Plan identifies the existing and planned land uses, the intricate development process, and the anticipated population growth which are all critical factors on how HPUD will service the community.

3.1 EXISTING LAND USE

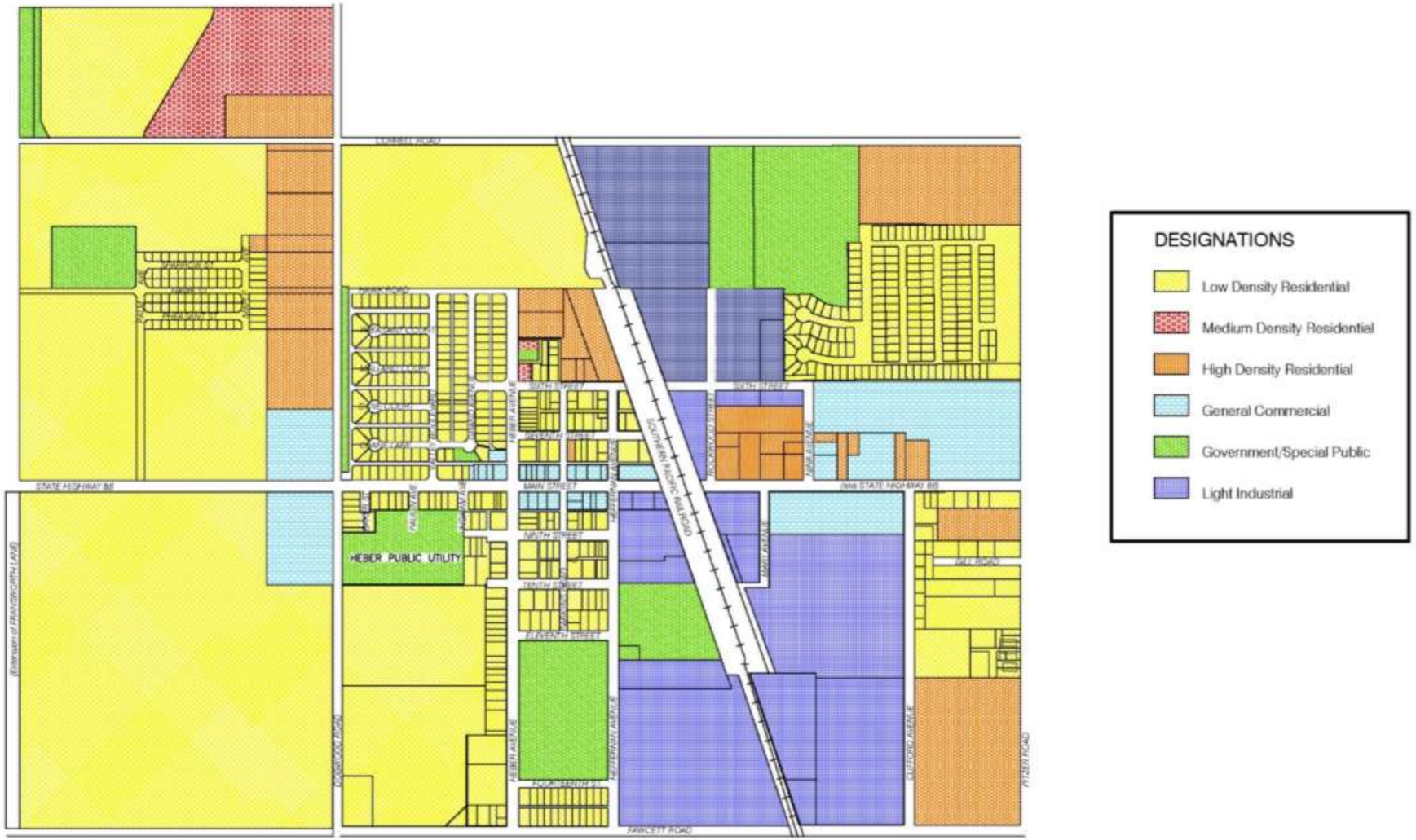
Although the District's service area has grown rapidly in the last decade, it is small in comparison to nearby Cities. For example, the City of El Centro and its sphere of influence area is about 16,000 acres of land (El Centro Service Area Plan, 2005). The City of Calexico and its sphere of influence area is 10,100 acres (Calexico Service Area Plan, 2006). Whereas, the District and its sphere of influence area is only approximately 5,568 acres (Heber WWTP PER p.2-1).

It is important to underscore Heber's uniqueness as a townsite. The townsite of Heber is located within an unincorporated area of Imperial County; therefore, it is not a City and does not dictate land use and zoning policies. Rather, the Heber Public Utility District works closely with Imperial County to ensure orderly planned development. Existing land uses within the District include residential, commercial and light industrial. The predominant land use within the District is residential, including low, medium and high-density housing. Light industrial land uses are located along an operational railroad which bisects the town in a northwest/southwest orientation. General commercial land uses are located along Main Street and along Heber's newly annexed area at the intersection of Highway 86 and Highway 111.

3.1.1 General Plan Land Use Policy

The Heber community and service area land uses are regulated by Imperial County. Imperial County adopted Heber's Urban Area Map which provides a more in-depth view of the Heber Public Utility District's land use designation and was last revised in 2004. Designated land uses include a variety of land use designations including: low density residential, medium density residential, high density residential, general commercial, government/special public, and light industrial (Refer to **Exhibit 3-A – Heber Urban Area Map**).

There are also Specific Plan Area designations outside of the Heber Townsite but within the Heber sphere of influence. In order to develop outside of the District boundaries and within the HPUD Sphere of Influence, it is necessary for interested



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HEBER URBAN AREA MAP
IMPERIAL COUNTY LAND USE ELEMENT
Adopted March 11, 1997 and revised September 10, 2004

EXHIBIT 3-A

PROJECT NO THG 744.072P | DATE: August 2017

developers to prepare a specific plan as land use restrictions have not been adopted for urban use. The purpose of the specific plan is the systematic implementation of the general plan for all, or part, of the covered area by the general plan and pre-determines zoning. California Government Code Section 65451 of the Government Code mandates that a specific plan specify all of the following in detail:

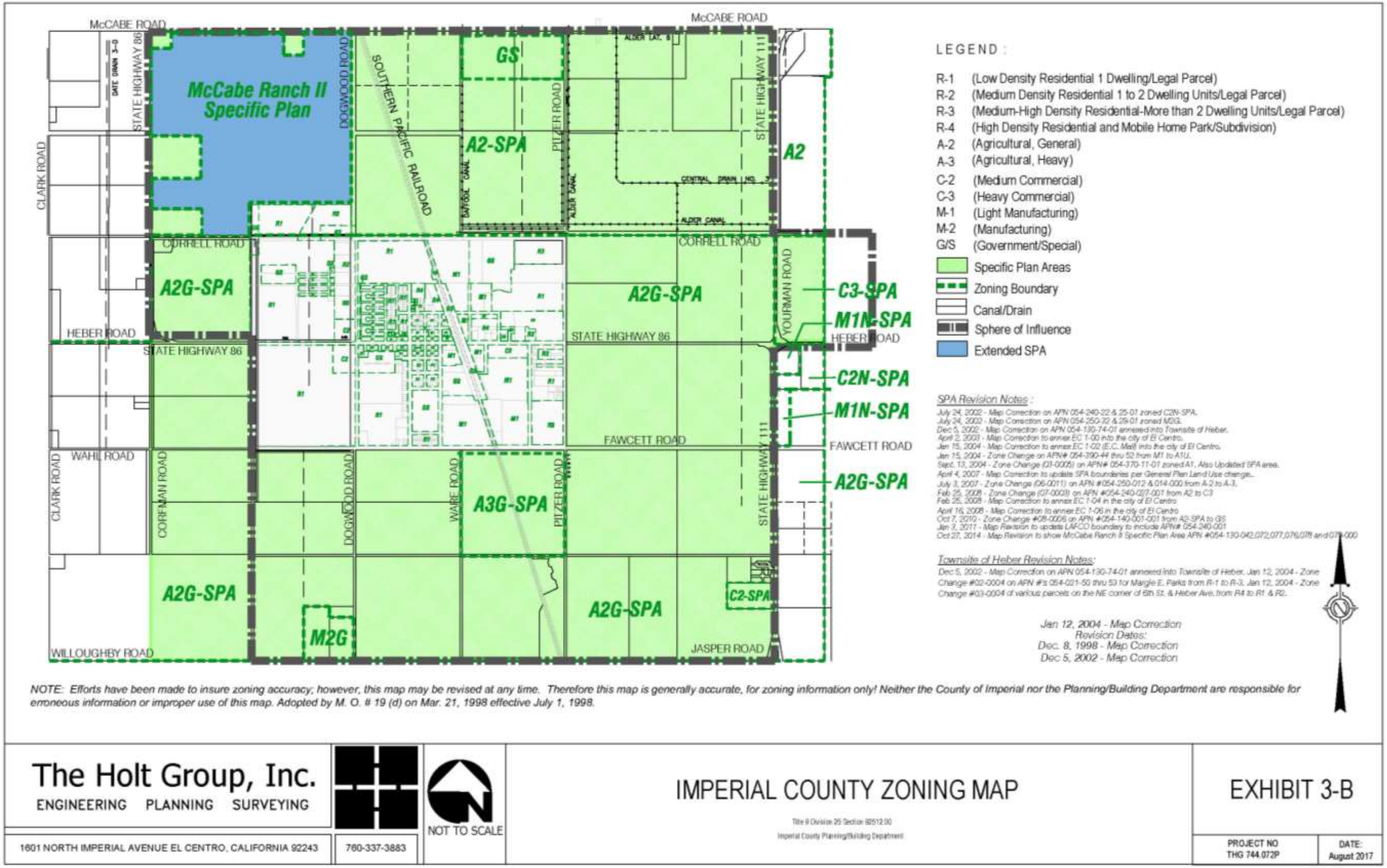
1. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
2. *The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*
3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

The land use designations are amended or updated periodically with the most recent edits occurring in October 2014. Currently there are over 3,436 acres designated as Specific Plan Areas surrounding the Heber Townsite.

3.1.2 Zoning

Zoning within the Heber Public Utility District is regulated by Imperial County. The District area has been assigned several zoning designations. The District is best characterized by the preponderance of zoning designations for residential development at various densities which include, R1 (low density residential), R2 (medium density residential), R3 (medium to high density residential), and R4 (high density residential and mobile home parks). Generally, the land that abuts the railroad is zoned M1 for agricultural related light industrial and GS for government land uses. Throughout Main Street/Highway 86 various blocks are designated for C-2 and Medium Commercial. There are also several areas within the Heber District Boundary which are zoned as Specific Plan Areas. These areas are not illustrated. Refer to **Exhibit 3-B – Zoning Map**.

Areas outside of the District Boundaries necessitate the development and adoption of Specific Plans which assign various types of zoning designations, each with respective density and development standards. One of the most recent Specific Plan Areas under Development is the Imperial Center which is adjacent to the Highway 111 and consists of over 77 acres zoned ICC- SPA (Imperial Center


McCABE ROAD
McCabe Ranch II Specific Plan
GS
A2-SPA
A2
SOUTHERN PACIFIC RAILROAD
DOGWOOD ROAD
PITZER ROAD
STATE HIGHWAY 111
STATE HIGHWAY 86
CLARK ROAD
CORRELL ROAD
A2G-SPA
C3-SPA
M1N-SPA
HEBER ROAD
YOURMAN ROAD
C2N-SPA
FAWCETT ROAD
WAHL ROAD
CORFMAN ROAD
WARE ROAD
A3G-SPA
C2-SPA
M2G
WILLOUGHBY ROAD
JASPER ROAD
LEGEND:
R-1 (Low Density Residential 1 Dwelling/Legal Parcel)
R-2 (Medium Density Residential 1 to 2 Dwelling Units/Legal Parcel)
R-3 (Medium-High Density Residential-More than 2 Dwelling Units/Legal Parcel)
R-4 (High Density Residential and Mobile Home Park/Subdivision)
A-2 (Agricultural, General)
A-3 (Agricultural, Heavy)
C-2 (Medium Commercial)
C-3 (Heavy Commercial)
M-1 (Light Manufacturing)
M-2 (Manufacturing)
G/S (Government/Special)
Specific Plan Areas
Zoning Boundary
Canal/Drain
Sphere of Influence
Extended SPA
SPA Revision Notes:
July 24, 2002 - Map Correction on APN 054-240-22 & 25-01 zoned C2N-SPA.
July 24, 2002 - Map Correction on APN 054-250-32 & 29-01 zoned M2G.
Dec 5, 2002 - Map Correction on APN 054-130-74-01 annexed into Townsite of Heber.
April 2, 2003 - Map Correction to annex EC 1-00 into the city of El Centro.
Jan 15, 2004 - Map Correction to annex EC 1-02 (E.C. Mall) into the city of El Centro.
Jan 15, 2004 - Zone Change on APN# 054-390-44 thru 52 from M1 to A1U.
Sept. 13, 2004 - Zone Change (03-0005) on APN# 054-370-11-01 zoned A1. Also Updated SPA area.
April 4, 2007 - Map Correction to update SPA boundaries per General Plan Land Use change.
July 3, 2007 - Zone Change (06-0011) on APN #054-250-012 & 014-000 from A-2 to A-3.
Feb 25, 2008 - Zone Change (07-0003) on APN #054-240-027-001 from A2 to C3
Feb 25, 2008 - Map Correction to annex EC 1-04 in the city of El Centro
April 16, 2008 - Map Correction to annex EC 1-06 in the city of El Centro
Oct 7, 2010 - Zone Change #08-0006 on APN #054-140-001-001 from A2-SPA to GS
Jan 3, 2011 - Map Revision to update LAFCO boundary to include APN# 054-240-001
Oct 27, 2014 - Map Revision to show McCabe Ranch II Specific Plan Area APN #054-130-042,072,077,076,078 and 079-000
Townsite of Heber Revision Notes:
Dec 5, 2002 - Map Correction on APN 054-130-74-01 annexed into Townsite of Heber. Jan 12, 2004 - Zone Change #02-0004 on APN #'s 054-021-50 thru 53 for Margie E. Parks from R-1 to R-3. Jan 12, 2004 - Zone Change #03-0004 of various parcels on the NE corner of 6th St. & Heber Ave. from R4 to R1 & R2.
Jan 12, 2004 - Map Correction
Revision Dates:
Dec. 8, 1998 - Map Correction
Dec 5, 2002 - Map Correction
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 (d) on Mar. 21, 1998 effective July 1, 1998.
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IMPERIAL COUNTY ZONING MAP
EXHIBIT 3-B
PROJECT NO THG 744.072P
DATE: August 2017

Commercial Specific Plan Area). McCabe Ranch II, also a Specific Plan, was approved by the County Board of Supervisors on August 10, 2010 and incorporates a diverse land use. McCabe Ranch II proposes various types of residential development, commercial areas, two schools and recreational areas.

3.1.3 Development Process

The process of development varies depending on the location of the proposed commercial, industrial or residential development. When a developer wants to develop land within the Heber Public Utility District Limits, land use restrictions are already in place and discretionary approval of the project is not necessarily required by the Imperial County Board of Supervisors as long as all development standards are met for the respective land uses. The District provides services to all development within the District limits. However, if the development is to occur outside the legal District boundaries, discretionary approval may be required, and Heber Public Utility District may provide service under certain conditions, one of which may be annexation into the District Boundary.

Development outside of the District boundaries and within the HPUD Sphere of Influence, will most likely require for the developer to prepare a Specific Plan. When a Specific Plan is required, California law also requires adoption of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the construction of the proposed development.

All building permits requested, within and outside of the District boundaries, and within unincorporated areas are processed by the Imperial County Building Department. When an applicant requests a building permit, they are required to complete an application as well as a site plan. The Imperial County Building Department is responsible for ensuring that all requests are completed in compliance with the Uniform Building Code and applicable County codes. Imperial County further imposes Development Impact Fees for all development within the District and the District's Sphere of Influence. Development Impact Fees vary by land use but average $6,641 per single family home.

3.2 PLANNED LAND USES

Within the established Heber Public Utility District Sphere of Influence, there is ample opportunity for land development. Over 417 acres are vacant and undeveloped in addition to the 132 acres already currently under a Specific Plan. The existing sphere of influence boundaries are McCabe Road to the north, Willoughby Road/Jasper Road to the south, Date Drain 3 to the west, and State Highway 111 to the east, with the addition of an area east of Highway 111 between the crossroads of Heber Road and Abatti Road which

extend further to the east, as previously illustrated by **Exhibit 1-C – Heber Public Utility District Sphere of Influence**.

As previously noted, land use within the Heber Public Utility District is governed by Imperial County's Zoning Ordinance which is guided by the goals and policies established under Imperial County's General Plan. It is important to underscore that the Heber Public Utility District does not have land use authority and works closely with Imperial County regarding new development proposals and service considerations to insure planned land uses are consistent with one another. A number of subdivision projects are in various stages of the planning process. These subdivision projects include Tentative Tract Maps and Specific Plans. Specific Plans allow for a more comprehensive approach to land use planning, and unlike Tentative Tract Maps, Specific Plans do not expire. A listing of all proposed and approved projects are shown in **Table 3-A.**

Table 3-A

Planned Projects to be Serviced by HPUD

Project	Proposed Land Uses	Status*
Imperial Center Specific Plan Area	Commercial, Public Facilities Approximately 14 acres of commercial left to be developed	Approved on 4/10/07 by I.C. Board of Supervisors Annexed to HPUD in 2012
McCabe Ranch II Specific Plan Area	Residential Commercial, Parks, Schools Approximately 459 acres remain undeveloped	Approved 8/10/10 by I.C. Board of Supervisors Pending HPUD Annexation
Heberwood Estates Tentative Tract Map	Residential (approximately 208 single family homes)	Last Tract Map yet to be recorded
Heber Foundation	Residential (multi-family)	Uncommitted
Heber Meadows Tentative Tract Map	Residential (approximately 105 single family homes)	Last Tract Map yet to be recorded

*Source: Imperial County Planning and Development Services Staff, October 10, 2017

The following is a brief description of the Specific Plan projects in progress as previously identified under **Table 3-A – Specific Plans Areas to be Serviced by HPUD**:

Imperial Center – *The Imperial Center was approved by the Imperial County Board of Supervisors on April 10, 2007. The Imperial Center consists of*

commercial development within a 77.64-acre parcel located at the northeast corner of Highway 111 and Heber Road. The anticipated land uses at the Imperial Center would provide a variety of commercial land uses including a wholesale outlet, ~~multiplex cinema~~, hotel, convenience market, and several pads for additional retail space.

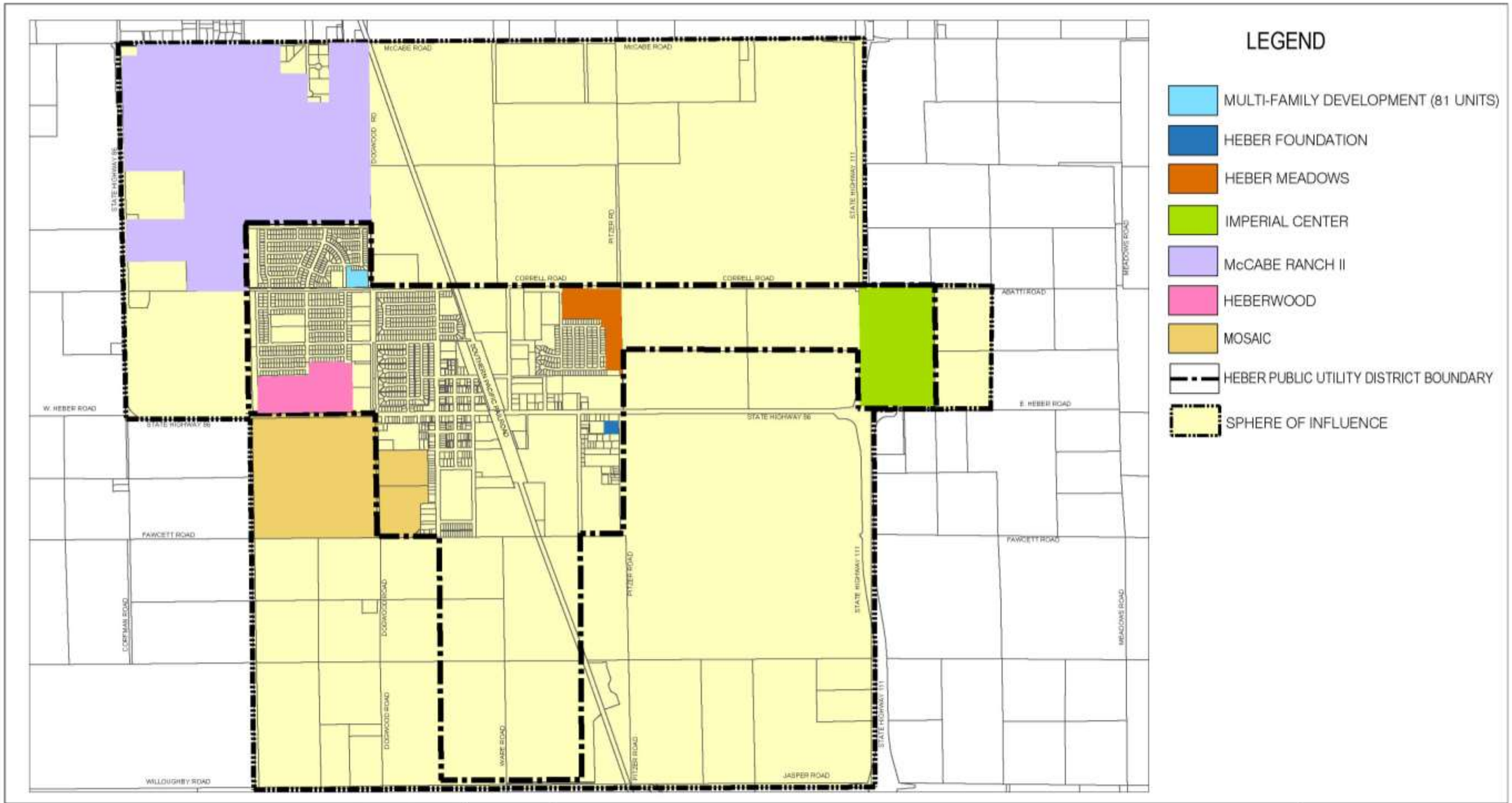
***McCabe Ranch II** – The McCabe Ranch II Specific Plan was approved by the Imperial County Board of Supervisors on August 10, 2011 for the development of approximately 457 acres, including approximately, 2,300 dwelling units, over 11 acres of commercial space, two (2) schools and 51.6 acres of open space. The project would be bordered by McCabe Road to the north, Dogwood Road to the east, State Route 86 on the west, and a western extension of Correll Road to the south. The project is within the Heber Public Utility District's sphere of influence and would potentially add 9,200 new residents. This project is currently pending annexation and a service agreement with the Heber Public Utility District. It is anticipated that this project will be substantially developed within the twenty to thirty years.*

***Heberwood –** Much of Heberwood Estates has been previously built out but a 41-acre portion remains undeveloped. The County of Imperial Board of Supervisors recently approved a time extension on the life of the Tentative Map to May 2, 2018. The developer plans to initiate development with twenty-five homes (25) as early as the fiscal year 2018/2019 and fully built out within five years. As of December 2017, a Final Map has yet to be submitted to the County of Imperial but the Tentative Map is still eligible for three more time extensions potentially extending the life of the Tentative Map to 2020.*

These development projects account for the future development of over 2,804 single-family residential units, over 1,065 multi-family units and approximately, 90.9 acres of commercial development, if developed as planned. Refer to **Exhibit 3-C – Planned Development Within Heber Public Utility District's Sphere of Influence** which delineates the development projects. Exhibit 3-C also includes an 81-Unit Multi-Family Development planned for at the northeast corner of Dogwood and Correll Road.

It should be noted that Heberwood Estates and Heber Meadows encompass a much larger Specific Plan Area. The areas identified are only those where development has not been completed. Phases 5 and 6 of Heberwood Estates and Phases 4 of Heber Meadows are pending to be constructed.

All developers within Heber's Sphere of Influence must work closely with the District and Imperial County. Additional permits may be needed through the Imperial Irrigation District who owns or holds drainage easements throughout the Imperial Valley. In summary, when developing in Heber and its Sphere of Influence, developers will need to work with multiple agencies.


LEGEND
MULTI-FAMILY DEVELOPMENT (81 UNITS)
HEBER FOUNDATION
HEBER MEADOWS
IMPERIAL CENTER
McCABE RANCH II
HEBERWOOD
MOSAIC
HEBER PUBLIC UTILITY DISTRICT BOUNDARY
SPHERE OF INFLUENCE
McCABE ROAD
CORRELL ROAD
ABATTI ROAD
W. HEBER ROAD
E. HEBER ROAD
STATE HIGHWAY 86
STATE HIGHWAY 111
SOUTHERN PACIFIC RAILROAD
DOGWOOD RD
RITZER RD
MEADOWS ROAD
FAWCETT ROAD
CORFMAN ROAD
WARE ROAD
JASPER ROAD
WILLOUGHBY ROAD
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WITHIN HEBER PUBLIC UTILITY DISTRICT
SPHERE OF INFLUENCE
EXHIBIT 3-C
PROJECT NO
THG 744.072P
DATE:
October 2017

3.3 PROJECTED POPULATION INCREASE

Population projections are difficult to ascertain because they are influenced by outside factors including the real estate market, employment opportunities, and fluidity of migration. Although projections are difficult to predict, they are necessary and critical for planning to ensure that infrastructure is adequate and that levels of service are acceptable.

Population projections can take into consideration the number of anticipated projects and their proposed densities. As of the date of this Service Area Plan, two Specific Plans had been submitted and approved by the District and Imperial County for service consideration and development approval: Imperial Center and McCabe Ranch II. Heberwood Estates Tentative Tract Map and Heber Meadows Tentative Tract Map could also contribute over 1,200 people, while the McCabe Ranch II development could contribute up to 9,000 people at built out.

3.4 Current Population and Projection for the Next 20 Years

The 2017 population for the Heber community is 6,979, based on active water service connections (1,785 residential units connected multiplied by the average household size of 3.91 persons per household). The population projections that follow are based on historic population growth rates. According to Imperial County's Municipal Service Review (2011), the average annual growth rate over the last 40-year period for the countywide population is 2.28 percent.[3] However, the growth rate in Heber is slightly higher at 2.71% based on the number of new residential water connections since 2000.

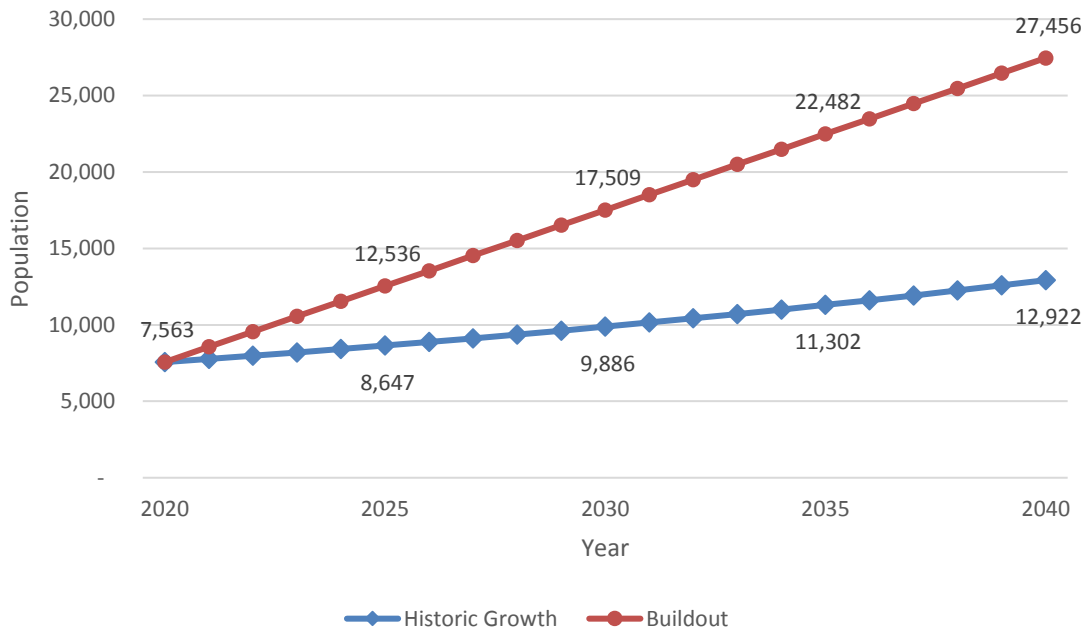
From 2000 to 2010, the number of housing units rose 27.7 percent in Imperial County.[4] The Heber Public Utility District Service Area had a base population of 3,508 as of 2005. **Figure 1-A – Population Growth Within Heber Public Utility District from 1990-2010** documents the spike in growth to 6,000 by 2010, representing a 71 percent growth between 2005 and 2010 during the housing boom experienced throughout Imperial County and California in general. Heber Public Utility District grew in equal or larger percentages than most other urban areas in Imperial County. For example, the City of Imperial, one of the fastest growing cities in the State, grew 27 percent from 2005 to 2010 as documented in the US Census. In 2005, the City of Imperial's population was 9,470 persons while its population in 2010 was 12,047. In the years since 2010, housing growth slowed down throughout the County with an overall growth of only 7.91%, but the community of Heber grew by 19.0% during the past seven (7) years. This is significant as it identifies the Heber Community as a highly competitive and attractive development community for investors.

[3] Imperial County Municipal Service Review, 2011 p. 6.

[4] Semuels, Alana. *Los Angeles Times* March 9, 2011. <http://latimesblogs.latimes.com/money_co/2011/03/census-california-housing.html> Accessed September 19, 2011.

The majority of population growth within the existing District boundaries is expected to be modest. **Figure 3-B – Population Projections for the Heber Public Utility District Service Area** depicts a gradual population growth of 2.71% that would reasonably place the Heber Public Utility District population at 12,922 by 2040. If there are changes in the real estate market and the region development demand increases, the District will likely be directly impacted by new growth and expansion outside of the current District boundary within the Sphere of Influence.

Figure 3-B
Future Population Growth



Buildout Projections

As previously noted, there are currently three (3) approved development projects where residential development can occur and contribute to Heber's population growth. The Heberwood Estates Tentative Tract Map still has 208 single family lots yet to be developed; Heber Meadows Tentative Tract Map still has 105 single family lots; and McCabe Ranch II Specific Plan still has 1,582 single family lots and 718 multi-family residential units yet to be developed. At an average household size of 3.91 persons per household, at full buildout, these three residential projects can contribute to an additional 10,221 persons.

There are other development projects that are in various stages of the planning process. Heber Foundation is a multi-family project proposed on Pitzer Road south of Highway 86. This 81-unit apartment can result in another 317 residents to Heber.

Mosaic Specific Plan is an old project that went far along the application process, but the project stalled in 2015. The project area consisted of the development of approximately 201.5 acres. The Specific Plan area is generally comprised of two areas, a 159.7-acre parcel on the west side of Dogwood Road and a 41.8-acre parcel on the east side of Dogwood Road. The project would have included approximately, 1,154 dwelling units, 2.7 acres of commercial space, 25.2 acres of open space and 15.5 acres of public facilities which would be dedicated for the expansion of Heber Public Utility District's Water Treatment Plant and administrative facilities. At full build-out, this project would generate approximately, 4,616 residents, if it is ever re-initiated.

In addition to these potential development projects, there are approximately 417 acres of undeveloped land within Heber's district boundaries but only an estimated 83 acres zoned for residential uses as noted in **Table 3-B**. Of these 83 acres, 34 acres are zoned for medium-high density residential while the remaining 49 acres are for single family residences. Combined, these residential parcels could result in 1,239 dwelling units with a projected population of 4,843. Table 3-B notes all the available undeveloped residential land within the Heber Public Utility District Service Area.

Table 3-B
Available Undeveloped Residential Land Within The Heber Public Utility District

Zoning	Acres of Land Available for Development [1]	Maximum Density Per Acre	Potential Equivalent Dwelling Units
R-1 – Low Density Residential	**49**	**5**	**244**
R-3 – Medium-High Density Residential	**34**	**29**	**995**
R-4 – High Density Residential & MHP	**0**		**0**
Total Residential Units			**1,239**
Total Population			**4,843**

[1] Areas within Approved or Proposed Specific Plan Areas and Tentative Tract Maps are excluded

The remaining 293 acres of undeveloped non-residential lands may result in an increased demand of 663 equivalent dwelling units to the water and wastewater systems, as shown in **Table 3-C**.

Table 3-C
Available Undeveloped Non-Residential Land Within the Heber Public Utility District

Zoning	Land Available for Development	EDU Per Acre[2]	Potential Equivalent Dwelling Units
C-2 – Medium Commercial	13.9	5.12	71
C-3 – Highway Commercial Area	0	6.55	0
M-1 – Light Industrial	68.55	7.77	533
A2G-SPA – Agricultural, General[3]	235	NA	0
A3G-SPA – Agricultural, Heavy[3]	0	NA	0
GS Government/Special	16.94	3.48	59
Total Equivalent Dwelling Units			663

[2] Equivalent Dwelling Units (EDU) per acre is derived from City of Eugene Urban Sanitary Sewer Master Plan average flows in gallons per gross acre for varying land use types. The number was then multiplied by 391 gallons of wastewater per dwelling unit.

[3] Equivalent Dwelling Units (EDU) were not calculated for agricultural specific plan areas. As the underlying zoning designation is agricultural, only non-potable water is used. These areas can be developed into a multitude of uses but those uses are undefined until such time as a Specific Plan is actually prepared and adopted for those areas.

Although phasing plans were presented in the approved Tentative Tract Maps and Specific Plan, those timelines are no longer valid due to the slowdown in residential development throughout the County. It is unknown when development will pick up again, but job creation can contribute to indirect population growth.

Imperial Center is projected to create over 200 long-term jobs for the region at full buildout (Source: Comprehensive Economic Development Strategy (2010-2011) p. 50). A steady job growth within the Heber Public Utility District could certainly entice new developers to construct housing near premier commercial development, contributing to the growth of the Heber Public Utility District service area. The Imperial Center is located directly east of Highway 111 and consists of over 77 acres of property zoned C-3 – Highway Commercial Area. The Imperial Center Specific Plan indicates that the Imperial Center is expected to provide approximately 900,000 square feet of commercial facilities. Below are the project's proposed commercial land uses:

Table 3-D
Imperial Center Proposed Commercial Land Uses

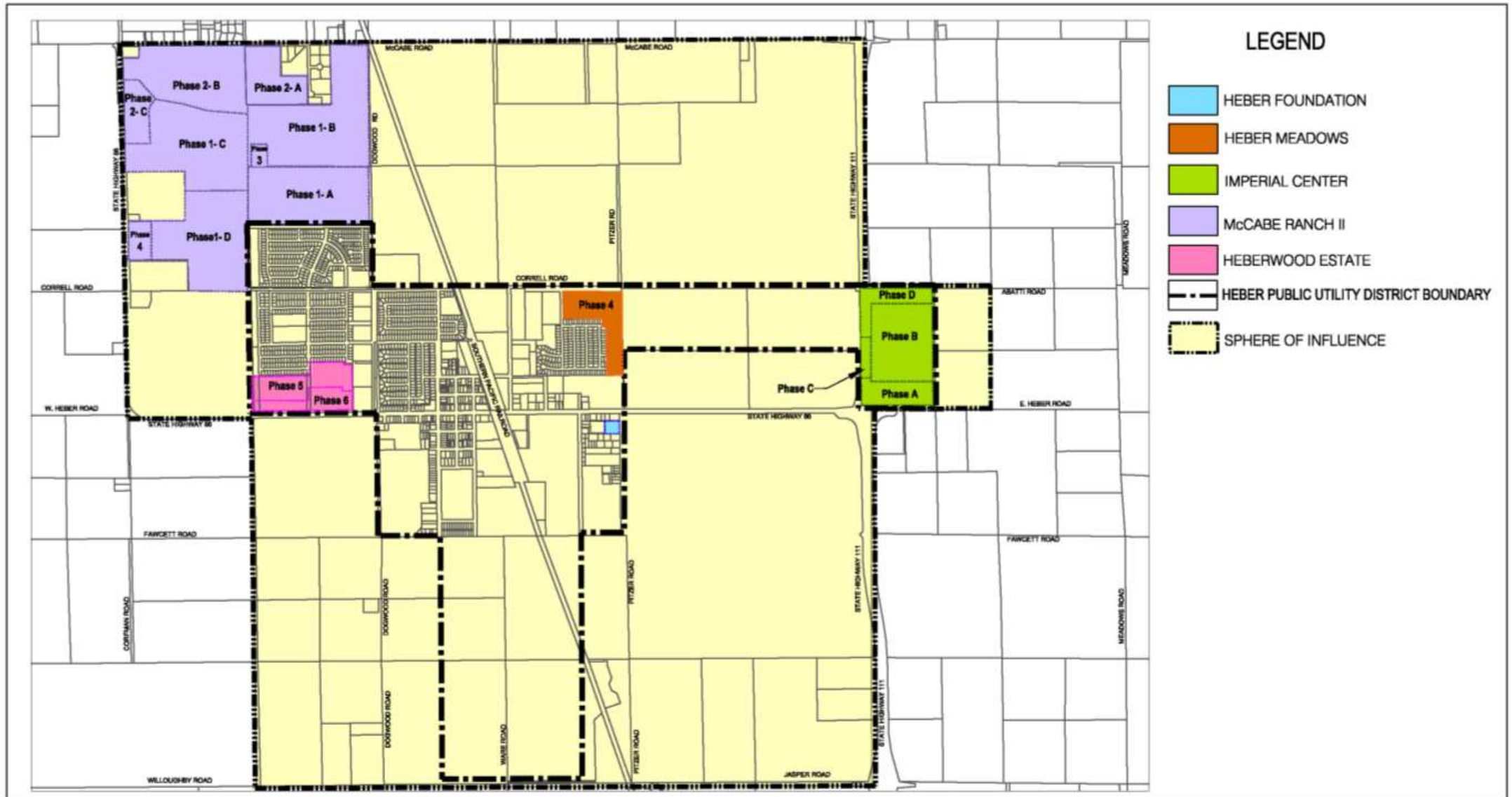
Land Use	Size
1. Information/Exhibit/Auction Center	15,000 SF
2. Wholesale outlet	460,000 SF
3. Food court	13,000 SF
4. Parking Space (Previously Cinema)	83,000 SF
5. Hotel (200 rooms)	135,000 SF
6. Plaza/Auction Court	95,000 SF
7. Hotel Plaza/Restaurant	5,000-10,000 SF
8. Convenience Market with a Filling Station	37,000SF
9. Eleven Commercial Pads	5,000 SF/Commercial

Although the proposed land uses will not have a direct impact on population growth, the proposed uses will undoubtedly indirectly influence population growth and consequently will impact services provided by the District and other agencies.

It is difficult to predict when all of these projects would be fully realized, but at full buildout, the projects combined can contribute an additional 15,050 residents. If these projects are to be built during the 2040 planning horizon of this Service Area Plan, Heber's population could reach 27,456 residents as noted in **Table 3-E** and the proceeding **Figure 3-B**.

Table 3-E
Population Projections for Heber Public Utility District

Year	Population at 2.71 % Growth Rate	Population at Buildout
2020	7,563	7,563
2025	8,647	12,536
2030	9,886	17,509
2035	11,302	22,482
2040	12,922	27,456



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4.0 PUBLIC FACITILITES AND SERVICES

4.1 SERVICES PROVIDED BY THE HEBER PUBLIC UTILITY DISTRICT

The Heber Public Utility District, as a special district, provides a limited amount of services that include wastewater collection and treatment services, potable water treatment and distribution services, administrative services and parks and recreation services to residents within the District's service area. A cursory review is also provided for all other services provided by other agencies. Facilities planned for and financed by the District for services provided by the Heber Public Utility District are described below and a full analysis is provided under this Service Area Plan Section.

- **Administrative Facilities-** Administrative facilities include buildings that house administrative staff that provide general administrative services to Heber residents and business owners. Examples of administrative services include utility billing and collection, services to the Board of Directors, and other functions of the District.

- **Parks and Recreation Facilities-** Parks and recreation facilities include open space areas, both improved and unimproved for recreational use. Facility amenities within the parks may include swings, slides, and shade structures for the use of the public. Only those park facilities owned by the Heber Public Utility District or those contracted by Heber Public Utility District for the provision of services are applicable under this discussion.

- **Wastewater Treatment and Sewer Facilities-** Wastewater treatment and sewer facilities include the District's Wastewater Treatment Plant and the sewer collection system that collects and conveys the wastewater to the Wastewater Treatment Plant. Wastewater Facilities also includes various sewer lift stations that are owned by the Heber Public Utility District.

- **Water Treatment and Distribution Facilities-** Water treatment and distribution facilities include the District's Water Treatment Plant and the distribution pipelines that convey potable water to residences within the Heber Public Utility District Service Area. Water facilities may further include any water transmission lines and pump systems necessary for the adequate conveyance of water.

- **Solid Waste Services and Facilities-** Solid waste services include the trash collection services provided through Heber Public Utility and outsourced to CR&R. The contracting and administration is handled by the Heber Public Utility District. Facilities discussed include landfills where solid waste is disposed of and includes Allied Waste Landfill as a primary facility.

4.1.1 ADMINISTRATIVE FACILITIES

Administrative services for the Heber community are provided in part by the Heber Public Utility District and in part by Imperial County. The Heber Public Utility District provides administrative services for the community of Heber incidental to Wastewater, Water Treatment, Solid Waste and Parks and Recreation services as well as some lighting and drainage facilities. Additionally, Imperial County provides a number of public services to the Heber community and the general countywide population.

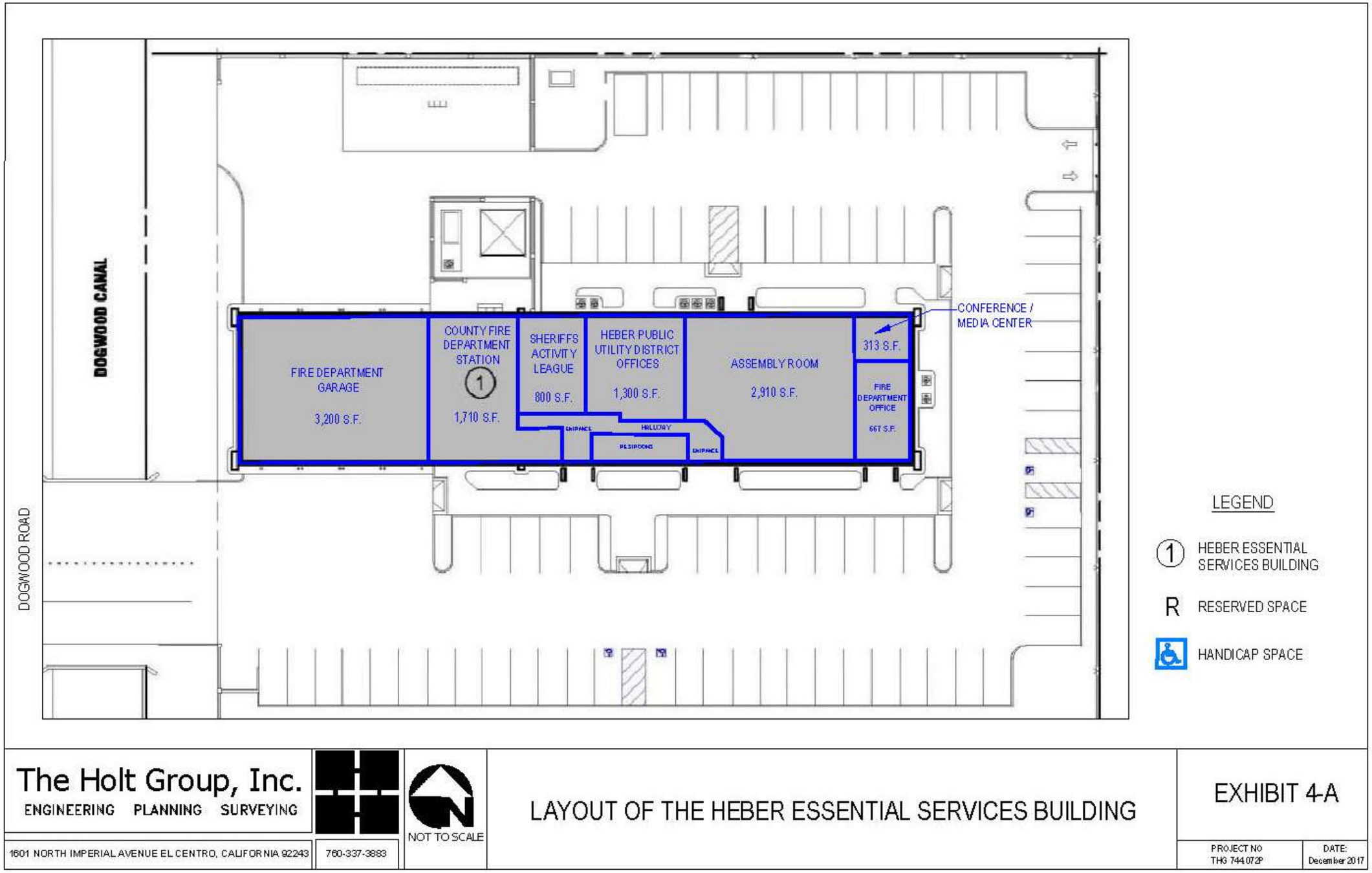
Performance Standard for Administrative Facilities

Imperial County's performance standard for administrative facilities in unincorporated areas is 1,030 square feet per 1,000 population which is not being adopted by the HPUD. Based on information provided by HPUD Staff, the current administrative facility used by HPUD staff measure 1,300 square feet and accommodates a staff of five. This 1,300 square-foot space is for the office area and does not include public restrooms or public meeting space which are shared by HPUD personnel with County Fire personnel. Current management finds that HPUD's administrative functions are outgrowing the current space. As the number of service connections continue to grow, records storage is becoming an issue and additional personnel may be needed to service future population.

The existing staff of five represent a ratio of 0.71 personnel per 1,000 people. Based on this ratio, an additional personnel will need to be hired prior to 2025 and a total of nine personnel is needed prior to 2040. The existing 1,300 square feet works out to an average of 260 square feet per personnel. In 2040, the nine total personnel will require a space of 2,340 square feet, not including additional file storage space and other ancillary office uses. The public facility should further be accessibility to the public including the availability of a boardroom for public meetings.

Inventory of Existing Administrative Facilities

The HPUD Administrative Offices lease space in the "Heber Essential Services Building" owned by Imperial County. The Heber Essential Services Building consists of approximately 13,020 square feet. Only approximately 3,125 square feet are reserved for offices and administrative functions. Of the building's 13,020 square feet 76 percent is used for other Imperial County Services including the County's Fire Department, and the Sheriff's office as depicted in **Exhibit 4-A**. The remaining 1,300 square feet are leased by the District.



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LAYOUT OF THE HEBER ESSENTIAL SERVICES BUILDING

EXHIBIT 4-A

PROJECT NO THG 744.072P | DATE: December 2017

The building is located at 1078 Dogwood Road, Suite 103 in Heber and was constructed in 2004 and is in sound condition. The Heber Essential Services building is maintained by Imperial County. However, there are no sidewalks to or from the facility for residents walking to the HPUD Offices for business purposes and the County Emergency Operations Center doubles as the HPUD Boardroom, thus restricting availability for public meetings. Building maintenance costs are shared by Imperial County and the Heber Public Utility District. According to the HPUD staff operation budget for building expenses, including utilities and building maintenance, expenses average $23,000 a year. However, the County does not pay a fair share of water, sewer or trash fees.

Adequacy of Administrative Facilities

The Heber Essential Services Building is less than fifteen years old and the leased space is adequate to meet the current demands. The current staffing level is adequate to service the needs of existing demand. Additional personnel will need to be hired in the next 3-5 years and additional office space will be needed. Additional challenges with the current facility are location and its accessibility to the public as there are no sidewalks to and from the HPUD facility and it lacks a boardroom for public meetings. As the community continues to grow, so does the need for additional facilities, such as a community center, that can be collocated with administrative facilities. HPUD is considering the option to acquire and/or construct an administrative center, independent from the County Essential Services Building.

Inventory of Approved Administrative Facilities

The Heber Public Utility District has active plans to relocate to a new administrative facility or to construct a new administrative facility that will meet all the community needs. Funds have been set aside for FY 18/19. Additionally, the HPUD owns a 0.16 acres parcel at the intersection of Bloomfield Street and Littlefield Way which is a residential zone. The HPUD plans to install a premanufactured building during the 18/19 FY and share it with the Heber Community Foundation for the purpose of providing recreational services to the community. While no additional administrative facilities are planned during the next five (5) years, the HPUD will initiate phased expansion plan options.

Buildout Demand for Administrative Facilities

A substantial increase in population will undoubtedly result in an increased demand for public services and the administration of the same. Ultimate buildout can result in a population of up to 27,456 residents and service demand from a total of 7,467 equivalent dwelling units. At a ratio of 0.71 personnel per 1,000 population, HPUD will need a total of 19.5 personnel which will require additional office space.

Opportunity for Shared Administrative Facilities

As previously stated, Heber's Administrative office is shared with the Imperial County Fire Department (Station #2), Sheriffs Activity League, and the Sheriff's Department. Should the District initiate expansion plans at a new location, the HPUD will consider consolidation with operations facilities and possible share of space with other community facilities such as the Heber Community Foundation.

Phasing of Administrative Facilities

The District has adopted the planned relocation of administrative facilities, and new recreational facility into their current Capital Improvement Program. If the Mosaic Specific Plan or other major development project comes into fruition, additional phased expansions may be needed by the year 2030. The HPUD will evaluate options for expansion under a facility plan to be adopted within the next five years in order to adequately phase out any future expansion needs.

Mitigation for Administrative Facilities

The Heber Administrative Facilities may be adequate in size, location, and condition to continue to serve the anticipated population increase throughout a twenty (20) year planning term if lease expansion opportunities within the Heber Essential Services building remains an option. The HPUD shall incorporate the following Mitigation Measures in orderly to properly plan for future administrative facility needs:

A-1 The HPUD shall prepare a Facility Plan for the Administrative and Board Room services that analyzes the number of personnel required to service future population and the amount of space required for the number of employees. The Facility Plan shall include a cost-benefit analysis comparing options for continuing to lease or relocation, acquisition, or new construction elsewhere.

A-2 The HPUD shall ensure that its current impact fees considers the capital costs of any new administrative facilities that may be necessary to serve the Heber Community.

4.1.2 PARKS AND RECREATION FACILITIES

The Heber community is an unincorporated area and as such the parks and recreational service provisions are the primary responsibility of Imperial County. The HPUD has entered into service agreements with Imperial County on the operation and maintenance of certain park facilities. The Heber community has four (4) parks and the HPUD owns all four of them. The HPUD is responsible for maintaining parks and retention basins that have a dual use as parks within the service area. Currently, the District has two (2) staff members dedicated to the maintenance of parks and retention basins. As new development occurs, parkland dedication and improvement are required in order to accommodate the increased population and maintain adequate service ratios.

Performance Standard for Recreational Facilities

The Heber Public Utility District's performance standard ratio is larger than the State's minimum ratio for park facilities of three acres of park space per 1,000 persons, consistent with the Quimby Act of 1975. The District and the Imperial County use a service ratio of five (5) acres of parkland per 1,000 persons.

Inventory of Existing Recreational Facilities

Currently, the Heber community has 21.53 acres of parkland and a population of 6,979 for a park ratio of 3.09 acres per 1,000 persons. Playground equipment and improvements to parks differentiate among the various District parks. It is calculated that approximately 15.80± acres of parkland are unimproved open space, while approximately 5.73± acres of parkland are improved with playground equipment and park furniture.

Table 4-A

Existing Parks in Heber

Park Name	Owner	Location	Size
Estancia Park	HPUD	Northwest Corner of Correll Rd. and Cherry St.	7.02 AC
Edward "Jiggs" Johnson Park	HPUD	Southwest Corner of Bloomfield St. and Littlefield Way	3.72 AC
Heber Children Park	HPUD	39 Crane Lane	0.41 AC
Margarito "Tito" Huerta Jr. Park	HPUD	Northwest Corner of Palm Ave. and Hawk St.	10.38 AC
Total Acres of Parkland			**21.53 AC**

Estancia Park – The 7.02-acre Estancia Park serves two functions, as a park and as a retention basin. The park contains a shaded tot lot, basketball court and benches. There are no restroom facilities at Estancia Park, nor are there any security lights thus limiting park use and safety.

Edward "Jiggs" Johnson Park – The 3.72-acre park commonly referred to as "Jiggs" Park is one of the newest parks within the District. Although the park has not been fully completed, it includes a shaded tot lot as well as community amenities including barbecue grills. There are also no restroom or adequate lighting facilities at Edward "Jiggs" Park.

Heber Children's Park – The 0.41-acre Children's Park is one of the District's most mature park areas located within close proximity to the center of the Townsite. Existing amenities at the park include a tot lot, mature trees, and benches. The Heber Children's Park does not contain restroom facilities.

Margarito "Tito" Huerta Jr. Park – The 10.38-acre park is the largest park in the District and the only park that includes a baseball diamond. New sports lights were installed in 2017 enabling its use after hours of both the baseball field and soccer field. The park also includes public restrooms and mature trees.

Park and Recreational Facilities Map

Park facilities are located throughout the Heber community. New development areas under a Specific Plan are required to incorporate parkland within their proposed development. Typically, in the land development process, Imperial County requires that developers dedicate land for parks and a financing mechanism is put in place for their ongoing operation and maintenance. **Exhibit 4-B**, HPUD Park and Recreational Facilities Map, delineates park locations throughout the District's Service Area.

Adequacy of Existing Park and Recreational Facilities

The National Recreation and Parks Association (NRPA) published park location, size, and amenities standards in 1970 and is still widely used. The NRPA recommends that a neighborhood park of 1-2 acres in size for every 1,000 residents be located within a half-mile radius of all residential uses. NRPA standard further require certain amenities based on population size. For example, one (1) picnic shelter and one (1) playground equipment should be provided for every 2,000 residents. Most communities will use NRPA standards as a starting point in determining the type of amenities required.

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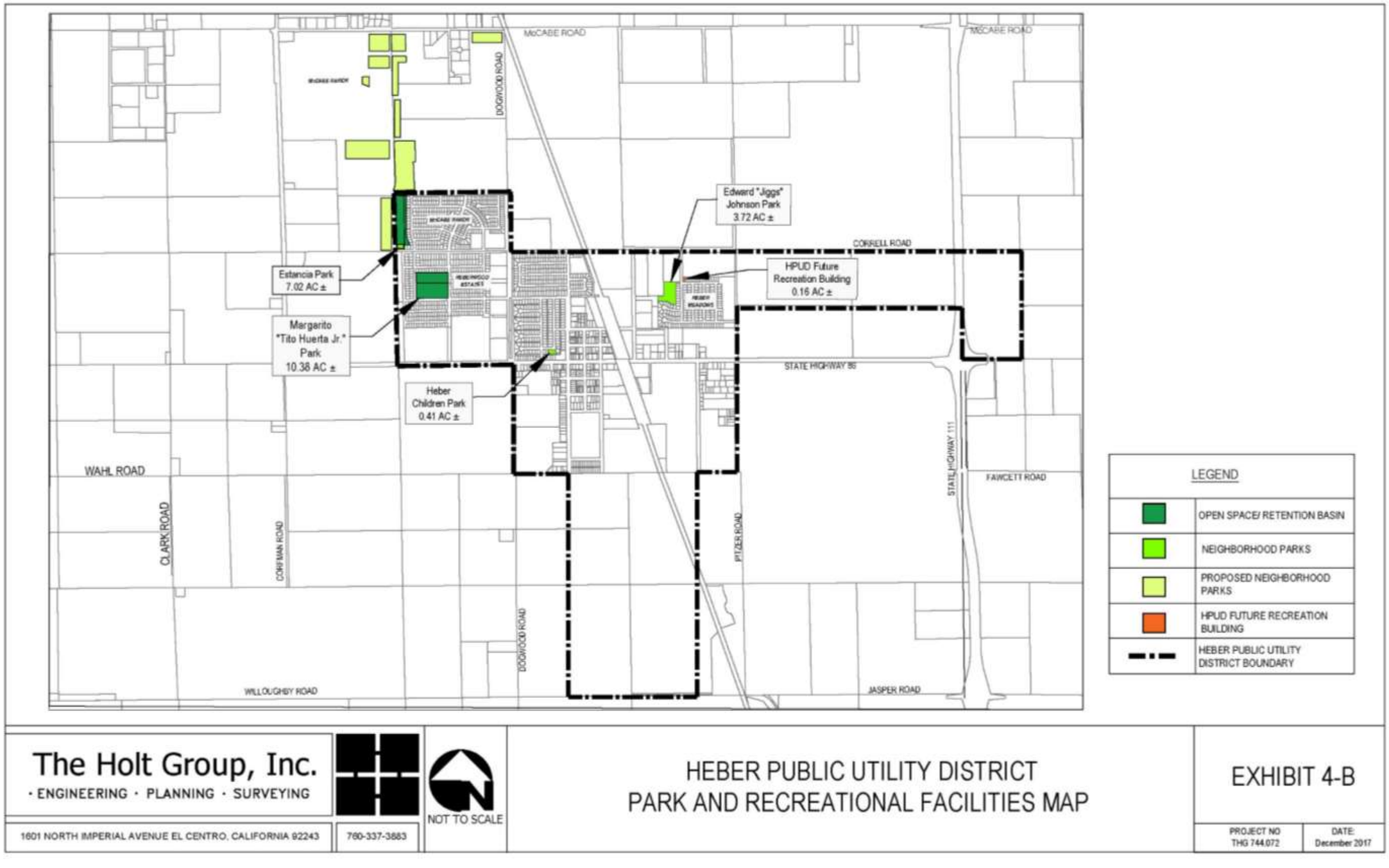

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HEBER PUBLIC UTILITY DISTRICT
PARK AND RECREATIONAL FACILITIES MAP

EXHIBIT 4-B

PROJECT NO THG 744.072 | DATE: December 2017

Given that there are currently 21.53 acres of parkland to serve the current population of 6,979, Imperial County, and thus the District, are currently not meeting the County's performance standard ratio of 5 acres for 1,000 when only the immediate community is taken into account. Moreover, it is the responsibility of Imperial County to meet this park standard county-wide. The current deficiency ratio as of the date of this report is 13.36 acres in parkland.

Inventory of Approved Recreational Facilities

Other than the existing four (4) parks and retention basins with a total area of 21.53 acres of open space, there are 51.6 acres of park facilities and open space within the proposed McCabe Ranch II Specific Plan. There is additional parkland proposed under the Mosaic Specific Plan, but since that project has not been approved, it is not included in the inventory of approved recreational facilities.

Buildout Demand for Recreational Facilities

As previously noted, the performance standard for the District is currently 5 acres of parkland per 1,000 persons. A total of 65 acres is required by 2040 to serve the projected population of 12,922 persons (based on 2.71% growth rate). However, a total of 150 acres would be required if all approved residential projects and developable parcels are built.

Opportunity for Shared Recreational Facilities

Some stormwater facilities such as retention basins serve a dual purpose as some are also utilized by the District as public parks. Retention basins are land intensive and necessary in the event of a 100-year storm. In order to use land efficiently, the District has used shallow retention basins for park space by providing park amenities such as basketball courts, and picnic tables among other outdoor recreational improvements within the designated retention basins. In total, of the 21.53 acres of park space within the District, 17.4 acres or 81 percent of park space is also retention basin space.

Table 4-B
Shared Retention Basin/Park Space

Park Name	Owner	Location	Size
Estancia Park	Continental Residential	Northwest Corner of Correll Rd. and Cherry St.	7.02 AC
Margarito "Tito" Huerta Jr. Park	HPUD	Northwest Corner of Palm Ave. and Hawk St.	10.38 AC
Total Acres of Parkland			**17.4 AC**

Yet another opportunity that the District can explore for shared Park facilities is to form a Joint Use Agreement with the Heber Elementary School District for use of school grounds for recreational facilities outside of school hours. Within the District Limits, there are currently two elementary schools, both of which are approximately 16 acres in size and include recreational activities during the after-school hours and on weekends.

Since the existing performance ratio is not being met for recreational open space, joint use with the School District may be a viable option for the County of Imperial to extend recreational services or for HPUD to extend recreational services. If the HPUD is going to initiate the provision of recreational services (aside from facilities) it is recommended that a discussion regarding Joint Use Agreements occur among Heber Public Utility District Staff and the Heber Elementary School District as infill development occurs within the Townsite in order to maximize the amount of recreational opportunities available to the public.

Currently, community groups such as the Police Athletic League (PAL) and the Sheriff's Athletic League (SAL) are authorized to use the baseball diamonds at Heber Elementary School. It is important to note that the baseball fields at Dogwood Elementary School are currently not available for the use of community groups. When groups request the use of the fields they are required to sign a Hold Harmless Agreement and a Liability Form (Source: Heber Elementary School District, Administrative Staff (October 2017). Per Heber School District Staff, the fields are widely used by the local athletic leagues.

Phasing of Recreational Facilities

Facilities planned under Specific Plans will be phased according to the planned development further discussed under the Growth and Phasing Projections, Section 3.0 of this SAP. It is anticipated that the District may acquire new park facilities in the years 2015-2025 as McCabe Ranch II develops. If Mosaic comes into fruition, additional park space may be acquired beyond 2030.

Mitigation for Recreational Facilities

The Heber parks and Open Space Facilities do not meet the established performance standards of five acres per 1,000 in population. The existing facilities are adequate in size and location, but there are insufficient facilities to adequately serve the current population or existing facilities are lacking lighting or restroom amenities. The following Mitigation Measures are recommended:

P-1 As new development is proposed, the District shall coordinate with Imperial County to ensure that projects are required to incorporate park space per the performance standard of five (5) acres per 1,000 in population.

P-2 The District shall seek grant opportunities to improve existing park space with lighting and necessary amenities.

P-3 The District shall pursue grant resources to develop land currently owned by the District for recreational use as long there are identified resources for the continued operation and maintenance of any new facilities.

P-4 The HPUD should determine whether the 19 acres the District owns off of Rockwood Avenue (west of the Wastewater Treatment Plant) will be reserved for a regional recreational park and any affirmative decision should be accompanied by an adopted resolution on the share of costs for operation and maintenance costs with the County of Imperial.

4.1.3 WASTEWATER TREATMENT AND COLLECTION FACILITIES

The Heber Public Utility District owns, operates and maintains a Wastewater Treatment System which provides wastewater collection and treatment services to the Heber community, and areas immediately outside of the District boundary, but within the Sphere of Influence. The wastewater treatment plant (WWTP) is located at 1184 Rockwood Avenue at the southeast intersection of Correll Road and Rockwood Avenue in Heber, California.

The wastewater treatment plant serves an area of approximately 8.7 square miles. The Wastewater Treatment Plant was constructed in the 1960's and expansions were completed in 1981 and 2002. A wastewater treatment plant expansion project was initiated on November 2011 and completed in 2013.

Performance Standards for WWTP and Sewer Collection Facilities

Wastewater Treatment Plant- The Performance standards and requirements for the Heber Municipal Wastewater Treatment Plant are governed by the National Pollution Discharge Elimination System (NPDES) discharge permit number CA0104370 adopted by the California Regional Water Quality Control Board, Colorado River Basin Region on June 23, 2011 by Board Order Number R7-2011-0019. The NPDES permit under which the Heber Municipal Wastewater Treatment Plant operates became effective on July 1, 2011 and the facility was brought into compliance under the 2013 Expansion project. The NPDES permit establishes the Waste Discharge Requirements (WDR's) for the wastewater treatment plant. The NPDES permit establishes the rated capacity of the wastewater plant, discharge prohibitions, effluent limitations and discharge specifications, receiving water limitations, standard provisions for the operation of the wastewater treatment plant, monitoring and reporting program requirements, compliance requirements and special provisions. The NPDES discharge permit establishes the standards and criteria by which the Heber Municipal Wastewater Treatment Plant operates.

Sewer Collection System- The Heber Public Utility District utilizes standards established by the California Department of Public Health, the Water Environment Federation (WEF) and American Water Works Association (AWWA) to establish performance standards and criteria for the wastewater collection system. The Heber Public Utility District also adopted Standard Details and Specifications in 2004 addressing the Technical requirements for the sanitary sewer collection system.

Design capacity of a pipeline is the general calculated capacity of the pipeline using the Manning formula. For system analysis, peak dry weather flow (PDWF) does not exceed 75 percent of the design capacity of the pipeline. Accordingly, 25 percent of the pipeline capacity is reserved to accommodate peak wet weather flow (PWWF) incurred during wet weather conditions. The 25 percent reserve is

therefore provided to account for groundwater infiltration and rainfall dependent inflow, plus additional sewer capacity reserve allowance. This 25 percent reserve contingency factor is a commonly used allowance in evaluating wastewater utilities. The following are general design criteria for determining pipeline capacity:

Table 4-C
Wastewater Pipeline General Design Criteria

Pipeline Size	Flow Capacity
8" to 10"	1/2 Full @ Peak Flow
12" to 18"	2/3 Full @ Peak Flow
21" and Greater	3/4 Full @ Peak Flow

Gravity pipelines should also have a general peak flow velocity of 2.0 fps (feet per second) at PWWF to ensure adequate flow. Pipelines that cannot reach this minimum flow velocity should be assisted with pump stations. Pump station adequacy is based on two criteria: 1) the ability of the pump station to pump the PWWF and 2) wet well adequacy for pump cycling.

Inventory of Existing WWTP and Sewer Collection Facilities

Wastewater Treatment Plant

The existing wastewater treatment plant is currently located on a 6.7-acre site (net acreage). The Heber Public Utility District acquired 8.55 acres of property east of and adjacent to the existing 6.7-acre site for future expansion purposes. In addition, the Heber Public Utility District owns 19.27 acres west of the existing wastewater treatment plant bounded by Rockwood Avenue on the east, Correll Road on the north and the Union Pacific Railroad tracks on the west. The 8.55-acre parcel could be used for future wastewater treatment plant expansions as necessary while the 19.27 acre site may be restricted to recreational use if the HPUD decides to dedicate it as a regional park.

The existing wastewater treatment plant consists of an influent channel facility, influent pump station, a headworks facility, an aerator system, two (2) oxidation ditches, two (2) secondary clarifiers, an ultra violet (UV) disinfection system, two (2) return activated sludge (RAS) pumps and two (2) return and waste activated sludge (WAS) pumps, scum lift station, a sludge thickener facility and a sludge digester facility, sludge dewatering facilities and sludge drying beds, an operations building, electrical power facilities and instrumentation and control facilities. Major components are described as follows.

Influent Channel Facility- includes two (2) parallel Comminutors, a manual bar screen, a Parhsall Flume flowmeter unit, and an Influent Sampler. The Comminutors will operate in duty and standby mode to shred and grind large solids entering the Influent Channel Facility. The manual bars are located immediately downstream of the Comminutors and catches mostly long and stringy solids such as rags and plastic. As wastewater exits the Influent Channel Facility it goes through a Parshall Flume flowmeter.

Influent Pump Station- is composed of a Wet well, three (3) submersible pumps, and a pressure transmitter / float control system. The Wet well is designed to temporarily store wastewater entering the Influent Pump Station. The submersible pumps will operate in duty and standby mode. The submersible pumps will convey wastewater through a valve vault (gate valves, and check valves) into a pipeline manifold connecting all three (3) pumps pipelines.

Headworks Facility- is enclosed in a pre-engineered metal building with all structural and architectural aspects. It will receive wastewater from the Influent Pump Station. Within the Headworks Facility, raw wastewater will go through one of two Rotary Drum Screens with Screening Washer Units and a Grit Trap, with Grit Classifier before discharging into a Headworks Splitter Box. The Headworks Facility will also receive Recycled Activated Sludge from the Secondary Clarifiers. The combination of screened wastewater and recycled activated sludge creates mixed liquor. The Headworks Splitter Box will have the capability to distribute mixed liquor to two Oxidation Ditches (No. 1 and No. 2, and/or the STM Aerotor. Mixed liquor conveyed to the Oxidation Ditches will be gravity fed via an 8-inch diameter pipeline, for each. Mixed liquor conveyed to the STM Aerotor will be gravity fed via a 24-inch diameter pipeline.

STM Aerotors- is comprised of concrete aerator basins with STM Aerotor Units, anoxic tanks with a submersible mixer, and a concrete effluent Collection/Splitter Box, and two (2) trains that operate in parallel. The STM Aerotor will receive mixed liquor from the Headworks Facility. The mixed liquor will go through an activated sludge treatment process, which forms activated sludge within the mixed liquor. The mixed liquor will then weir into an STM Aerotor Collection/Splitter Box. The STM Aerotor Collection/Splitter box will receive the mixed liquor flows from Oxidation Ditch No. 1, Oxidation Ditch No. 2 and/or the STM Aerotors. The STM Aerotor Collection/Splitter Box may distribute mixed liquor flows to secondary clarifiers via independent gravity 20-inch diameter pipelines. The STM Aerotors will operate in parallel with the Oxidation Ditches.

Oxidation Ditches-each of the two (2) Oxidation Ditches will also receive mixed liquor from the Headworks Splitter Box and comprised of an Aeration Ditch (racetrack figured channel), two rotor aerators and effluent weir. The

mixed liquor will go through an activated sludge treatment process. The mixed liquor then flows over the outlet weir and will gravity flow to the STM Aerotor Splitter Box via a 14-inch diameter gravity pipeline. The oxidation ditches are identical and referenced as Oxidation Ditch No. 1 and No. 2. Each Oxidation Ditch will operate in parallel to each other and the STM Aerotor.

Secondary Clarifiers- will receive wastewater from the mixed liquor splitter box, located downstream of the STM Aerotors and Oxidation Ditches. The Secondary Clarifiers are circular concrete tanks. The mixed liquor will then go through a sedimentation process which produces clear effluent, scum and activated sludge. There are two Secondary Clarifiers, identified as Secondary Clarifier No. 1 and No. 2. The Secondary Clarifiers are to operate in parallel or as standby and duty modes. Their purpose is to operate a sludge collector rake at the bottom of each tank and scum collector rake on the water surface, and an effluent weir assembly.

Ultraviolet (UV) Disinfection System- is composed of two (2) trains, which have the capability to operate in parallel. However, each train is to operate in duty and standby mode. The UV System is shaded and composed of two (2) channels, four UV banks (UV disinfection lamp assemblies), a Power Distribution Center, and a Hydraulic System Center for self-cleaning of the UV lights. Clear effluent is discharged into the UV System channel inlet chamber, where it is directed to any of the two (2) channels. Each channel is composed of two banks of UV modules. Each bank consists of four (4) modules. Each module contains six (lamps) and a self-cleaning mechanism for the lamps. As water flows through channels, the lamps are powered on and complete disinfection of the clear effluent referred as plant effluent.

Return Activated Sludge (RAS) and Waste Activated Sludge (WAS) Pumps- are located in a pump room within the Headworks Building. There are two (2) RAS Pumps and two (2) WAS Pumps along with the associated piping, valves and flowmeters. The RAS pumps and WAS pumps will operate in duty and standby mode.

Scum Lift Station-includes a Wet Well, two (2) submersible pumps, and a mixer. The Wet well is designed to temporarily store scum entering the Scum Lift Station. The submersible pumps will operate in duty and standby mode. The submersible pumps will pump wastewater through a valve vault (gate valves, and check valves) into a pipeline for Wasting.

Sludge Thickener Facilities- include a Sludge Pre-Thickener, a Sludge Post-Thickener, and a Thickener Pump Station. The Pre-Thickener and the Post-Thickener operate independently of each other. The Pre-Thickener and Post-Thickener Facilities are composed of shaded circular concrete tanks that are currently being used as Secondary Clarifiers. The Thickener Pump Station is

composed of two pumps which operated in duty and standby mode and may be used for the Pre-Thickener and the Post-Thickener. The Thickener Pump Station discharges the thickened sludge via a 4-inch diameter forcemain pipeline and series of valves that allow the operators to direct flows, to the Sludge Digester, Sludge Dewatering Facility, or Sludge Drying Beds.

Sludge Digester Facilities- include two (2) Digesters that are operated in parallel and a Digester Pump Station. The Digester Facilities include floating aerator mixer, gates and valves. The Digester Pump Station is covered by a Shade Structure. The Digesters are to accept thickened sludge or waste sludge into the center of the tank. A floating mixer located at the center of the tank will mix and aerate the sludge to promote the digestion process. The digested sludge (stabilized sludge) will then be pumped to the Post-Thickener, Sludge Dewatering Facility or the Sludge Drying Beds via the Digester Pump Station.

Sludge Dewatering Facilities- are comprised of the two (2) sludge dewatering units that operate in parallel. The Sludge Dewatering Units are housed within a Solids Handling Building. The Sludge Dewatering units operate in duty and standby mode. A Sludge Dewatering Unit is composed of Screw Press, Polymer Feed System, Flocculation Reactor, and Screw Conveyor. The Sludge Dewatering Facility also includes piping, valves, and drainage facilities. Sludge from the Dewatering units may be disposed or placed in a Sludge Drying Bed for further drying.

Sludge Drying Beds-receive wasted sludge or sludge cake. The sludge drying beds are composed of sand media and underdrain collection system. There is a total of 13 Sludge Drying Beds. The Sludge Drying Beds will receive wasted sludge via forcemain pipelines, while sludge cake will need to be dumped via a trash dumpster and spread for drying. Upon complete drying the dried sludge cake will disposed, while the filtrate will gravity flow to the Influent Channel Facility for retreatment.

Sewer Collection System

The existing wastewater collection system is composed of sanitary sewer gravity pipelines, sanitary sewer forcemains and wastewater pump stations. The collection system conveys wastewater from the residential, commercial, industrial, institutional, government, school and church developments in the community to the Heber Public Utility District Wastewater Plant for treatment and disposal.

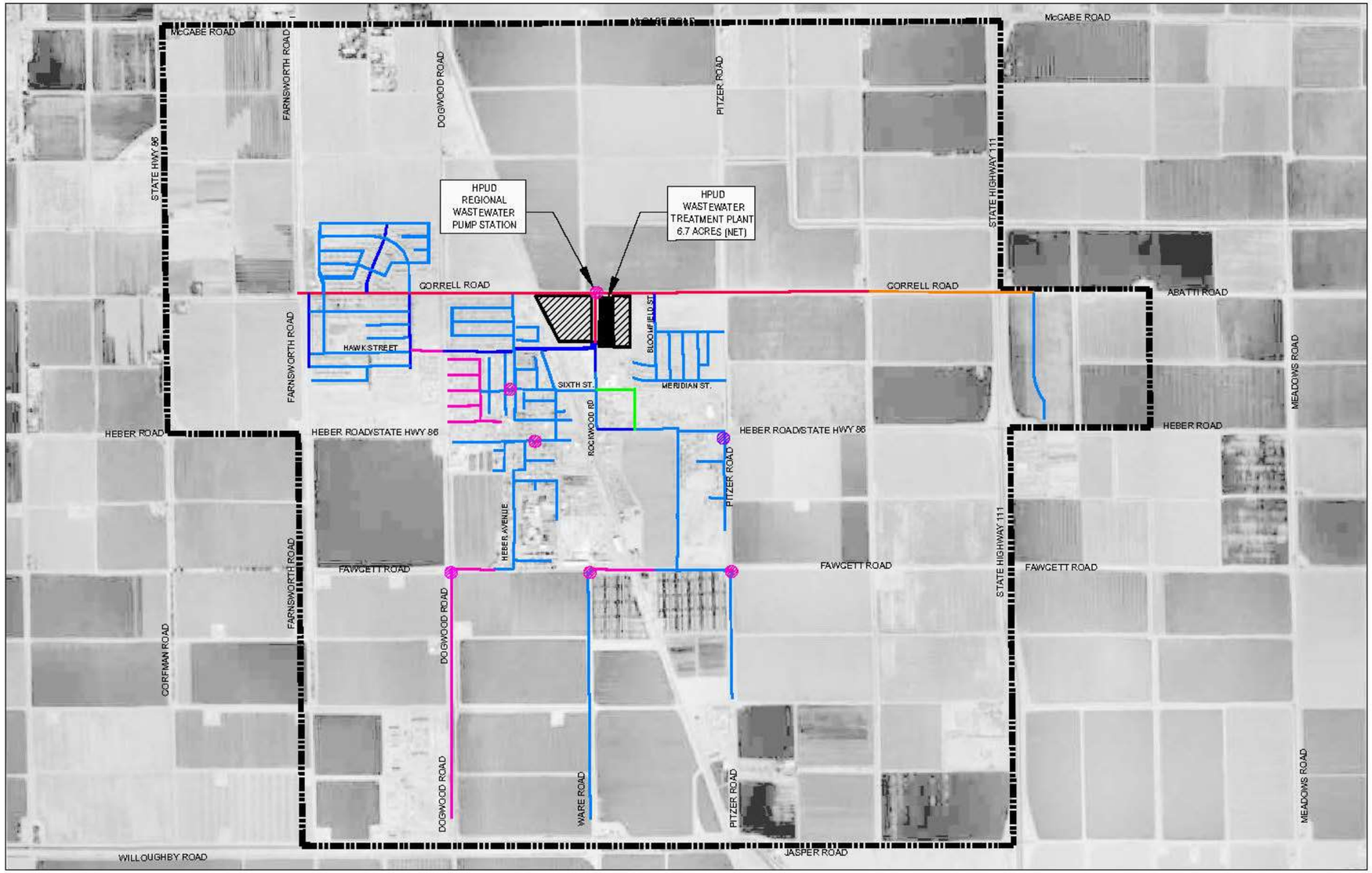
The Heber Public Utility District Collection System serves users within the HPUD District boundary except for a few users located on the exterior edges of the District Boundary, but within the Sphere of Influence. Refer to **Exhibit 4-C – Existing Wastewater Collection and Sewer Facility Schematic Map**.

A deep gravity 30-inch diameter pvc sanitary sewer pipeline was constructed along Correll Road from Farnsworth Road on the west to Pitzer Road on the east. The Imperial Center Project extended a 30-inch diameter PS46 pvc deep gravity pipeline along Correll Road from Pitzer Road to the IID Strout Drain and a 24-inch diameter PS46 pvc pipeline from the IID Strout Drain, for a distance of 500 feet east of Highway 111 terminating along Abatti Road. The deep gravity Correll Road main collector sanitary sewer pipeline flows to the HPUD Regional Pump Station located at the southeast corner of Rockwood Avenue and Correll Road within the north end of the existing HPUD Wastewater Treatment Plant compound.

Effluent Pump Stations

As of 2017 there were a total of seven wastewater pump stations within the Heber Public Utility District Collection System. The HPUD owns and operates one main Regional Pump Station. The Regional Wastewater Pump Station serves as the "backbone" collection system infrastructure to extend a network of additional main collector gravity pipelines to serve the Heber Public Utility District Service Area while the remaining stations are auxiliary.

The Regional Pump Station is a duplex submersible pump station utilizing a concrete wet well 16 feet x 16 feet x 38.5 feet deep. The Regional Pump Station is equipped with energy efficient variable frequency drive pumps. The pumping units pump at a flow rate equal to the wastewater flow entering the pump station. The electrical panels and mechanical piping have been oversized to accommodate the installation of larger pumps and electrical variable frequency drive units in multiple future phases as wastewater flows increase. The Regional Pump Station is capable of accommodating peak wastewater flows of 9,203,040 gallons per day (average daily flow of 4,320,000 gallons per day). The existing wastewater treatment plant is rated at a capacity of 1.2 million gallons per day. The HPUD Regional Pump Station is capable of transmitting 7.6 times the flow that the HPUD Wastewater Treatment Plant is capable of treating.



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HEBER PUBLIC UTILITY DISTRICT
EXISTING WASTEWATER COLLECTION AND SEWER FACILITY SCHEMATIC MAP

EXHIBIT 4-C

PROJECT No THG 744.072P | DATE: October 2017

Although the HPUD Regional Pump Station is a major pump station capable of serving the majority of the Heber Public Utility District Service Area, the remaining pump stations are relatively small and serve dedicated users or specific residential areas. One (1) of the smaller sewer pump stations is private serving the Sunrise Desert Apartment Complex near the southwest corner of Heber Road/State Highway 86 and Pitzer Road. A listing of the sanitary sewer pump stations follow under **Table 4-D.**

Table 4-D
Sanitary Sewer Pump Station List

Item No.	Lift Stations	# Pumps/Pump Capacity(gpm)/ Total Dynamic Head (feet)	Notes
1	6th St./Grand Ave.	2 pumps/300 gpm/20 ft	Residential
2	Parkyns Ave./9th St.	2 pumps/300 gpm/20 ft	Residential Geothermal School
3	Dogwood Rd./Fawcett Rd.	2 pumps/300 gpm/20 ft	Geothermal
4	Fawcett Rd./Ware Rd.	2 pumps/300 gpm/20 ft	Cattle Yard
5	Correll Rd/Rockwood Ave.	2 pumps/500 gpm/47 ft	Regional P.S.
6	Pitzer and Fawcett Rds.	2 pumps/300 gpm/20ft	Not Active

Adequacy of Existing WWTP and Sewer Collection Facilities

Wastewater Treatment Plant- The Heber Public Utility District Wastewater Treatment Plant underwent a major rehabilitation and expansion in 2013. As a result of the project the WWTP has a current design and permitted capacity of 1.2 MGD. The average daily flow received at the Heber Public Utility District Wastewater Plant in 2016 was approximately 0.462 million gallons per day with peak flows of 0.609 million gallons per day according to Plant Operators. Thus, the WWTP is operating at less than 50 percent of capacity. The averages daily flows and peak flows for 2017 (as of October 2017) were marginally lower.

Sewer Lift Stations- The District's existing sewer lift stations are for the most part adequate. Repairs are needed for the 6th Street and Grand Avenue lift station which serves a residential neighborhood. Improvements to the Parkyns Avenue and 9th Street lift station are also needed. The Parkyns and 9th Street lift station provides critical services to the geothermal facilities, the schools, and residential neighborhoods. Both facilities need suction lines replaced. Additionally, the influent pump station at the Wastewater Treatment Plant is also in need of repair.

Sewer Collection System-The wastewater gravity pipelines within the original Townsite of Heber are composed of vitrified clay pipe (VCP). The vitrified clay pipelines are located within the alleys and streets of the Old Townsite. The VCP

pipelines were recently cleaned and video camera inspected by the Heber Public Utility District Maintenance Staff in 2011 and were reported to be in fair condition.

The gravity PVC pipelines of the recently completed subdivisions and apartment units were constructed within paved street areas. All the newly constructed Apartment complexes and subdivisions, except for Correll Estates Subdivision and Heberwood Unit 1, were constructed from 2003 through 2009. The gravity sanitary sewer pipelines and manholes comprising the collection system for these Subdivisions and Apartment complexes are in good condition.

Wastewater Collection and Sewer Facilities Schematic Maps

The existing Wastewater Collection Main pipeline is along Correll Road and extends from Dogwood Road at the West end of Heber to the Imperial Center, East of Highway 111. The existing Wastewater Collection and Sewer Facility Schematic Map illustrates the location of the Wastewater Collection Pipelines existing and proposed. The map identifies Public and Private Sanitary Sewer Pump Stations and Sanitary Sewer Collection System Main Collectors and Branch Sanitary Sewer Pipelines. (Please Refer to **Exhibit 4-D – Heber Public Utility District Main Collector and Pump Station Wastewater Schematic Map**.) The existing wastewater collection system, generally, extends within the footprint of the Heber Townsite serving the majority of its residential, commercial and industrial population base.

Inventory of Approved WWTP and Sewer Collection Facilities

Wastewater Treatment Plant- The Heber Wastewater Treatment Plant was expanded from a rated capacity of 0.81 million gallons per day to 1.2 million gallons per day in 2013. Construction of the Wastewater Treatment Plant Expansion commenced on November 28, 2011 and consisted of the following: construction of a new headworks building; construction of an STM aerator basin with anoxic mixing tanks and installation of related equipment; construction of new clarifiers; installing of a UV disinfection system in the existing channel; converting existing clarifiers into thickeners and digesters; construction of a new solids handling; pumping systems; and all piping necessary for the new equipment and retrofitting of existing structures/equipment into the new treatment process.

LEGEND

ITEM NO.	ITEM	SYMBOL
1.	EXISTING REGIONAL WASTEWATER PUMP STATION - ULTIMATE CAPACITY 4.32 MGD	
2.	FUTURE LOCAL, REMOTE WASTEWATER PUMP STATION	
3.	EXISTING 30-INCH SANITARY SEWER GRAVITY COLLECTOR PIPELINE	
4.	EXISTING 24-INCH SANITARY SEWER GRAVITY COLLECTOR PIPELINE	
5.	FUTURE 24-INCH SANITARY SEWER GRAVITY COLLECTOR PIPELINE	
6.	FUTURE 15-INCH SANITARY SEWER GRAVITY COLLECTOR PIPELINE	
7.	SANITARY SEWER MANHOLE	
8.	HPUD SPHERE OF INFLUENCE	

ABBREVIATION LEGEND

ITEM NO.	ABBREVIATION	DESCRIPTION
1.	THM EL	TOP OF MANHOLE ELEVATION
2.	INV EL	INVERT ELEVATION OF PIPELINE
3.	MHD	MANHOLE RIM DEPTH: MEASURED FROM TOP OF MANHOLE ELEVATION TO PIPELINE INVERT ELEVATION

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HEBER PUBLIC UTILITY DISTRICT - MAIN COLLECTOR AND PUMP STATION WASTEWATER SCHEMATIC MAP

EXHIBIT 4-D

PROJECT No THG 744.072P

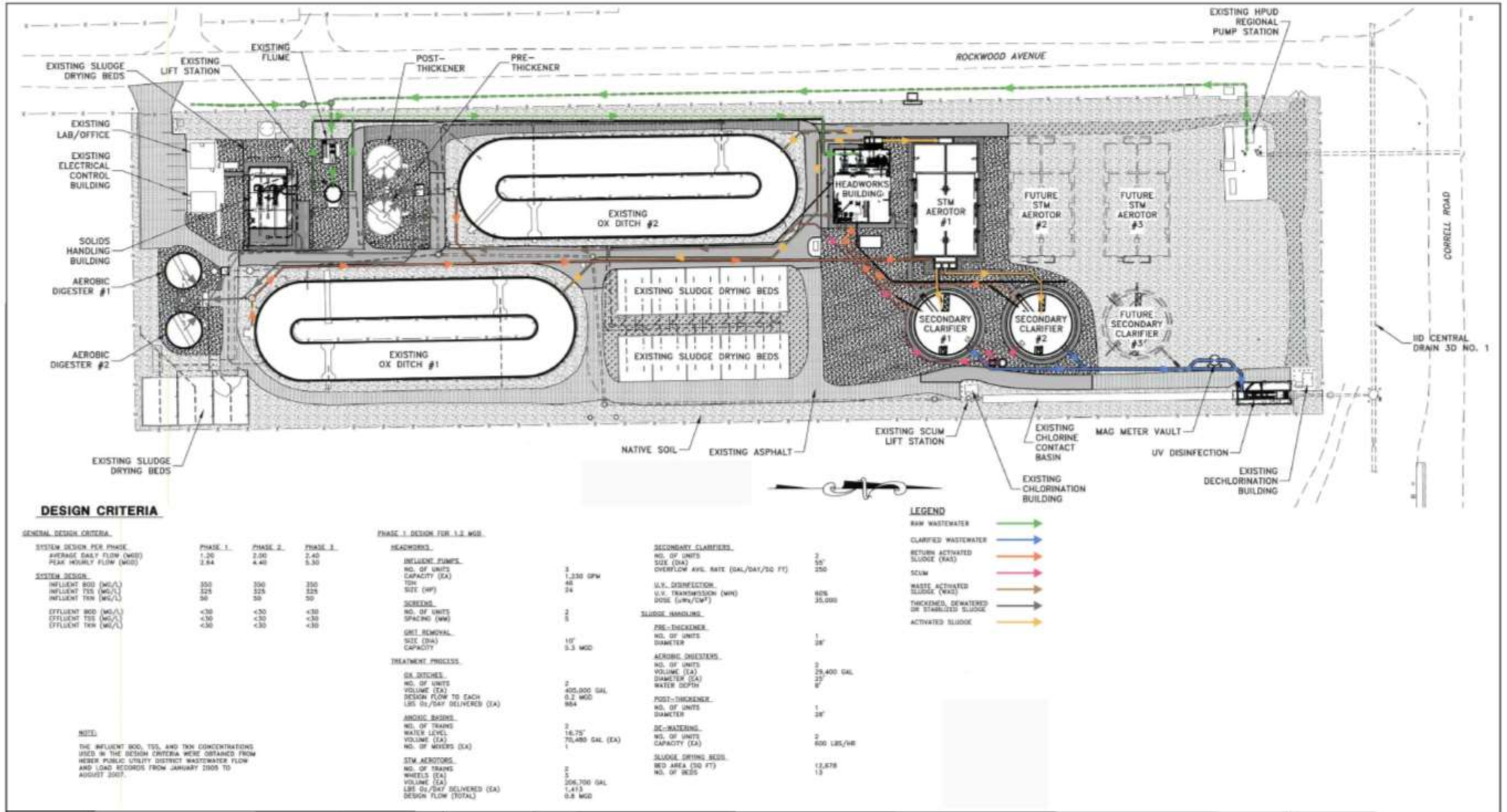
DATE: December 2017

Planned Expansions- The 1.2 million gallon wastewater treatment plant includes the schematic layout of two (2) additional expansions; a 2.0 million gallon wastewater treatment plant expansion followed by a 2.4 million gallon wastewater treatment plant expansion. The expansion capacities will be governed by the core treatment units and the activated sludge aerator treatment units. Each activated sludge aerator treatment unit has been designed to treat 800,000 gallons/day. The two existing oxidation ditches were rated at a combined capacity of 400,000 gallons per day during the design phase. The improvement plan design criterion proposes to remove the existing oxidation ditches from service during the last phased expansion. Although an 800,000 gallon per day aerator basin will be constructed during the final phased expansion, the 400,000 gallon per day oxidation ditches will be removed from service. As a result, the last phased expansion will realize a net increased capacity of 400,000 gallons per day from a prior treatment plant capacity of 2.0 million gallons per day to 2.40 million gallons per day. See **Exhibit 4-E Heber Public Utility District Wastewater Treatment Plant General Design Criteria/Plant Flow Diagram** regarding the wastewater treatment plant design criteria, wastewater treatment plant schematic site plan and phased future expansion capacities.

Collection System Improvements

Collection system improvements are primarily tied to rehabilitation of existing facilities to accommodate projected flows. There are some collection improvements that are necessary to facilitate operation and maintenance. The following is a summary of collection system components that need relocation and/or replacement due to existing conditions:

- **Residential Sewer Collection Pipeline Relocation**- There is one small 300' section of sewer collection pipeline that encroaches into private property and will need to be relocated out of private residential property between Valley Boulevard and Grant Avenue and into 6th Street. It is estimated that an approximate 600 lineal feet of 6" diameter pipeline would need to be replaced to accommodate a properly aligned relocation. The project is estimated at $90,000.
- **Sewer Manholes**- Due to the age of collection facilities several manholes are in need of rehabilitation or replacement. There is a need to rehabilitate at least sixteen manholes within the next five years at an estimated cost of $500,000.



DESIGN CRITERIA

GENERAL DESIGN CRITERIA

SYSTEM DESIGN PER PHASE	PHASE 1	PHASE 2	PHASE 3
AVERAGE DAILY FLOW (MGD)	1.20	2.00	2.40
PEAK HOURLY FLOW (MGD)	2.64	4.40	5.30
SYSTEM DESIGN			
INFLUENT BOD (MG/L)	350	350	350
INFLUENT TSS (MG/L)	325	325	325
INFLUENT TKN (MG/L)	50	50	50
EFFLUENT BOD (MG/L)	<30	<30	<30
EFFLUENT TSS (MG/L)	<30	<30	<30
EFFLUENT TKN (MG/L)	<30	<30	<30

NOTE:
THE INFLUENT BOD, TSS, AND TKN CONCENTRATIONS USED IN THE DESIGN CRITERIA WERE OBTAINED FROM HEBER PUBLIC UTILITY DISTRICT WASTEWATER FLOW AND LOAD RECORDS FROM JANUARY 2005 TO AUGUST 2007.

PHASE 1 DESIGN FOR 1.2 MGD

HEADWORKS	
INFLUENT PUMPS	
NO. OF UNITS	3
CAPACITY (EA)	1,230 GPM
TDH	48'
SIZE (HP)	24
SCREENS	
NO. OF UNITS	2
SPACING (MM)	6
GRIT REMOVAL	
SIZE (DIA)	10'
CAPACITY	5.3 MGD
TREATMENT PROCESS	
OX DITCHES	
NO. OF UNITS	2
VOLUME (EA)	405,000 GAL
DESIGN FLOW TO EACH	0.2 MGD
LBS O2/DAY DELIVERED (EA)	984
ANOXIC BASINS	
NO. OF TRAINS	2
WATER LEVEL	16.75'
VOLUME (EA)	70,488 GAL (EA)
NO. OF MIXERS (EA)	1
STM AEROTORS	
NO. OF TRAINS	2
WHEELS (EA)	5
VOLUME (EA)	206,700 GAL
LBS O2/DAY DELIVERED (EA)	1,413
DESIGN FLOW (TOTAL)	0.8 MGD
SECONDARY CLARIFIERS	
NO. OF UNITS	2
SIZE (DIA)	55'
OVERFLOW AVG. RATE (GAL/DAY/SQ FT)	350
U.V. DISINFECTION	
U.V. TRANSMISSION (MIN)	60%
DOSE (uW/CM²)	30,000
SLUDGE HANDLING	
PRE-THICKENER	
NO. OF UNITS	1
DIAMETER	28'
AEROBIC DIGESTERS	
NO. OF UNITS	2
VOLUME (EA)	29,400 GAL
DIAMETER (EA)	23'
WATER DEPTH	8'
POST-THICKENER	
NO. OF UNITS	1
DIAMETER	28'
DE-WATERING	
NO. OF UNITS	2
CAPACITY (EA)	600 LBS/HR
SLUDGE DRYING BEDS	
BED AREA (SQ FT)	12,678
NO. OF BEDS	13

LEGEND
- RAW WASTEWATER
- CLARIFIED WASTEWATER
- RETURN ACTIVATED SLUDGE (RAS)
- SCUM
- WASTE ACTIVATED SLUDGE (WAS)
- THICKENED, DEWATERED OR STABILIZED SLUDGE
- ACTIVATED SLUDGE

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HEBER PUBLIC UTILITY DISTRICT
WASTEWATER TREATMENT PLANT GENERAL DESIGN CRITERIA/PLANT FLOW DIAGRAM

EXHIBIT 4-E

PROJECT No THG 744.072P
DATE: October 2017

Buildout Demand for WWTP and Sewer Collection Facilities

Anticipated Capacity- The 2017 average daily wastewater flow entering the Heber Public Utility District wastewater treatment plant was 437,000 gallons/day. However, the previous Service Area Plan documented that the 2010 average daily flows were 600,000 gallons per day. The decrease in average daily flows may be attributed to recent efforts in water conservation. While HPUD will continue to encourage water conservation measures, this Service Area Plan will use 600,000 gallons per day as a prudent basis for planning future capacity. As such, the 1.2 million gallon per day treatment plant is expected to provide a current excess capacity of 600,000 gallons per day to accommodate future growth.

Section 5.2 of the Heber Public Utility District October 2006 Wastewater Treatment Plant Preliminary Engineering Report indicated the average daily per capita wastewater generation was 100 gallons per person per day. The residential per capita housing density in Heber is now 3.91 persons per residence as noted previously within the contents of this document. An equivalent dwelling unit (EDU) within the Heber Public Utility District is defined as the wastewater generation in a day by a single family residential housing unit. An EDU is therefore:

$$3.91\ persons/residence \times \frac{100\ gallons}{person-day} = 391 \frac{gallons}{day-residence}$$

$$1\ EDU = \ 391\ gallons/day$$

The additional capacity of the 1.2 million gallon wastewater treatment plant is

$$\frac{600{,}000\ gallons\ (excess\ capacity)}{391\ gallons/EDU} = 1{,}535\ single\ family\ residences\ or\ 1{,}535\ EDU's$$

The recently renovated HPUD WWTP has been designed to be able to meet the phased future demand of the District. The new Plant is designed to be able to be easily upgraded to accommodate growth under phased expansions. The expanded HPUD WWTP provides an immediate average daily flow capacity of 1.2 MGD and is expected to provide adequate capacity for up to 3,000 Equivalent Dwelling Units (P. 1-5 of 2006 WWTP PER).

Opportunity for Shared Wastewater Treatment and Sewer Facilities

The Heber Public Utility District anticipates reaching an agreement with Ormat Nevada, Inc. a Delaware Corporation, a geothermal facility in which the District will sell at cost (or markup) all treated effluent to Ormat. The agreement between the two parties is mutually beneficial as the District may be able to reduce or eliminate effluent discharge into a downstream receiving water and thus, would not need to meet the stringent regulations related to effluent discharge regulations under its National Pollutant Discharge Elimination System (NPDES) Permit from the

Regional Water Quality Control Board. A successful Agreement between the District and Ormat would require that all of the treated effluent be channeled to Ormat. It may be necessary to further treat the secondary effluent prior to transmitting the treated (in accordance with Ormat requirements) effluent to Ormat. This would benefit Ormat as it would be a secure, source of water to operate its geothermal energy facility.

Phasing of Wastewater Treatment Plant and Sewer Collection Facilities

The recent, 2013 wastewater treatment plant expansion project provides an average daily flow capacity of 1.2 MGD. If development occurs at the same pace it has in the past seven years, there would be plenty of capacity until 2040 as shown in **Table 4-E**. This assumes that growth would continue at 2.71% per year and that it be predominantly attributed to residential development. It also assumes flows of 100 gallons per person per day. Heber's actual discharge is much lower, likely attributed to water conservation measures, thus Table 4-F assumes worst case scenario for wastewater treatment demand.

Table 4-E
Wastewater Demand Based on Historic Growth Rate

Year	Projected Population	Total Wastewater Demand	Percent Capacity
2020	7,562	0.75 MGD	63%
2025	8,645	0.89 MGD	74%
2030	9,885	0.99 MGD	83%
2035	11,303	1.13 MGD	94%
2040	12,923	1.29 MGD	107%

Assumes 100 gallons/day per person of wastewater generation

Design would have to occur in 2030 and upgrades will have to begin within 2-3 years thereafter. It should be noted that **Table 4-F** is a more likely scenario but it only examines residential growth as there has been consistent residential data to rely on. Non-residential growth has been erratic but can significantly affect demand on the wastewater system. For instance, buildout of the remaining 13.9 acres at Imperial Center can generate an additional 27,761 gallons of wastewater flow into the system. Upgrades to the wastewater treatment plant would have to be designed shortly thereafter.

Wastewater System projections should take into account not only residential service demand, but non-residential service demand which as previously noted is referred to Equivalent Dwelling Units (EDU's). In the unlikely scenario that all residential and non-residential, infill, planned, and approved development is built

out during the 20-year planning horizon, it is expected that the 1.2 MGD Wastewater Treatment Plant will reach capacity by the year 2023 using the flow demand of 391 gallons per EDU. **Table 4-F** illustrates the projected phased expansions that may transpire according to the level of development which occurs. This assumes that 247 EDU's are built annually and Imperial Center is completed by the year 2025 which is an unlikely and aggressive growth projection.

Table 4-F
Wastewater Buildout Demand

Year	EDU's	Total Wastewater Demand	Percent Capacity
2020	2,526	0.99 MGD	82%
2025	3,761	1.50 MGD	125%
2030	4,997	1.99 MGD	165%
2035	6,232	2.46 MGD	205%
2040	7,467	2.95 MGD	246%

Assumes 391 gallons/day per EDU of wastewater generation

The Regional Water Quality Control Board generally requires agencies to begin engineering design at 80% capacity and begin construction at 90% capacity. If development ramps up again at fast pace, and if all developable parcels in Heber are built within the next 20 years, HPUD will need to start the design process some time in 2019 and start construction in 2021.

Mitigation for Wastewater Treatment Plant and Sewer Collection Facilities

Heber Public Utility District was successful in obtaining funding and completing the construction project for the rehabilitation and expansion of the WWTP to meet the immediate wastewater treatment demand through 2020 and easily accommodate expansions thereafter. Capital improvements to wastewater collection pipelines may be necessary to replace aging infrastructure. The following mitigation measures are recommended:

S-1 The District should continue to pursue various means by which to obtain funding and provide for adequate wastewater collection/conveyance facilities for the existing and future residents of the District.

S-2 New Development shall continue to be held responsible for constructing adequate wastewater collection system facilities and fair share costs for wastewater treatment facilities.

S-3 The District shall ensure that a Service Agreement be in place, prior to the annexation of new development and that any “Will-Serve” letters have a sunset or expiration clause if construction is delayed.

S-4 The District shall develop a Master Plan for the continued improvements of its Wastewater Treatment and Collection facilities.

4.1.4 WATER TREATMENT AND DISTRIBUTION FACILITIES

The District owns, operates and maintains a system for the treatment, distribution and storage of potable water resources that serves a population of 6,979 residences, businesses, and public facilities within the District and the District's Sphere of Influence. Additionally, the HPUD entered into an Agreement with the City of El Centro, as approved by LAFCO, to provide services outside of the HPUD Sphere of Influence and into the El Centro Sphere of Influence for the purpose of providing potable water services to McCabe Cove and Magnolia Gate. The District purchases all of its untreated water from the Imperial Irrigation District, which is conveyed to HPUD facilities via IID's Dogwood Canal Gate 37A and via a 36-inch diameter raw water pipeline extending from the Central Main Canal approximately 1.8 miles from the Water Treatment Plant. Water treatment and distribution facilities are owned and maintained by the Heber Public Utility District.

Performance Standard for Water Facilities

Although the Heber Public Utility District does not have an adopted performance standard for Water facilities, there are design criteria that must be met to ensure that adequate potable water supply and fire flow needs are provided. In 2004, Heber Public Utility District adopted Standard Details and Specifications for the installation of water distribution pipelines. Potable water must further meet or exceed water quality standards established by the California Department of Health Services and the US Environmental Protection Agency. HPUD's goal in the operation and maintenance of its water facilities is to provide adequate potable water service to every customer.

The California Department of Public Health requires that specific system pressures be maintained under normal and peak demand conditions. The design criteria are based on Maximum Day Demand (MDD) plus fire flow. The potable water system must be able adequately treat and provide 200 gallons per person per day as well as fire flow.

The criteria outlined under Table 4-G, that follows, considers adequate water pressure for service to customers in addition to technical specifications that assure a properly designed system. The treatment plant capacity shall further meet the demand of the maximum daily flow, plus provide an operational storage capacity of at least 25 percent of the maximum day demand used.

Table 4-G
Water Flow Standards

Flow Demand	Maximum Velocity	Pressure Level
Maximum Day Demand + Fire Flow*	15.0 ft per second	20 psi - 35 psi
Maximum Day Demand	7.0 ft per second	≥ 20 psi

*Fire flow minimums are targeted at 1,200 GPM for residential, 2,000 GPM for commercial, and 2,500 GPM for industrial.

Inventory of Existing Water Facilities

Water Treatment Facilities- The District currently owns a Water Treatment Plant (WTP) with a water treatment system capacity of 4.0 million gallons per day (MGD) which was recently constructed in 2017. The WTP is located at 1085 Ingram Avenue within the townsite of Heber. The WTP mainly consists of the following components:

Raw Water Transmission Line- HPUD owns and operates a Raw Water Transmission Pipeline that will continuously feed the WTP up to 7 MG of raw water per day. Aside from the continuous flow of raw water from the Raw Water Transmission Pipeline, the water treatment plant's raw water storage consists of three (3) raw water pre-sedimentation basins. The total raw water storage capacity for all three basins is 22.4 acre-feet or approximately 7.3 MG. Each of the basins has a different capacity. Basin 1 has a capacity of 7.0-acre feet (2.28 MG); Basins 2 has a capacity of 6.78-acre feet (2.21 MG) and Basin 3 (2.79 MG) has a capacity of 8.56-acre feet. Basin 1 and 3 are concrete-lined; whereas, Basin 2 is lined with High Density Polyethylene Line.

Static Mixer Facility receives raw water from the Imperial Irrigation District's (IID) Dogwood Canal and/or Central Main Canal. The Static Mixer Facility has two (2) 18" inline static mixers. Each mixer is capable of blending coagulants into the raw IID water for flows from 1 to 4 MGD. Recycled settled backwash water will also be treated at this facility. Water will be conveyed to the existing three (3) downstream Raw Water Storage Basins from the Static Mixer Facility via gravity pipelines install in 2017.

Raw Water Pump Station was constructed in 2017 and consists of a wet well and three (3) variable speed vertical turbine pumps. Two pumps are duty pumps capable of pumping up to 4 MGD to the Clarifier/Filter Treatment Units and one pump is a standby variable speed pump. Each pump has a capacity of 2 MGD. Water will be conveyed to the new and existing Clarifier/Filter

Treatment Units from the Raw Water Pump Station via new force-main pipelines.

Clarifier/Filter Treatment Units- two (2) existing 2 MGD Treatment Units are in place. Two units will normally operate, and one will remain on standby. The new and existing units are self-contained, complete with treatment units including clarifier flush and filter backwash piping, valves and controls. Treated water will be conveyed to the expanded Finish Water Transfer Pump Station from via new gravity pipelines. Filter backwash and clarifier flush water will be conveyed by gravity to the existing Filter Backwash Settling Basins.

Finish Water Transfer Pump Station consists of one (1) new and two (2) existing constant speed vertical turbine pumps. Each pump has a capacity of two (2) MGD. Two (2) constant speed pumps will normally operate while one constant speed pump will be on standby. Water will be conveyed to the three (3) existing ground storage reservoirs from the Finish Water Transfer Pump Station via piping. In general, all the discharge is directed to the 0.75 MG reservoir. Chlorine is injected in the finished water force main.

High Service Pump Station was constructed in 2017 and consists of four (4) variable speed centrifugal pumps. Each pump is capable of pumping 1,500 gpm at 80 psi. Up to three (3) pumps will normally operate to supply up to 4,500 gpm to the distribution system with one pump will remaining on reserve for additional peak flow demand and redundancy purposes. The new High Service Pump Station potable water is connected to the HPUD Distribution System via new and existing pipelines.

Sodium Hypochlorite Disinfection system was retrofitted in 2017 and expanded. Sodium Hypochlorite is injected into a new forcemain pipeline downstream of the Finish Water Transfer Pump Station.

Clarifier/Filter Units Backwash Pump Station conveys water from the Finish Water Storage Reservoirs to the two (2) existing and one (1) new Clarifier/Filter Treatment Units for backwash purposes via new forcemain pipelines constructed in 2017. Backwash water will continue to be conveyed to the existing Backwash Basins from the Clarifier/Filter Treatment units via new and existing gravity pipelines.

Backwash Decant Pump Station was constructed in 2017 to manage the filter backwash and clarifier flush water after settling in the Backwash Basins. The effluent is pumped to the new static mixer and chemical feed facility at the point where raw water is received from the IID canals. The variable speed 3 hp submersible pumps and 4 and 6 inch force mains will allow the operators to pump the recycled backwash water at a flow rate (100 – 300 gpm range) that

does not exceed 10% of the volume of water entering the plant from the IID canals. A turbidity and flow meter will monitor the recycle water.

Three (3) Finished Water Storage Reservoirs were constructed to allow the reservoirs to operate in series with flow from the Finished Water Pump Station entering the 0.75 MG reservoir. The outlet from the 0.75 MG reservoir is piped to the inlet to the 1.7 MG reservoir. The outlet from the 1.7 MG reservoir is piped to the 3.0 MG reservoir. The pipe sizes and connections to the reservoirs allow the entire plant capacity to flow from tank to tank, for series operation.

Water Distribution Facilities- The potable water distribution system consists of approximately 135,000 linear feet (25.5 miles) of pipeline. Of the total water pipelines in the network, there is approximately 8,500 linear feet of 4-inch diameter asbestos cement pipe, 5,080 linear feet of 6-inch diameter asbestos pipe, 64,800 linear feet of 8-inch diameter PVC pipe, 10,130 linear feet of 10-inch diameter PVC pipe, 35,000 linear feet of 12-inch diameter PVC pipe, 1,000 linear feet of 18-inch diameter PVC pipe, and 2,450 linear feet of 20-inch diameter PVC pipeline. The PVC pipe has been installed since the mid and late 1980's. The normal operating pressure of the distribution system is between 50 to 55 pounds per square inch (psi). (**Refer to Exhibit 4-F – Heber Public Utility District Existing Water Distribution System**).

Adequacy of Existing Water Facilities

Water Treatment Plant

The WTP's capacity was 2.0 MGD but underwent a recent expansion that was finalized in 2017. Prior to the expansion, the average day demand for the Heber Public Utility District was 1.2 MGD and the maximum day demand for water was recorded at 2.246 in 2006, exceeding the Plant's capacity. Thus, the water treatment plant was considered "under capacity." Based on the findings of the Preliminary Engineering Report prepared in January 2008, the District commissioned the design and Construction of a Water Treatment Plant Expansion project. The Water Treatment Plant Expansion was within the existing site and incorporated two 2.0 MGD pre-packaged units for a maximum capacity of 4.0 million gallons/day. The average daily demand to the Water Treatment Plant in 2016 was 1.136 million gallons/day with a maximum demand of 1.754 million gallons/day. The 2017 logs documented similar average daily demands of 1.142 million gallons/day with a maximum of 1.715 million gallons/day. Thus, the plant is operating just under 50 percent of its current capacity.

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HEBER PUBLIC UTILITY DISTRICT
EXISTING WATER DISTRIBUTION SYSTEM

EXHIBIT 4-F

PROJECT NO THG 744.072P | DATE: October 2017

Water Storage

In 2009, a 36-inch diameter pipeline replaced an existing 18-inch diameter PVC pipeline to convey 7 MGD of raw water from the IID's Dogwood Canal to the Raw Water Basins. The State of California was requiring that the District have a raw water storage capacity of six (6) days. This would have been equivalent to 12,000,000 gallons of raw water storage. The District was deficient 4,700,000 gallons with respect to raw water supply at the 2 MGD capacity. The District faced two options: construct additional raw water storage basins or construct a portable raw water pump station and transmission pipeline from Imperial Irrigation District Central Main Canal to the District's Water Treatment Plant. The Central Main Canal is almost never taken out of service and was therefore, considered a reliable water source. The District chose the latter option and constructed a potable raw water pump station to meet the State's raw water storage demands.

Water Distribution Pipelines

As previously noted, the potable water distribution system consists of approximately 25.5 miles of pipeline. Due to the age of infrastructure there are a small number of capital improvements necessary. The primary need is associated with meeting future demand at adequate capacity levels including levels to accommodate fire flow standards.

Inventory of Approved Water Facilities

No major capital improvements are planned for the water treatment facility. However, there are a number of planned water distribution pipeline extensions. **Exhibit 4-G** provides a delineation of water line extensions planned within the Heber Public Utility District and/or Service Area. The planned water line extensions are to accommodate new growth. New backbone water distribution pipelines serving new development projects are typically borne to developers in whole or as fair share of costs. Capital projects in the near-term are associated with existing water distribution pipelines and the need to improve their capacity and/or fire flow. Capital improvements within the planned horizon include the following:

- **Water Distribution Residential Pipeline Relocations**-The system contains three segments of 4" and 6" diameter water distribution pipelines which are located across Valley Boulevard and in private property and will need to be capped or relocated to loop within a public right-of-way in order to accommodate proper operation and maintenance. It is estimated that up to 1,000 lineal feet of 6" diamter pipeline may need to be replaced and relocated. The project is estimated at $120,000.

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PLANNED WATER PIPELINE EXTENSIONS

EXHIBIT 4-G

PROJECT NO THG 744.072P | DATE: October 2017

- **Water Distribution Pipeline Looping for Increased Fire Flow**- There are several segments of the water distribution that dead end or are undersized and unable to meet adequate fire flow standards as infill development and new growth occurs. These pipeline segments need to be looped at key locations throughout the City. It is estimated that key replacements will cost an estimated $980,000.
- **Water Main Pipeline Capacity Increase**-There is an existing 8" diameter pipeline along Rockwood Avenue between Correll Road and 6th Street that serves as a primary transmission line. The pipeline is not adequate in size to accommodate future growth and is slated to be replaced with a 20" diameter pipeline. The total length of the proposed replacement is approximately 800 lineal feet at an estimated cost of $184,000.

Buildout Demand for Water Facilities

The recent, 2017 water treatment plant expansion project provides an average daily treatment capacity of 4 MGD. If development occurs at the same pace it has in the past seven years, the water treatment plant would be at 40% capacity in 2040. This assumes a water demand of 125 gallons per person per day. Since there would be plenty of capacity in the historic growth rate scenario, no further analysis was conducted. However, in a total buildout scenario where all developable parcels are built out during this Service Area Plan's planning horizon, there would be an additional 5,682 equivalent dwelling units (EDU's). Capacity would be reached just after 2040. As with the wastewater treatment plant, design should commence once 80% capacity is reached. This would occur sometime after 2030 and construction should commence shortly thereafter, ideally prior to reaching 90% capacity.

Table 4-H

Buildout Demand for Water Treatment Plant

Year	EDU's	Total Water Demand	Percent Capacity
2020	2,526	1.5 MGD	37%
2025	3,761	2.1 MGD	53%
2030	4,997	2.7 MGD	69%
2035	6,232	3.3 MGD	84%
2040	7,467	3.9 MGD	99%

Assumes an EDU of 488 gallons per day or 125 gallons/day per person of water demand due to conservation efforts.

The Heber Public Utility District would be expanding using the Microfloc Trident Water Treatment Units which are often referred to as "packaged treatment

systems." The packaged water treatment systems are pre-assembled prior to delivery to a given water treatment plant. The packaged water treatment systems are purchased and delivered at a designated treatment capacity. The TR840A Microfloc Trident Water Treatment Units are designed to treat 2.0 MGD. Thus, the District will be upgrading the water treatment plant in 2.0 MGD pre-packaged units gradually, as water demand increases.

Opportunity for Shared Water Facilities

The District does not share water treatment, storage, or distribution facilities with other Districts or jurisdictions. The El Centro Water Treatment Plant is located at an approximate five miles of the Heber Public Utility District's Service Area. El Centro's Water Treatment Plant at the time of preparation of this plan did not have sufficient capacity to serve the District's entire service area. However, there is an opportunity to inter connect with the City of El Centro water distribution system at Fransworth. Calexico is the next closest community at approximately 5 miles from the Heber Townsite which is unreasonable distance for shared facilities.

Phasing of Water Facilities

A second expansion would be necessary by year 2035 based on the projected population growth. The second proposed expansion to the wastewater treatment plant will increase capacity from 4.0 MGD to 6.0 MGD and be able to serve the projected growth beyond 2035.

Mitigation for Water Facilities

The Heber Public Utility District has been successful in securing funding to complete the Water Treatment Expansion Project and maintain a steady revenue stream for operation and maintenance. The following are additional mitigation measures recommended:

W-1 The community of Heber should continue to pursue various means by which to obtain funding or access resources for the capital improvement needs of the Water Treatment Facilities and Distribution System to accommodate both the existing and future residents of the District.

W-2 The District should develop a Master Plan to adequately program capital improvement needs in its aging distribution system. Close attention should be placed on adequacy of fire flow pressures throughout the District.

W-3 The District shall further ensure that a Service Agreement be in place, prior to the annexation of new development and that any "Will-Serve" letters have a sunset or expiration clause if construction is delayed.

4.1.5 SOLID WASTE SERVICES AND FACILITIES

Heber Public Utility District outsources solid waste services. In October 2011, the Heber Public Utility District approved a resolution authorizing the transfer of the franchise agreement from Palo Verde Valley Disposal Service to CR&R Incorporated for the collection, transportation, recycling and disposal of solid waste, recyclable and compostable materials (Resolution 2011-14). The terms of the agreement between Heber Public Utility District and CR&R run from July 1, 2010 through and including June 30, 2017. Resolution 2016-2 extended the agreement to 2024.

The solid waste service fee from CR&R, in addition to an administrative fee for collection services, is included with the utility bill for water and sewer services from HPUD. Residents within the service area are provided with receptacles recyclables, green waste and trash. CR&R disposes the solid waste collected in Heber at the Allied Waste Landfill, located within an unincorporated area of Imperial County near the City of Imperial.

Performance Standards for Solid Waste Services

The contract between CR&R and Heber Public Utility District includes Customer Service Performance Standards. Some of the performance standards include, maintaining a computer account system, having a representative to serve as a liaison between the District and CR&R, a policy regarding customer complaints and other minimum standards. The State also regulates solid waste via laws such as the California Integrated Waste Management Act which requires solid waste reduction, recycling and composting and environmentally safe transformation and land disposal.

Inventory of Solid Waste Facilities

As stated earlier, CR&R disposes of collected solid waste at the Imperial Allied Waste Landfill, a privately-owned landfill, located at 104 East Robinson Road, within an unincorporated area, east of the City of Imperial. The landfill was recently expanded and has a disposal acreage of 162 acres and an expected closure date of December 31, 2040. Waste collection companies can decide to take solid waste to different landfills based on proximity, landfill tipping fees, daily permitted disposal limits, and other factors. CR&R can decide to deposit solid waste at any of the nine landfills in the county: Calexico Landfill, Holtville Landfill, Hot Spa Landfill, Imperial Landfill, Niland Landfill, Ocotillo Landfill, Palo Verde Landfill, Picacho Landfill, and Salton City Landfill. Niland, Calexico, and Hot Spa Landfills have the largest remaining capacities with closure dates for Niland in 2020, Calexico in 2022 and Hot Spa in 2036. Estimated closure dates is based on site capacity and the daily permitted rate of disposal.

Adequacy of Solid Waste Services and Facilities

The current demand for solid waste facilities is based on the collection of solid waste by CC&R. An estimated 2,788 tons of solid waste are collected annually from the Heber community. Existing solid waste facilities are adequate, and no additional facilities are necessary. As development occurs, developers are required to ensure that solid waste facilities are adequate and in place before any new development is approved. Given that the Imperial Landfill was recently expanded, there are adequate solid waste facilities.

Inventory of Approved Solid Waste Facilities

Construction of the Mesquite Regional Landfill was completed in 2011 east of the development corridor of Imperial County. The landfill was designed as a sanitary landfill to meet all local, state and federal requirements with a capacity of 600 million tons and a projected life of approximately 100 years. The site is permitted to receive up to 1,000 tons per day by truck from Imperial County. As a result of the economic recession in 2008 and increased recycling in California, the amount of waste requiring disposal has significantly gone down since the completion of the Mesquite Regional Landfill. As such, operation of the landfill has yet to commence. Use of the facility is available should the demand arise.

Buildout Demand for Solid Waste Facilities and Services

The construction of the Imperial Center, McCabe Ranch II and Mosaic combined will increase the demand for solid waste services. However, the expansion of the Allied Waste landfill will be able to support the additional demand, and there are other landfills in the area that can accommodate the demand should the need arise.

Opportunity for Shared Solid Waste Services and Facilities

The Imperial Landfill is a shared facility by many other jurisdictions in Imperial County.

Phasing of Solid Waste Facilities

CR&R is not in the process of constructing additional solid waste facilities to support the demand created by the Heber Public Utility District.

Mitigation for Solid Waste Facilities

No mitigation measures are required given that CR&R is meeting Heber Public Utility District's performance standards.

4.2 SERVICES PROVIDED BY IMPERIAL COUNTY

Given that the services provided by Heber Public Utility District are limited, and that the District lies within an unincorporated area of Imperial County, there are numerous services provided by the County of Imperial including Administration, Fire Protection, Law Enforcement, Library Facilities, Transportation Facilities, Stormwater/Drainage Facilities, and Parks and Recreation. Administration Facilities and Parks and Recreation Facilities provided by Imperial County have already been discussed in Sections 4.1.1 and 4.1.2 of this Service Area Plan and will not be discussed further in this section. More detailed information regarding Imperial County administrative and recreational services is available in the Imperial County Municipal Service Review and can be accessed through Imperial County's LAFCO or Imperial County's Website.

The sections that follow discuss services that are directly provided by Imperial County within the Heber Public Utility District and Sphere of Influence. The data collected for this discussion was obtained from Imperial County's Service Plan, prepared by Hofman Planning and Engineering. A cursory review is being provided for these services under this Service Area Plan Section.[5]

- **Fire Facilities-** Fire facilities include the fire station, and other support equipment including firefighting equipment such as fire engines, and water tenders. Fire facilities also include the staffing level needed to operate the aforementioned equipment and deliver emergency and fire-protection services.
- **Law Enforcement Facilities-** Law enforcement facilities include the sheriff's station, and other support facilities including patrol vehicles, the Imperial County jail, and the Coroner's office. Law enforcement facilities further includes the staffing level needed to provide law enforcement and protection services.
- **Library Facilities-** Library Facilities include the library space in the Heber Community Center, the contents of the library as well as the Staff that manage the library. It also includes any support equipment such as computers, copy machines, and other office equipment that may be available to the general public.
- **Transportation facilities-** Transportation facilities consist primarily of roadways including Local and State-owned roadways. Transportation facilities may also include pedestrian and transit facilities such as sidewalks, crosswalks, and bus shelters.

[5] Although the Imperial County Municipal Service Review has been under review by Imperial County since January 2011, as of June 2012, Imperial County has not commented on the document. As such, the Municipal Service Review has not been and adopted by LAFCO.

- **Drainage Facilities-** Drainage facilities are those that convey water runoff to minimize the occurrence of flooding situations, especially during storm events. These include curb and gutter along streets, catch basins within improved developments, retention basins, and canal drains. Drainage facilities on occasion may include pump stations.

4.2.1 FIRE FACILITIES

Fire protection services are provided to the Heber community by the Imperial County Fire Department (ICFD). The ICFD maintains and operates five (5) fire stations throughout the County of Imperial. Heber is serviced by Imperial County Station #2 located at 1078 Dogwood Road, at the Heber Essential Services building constructed in 2004.

Performance Standard for Fire Facilities

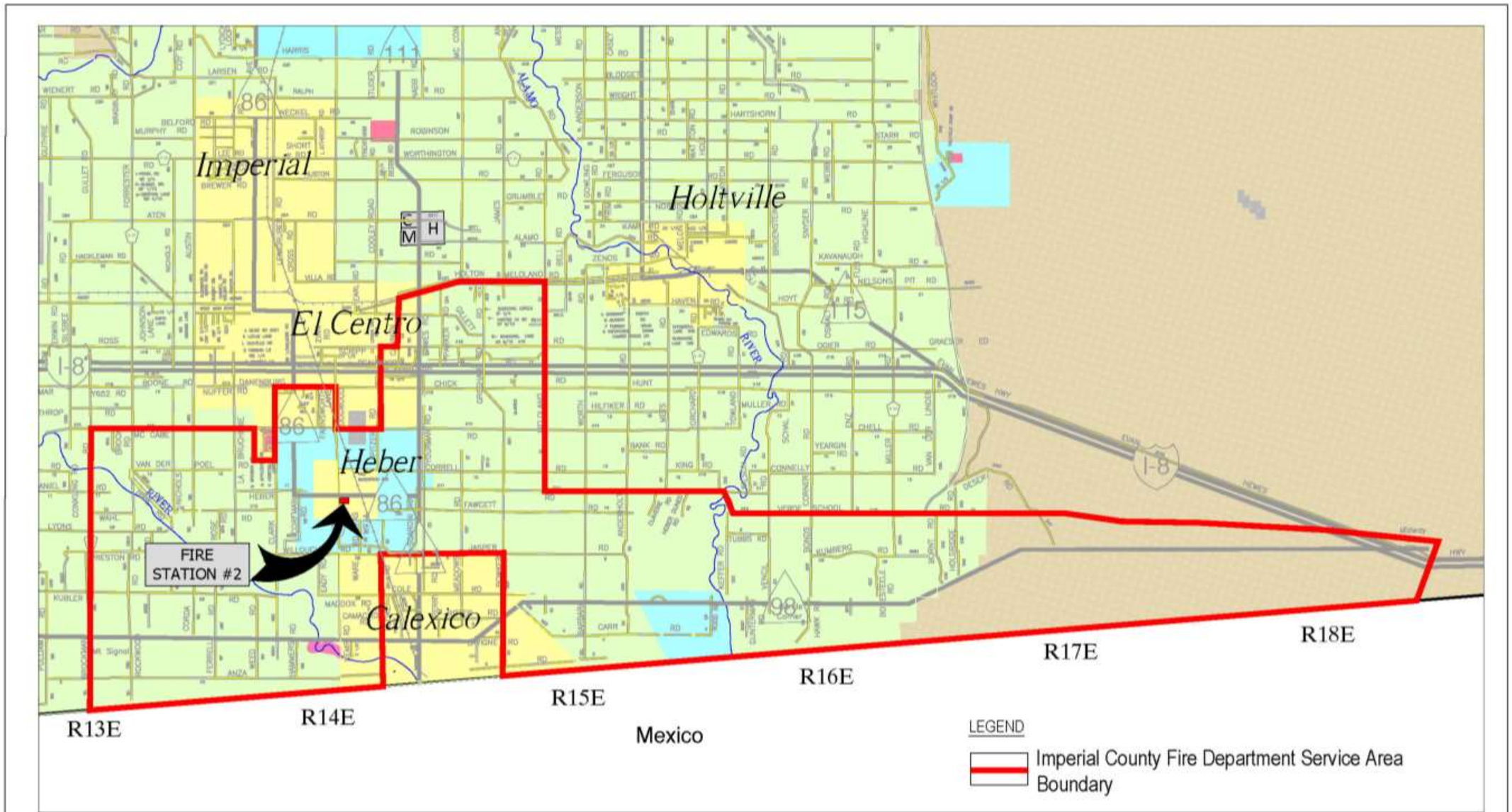
A general standard for fire facilities is 1 firefighter per 1,000 persons. This standard is typically utilized by jurisdictions that are similar in geographic area to Imperial County, yet given the nature of the County this ratio is inappropriate. Given the County's vast area and geographic challenges a standard based solely on population is insufficient. Therefore, the level of service standard for each station was based on the following criteria: staffing, adequacy of facilities, and response time. The Heber Station is operated by County employees. However, they have a volunteer program through the One-Stop Business and Employment Center where volunteers assist at the Fire Station and augment the daily duties of the Station, but they do not serve as firefighters. Only paid Imperial County staff respond to emergency calls.

Inventory of Existing Fire Facilities

Station #2 in Heber is the newest fire station within the County, constructed in 2004, and acts as the Office of Emergency Services headquarters. The station sits on 1.8 acres and is situated within a 15,000 square foot building. Existing equipment at the station includes one (1) Type I engine, one (1) aerial ladder (75' Quint), and one (1) Hazardous Materials Unit. There are two (2) firefighters per shift, including one (1) captain. Their average response time is 7.5 minutes for the entire service area which encompasses 148 square miles. These ratios of service and response are reasonable and acceptable. Please Refer to **Exhibit 4-H – Imperial County Fire Station Location and Service Area**, for the service area.

Adequacy of Existing Fire Facilities

The most recently adopted Service Area Plan (2011 Draft) for Imperial County identified the existing fire facilities as adequate given the terrain and geographic challenges of Imperial County. The Heber fire facility, which serves the entire District, was found to meet all the current code requirements, and according to the Fire Chief of the County of Imperial, the existing staffing levels are sufficient based on the current demands and average response times. The average response time for the Heber Public Utility District service area is further enhanced given the immediate proximity of Fire Station #2 to the Heber community.



The Holt Group, Inc. ENGINEERING PLANNING SURVEYING		NOT TO SCALE	IMPERIAL COUNTY FIRE STATION LOCATION AND SERVICE AREA County of Imperial Municipal Service Review 2011	EXHIBIT 4-H
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Inventory of Approved Fire Facilities

There are no additional fire facilities planned for the Heber community as the current facility is less than 13 years old, however, land has been set aside in the East Gateway area of the County for a future fire station. Currently, Fire Station #2, which serves the Heber area as well, serves the East Gateway area. If a new fire station is constructed, it is expected that response times would improve for the Heber community. The new fire station would be approximately 15,000 square feet and will be situated on a 2 acre site. In addition to the East Gateway area fire station, there are no specific plans at this time that identify the development of additional stations.

Buildout Demand for Fire Facilities and Services

The expansion of existing stations may be necessary in the future as development increases. The need for expansion will be based on staffing levels at each of the respective stations. Currently, there are two (2) firefighters per shift. Thus, the stations must be able to accommodate sleeping and living quarters for the staff. If call volumes increase such that additional staff is required per shift, additional square footage may be needed to accommodate additional sleeping and living quarters to meet Fire Safety Codes.

Opportunity for Shared Fire Facilities

The Imperial County Fire Department currently shares facilities with other agencies. The Imperial County Fire Department shares Station #2 with the Sheriff's Office, Heber Public Utilities District Staff and the Sherriff's Activity League.

Phasing of Facilities

There are currently no new facilities planned within the Heber Public Utility District Sphere of Influence. However, land has been set aside for a fire station near the East Gateway area of Imperial County. The station that currently serves the Heber Public Utility District's service area would greatly benefit from a fire station near the East Gateway area given that service ratios would improve to Station 2's service area.

Mitigation for Fire Facilities

The Imperial County Fire Department is responsible for the continuous monitoring of the adequacy of the existing Imperial County Fire Department facilities to ensure that adequate fire protection services are provided. The following is a mitigation measure recommended for the District for proper fire protection services:

F-1 The Heber Public Utility District shall continue to coordinate and ensure that the Imperial County periodically monitor and improve existing distribution line for adequate fire flow suppression and fire hydrant adequacy throughout the District.

F-2 The HPUD shall make sure the Fire Department has cleared all planned water distribution improvements as it relates to proper fire flows and suppression capabilities.

4.2.2 LAW ENFORCEMENT FACILITIES

Law enforcement services are provided to the Heber community by the Imperial County Sheriff's Department. The nearest sheriff station to the Heber population is located at 328 Applestill Road in El Centro which is the main headquarters. The Sheriff's Department provides services to the entire unincorporated areas of Imperial County with an estimated population of 40,087 persons in 2017 (population according to the California Department of Finance). Services include patrol, criminal investigations, civil services, bailiff enforcement, correctional services, crime preventions, off-highway law enforcement, waterway enforcement, and dispatch services. The Sherriff's Department only provides service to the unincorporated County population as Cities have their own police departments, unless there is a mutual agreement in place. This section will discuss patrol services provided to the Heber community by Imperial County only.

Performance Standard for Law Enforcement Facilities

The FBI previously identified a ratio of one (1) sworn officer for every 1,000 persons, but this ratio is only a starting point for determining actual performance standards. Population density, geographical characteristics, terrain, and other factors play a role in determining proper staffing levels. Given the rural nature of Imperial County and the fact that the unincorporated population centers are spread out over vast distances, the ratio of patrol officers to population numbers is more important than the ratio of sworn officers. The Imperial County Sheriff's Office determined that a ratio of 1.43 patrol officers per 1,000 persons (p.44 of IC 2011 Draft SAP) was an adequate service ratio.

Inventory of Existing Law Enforcement Facilities

The sheriff's administrative facility is approximately 23,274 square feet and is responsible for civil services for the entire County of Imperial. In addition to the main quarters, there are four (4) substations located in Brawley, Niland, Salton City, and Winterhaven that serve as bases for patrol. Staffing of the Sheriff's Office includes sworn and non-sworn positions. The Sheriff's Office has 99 sworn officers which is comprised of 1 sheriff, 1 undersheriff, 2 chief deputies, 3 sheriff lieutenants, 21 sheriff sergeants, 32 senior deputy sheriffs, and 39 deputy sheriffs. There are also an additional 94 administrative and support staff.

The sheriff's office operates on two 12-hour shifts over four patrol areas. For each shift there are 12 patrol officers and there is a total of 4 shift teams. These patrol areas are divided as follows, South County, North County, Winterhaven, and Salton City. The Heber community is patrolled by South County. The South County patrol includes areas such as Ocotillo, Seeley, Heber, and the unincorporated areas of Calexico, El Centro, Imperial and Holtville.

Adequacy of Existing Law Enforcement Facilities

The nearest Sheriff's office is located at 328 Applestill Road in El Centro at an approximate 3.4 mile distance from Heber Public Utility District. (Please refer to **Exhibit 4-I – Law Enforcement Location Map)**. The Sheriff's Office is able to meet its current response time standard of 8 minutes to the community of Heber. However, there is a deficiency in the number of patrol officers to service all of Imperial County. The current population of all unincorporated areas is 40,087. At a ratio of 1.43 patrol officers per 1,000 population, the current demand is 57 officers (40,087 person ÷ 1,000 x 1.43 = 58 officers). There are currently 48 deputies on patrol spread over 4 shifts at 12 deputies per shift. There is a deficit of 10 patrol deputies. Based on input from the Sheriff's Office, the staffing shortage should be addressed by hiring 6 deputies and 2 sergeants (County of Imperial Municipal Service Review Draft #3, 2011).

Inventory of Approved Law Enforcement Facilities

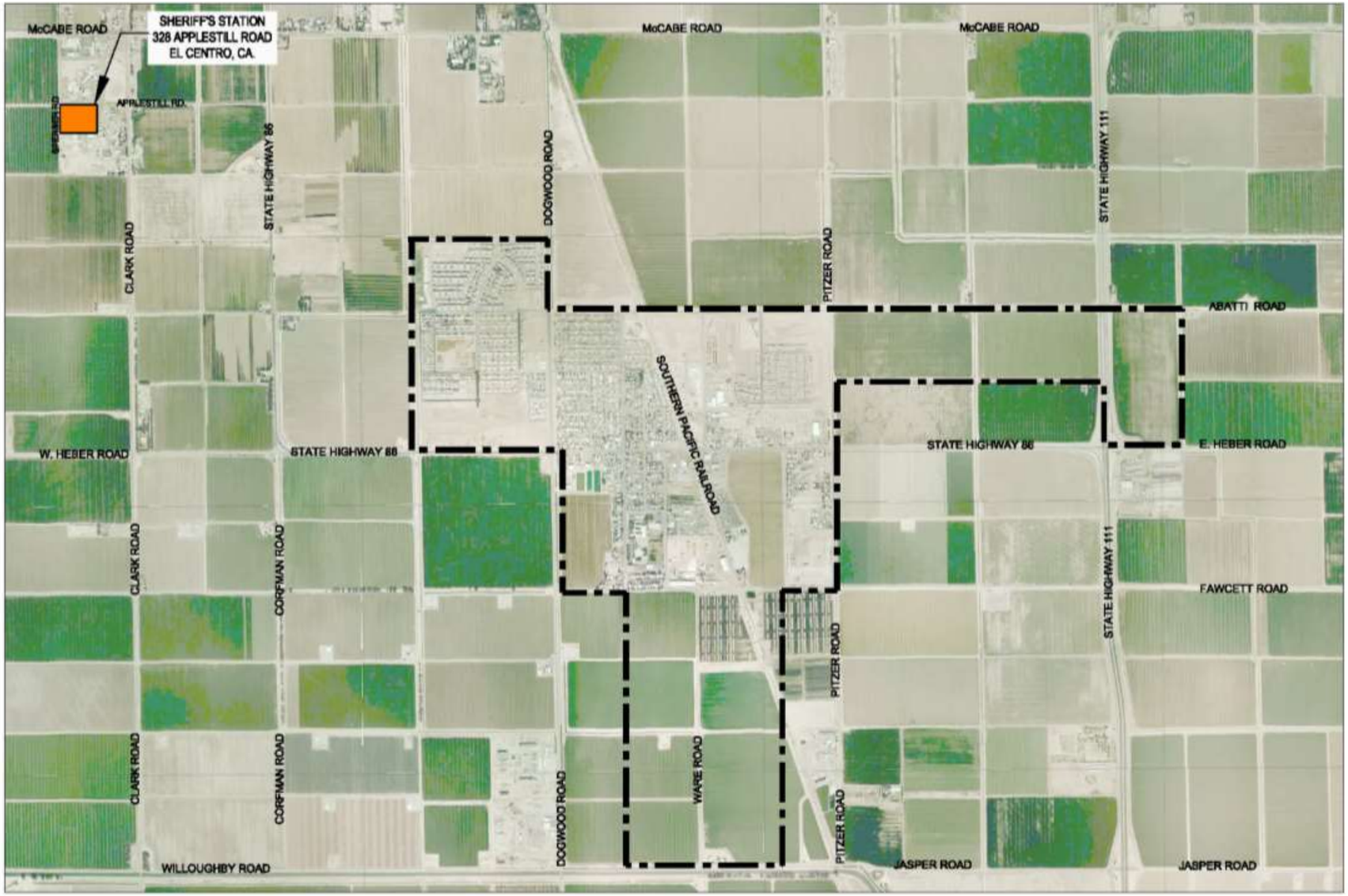
Although Imperial County's Service Area Plan does plan on additional substations throughout high demand unincorporated areas, no additional law enforcement facilities are planned for within the Heber Public Utility District or its Sphere of Influence.

Buildout Demand for Law Enforcement Facilities and Services

There are no new law enforcement facilities planned within the Heber Public Utility District Sphere of Influence within the next twenty years. However, it is noted in the Imperial County Service Area Plan that a law enforcement substation be considered for the Gateway Specific Plan project area by 2030 to meet the projected demand. The development of such a substation may alleviate some of the shared demand.

Opportunity for Shared Law Enforcement Facilities

The Imperial County Sherriff shares a facility at the Heber Essential Services Building along with the Imperial County Fire Department, the County Library Station and Heber Public Utilities District Administration staff.



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NOT TO SCALE

HEBER PUBLIC UTILITY DISTRICT
LAW ENFORCEMENT FACILITIES LOCATION MAP

EXHIBIT 4-I

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Phasing of Law Enforcement Facilities

No new law enforcement facilities are planned during this 20-year period within the Heber Public Utility District Sphere Influence nor within any proximity that would impact the service ratio to HPUD.

Mitigation for Law Enforcement Facilities

Periodic evaluations of law enforcement services are the responsibility of the Imperial County's Sheriff's Office. Evaluations should base service demand on not only population growth projections but incidents of crime, and emergency response times.

4.2.3 Library Facilities

The Heber Public Utility District receives library services from the Imperial County. The Imperial County Free Library system consists of four branches open to the public which are located in Calipatria, Holtville, Niland, Salton Sea and a headquarters building in El Centro. Although Heber does not have a branch, it has a station as the library does not meet the "branch" definition requirements established by the California State Library.

Performance Standard for Library Facilities

The Imperial County Free Library does not have adopted performance standards for library facilities and the State Library system has not created standards. However, the State Library has definitions that provide a basis for facility needs and services. The County librarian provided the following information from the State Library:

- **Library Branch-** "A branch is an extension library, open at least five days a week, has at least 1,400 square feet of floor space, a general book collection of at least 7,000 volumes and staffed with at least one (1) librarian and one clerical employee during the hours open for service."
- **Library Station-** "A station is a smaller version of a branch with one (1) separate quarters, a permanent basic collection at least one established paid position and a regular schedule for opening to the public."

The American Library Association, Subcommittee on Standards for Small Libraries published a brief 16-page report in 1962 outlining minimum space requirements for libraries serving population of less than 50,000. The report recommends that a 2,000 square-foot library is adequate to serve a population of under 2,499. The location of a library is also an important performance standard. The American Library Association recommends that patrons should be able to reach the library within 30 minutes travel in rural and suburban areas.

Inventory of Existing Library Facilities

The Heber Library Station (Imperial County Free Library) is approximately 408 square feet. ~~and~~ Although it is labeled as a branch, it does not meet the 1,400 square feet size requirement to be considered a branch. The library is ADA accessible.

Services at the Heber location include a paperback exchange, reference services, interlibrary loan, three (3) public access computers, wireless internet access, printing, and a summer reading program. In addition, the library station is supportive of the School's Reading Count Program and Accelerated Reader

Program. Among the programs available at the library station additional services are provided on an as requested basis, such as, adult literacy and English as a Second Language (ESL) tutoring. Computer and equipment available at the branch include the following:

- Two Public Use Computers with Internet Access
- One Laptop for Public Use
- One Copy Machine for Public Use
- One Printer for Public Use

The library station is operated by an Imperial County Library employee. Approximately two (2) or three (3) library personnel assist the Heber library station on an as needed basis. The additional personnel are present at the site approximately two hours a week throughout the summer time.

Library Facilities Location

The Heber station, is located at 1132 Heber Avenue, Heber, California, collocated with the Heber Community Center. The hours of operation are Mondays 9:00 a.m. to 6:00 p.m., Tuesdays 10:00 a.m. to 7:00 p.m. and Thursday 9:00 a.m. to 6:00 p.m. The library closes between 1:00 and 2:00 for lunch and is no longer open on Saturdays. These times do not change during the summer months.

Adequacy of Existing Library Facilities

Although the existing Library Station relocated to a slightly larger space, it is important to note that the service levels are inadequate due to the limited number of hours that the Station is open to the public. The library in the neighboring City of El Centro is available to the residents of Heber but its distance is not easily accessible to Heber, especially to school-aged children. As the community of Heber continues to grow, it may be necessary to plan for increased hours or for a full service Library Branch.

Inventory of Approved Library Facilities

There are no planned, or approved, library facilities beyond what is available currently to the Heber Community through Imperial County Library Services. The current facility would further be able to accommodate an increase in demand by extension of service hours open to the public.

Buildout Demand for Library Facilities

It is very likely that as the community grows within the next 20-year Planning Term, at minimum the hours of operation for the Heber Library Station will be extended, but will not result in a demand for new facilities.

Opportunity for Shared Library Facilities

The Heber Library Station is currently collocated with the Heber Community Center. The library facility was previously located within the Heber Essential Services Building which houses the fire station, District administrative offices, and Sheriff's warehouse space. There is no room for growth within the Heber Essential Services Building.

Phasing of Library Facilities

There is no need for additional library facilities during the planning period.

Mitigation

It is the responsibility of Imperial County to assess the library service demand in unincorporated areas. The last SAP developed by Imperial County was in 2011 and remains as an un-adopted draft.

4.2.4 TRANSPORTATION FACILITIES

Given that the Heber Public Utility District area is within an unincorporated area of Imperial County, the information contained in this section is based on Imperial County's Circulation & Scenic Highways Element which was last updated in 2008. Heber's roadways and pedestrian facilities are maintained by the Imperial County Public Works Department with the exception of Main Street/Highway 86 and Highway 111, which are State Routes maintained by Caltrans.

Performance Standard for Transportation Facilities

The Circulation and Scenic Highways Element for the Imperial County has established a threshold of performance standards for the road segments located in the Heber Public Utility District area. The Circulation Element identifies criteria upon which roadway capacity and flow are evaluated. The criteria are based on the level of service (LOS) classification system. The LOS is a professional industry standard by which the operation conditions of a given roadway segment or intersection are measured. LOS A indicates free flow of traffic with minimal vehicle delays, whereas LOS F indicates extreme congestion with significant delays. Refer to **Table 4-I – Roadway Performance Standard**.

Level of Service	Table 4-I Roadway Performance Standard
LOS "A"	Represents free flow. Individual drivers have a high degree of freedom to select their travel speeds and are unaffected by other vehicles.
LOS "B"	Represents stable flow, but individual drivers are somewhat affected by other vehicles in determining travel speeds.
LOS "C"	Represents stable flow, but the selection of the speeds of individual drivers is significantly affected by other drivers.
LOS "D"	Represents a condition of high density, stable traffic flow in which speed and freedom of movement are severely restricted by the presence of other vehicles.
LOS "E"	Represents operating conditions at or near capacity. Individual vehicles have little free to maneuver within the traffic stream and any minor disruptions can cause a breakdown in the flow of traffic.
LOS "F"	Represents breakdown conditions. At this level of service, speeds are low, delay is high, and there are more vehicles entering the roadway than can be accommodated.

It is the intent of the Imperial County that all roadways within unincorporated areas, including the Heber Public Utility District service area operate at a LOS "C" level or better. The criteria range is adjusted for the different street classifications depending on the street designation and thus designed capacity. **Table 4-J** describes the average vehicle trips that can be supported by the respective street classification in order to operate at LOS-C or better.

Table 4-J

Imperial County Standards Per Street Classification

Street Classification	Average Daily Trips for Level of Service				
	A	B	C	D	E
Highway/Expressway	30,000	42,000	60,000	70,000	80,000
Prime Arterial	22,200	37,000	44,600	60,000	57,000
Minor Arterial	14,800	24,700	29,600	33,400	37,000
Major Collector	13,700	22,800	27,400	30,800	34,200
Minor Collector	1,900	4,100	7,100	10,900	16,200
Local County	*	*	<1,500	*	*

Levels of service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

Inventory of Existing Transportation Facilities

The circulation system within the Heber Public Utility District is comprised of numerous grid style roadways of different classifications that are designed to accommodate varying traffic flows. Most local streets are oriented in a north/south and east/west grid style system. The following is the identification of the different roadway classification and the applicable roadways within the Heber Sphere of Influence that meet that respective classification:

State Highway/Expressway – the main function of this classification is to provide regional and intra-county travel services. Features include high design standards with six travel lanes; wide, landscaped medians; highly restricted access; provisions for public transit lanes, including but not limited to, bus lanes, train lanes, or other mass transit type means; and no parking. Both Highway 86 and 111 are major State Highways located within the exiting Public Utility Area but are managed by the State Department of Transportation. The following is a list of highways located within HPUD:

- **Highway 111** begins at the International Border between Mexico and the United States traveling north beyond Imperial County. The portion within the vicinity of Heber contains two travel lanes in each direction with traffic volume ranging from 33,500 to 37,000 average daily trips (ADT's) as of 2006. This flow classifies this segment as a Level of Service (LOS) between A and B. The segments of Highway 111 within the HPUD Sphere of Influence are: Jasper Road to SR-86 (Heber Road) and SR-86 (Heber Road) to McCabe Road.
- **Highway 86** is generally a north-south route that begins near the Townsite of Heber as a two lane conventional highway, and ends at the Riverside County line as a four-lane expressway. The segment within the Heber Sphere of Influence has a traffic volume ranging from 14,700 to 36,000 ADT's which is between LOS A and B. The applicable Highway 86 roadway segment within the HPUD Sphere of Influence is from Highway 111 to Corfman Road (east/west) and from Heber Road to McCabe Road (north/south).

Prime Arterial – The main function of this classification is to provide regional, sub-regional, and intra-county travel services. Features include high design standards with four to six travel lanes, raised and landscaped medians, highly restricted access, which in most cases will be a one mile (1 mile) minimum, provisions for public transit lanes, including but not limited to bus lanes, train lanes, or other mass transit type means and no parking. The following is the prime arterial located within Heber PUD:

- **Dogwood Road** - A north-south two-lane undivided from Malan Road at the southern limit of Brawley to Highway 98 outside of Calexico. The applicable Dogwood roadway segment within the Heber Sphere of influence is from McCabe Road to Willoughby Road/Jasper Road. Dogwood Road widens to accommodate two southbound lanes, a center left-turn lane, and one northbound lane from Black Hills Road to approximately 900' south of Hawk Street in Heber. The segment within Heber's sphere of influence has an ADT range of 8,690 and is classified as a Level of Service A.

Minor Arterial – These roadways provide intra-county and sub regional service. Access and parking may be allowed, but closely restricted in such a manner as to ensure proper function of this roadway. The following is a list of minor arterials within Heber Public Utility District.

- **Correll Road** – A two-lane east-west roadway which connects SR 111 and Dogwood Road along the north side of Heber. A significant increase in traffic is expected due to proposed developments in the area. The

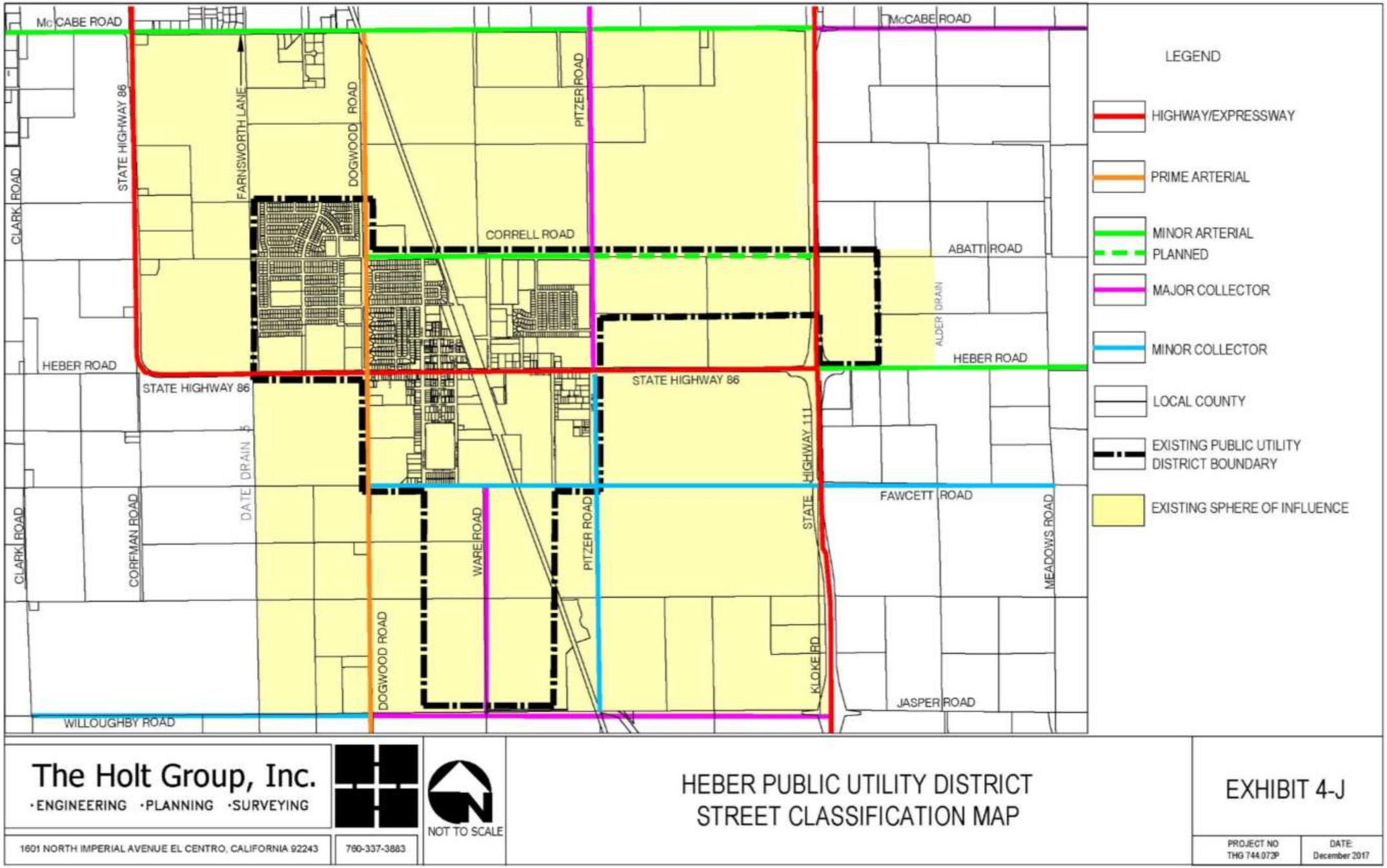
County's General Plan Circulation and Scenic Highway Element does not include ADT for this roadway.

- **Fawcett Road** – A two-lane east west roadway that traverses Heber sphere of influence from its western boundary to Highway 111. The County's General Plan Circulation and Scenic Highway Element did not provide the ADT for this roadway.
- **Heber Road** – An east-west two-lane undivided roadway with a 24-foot paved width from SR 111 to Bowker Road. This roadway has the same service footprint as the segment for Highway 86 that traverses the Heber sphere of influence. The segment is strictly bounded by the western sphere of influence limit to Highway 111 and an ADT range between 14,700 to 36,000. This flow classifies this segment as a level of service between A-B.
- **McCabe Road** – An east-west two-lane undivided roadway with a 24-foot paved width. This roadway is located along the northern boundary of the Heber sphere of influence from Farnsworth Lane to Highway 111. The County's General Plan Circulation and Scenic Highway Element did not provide the ADT for this roadway.

Major Collector (Collector) – These roadways are designed for intra-county travel as a link between the long haul facilities and the collector/local facilities. The following is a list of the major collectors located within Heber PUD:

- **Rockwood Road** – Although not included the County's Circulation Element, Rockwood Road acts as a major north-south collector in Heber connecting Correll Road with Highway 86/Main Street. Those travelling to and from the newly constructed Dogwood Elementary School use Rockwood Road.
- **Pitzer Road** – A two-lane north-south roadway which connects Danenberg Road in El Centro to Jasper Road. The ADT of 1,500 classifies this segment as a Level of Service A. Pitzer Road is a principal route for traffic oriented to/from the Imperial Valley Mall.

Local Collector – There are numerous local collectors within the Heber community and Sphere of Influence. The Street Classification Map incorporated as **Exhibit 4-J** provides a visual display of the roadway system serving the Heber community.


McCABE ROAD
McCABE ROAD
STATE HIGHWAY 86
FARNSWORTH LANE
DOGWOOD ROAD
PITZER ROAD
CLARK ROAD
CORRELL ROAD
ABATTI ROAD
ALDER DRAIN
HEBER ROAD
HEBER ROAD
STATE HIGHWAY 86
STATE HIGHWAY 86
STATE HIGHWAY 111
DATE DRAIN 5
CLARK ROAD
CORFMAN ROAD
WARE ROAD
PITZER ROAD
FAWCETT ROAD
MEADOWS ROAD
DOGWOOD ROAD
KLOKE RD
JASPER ROAD
WILLOUGHBY ROAD
LEGEND
HIGHWAY/EXPRESSWAY
PRIME ARTERIAL
MINOR ARTERIAL
PLANNED
MAJOR COLLECTOR
MINOR COLLECTOR
LOCAL COUNTY
EXISTING PUBLIC UTILITY DISTRICT BOUNDARY
EXISTING SPHERE OF INFLUENCE
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STREET CLASSIFICATION MAP
EXHIBIT 4-J
PROJECT NO
THG 744.073P
DATE:
December 2017

Pedestrian/Transit Facilities - Pedestrian facilities such as sidewalks or transit facilities are also considered transportation facilities. Approximately 60% of Heber is served by a sidewalk on one side of the street or the other or both. Newer residential subdivisions in particular have sidewalks but there is a lack of sidewalks in the more established Townsite of Heber. Please refer to **Exhibit 4-K** for a general inventory of sidewalk location. There is no sidewalk connectivity along the major thoroughfares. For instance, 600-700' sections of Dogwood Road (a Prime Arterial) are missing sidewalks; and except for the northern portion of Heber Road between Dogwood Road and Heber Avenue, there are no sidewalks on Heber Road.

Additional transportation options for residents and visitors of Heber include Imperial Valley Transit (IVT) services, which is an inter-city fixed route bus system subsidized by the Imperial County Transportation Commission. Existing ridership averages approximately 70,000 passengers a month (Source: ICTC, 2016). IVT Line 1 connects Calexico with El Centro and vice versa. There are three stops in Heber: at the intersection of Heber Road & Nina Road, Heber Road & Parkyns Avenue and Dogwood Road & Correll Road. From Line 1, transfers can be made in El Centro to other bus routes, connecting other points in the county, including Imperial Valley College and other communities like Brawley and Calipatria. Bus shelters are available for the southbound route at Parkyns and Nina and the northbound route at Dogwood and Correll.

Adequacy of Existing Transportation Facilities

Roadway Conditions- Per the Imperial County Circulation Element, updated in 2008, all roadways within the Heber Sphere of Influence are operating at a Level of Service C or better, with the exception of Dogwood Road between Heber Road to Jasper Road which had a Level of Service D. As areas within the District and Sphere of Influence continue to develop road improvements to accommodate the existing and projected demand will be necessary. Future improvements will be required to be constructed to full improvements in accordance with the design standards set forth by the County of Imperial.

Roadway conditions are evaluated by the County of Imperial. Imperial County prepared a Pavement Management Report in February of 2012. Under the report, roadway improvement projects were identified based on condition. There are three steps to the pavement management process; 1) system configuration, 2) field surveys, and 3) analysis and reporting. System configuration involves identifying

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all roadways in the County's network where they are given an identification number, noting their physical characteristics such as length and width, pavement type, traffic, and functional classification. The second step of the pavement management process is field surveys. Pavement Management Software uses a Laser Road Surface Tester (Laser RST) which observes the condition of the pavement surface, collects digital imagery, and spatial coordinate information. Data collected by the Laser includes rutting, roughness index which measures bumps per mile, and surface distress index which observes the extent and severity of the distress on pavement. The final step is Analysis and reporting which creates a single score that represents the overall condition of the pavement known as the Pavement Condition Index (PCI). The PCI adds thirty-three percent (33%) of the roughness index and sixty-seven percent (67%) of the surface distress index to provide a range. PCI ranges are divided into the following six descriptions: 100-85 are described as excellent, 70-85 are described as very good, 60-70 are described as good, 40-60 are described as fair to marginal, 25-40 are described as poor, and 0-25 are described as very poor. The PCI is used along with the priority weighting factor (PWF) to determine the priority ranking if each road way as shown in the following formula: Priority=(100 –PCI) X PWF. The priority weighting factor (PWF) are predetermined numbers used by the County which gives emphasis to arterial roadways, and is followed by residential road ways, and leaves collector roadways with the lowest priority weighting factors.

The Pavement Management Analysis determined that certain roadways within the Heber community necessitated improvement (See **Appendix A**). Roadways assessed within the Heber community included, but were not limited to the following:

Correll Road	**PCI = 82**
Dogwood Road	**PCI = 36,37,49**
Fawcett Road	**PCI = 41**
Hawk Avenue	**PCI = 25,33,88**
Heber Road	**PCI = 20,26,28,69**
Pitzer Road	**PCI = 39,85**
Rockwood Avenue	**PCI = 23**

The County of Imperial has earmarked the following street segments for improvement to be completely improved before the end of the FY 18/19.

- **Hawk Avenue**-Heber to Dogwood
- **Heber Avenue**- Correll to Highway 86
- **Rockwood Avenue**- Correll to Highway 86

Sidewalk Conditions- As previously noted, sidewalk segments are lacking throughout the original Heber Townsite. The sidewalks within newly developed residential subdivisions were constructed recently and generally in good repair. Those within the mature Townsite of Heber are generally in acceptable condition but there is minor to substantial cracking in various location and severe vertical displacement (greater than ½"). Most sidewalks in the Townsite terminate at intersections with no curb ramps. Furthermore, the sidewalks do not meet the current minimum standard with required under the Americans with Disabilities Act (ADA). Sidewalks should be constructed consistent with the County of Imperial Development Standards and/or the California Department of Transportation, depending on right-of-way ownership and concurrent with curb and gutter along paved streets. The community however is also lacking curb and gutter as discussed in the Stormwater & Drainage Section.

The Imperial County Transportation Commission (ICTC) commissioned a County-wide Safe Routes to School Plan to identify issues related to deficiencies in bicycle and pedestrian facilities that school aged children routinely travel to and from schools. Each school site, including those in Heber, was analyzed and recommendations were developed. Lack of sidewalks (mud/dirt paths) was identified as a general safety concern by parents, students, school faculty, an other stakeholders. Specific locations identified in the Safe Routes to School Plan include the lack of sidewalks and need for new construction as follows:

- on a 100' section of Dogwood Road between Correll and Hawk Road
- the south side of 14th Street from Heber Avenue to Heffernan Road
- Fawcett Road between Heber Avenue and Heffernan Road.
- The stakeholders also identified the lack of sidewalks connecting residential neighborhoods east of the railroad tracks to both Dogwood Elementary and Heber Elementary Schools.

Freight Facilities-Heber is traversed by a non-passenger, freight only rail system. Union Pacific Railroad (UPRR) owns the rail lines through Heber connecting freight from Mexico to the south at Calexico north to Niland where it branches east and west to connect to all points throughout the US.

Buildout Demand for Transportation Facilities

Heber is expected to grow to 7,467 equivalent dwelling units (EDU's) by 2040 if all approved, planned, and infill development projects are built out. This would result in an estimated 74,670 average daily trips (ADT's) based on an average 10 ADT per EDU. New internal roadways will be built to service the immediate needs of the development projects but those same projects are required to pay impact fees to offset the cost of improving system-wide roadways.

Travel to and from the development projects will largely be supported by the backbone roadways shown on **Exhibit 4-J.** Highway capacities are generally estimated to be 16,000 vehicles per lane of travel but traffic becomes a major issue when volume-to-capacity (v:c) ratios of 0.7 or greater are experienced. For instance, the Imperial County General Plan Circulation Element estimates that Highway 86 from Heber Road to Dogwood Road will carry 26,100 ADT's in 2025. This would put this section of Highway 86 at 0.82 v:c ratio and a Level of Service D. Upgrading Highway 86 to a 6-lane divided arterial as called out in the County Circulation Element, the County estimates the 2050 traffic to be at 33,500 ADT's and operating at LOS B.

The roadways shown in Exhibit 4-J carry inter- and intra-municipal traffic, and so, regional traffic would also have to be taken into consideration. **Table 4-K** summarizes the buildout demand.

Table 4-K

Future Roadway Classifications and Projected Traffic Volumes

Roadway	Year 2050 Upgrade	Year 2025 Volume (ADT)	Year 2050 Volume (ADT)
Correll Road Dogwood to HWY 111	Minor Arterial (4-lane)	NA	NA
Fawcett Dogwood to Meadows	Major Collector (4-lane)	NA	NA
Jasper	Expressway (6-lane)	NA	NA
McCabe La Brucherie to HWY 111	Prime Arterial (6-lane divided)	17,120	28,500
Pfitzer Chick to Jasper	Major Collector (4-lane)	NA	NA
Ware	Major Collector (4-lane)	NA	NA
Highway 86	Prime Arterial (6-lane divided)	26,100	33,500
HWY 11 Heber to McCabe	Freeway (8-lane)	98,650	112,000

Source: Imperial County Circulation Element 2008

Opportunity for Shared Transportation Facilities

The Heber community uses both County and State roadways. Cooperative efforts between the County of Imperial and Caltrans will ensure that shared facilities are adequately maintained and upgraded to prevent service deterioration.

Phasing of Transportation Facilities

It is procedural that new improvements to transportation facilities be provided during the development process. Imperial County is responsible for ensuring that developers construct required street improvements associated with each project and/or impacted by each proposed development. Caltrans involvement is also critical during the planning stages and environmental review process of all new development. Major roadway improvements planned under the approved SPA's in the HPUD service area include the following:

McCabe Ranch II

- **SR-86: McCabe Road to Heber Road-** Contribute a fair share toward the widening of SR-86 between McCabe Road and Heber Road to a 6-lane prime arterial. For all portions abutting the project site, the Developer or subsequent builders shall provide for the widening of SR-86.
- **SR-86: Corfman Road to Dogwood Road-** Contribute a fair share toward the future widening of SR-86 between Corfman Road and Dogwood Avenue to a 6-lane prime arterial for all portions not abutting the project site. For all portions abutting the project site, the Developer or subsequent builder shall provide for the widening of SR-86.
- **Dogwood Road: McCabe Road to SR-86-** Contribute a fair share toward the future widening of Dogwood Avenue between McCabe Road and SR-86 to a 6-lane prime arterial.
- **McCabe Road: SR-86 to Dogwood Avenue-** Contribute a fair share toward the future widening of McCabe Road between SR-86 and Dogwood Avenue to a 6-lane prime arterial.

McCabe Ranch II is comprised of four related but independent components to be developed in various phases. The first phase will be developed north of McCabe Ranch I, then continuing north, west and south. Internal roadways connecting to regional roadways will be developed in accordance with the Phasing Plan outlined in the Specific plan. The development timing of each component will be determined by market conditions and is somewhat

independent of the other components. The Specific Plan and Tentative Map were approved in 2010 and no construction activity has taken place since then.

Imperial Center

Portions of Phase A and Phase B of the Imperial Center have been completed. Yourman Road was relocated prior to the opening of the first development project. The following additional improvements will occur as other components of the project move forward:

- **Heber Road-** Heber Road shall be widened to five lanes prior to Phase D from Scaroni Road on the west to the east of the edge of the project.
- **Yourman Road and Heber Road-** A traffic signal shall be installed prior to the addition of Phase D.
- **Heber Road and SR-111 Intersection-** The intersection shall be widened and improved.
- **SR-111-** The developer shall contribute a fair share towards the planned widening of SR-111.
- **Heber Road and Yourman Road-** The Heber Road and Yourman Road (east) realigned intersection shall be signalized and widened.

Market forces have delayed some of the improvements. For additional information regarding the transportation improvements planned under the Imperial Center project, refer to the Imperial Center Specific Plan Conditions, attached as **Appendix B.**

Mitigation for Transportation Facilities

No further mitigation, outside of the adopted procedures incorporated by Imperial County, are necessary. Most of the circulation improvements identified will be constructed by future developers as development occurs.

T-1 HPUD should consider attending ICTC Meetings and engaging in funding opportunities.

4.2.5 DRAINAGE FACILITIES

The primary purpose of maintaining, planning, designing and constructing drainage facilities is to control flooding. Drainage facilities in unincorporated communities and within public roadways are owned by Imperial County, while the broader drainage system in the entire Imperial Valley are within the jurisdiction of the Imperial Irrigation District (IID). In conjunction with an irrigation network that includes more than 1,600 miles of canals, IID operates and maintains an agricultural drainage system consisting of more than 1,400 miles of surface drains. The Heber Public Utility District discharges into the Central Drain (owned by IID) which ultimately drains into the Alamo River, a tributary to the Salton Sea. It should be noted, however, that the primary drainage system managed by IID is not designed to convey all stormwater runoff from urbanized areas. Therefore, new development must provide for on-site retention of stormwater to mitigate against stormwater impacts which are managed by the Imperial County unless a project specific agreement has been entered with the HPUD for operation and maintenance.

Performance Standard for Drainage Facilities

Imperial County does not have an official flood control agency. Drainage standards for the HPUD service area are established and regulated by Imperial County during the review of any development projects. The county follows regulations established by the Colorado River Basin Water Quality Control Plan, National Pollution Discharge Elimination System requirements, the requirements of the Federal Emergency Management Agency, and the requirements established by the Imperial Irrigation District.

Releasing runoff is done in accordance with IID standards in order to provide storm runoff protection for downstream properties. The County of Imperial typically assesses drainage conditions of a project site and requires the construction of any necessary drainage infrastructure. The County requires developers to construct all drainage facilities within each project as a condition of approval. Additionally, prior to approval of a final subdivision map, a grading plan or implementing permit, it is required that a drainage study be conducted by a registered civil engineer and submitted for review and approval by Imperial County and the IID.

It is customary for new development to be required to construct detention basins which retain on-site-run-off storm water so it can be released to IID facilities at a controlled rate. The improved drainage facilities within the Heber Public Utility District are maintained by the applicable property owner and ultimately governed

by Imperial County standards and IID discharge permits, as applicable. Long term operation and management would be borne to the County of Imperial or to any concurrently designated special Maintenance District.

Inventory of Existing Drainage Facilities

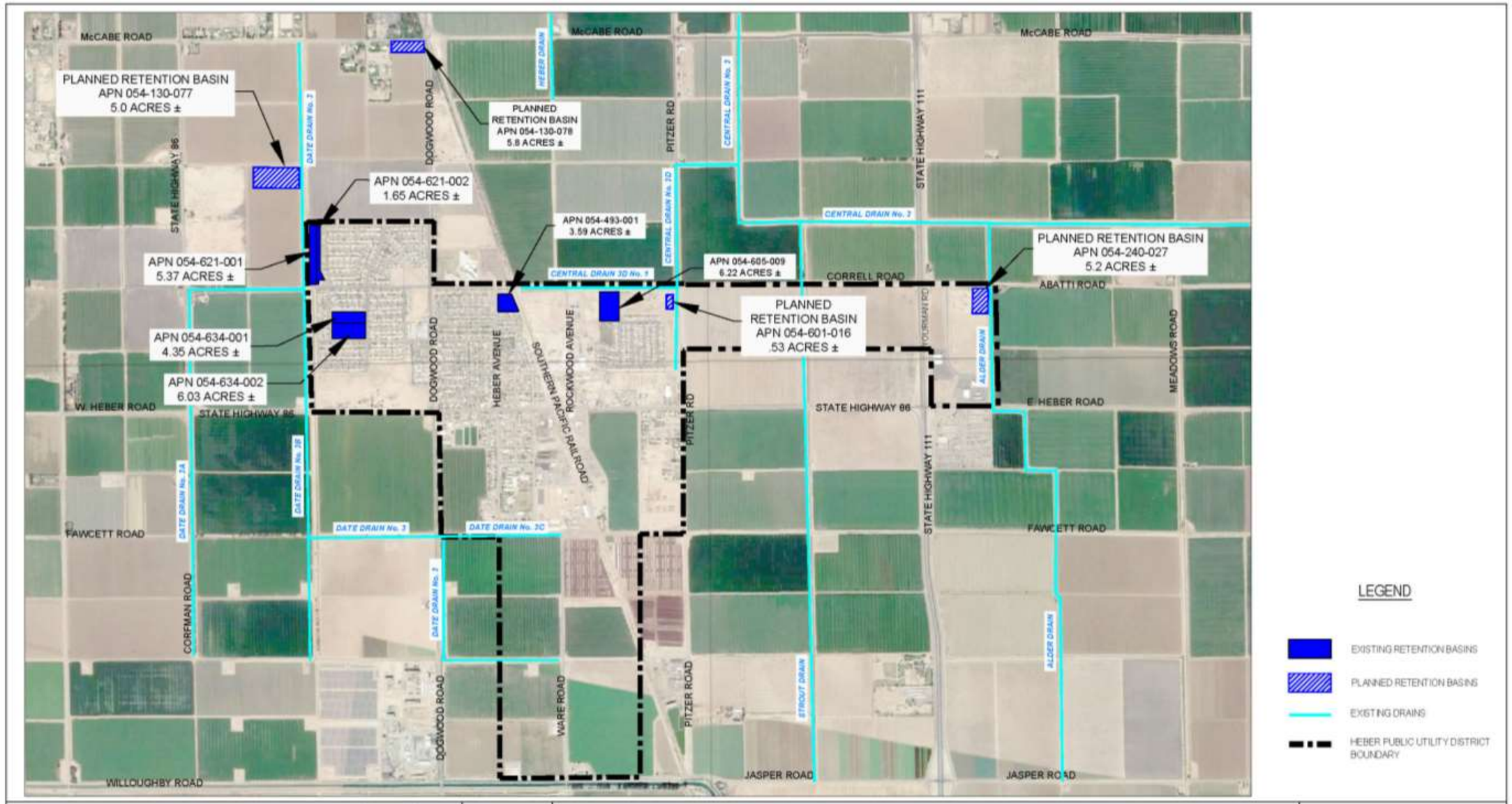
The IID maintains an extensive gravity flow drainage system that serves the entire Imperial Valley. The native material and concrete lined lateral drain system was designed to provide a drainage outlet for each governmental subdivision of approximately 160 acres. The IID allows a single 12 inch diameter pipe for every 160 acres. The IID is obligated to provide its drains at sufficient depth, generally 6-10 feet deep in order to be able to accept tile drain discharge. Where the drain cannot be maintained at sufficient depth, a sump and pump are provided and maintained by the IID. Development within the Heber Public Utility District ultimately discharges into the Central Drain, which is located to the north or the Date Drain located to the West of the Heber community.

Before stormwater is received by IID facilities, it channels through a drainage system which includes various retention basins throughout the District. Not all retention basins within the Sphere of Influence and official District boundary are owned by Heber Public Utility District. Some of the retention basins identified within the HPUD boundary are listed in **Table 4-L** and depicted in **Exhibit 4-L.**

Table 4-L

Stormwater Retention Basins Within HPUD

Size	APN	Location	Owner
5.37 AC	054-621-001	Southwest Corner of Black Hills Road and Cherry Avenue (Estancia)	Heber Public Utility District
1.65 AC	054-621-002	Southwest Corner of Black Hills Road and Cherry Avenue (Estancia)	Heber Public Utility District
4.35 AC	054-634-001	Southeast Corner of Cherry St. and 2nd Street (Tito Park Area)	Heber Public Utility District
6.03 AC	054-634-002	Northwest Corner of Hawk Street and Palm Avenue (Tito Park Area)	Heber Public Utility District
3.59 AC	054-493-001	Southeast Section of Heber Avenue and Correll Road (off of Heber Avenue)	Heber Public Utility District
6.22 AC	054-605-009	Southwest Corner of Correll Rd. and Bloomfield St.	Heber Meadows I LLC & Meadows LLC



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DRAINAGE FACILITIES MAP

EXHIBIT 4-L

PROJECT NO THG 744.072P | DATE December 2017

Adequacy of Existing Drainage Facilities

The Correll Road basin (APN 054-605-009) was not satisfactorily improved by the Developer and the HPUD has been working with Imperial County on acceptable solutions including dual use. As of the date of this Service Area Plan it had been determined that HPUD would place submersible pumps into the Correll basin to drain any standing stormwater and ensure proper drainage within 72 hours of any storm events.

Additionally, there are several areas within the Heber Townsite, along the public roadways and right-of-way, that hold stagnant water during and after storm events. Deficiencies are primarily due to lack of curb, gutter and a regional storm water collection service. Stormwater flow conditions in the Heber Townsite are the responsibility of the County of Imperial, Public Works Department. HPUD should make a concerted effort to work with Imperial County Public works to resolve these deficiencies and to prevent future storm water issues.

Inventory of Approved Drainage Facilities

Other drainage facilities planned for under Specific Plans approved by Imperial County include drainage facilities provided by McCabe Ranch II and the Imperial Center. McCabe Ranch II proposes a number of retention basins, consisting of two (2) retention basin with a total combined size of approximately 10.8 acres. The Imperial Center Development, which is to be serviced by the Heber Public Utility District, proposes to include a retention basin with an approximate size of 5.2 acres. As of September 2017, no transfer of ownership of the planned retention basins has occurred. The County of Imperial initiated the formation of Lighting Landscape Maintenance District for the ongoing operation and maintenance of the Imperial Center Retention Basin under which HPUD is not a partner and thus not liable for the operation and maintenance of said facility.

Table 4-M
Proposed Stormwater Retention Basins within the HPUD

Size	APN	Location	Owner
5.0 AC	045-130-077	Southwest corner of a Farnsworth Road extension and an unnamed east/west roadway	Cathay Bank
5.8 AC	054-130-078	Southwest corner of Dogwood Road and McCabe Road Intersection	Cathay Bank
5.2 AC	054-080-001	Near the Southeast corner of Highway 111 and Abatti Road	Pacificland and International Development Inc.
.53 AC	054-601-016	Southwest Corner of Correll Road and Pitzer Road	Heber 20, LLC

Buildout Demand for Drainage Facilities

As development occurs, stormwater drainage systems must be installed to ensure adequate removal of runoff. Developments will be required to construct grass lined detention basins to retain stormwater that may be generated by a 100-year, 24-hour storm. Stormwater will be discharged into existing drains upon the IID's approval. Some development projects will also be required to relocate and underground the existing canals and drains within their project areas to satisfy Imperial Irrigation District requirements. All of these improvements are developer driven.

Opportunity for Shared Drainage Facilities

The primary drainage system is managed by IID and is not intended to convey stormwater generated by urban runoff, although some storm water does flow into the IID drainage system, as previously noted. The County of Imperial, Imperial Irrigation District, and Heber Public Utility District maintain different aspects of the total drainage system management.

Some of the existing and planned detention basins are intended for joint use as parks. In order to be considered as a joint use, the retention basin must be landscaped and meet some minimum standards. Of the five (5) retention basins located within HPUD, two (2) of the retention basins are utilized as parks. The multi-use basins are Estancia Park and Margarito "Tito" Huerta Jr. Park. The shared acreage for park use is approximately, 17.4 acres.

Table 4-N
Shared Retention Basin/Park Space

Park Name	Owner	Location	Size
Estancia Park	Continental Residential	Northwest Corner of Correll Rd. and Cherry St.	7.02 AC
Margarito "Tito" Huerta Jr. Park (Encompasses two (2) retention basins	HPUD	Northwest Corner of Palm Ave. and Hawk St.	10.38 AC
Total Acres of Parkland			**17.4 AC**

Phasing of Drainage Facilities

The construction of future storm water drainage facilities is based on the pace of new development. Additional storm water drainage facilities will be needed in the

proposed Specific Plan Areas in order to properly convey storm water into the IID drainage system. The storm water management systems will be designed during the Tentative Map and Final Map stage of development and approved by the County of Imperial.

Mitigation for Drainage Facilities

Although the Heber Public Utility District is not primarily responsible for storm-water facilities, the District has, in the past, assumed operation and maintenance responsibilities of retention basins. The stormwater flow conditions may further impact many of the HPUD's other community facilities including parks. It is for these reasons that the following mitigation measures are recommended:

D-1 The Heber Public Utility District shall continue to review all development proposed, prior to service commitment and annexation, and shall ensure design standards of stormwater facilities are per Best Management Practices prior to accepting the granting of improved retention basin and stormwater infrastructure when accompanied by an operation and maintenance funding mechanism.

D-2 The HPUD should continually monitor the existing storm drain facilities owned by the IID, Special Districts and/or Imperial County to ensure that the facilities are operating at an adequate level. Any incidents of violations from stormwater facilities not owned or managed by the HPUD should be reported immediately to Imperial County for enforcement.

D-3 The HPUD should petition the Imperial County Board of Supervisors for the preparation of a Heber Community Drainage System Study and Master Plan similar to those completed by Imperial County for other unincorporated areas of Imperial County.

4.3 SERVICES PROVIDED BY OTHERS

There are additional services provided within the Heber Service Area by agencies other than Heber Public Utility District or Imperial County. These special services include lighting and landscaping facilities and educational facilities. The sections that follow will discuss these services that are provided by other special districts in the following context:

- **Lighting & Landscaping Facilities-** Lighting facilities refer to the existing street lighting system within the Heber Public Utility District service area. The street lighting system consists of the street lights and supporting facilities such as poles and wires. Landscaping Facilities refer to those landscaped areas within public right-of-way.
- **School Facilities**- School facilities consist of improvements necessary to provide educational services including classrooms, libraries, cafeterias, etc. School facilities may further incorporate support services such as school buses, gym or lab equipment and recreational facilities.

4.3.1 LIGHTING FACILITIES (Owned by Others)

Public lighting facilities are typically owned by the jurisdiction owning the right-of way under which they are found. If Imperial County has street right-of-way then lighting located upon that right-of-way will likely be owned by Imperial County. Within other HPUD areas, Imperial Irrigation District continues to own some of the lighting facilities. However, under the HPUD and Imperial County Settlement Agreement of 2012, the operation and maintenance of the street lighting system in Tax Rate Areas: TRA 066-001, TRA 066-002, TRA 066-003, and TRA 066-004, (which covers the entire service area) have been agreed to be provided by the HPUD to be paid from ad valorem tax allocation unless additional funding is allocated through a Community Facility District or newly established Lighting and Maintenance District. The Imperial Irrigation District owns the lighting facilities within the older Heber Public Utility District urban areas **(Refer to Exhibit 4-M – Street Lighting System in Heber).** Heber Public Utility District owns the public lighting within parks and retention basins owned by the District. Operation costs for electrical services are typically borne by the jurisdiction owning the right-of-way unless a contract for service exists with private owners or another entity.

Performance Standard for Lighting Facilities

There are no adopted performance standards by Imperial County or Imperial Irrigation District for lighting facilities. Street lights within the Heber Public Utility District Area vary from 70 Watts to 250 Watts. Typical street lights with 150-watt bulbs provide a coverage of approximately 150' diameter, and as such, street lights should be located every 300' to provide full coverage along sidewalks. Street lights should also be installed at intersections to ensure night-time visibility for vehicular traffic. Lighting provides safety and security but fixtures should be shielded to minimize light spill on to homes and to minimize light pollution to maintain a dark, night sky.

Generally, if lights are not functioning, the HPUD will need to expose the issue and IID makes the repair to the light and the cost is borne by the HPUD unless there is a designated private owner or corresponding assessment district. Older street lights generally have wooden poles and are owned by the Imperial Irrigation District while the newer lights within more recent developments consist of metal poles. It is important to note that IID incorporates energy efficiency components throughout its lighting facilities.

LEGEND	
SYMBOL	ITEM
	STREET LIGHTING FACILITIES OWNED BY IID
	STREET LIGHTING FACILITIES OWNED BY OTHERS

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STREET LIGHTING SYSTEM IN HEBER

EXHIBIT 4-M

PROJECT NO THG 744.046P

DATE: October, 2017

Inventory of Existing Lighting Facilities

There are approximately 219 street lights within the Heber Public Utility District's main core **(Refer to Exhibit 4-M – Street Lighting System in Heber).** The existing placement of street lighting is adequate for the existing HPUD neighborhoods. Based on the available Lighting System in Heber Exhibit, there is an average of one light pole every 243 lineal feet. There is currently one substation within Heber's urbanized area. This substation was upgraded approximately 10 years ago to serve the residential developments in Heber constructed during the first decade of the 21st century (2000-2010).

Adequacy of Existing Lighting Facilities

The Street Lighting System in Heber is adequate in size and capacity to serve existing development as no areas of deficiency were noted while lights are in service. The existing substation would further be able to serve two new residential developments of similar sizes to those developed within the time frame of 2000-2010 (Source: IID Energy Records Unit). If the developments were unusually large, the substation would be required to be upgraded to accommodate them.

Buildout Demand for Lighting Facilities

As residential and commercial development occurs, developers work with the Imperial Irrigation District to install lighting facilities. Developers are required to submit various applications to the Imperial Irrigation District and pay applicable fees. The Developer is responsible for providing all project related documentation, inclusive of an approved Street Lighting Plan. After fees are paid, the Imperial Irrigation District's Distribution Engineering Section prepares a job package for construction. Imperial County approves the both the Street Lighting Plan and building permit as the District does not have land use authority. Should a development demand services beyond what can be supported by the existing substation, the costs of providing another substation are borne by the developer.

Opportunity for Shared Lighting Facilities

HPUD is within close proximity to the El Centro Sphere of Influence and there may be opportunities in the future for shared substations. There might also be opportunities for street lights to be double with community park lighting.

Phasing of Lighting Facilities

Lighting facilities are constructed on an as-needed basis for all new development. Phasing of lighting facilities is typically consistent with the phasing of residential or commercial development. As development occurs, street lights are incorporated to ensure safety.

Mitigation for Lighting Facilities

Public lighting is typically paid through the collection of property tax by the jurisdiction owning the subject right-of-way. Although the Heber Public Utility District is not primarily responsible for lighting facilities, the District has, in the past, assumed operation and maintenance responsibilities of a number of street lights throughout the established community. For these reasons, the following mitigation measures are recommended:

OF-1 The HPUD shall ensure that prior to assuming any additional lighting service responsibilities that accompanying revenues be agreed to whether it be via tax share agreements or specific community facility districts service agreements.

4.3.2 SCHOOL FACILITIES

Performance Standard for School Facilities

The schools' capacity is determined according to the methodology specified by Education Code Section 41376 and 41378. These calculations determine that kindergarten shall be at a maximum of 33 students per classroom, first through third grade classrooms at 32 students per classroom and fourth through eighth grade classrooms at 29 students per classroom.

School Facilities Owned by Heber Unified School District

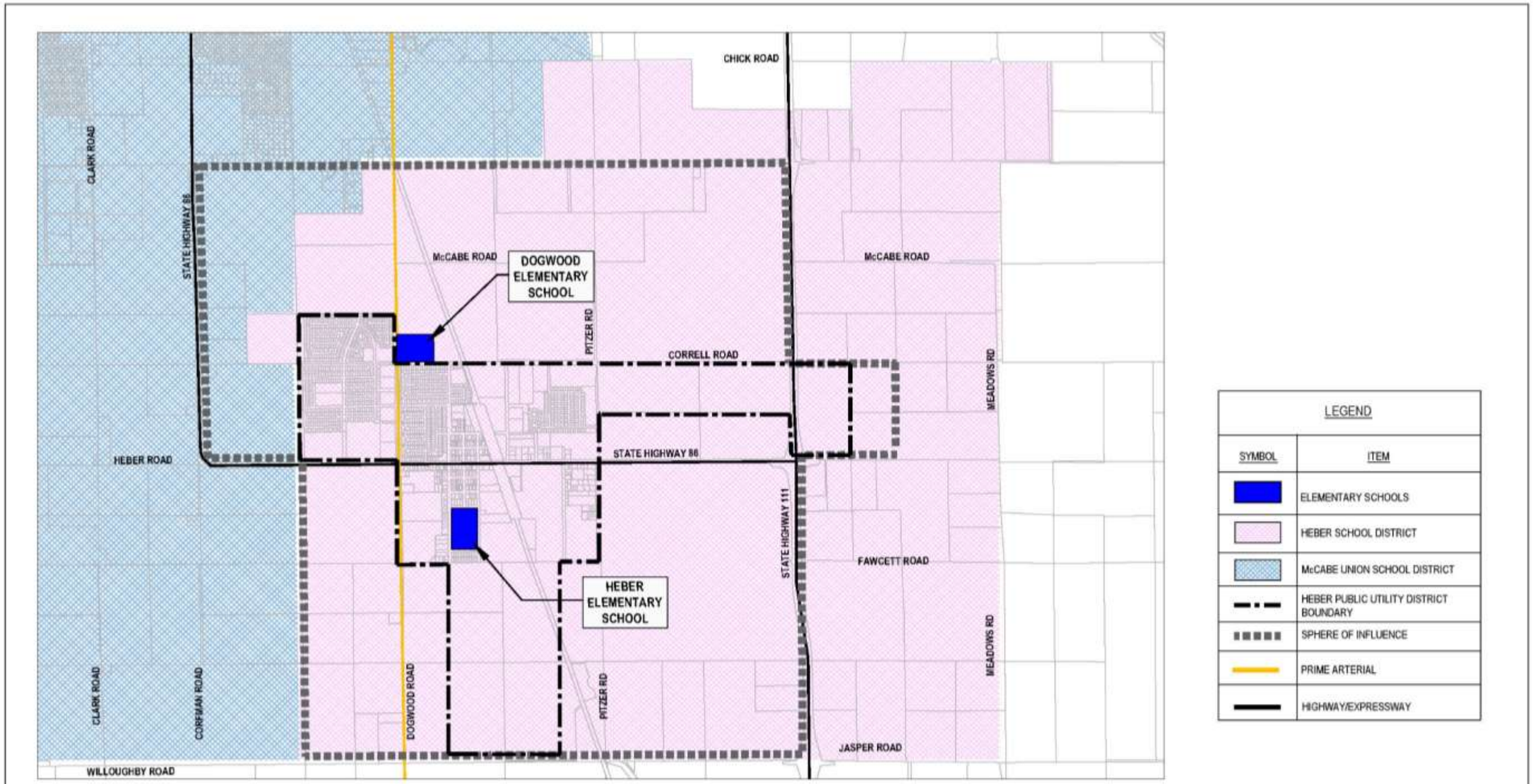
Educational facilities and services are provided within the Heber Public Utility District by the Heber Unified School District which covers an area of approximately, 10.59 square miles. The school district provides educational services to the Heber community for grades kindergarten through eighth and does not provide high-school education. Information contained in this section was derived from the School Facilities Needs Analysis prepared for the Heber Elementary School District by J. Robinson's School Facilities Planning dated August 4, 2009 and further verification with the Heber Unified School District's Superintendent in October 2017.

It is important to note that as Heber Public Utility District annexes new areas, the new territory may be within the boundary of other school districts including the McCabe School District and El Centro Elementary School District. At the current time, the Heber Unified School District is the only District with territory within the Heber Public Utility District Footprint (Please refer to **Exhibit 4-N – Heber Public Utility District School Facilities Map**).

Inventory of Existing School Facilities

The Heber Unified School District operates two elementary schools and the District office. The two elementary schools are Dogwood Elementary located at 44 East Correll Road in Heber and Heber Elementary located at 1052 Heber Avenue. The School District operates from one building that is located on the Heber Elementary School campus. Dogwood Elementary School has 28 classroom with a maximum capacity of 924 (Flores, 2011) and Heber Elementary School has a capacity of 732 students for a district-wide capacity of 1,656 kindergarten through eighth grade students.

The corresponding High School District is the Central Union High School District, which encompasses an area of 145.8 square miles. All students graduating from 8th grade within the Heber Public Utility District will attend Southwest High School.



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HEBER PUBLIC UTILITY DISTRICT
SCHOOL FACILITIES MAP

EXHIBIT 4-N

PROJECT NO
THG 744.072P

DATE:
October 2017

Heber Elementary School was established in 1901 and has 57 classrooms for fourth through eighth grade students with a student capacity of 732. There are currently 660 students enrolled at the school (Heber Elementary School Report, 2017) and there is capacity for an additional 72 fourth through eighth grade students.

The Heber Elementary School campus is comprised of three different sections of buildings: Section One built in 1974 and currently unoccupied; Section Two was built in 1952 and is occupied by the middle grades; and Section Three which was built in 1974 and is occupied by the junior high grades. In the summer of 2008, the junior high school multi-purpose room, classrooms and some offices were remodeled. Also during the summer of 2009, portables were added in the primary and middle grades and none have been constructed since then through 2017.

Dogwood Elementary School was established in January 2011 and provides educational services for kindergarten through third grade students out of 28 classrooms. The current enrollment at Dogwood Elementary is 585 students (Heber Elementary School Report, 2017) while the student capacity is 924. The school has sufficient classroom capacity for 339 additional kindergarten through third grade students. The facilities are fairly new and are not in need of rehabilitation.

School Facilities Owned by Other School Districts

McCabe Union Elementary School District- A portion of Heber's Sphere of Influence is located within the McCabe Union Elementary School District which encompasses a total area of 109 square miles. As of the date of this Service Area Plan, only one development project (McCabe Ranch II Specific Plan) would be located in the McCabe School District.

Central Union High School District- Neither Heber Unified School District or McCabe Union School District have a high school. All students graduating from 8th grade within the Heber Public Utility District will attend Southwest High School.

Inventory of Approved School Facilities

The Heber Unified School District does not have any approved plans for the construction of new classroom facilities as it was operating below capacity as of the date of this SAP. There are approved plans, however, to construct a new gymnasium at Heber School during the 18/19 fiscal year. Additonally, the Heber Unified School District might consider constructing new classrooms to accommodate any changes in increased demand for services to accommodate new development and population growth.

As new development is planned outside of the current Heber Unified School District boundary, applicable school districts will need to fulfill the demand for new school facilities. The planned and approved McCabe Ranch II development incorporates school facilities within its approved development. McCabe Ranch allocates 13.3 acres for the McCabe School District and 15.2 acres for the Heber Unified School District.

Adequacy of Existing School Facilities

The existing Heber Unified School District facilities are adequate to meet the educational needs of the current population. The Heber Unified School District, however, will not be able to meet the expected demand from the projected population growth without additional facilities. As new development is proposed, close coordination with the applicable school districts is required to ensure proper development impact fees are assessed and that necessary facilities are constructed to accommodate the new development.

Buildout Demand for School Facilities

The most current data available for estimate the future demand on the school system is the Heber School Facilities Needs Analysis (SFNA) prepared in August 2009. The analysis shows that the student generation rate for Heber and the surrounding areas is 0.62 students for every new housing unit and that there would be 1,275 new housing units built by 2015. However, there were only 285 new housing units built in the last seven years (based on the number of new residential water connections). In 2009, there were 1,049 students enrolled from kindergarten to the 8th grade, and according to Ed-Data.org, whose information is sourced from the California Department of Education, the current enrollment for the 2016-2017 school year is 1,245 students in the Heber Elementary School District (HESD). This represents an increase of only 196 students and an approximate student generation rate of 0.69 students for every new housing unit.

Utilizing the historic population growth rate of 2.71%, it is estimated that there would be 1,520 new housing units built by 2040. This would result in an additional

1,049 new students (1,520 new housing units x 0.69 student generation rate = 1,049 students). The current capacity of Heber Elementary School is 732 students and Dogwood Elementary School is 924 students for a combined total of 1,656. Additional mobile classrooms can be added to each school as an interim measure but new campuses will have to be built prior to the end of the planning period. A typical elementary school generally has a capacity of 600 students and a middle school has a capacity of 950 students. **Table 4-O** shows the incremental increase in student population to the year 2040.

Table 4-O

Total Projected Student Population at Heber Elementary School District

Year	New Additional Housing Units	New Students from New Housing Units	Total Projected Student Population at HESD
2020	149	103	1,378
2025	277	191	1,569
2030	317	219	1,788
2035	362	250	2,038
2040	414	286	2,324

Detailed projections for ultimate buildout of all residential projects were not calculated, but all planned, approved, and infill development could result in 5,088 new residential units and up to 3,510 new students. Full buildout will generate a demand of four (4) to five (5) new elementary schools with a capacity of approximately 600 students per school and a new middle school with a capacity of 950 students.

It should be noted that approximately 920 new residential units within the McCabe Ranch II Specific Plan Area will be constructed within the McCabe Union Elementary School District (MUESD). The 2012 School Facility Fee Justification Report notes the need to construct new elementary schools and a middle school to address impacts from all development within the MUESD boundaries. Like HESD, the student projections for MUESD were not realized during the last five (5) years. The McCabe Ranch II Specific Plan Conditions of Approval includes mitigation measures for payment of school fees to offset the impacts to all school districts.

Phasing of School Facilities

The existing 28 classrooms at Dogwood Elementary and 57 classrooms at Heber Elementary have capacity to accommodate a total of 1,656 kindergarten through eighth grade students. As previously noted, the 2016/2017 enrollment at both schools is 1,245 with an excess capacity of 411 students. There is sufficient capacity to house the projected student growth to the 2025. There are currently no plans to add any more class rooms.

The McCabe Ranch II Specific Plan originally anticipated impacts to the McCabe Union Elementary School District between 2015 and 2020, but the slow-down in residential development has resulted in an unknown timeline for this project's school impacts. New school facilities will be phased within the respective development schedule. McCabe Ranch II has dedicated land for the development of the school facilities anticipated to be needed to accommodate the new growth.

Mitigation for School Facilities

Dogwood Elementary School and Heber Elementary School are adequate in capacity to serve the current student population but will need to update their School Facilities Needs Analysis Plan to account for and plan for the projected growth within the service area. The Heber Public Utility District has no jurisdiction over schools and is only noting this service demand affecting its jurisdiction.

5.0 FINANCING PLAN

5.1 INTRODUCTION

The Financing Plan section of the Service Area Plan lists and describes potential revenue sources and various financing mechanisms available to the Heber Public Utility District to meet the projected service and facility demands identified earlier in this document. It also describes how each existing facility and service is currently financed and how future financial demands for these facilities and services can be ensured.

The HPUD's audited Financial Statement shows that assets exceed liabilities by $27.8 million at the close of Fiscal Year ending June 30, 2016. The District's unrestricted net position increased to $3.8 million compared to the prior year. The amount of net position in capital assets less related outstanding debt used to acquire those assets is $23.3 million. The latest Financial Statement shows that HPUD reported positive balances in net position. A copy of the June 30, 2016 Annual Financial Report is included as Appendix C.

Finance plans and available financing options are also discussed in this section and are largely subject to the guidelines of Proposition 218 which was enacted in 1996. Proposition 218 clearly defines general taxes and special taxes and sets guidelines on the issuance, use, and implementation of taxes. Proposition 218 states that general taxes must be approved by a majority of voters before they can be imposed, extended or increased and special taxes require approval by a two-thirds vote.

5.2 EXISTING REVENUE SOURCES

This section provides a summary of the revenue sources available to finance the necessary public facilities and services within the District Boundary or as areas within the Sphere of Influence are annexed. The following list presents sources of revenue that are currently utilized by the District in order to accumulate finances necessary to develop and operate the various facilities and services discussed within the SAP. Complete budgetary information for financing mechanisms currently utilized is available for viewing at the District Finance Department.

Property Tax

Property taxes generate revenue that can be used to support various improvements and services including general District expenses. Property taxes in California are governed by Proposition 13 which limits the property tax rate to 1%. Other voter approved bonds and assessment districts may also generate tax revenue. The County of Imperial, collects the property tax, and shares the tax

revenue collected from property owners within the District. Property taxes are distributed to various entities including, Imperial County, cities, and special districts according to formulas and procedures established by California law and consistent with the "Teeter Plan" for distribution of delinquent taxes owed. Each eligible tax jurisdiction receives a base amount of property tax that increases or decreases based on the growth of that district. According to Property Tax Information issued by the County Controller's Office (2017), taxes are allocated as follows: schools receive 59%, Cities receive 22%, County receives 12%, Special Districts share 3%, Fire Protection receives 3%, and Libraries receive 1%.

The District may, and has entered into specific tax sharing agreements for tax revenue over and above the aforementioned proportion. There is however, no official tax share agreement in place for all District areas. The District cannot rely on tax revenue beyond the stipulated by California Law until an official agreement is put in place and the County commits to consistent property tax revenue exchange. The District Finance Department estimates that approximately $500,000 in property tax revenue may be collected for the fiscal year 2017/18 and beyond. This tax, which may be collected annually, is utilized by the District to cover expenses for parks, lighting, drainage and water and sewer facilities. As infill development within the District is developed, the anticipated property tax revenue is also expected to increase. Expansion outside of the current District Boundary is not expected to automatically generate any new tax for the HPUD, unless a special assessment district is formed at the time.

Development Impact Fees

Development Impact Fees are charges to private developers to assure that the demand of physical and financial impacts to public services and facilities are adequately addressed. Development Impact Fees can be a significant funding source to finance large scale capital improvements to public facilities. Development impact fees are used exclusively to fund the capital costs of new and improved facilities specifically related to the category for which fees are charged. The HPUD has adopted water impact fees and sewer impact fees for all new development. The most recent adjustment to the impact fees was in 2010. The District adopted these impact fees in 2010 as capacity fees and collects the fees for both Water Treatment Facilities and Wastewater Treatment Facilities. The level of Development Impact Fees collected on any given year is driven by the level of new development demand.

User Fees

Certain public services and facilities operated by the District entail various user fees that are charged to patrons or other users on a fee-for-service basis. User

fees are typically applied to on a monthly service. Monthly fees may be charged for services such as water, sewer, and trash to residential uses, commercial uses, industrial uses, and/or public agencies. User fees are also charged for reconnections, penalties, and late fees. The fees are typically used as a revenue source to maintain the systems in proper operating condition and for the construction of facilities needed to meet demand.

Developer/Builder Contribution

Many of the sewer, water, drainage, and roadway improvements required as a result of new development can be directly funded and constructed by the developer/builder. These required improvements would be in addition to Developer Impact Fees and User Fees. Additionally, the District collects fees from developers/builders for administrative services such as planning reviews and/or plan checks.

Community Facilities District

A Community Facilities District (CFD), not to be confused with a Community Services District (CSD), falls under the 1982 Mello-Roos Community Facilities Act. This Act allows a CFD to be established by cities, counties, special districts and school districts to fund a variety of facilities and services. Note that the boundaries of a CFD are not required to be contiguous as they are for a CSD. In order for a CFD to be formed, a public hearing must occur, and an election held to authorize the specified tax levy to either provide direct funding or pay off bonds. Heber Public Utility District has one CFD within its District boundary, and more specifically for the McCabe Ranch I project area that has been fully developed. The McCabe Ranch I CFD was formed by the County of Imperial in order to fund park facilities and their ongoing maintenance.

Other Local Revenue Sources

The District currently generates revenues from other sources such as interest earned from bank accounts, royalties from a geothermal plant, and rent from Parcel 054-540-057 off of Rockwood Road (a District-owned property leased by Verizon. Although these miscellaneous revenues are useful, the estimated $35,000 in revenue accounts for less than 1 percent of the District's total operational budget.

5.3 POTENTIAL REVENUE SOURCES

Private Financial Institutions

A financing opportunity may be via revenue bonds through private financial institutions as part of their Community Reinvestment Act (CRA) obligations. The

Community Reinvestment Act was enacted by the U.S. Congress in 1977 to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The Community Reinvestment Act requires federal financial supervisory agencies to use their authority when examining financial institutions subject to supervision, to assess the institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods. Local institutions keep a good standing in order to continue to grow, thus investment opportunities into small community capital improvements are actively sought be responsible financial institutions. The following lending institutions have local CRA obligations:

- Bank of America- Outstanding rating as of 2009
- JP Morgan Chase Bank- Outstanding Rating as of 2007
- Rabobank- Satisfactory Rating as of 2009
- Union Bank of California- Outstanding Rating as of 2009
- Wells Fargo- Outstanding Rating as of 2008

Public Financial Institutions

North American Development Bank (NADBank)- NADBank is a binational financial institution capitalized and governed equally by the United States and Mexico for the purpose of financing environmental projects certified by the Border Environment Cooperation Commission (BECC). The two institutions work together with communities and project sponsors in both countries to develop and finance infrastructure necessary for a clean and healthy environment for border residents. NADB can make loans to public and private borrowers, at market and low-interest rates, for the implementation of environmental infrastructure projects located in the U.S.-Mexico border region. Loans are available for the implementation of projects in all environmental sectors in which the NADBank operates.

California Infrastructure and Economic Development Bank (IBank)- The Infrastructure State Revolving Fund (ISRF) Program provides low-cost financing to public agencies for a wide variety of infrastructure projects. ISRF Program funding is available in amounts ranging from $250,000 to $10,000,000, with loan terms of up to 30 years. Interest rates are set on a monthly basis. Preliminary applications are continuously accepted.

Federal Grant Agencies

USDA Rural Utility Service Program- USDA Rural Development provides funding opportunities in the form of payments, grants, loans, and loan guarantees, for the development and commercialization of vital utility services. These programs

revitalize rural communities with a variety of infrastructure improvements, and create sustainable opportunities for wealth, new jobs, and increased economic activity in rural America. Utilities programs connect rural residents to the global economy by developing rural water and wastewater systems to help address water quality, amongst other infrastructure projects.

U.S. Environmental Protection Agency (EPA)- EPA's mission is to protect human health and the environment. Nearly half of their budget goes is used towards grants to state environmental programs, non-profits, educational institutions, and others. The funds are used for a wide variety of projects, from scientific studies that assist in EPA making decisions to community cleanups. Overall, grants assist EPA in achieving their overall mission: protect human health and the environment. EPA's Border Water Infrastructure Program provides grant assistance to communities along the U.S./Mexico border to develop and construct infrastructure to provide safe drinking water and adequate sanitation, and to improve water quality in shared and trans-boundary waters. EPA funds grant programs through the Border Environmental Cooperation Commission created in 1993 under a side agreement to the North American Free Trade Agreement (NAFTA) for the purpose of enhancing the environmental conditions of the US-Mexico border region. BECC and NADBank work closely with other border stakeholders including federal, state, and local agencies, the private-sector and civil society to identify, develop, finance and implement environmental infrastructure projects on both sides of the US-Mexico border. BECC focuses on the technical, environmental, and social aspects of project development, while NADBank concentrates on project financing and oversight for project implementation. Three Grant Programs available through BECC are the Community Assistance Program (CAP), the Project Development Assistance Program (PDAP) and Border Environmental Infrastructure Fund (BEIF) as follows:

- **Community Assistance Program (CAP)**: The Community Assistance Program is administered through BECC and funds smaller shovel-ready projects up to $500,000. Funded with NADB's retained earnings, this program offers grant financing to support the implementation of projects sponsored by public entities in all environmental sectors eligible for NADB financing. The objective of this program is to support the implementation of critical environmental infrastructure projects for sponsors with limited capacity to incur debt.
- **Project Development Assistance Program (PDAP):** Funding is available for project development activities necessary for certification of projects including, but not limited to planning studies, environmental assessment, final design, financial feasibility, community participation, and development

of sustainability elements. Final design grant assistance is limited to 50% of the final design costs and cannot exceed $500,000.

- **Border Environmental Infrastructure Fund (BEIF):** Grants are intended to supplement funding from other sources in order to complete a project's financial package. Applicants must seek other sources of funding since BEIF is considered to be the funding of last resort. Actual BEIF participation is considered on a project-by-project basis and determined according to funding availability and based on an affordability analysis to be conducted by NADBank during project development.

State Grant Agencies

State Water Resources Control Board- The Division of Financial Assistance (DFA) administers the implementation of the State Water Resources Control Board's (State Water Board) financial assistance programs that include loan and grant funding for construction of municipal sewage and water recycling facilities, remediation for underground storage tank releases, watershed protection projects, nonpoint source pollution control projects, and other similar projects. The State Water Resource Control Board administers the Clean Water State Revolving Fund (CWSRF), the Drinking Water State Revolving Fund and Small Community Wastewater Grant (SCWG) Programs. More information on each Program is found below.

- **Clean Water State Revolving Fund Program (CWSRF)-** The Clean Water State Revolving Fund Program accepts applications on a continuous basis. The Federal Water Pollution Control Act (Clean Water Act or CWA), as amended in 1987, established the Clean Water State Revolving Fund (CWSRF) program. The CWSRF program offers low interest financing agreements for water quality projects. Annually, the program disburses between $200 and $300 million to eligible projects.

- **Drinking Water State Revolving Fund Program (DWSRF)-** The Drinking Water State Revolving Funds Program was established by the 1996 amendments to the Safe Drinking Water Act (SDWA). The DWSRF is a financial assistance program to help water systems and states to achieve the health protection objectives of the SDWA. The state DWSRFs have provided more than $32.5 billion to water systems through 2016. Small disadvantaged communities can obtain up to 100% grant funding for eligible projects.

- **Small Community Wastewater Grant (SCWG)-** The Small Community Wastewater Grant Program was created to aid small, financially disadvantaged communities in correcting public health and water quality problems. The SCWG Program originally received funding through the Clean Water Bond Law of 1984, but has relied on several additional funding

propositions to continue to assist small communities with water quality needs. Priority is given to small disadvantaged communities which have a significant water quality investment with wastewater rates of at least 1.5% of the communities MHI. Small disadvantaged communities can obtain up to 100% grant funding for eligible projects.

California Department of Housing and Community Development- The State Community Development Block Grant (CDBG) program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et sequentia). The State CDBG program is implemented by California Health and Safety Code section 50825, et sequentia, and the California Code of Regulations (Title 25, Section 7050, et sequentia). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county's median income, with adjustments for family or household size.

Each year the program makes funds available to eligible jurisdictions through several allocations. Under the General Allocation, jurisdictions may apply for funding to subsidize public facilities or special assessment districts. Although HPUD would not be able to access the funds directly, it may do so under an agreement with the County of Imperial.

5.4 FACILITY FINANCING

5.4.1 Administrative Facilities

Current Funding

The existing administrative facilities are currently owned by the County of Imperial and jointly used by Heber Public Utility District. The primary sources of revenue for a portion of the operation and maintenance of the administrative facilities are water and sewer user fees, as the District's primary function is the provision of wastewater and potable water services. Although not a significant source, some administrative costs are also generated from property taxes and/or other miscellaneous revenue.

5-A Administration Resources

Miscellaneous Revenue Resources	Revenues/Fee Collected
Royalties/Geothermal	$4,000
Franchise Fee/Community Benefit (CR&R)	$2,000
Administrative Charges	$3,000

Source: 2017/2018 Adopted Budget

Cost Avoidance Opportunities

The District's administrative offices operate and shall continue to operate under a lease agreement with Imperial County until which time the HPUD is able to find or construct a comparable facility. The District and Imperial County will continue to share the Heber Essential Services Building which includes a fire station, sheriff's office, library station and conference area. Sharing facilities is an adequate cost savings measure for the District at this time. Administrative service costs are further reduced by outsourcing some other administrative services including Attorney, Engineer, and special Project Managers.

Recommended Funding

Existing funding sources will continue to be used to support administrative services and facilities. The District will continue to use water and user fees to offset the maintenance and operation of the administrative facilities operated by the District. Development Impact fees may become a key source of funding for capital facilities in the future as deemed necessary by the District for the acquisition or development of a new administrative building. The USDA Rural Assistance Programs for Community Facilities would be a viable source for financing options.

5.4.2 Wastewater Facilities

Current Funding

The primary sources of revenue for wastewater facilities are development impact fees and user fees with nominal additional revenues collected from property taxes. Development impact fees (capacity fees) which have been collected over the years are only a revenue source for capital improvements to wastewater facilities and are currently established at $6,660 for residential connections (4" connection) as adopted in July of 2017 (6" and 8" connections are $14,653 and $26,642, respectively) while user fees are used to replace smaller capital needs and equipment. The current wastewater user fees were last updated on July of 2017 (via Resolution 2017-4). Another current funding source for wastewater facilities has been grant funding. The District was successful in securing $5,000,000 in Forgivable Loan Funds from the Clean Water State Revolving Fund through the

California Water Resource Control Board and $5,411,131 in subsidized loan funds at 0% over a thirty-year term. The funding was used for WWTP rehabilitation and capital improvement needs. The loan is being paid off with impact fees and user fees. The following table provides an overview of the 2017 user fees for sewer facilities which will incrementally increase through FY 2021-2022:

5-B Sewer Fees

Customer Classification	monthly fee
Average Single-Family Customer (=1 EDU)	**$52.66**
Average Multi-Family, per Unit	**$52.66**
Small Commercial Customer, 4" Connection	**$49.66***
Average Commercial Customer, 6" Connection	**$109.25***
Large Commercial Customer, 8" Connection	**$198.64***

* Non-residential uses are assessed the base fee noted plus a volumetric charge of $0.57 per 1,000 gallons of water used.
Source: Ordinance 2017-4 Modifying Wastewater Rates Effective July 1, 2017

Cost Avoidance Opportunities

The District requires developers to construct wastewater-related infrastructure that will connect the specific development with the existing wastewater treatment system. This requirement helps the District avoid substantial costs associated with infrastructure development.

Recommended Funding

The District will continue to use the financing mechanisms described above. User fees will continue to finance the wastewater operation, maintenance, salaries, and equipment costs. The District will continue to use user fees and capacity fees to finance the City's water service and capital improvement needs as well as ongoing operation and maintenance. Although not anticipated, any additional, major capital investments associated with the rehabilitation of equipment, or Regional Water Quality Board upgrade demands, are expected to require financing assistance. The HPUD generally qualifies for subsidized financing.

5.4.3 Water Facilities

Current Funding

The primary sources of revenue for water treatment and distribution facilities are the water service charges and water connection fees collected and deposited into the Water Fund. Development impact fees (capacity fees) which have been collected over the years are the only current revenue source for capital improvements to water facilities and are currently established at $3,087 per single family residential (1" diameter connection or less) and on an increasing scale per

dimeter connection as adopted in July of 2017. User fees are collected for the continued operation and maintenance. The current user fees were last updated in 2017 (via Resolution 2017-3). Another current funding source for water treatment facilities has been grant funding. The District was successful in securing a $5,000,000 forgivable loan from the Safe Drinking Water State Revolving Fund through the California Water Resource Control Board and $4,850,000 in subsidized loan funds at 0% over a thirty-year term. The funding was used for rehabilitation and improvement needs, including capacity demand. The loan is being paid off with impact fees and user fees.

Similar to all other California jurisdictions, strict water conservation efforts are encouraged throughout the Heber community which has resulted in lower demands. The Districts service fees are based on a base fee with a specified consumption allotment and a volumetric charge thereafter. The following table provides an overview of the 2017 user fees for water facilities which will marginally increase through FY 2021-2022:

5-C Water Fees

Customer Classification	Water Allotment (Gallons)	Fixed Meter Fee
Average Single-Family Customer (=1 EDU)	**15,000**	**$55.54**
Multi-Family		
1” Meter	**15,000**	**$62.39**
2” Meter	**40,000**	**$194.71**
3” Meter	**60,000**	**$408.95**
Commercial/Industrial/Public		
1” Meter	**15,000**	**$62.39**
2” Meter	**40,000**	**$194.71**
3” Meter	**60,000**	**$408.95**
4” Meter	**75,000**	**$715.73**
Service Outside District Boundaries		
1” Meter	**15,000**	**$70.07**
2” Meter	**30,000**	**$163.42**

* Any customer within the District using more than the water allotment is charge a volumetric fee of $3.51 per 1,000 gallons ($4.16 for outside District customers).
Source: Ordinance 2017-3 Modifying Water Rates Effective July 1, 2017

Cost Avoidance Opportunities

The District requires developers to construct water-related infrastructure that will connect the specific development to District services. This requirement helps the

District avoid substantial costs associated with new infrastructure development needs.

Recommended Funding

The District will continue to utilize these funding sources in addition to searching for other sources to improve the existing water treatment and distribution system and to meet future demands and capital improvement goals. The user fees will be used to pay the recently acquired subsidized infrastructure loan. As previously noted, the District will continue to adjust rates annually through FY 2021/2022. The Capacity Fees will continue to be collected as new development occurs. Although not expected, any major capital investments associated with the significant rehabilitation of equipment, or upgrade demands from the Department of Public Health may require loan funding. The HPUD generally qualifies for subsidized financing from available loan programs.

5.4.4 Park Facilities

Current Funding

The primary sources of revenue for park facilities are property taxes, followed by the Community Facilities District (CFD) established by the County of Imperial for McCabe Ranch I. An approximate $200,000 is received annually from these two sources, however, it warrants to note that of the funds collected, $65,000 annually are solely for the improvement of the McCabe Ranch I CFD community park and cannot be invested in any other park. The following table identifies all park funding resources available to the District.

5-D Park Funding Revenues

Administrative Service	Annual Revenues
CFD's & LLD	$ 77,000
Property Tax	$525,000
Park User Fees	$ 3,000

Source: 2017/2018 Adopted Budget

Cost Avoidance Opportunities

Currently, all new development must incorporate park facilities as a County established development standard. This County driven development standard

eliminates the need for the District to provide recreational facilities. Under these development standards, the District is not responsible for the purchase or dedication of land or for park improvements. The District further has a Cost Recovery Ordinance to help offset any incurred costs during planning and permitting. Continued operation and maintenance costs for parks should be planned for and collected through the establishment of Community Facilities Districts. Heber Public Utility District and the County of Imperial will jointly continue to use these cost avoidance measures.

Recommended Funding

The District will continue to use the existing financing mechanisms described above to finance the District's continued improvement, operation and maintenance of parkland. As new development occurs, the formation of additional CFD's may be needed as well. The collected property tax contribution is not significant enough for the capital improvement needs or continued maintenance costs of the aging parkland in the older Heber Townsite. The District in partnership with Imperial County should seek grant funding opportunities through the Department of Parks and Recreation and other State agencies to improve these areas.

5.4.5 Drainage Facilities

Current Funding

Within the District Boundary and the Heber sphere of influence, drainage facilities are generally installed and funded by developers as projects are developed. Routine maintenance, operation, and personnel costs are not currently tied to any District Fund nor accounted for through any maintenance agreements. The District does receive property tax revenue that is intended to offset these costs.

Cost Avoidance Opportunities

The District, in concert with the County of Imperial is able to avoid some costs for the development of new drainage facilities by requiring developers to construct adequate facilities and retention basins for their projects. Drainage facilities that are not deeded to Heber Public Utility District are the continued responsibility of the property owner and/or Imperial County.

Recommended Funding

Funding responsibilities for project related facilities shall continue to be the responsibility of developers and secured prior to construction in coordination with the County of Imperial. The District should negotiate with Imperial County for

continued maintenance of drainage facilities. Another potential revenue source is the establishment of a stormwater assessment district.

5.4.6 Solid Waste Facilities

Current Funding

Heber Public Utility District does not own any solid waste facilities. Solid waste services are outsourced and provided through CR&R Incorporated and funded through user fee charges. The District additionally collects an administrative fee for invoicing and fee collection services. The District collected an approximate $49,500 for administrative activities during the most recent fiscal year. Per the existing service agreement, the District collects ten percent (10%) of the monthly gross billings as broken down below.

Total Revenues for Trash Fund:	$512,000.00
Total Payments to CR&R are:	$465,500.00
Net Franchise Revenue:	$ 49,500.00
Share of HPUD's Expenses:	$44,700.00
Net Operating Revenues:	$ 4,800.00

Cost Avoidance Opportunities

By using CR & R Incorporated solid waste services, the District is able to avoid high costs related to providing direct solid waste collection and disposal services. The District does not have the means or resources to provide these services directly. By hiring the services of CR & R, the District avoids potential new costs.

Recommended Funding

Solid waste related services shall continue to be funded through user fee charges. The District does not have the means to provide these services on their own and has opted for the best option available.

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List of Persons and Agencies Contacted

Heber Elementary School District, Juan Cruz, Superintendent

Heber Water and Wastewater Treatment Plant, Plant Operators

Imperial County Auditor-Controller Office

Imperial County Fire Department, Chief Tony Rouhotas, Jr.

Imperial County Sherriff's Office, Athena Chavez and Lieutenant Robert Benavidez

Imperial Irrigation District Energy Records Unit

List of Exhibits

Appendices

Appendix A Pavement Management Analysis

Appendix B Imperial Center Specific Plan

Appendix C Financial Statement

Appendix A - Pavement Management Analysis

4275	COOMBS - 4275	3,395	24	9,054	Asphalt	Strong	2,565	SC Residential	27	36	43	40
4280	COPPER - 4280	1,312	39	4,015	Asphalt	Strong	2,114	SC Residential	40	12	47	39
4285	CORAL - 4285	1,613	23	4,228	Asphalt	Strong	1,685	SC Residential	52	11	31	44
4290	CORAL - 4290	313	19	661	Asphalt	Strong	1,934	SC Residential	45	20	29	36
4295	CORAL SEA - 4295	753	24	2,007	Asphalt	Moderate	1,794	SC Residential	55	16	25	52
4300	CORAL SEA - 4300	2,331	24	5,694	Asphalt	Moderate	1,744	SC Residential	56	22	17	52
4305	CORN - 4305	2,655	22	6,490	Asphalt	Moderate	2,406	Residential	72	10	18	74
4310	CORNELL - 4310	897	21	2,092	Asphalt	Strong	1,863	SC Residential	47	12	29	25
4315	CORONA - 4315	574	28	1,785	Asphalt	Strong	1,716	SC Residential	51	12	28	36
4320	CORONADO - 4320	1,148	23	3,162	Asphalt	Strong	2,245	SC Residential	36	19	49	47
4325	CORONADO - 4325	637	23	1,661	Asphalt	Strong	1,893	SC Residential	46	15	33	38
4330	CORONADO - 4330	392	23	1,001	Asphalt	Strong	1,925	SC Residential	45	24	26	37
4335	CORONET - 4335	877	27	2,630	Asphalt	Strong	2,679	SC Residential	23	43	49	57
4340	CORONET - 4340	999	24	2,665	Asphalt	Strong	1,636	SC Residential	53	0	49	60
4345	CORRELL - 4345	5,286	31	17,597	Asphalt	Moderate	1,515	Residential	82	6	4	70
4350	CORVAIR - 4350	508	22	1,241	Asphalt	Moderate	3,637	SC Residential	9	64	33	21
4355	CORVINA - 4355	2,277	22	5,913	Asphalt	Strong	1,645	SC Residential	53	3	45	59
4360	COUNTRY CLUB - 4360	2,534	23	6,477	Asphalt	Moderate	5,479	Residential	36	47	20	45
4365	COUNTY - 4365	2,165	22	5,293	Asphalt	Weak	3,267	SC Residential	27	67	17	54
4370	COUNTY - 4370	5,280	24	14,080	Asphalt	Moderate	5,325	Collector	24	56	27	40
4375	COUNTY - 4375	3,908	24	10,420	Asphalt	Moderate	6,047	Collector	14	69	25	32
4380	COUNTY - 4380	4,085	24	10,895	Asphalt	Moderate	2,677	Collector	62	26	17	76
4385	COUNTY - 4385	2,840	33	10,413	Asphalt	Moderate	3,505	Collector	50	33	8	35
4390	COUNTY - 4390	1,948	22	4,762	Asphalt	Moderate	3,702	Collector	47	36	10	37
4395	COUNTY RD 13 - 4395	5,476	22	13,977	Asphalt	Moderate	1,245	Collector	82	5	10	79
4400	COUNTY RD 251/2 - 4400	4,096	24	10,923	Asphalt	Weak	5,256	Collector	30	63	20	59
4405	COUNTY RD 2A01 - 4405	2,537	19	5,703	Asphalt	Moderate	4,076	Collector	42	47	20	63
4410	COUNTY RD 2A01 - 4410	5,280	24	14,080	Asphalt	Moderate	4,506	Collector	36	41	33	59
4415	COUNTY RD 2A01 - 4415	5,280	24	14,080	Asphalt	Moderate	5,204	Collector	26	61	23	47
4420	COUNTY RD 2A01 - 4420	2,579	24	6,876	Asphalt	Moderate	5,620	Collector	20	62	22	29
4425	COUNTY RD 2A02 - 4425	4,057	24	10,818	Asphalt	Weak	4,004	Collector	47	46	20	78
4430	COUNTY RD 2A02 - 4430	5,280	24	14,080	Asphalt	Moderate	2,993	Collector	57	40	12	80
4435	COUNTY RD 2A02 - 4435	5,280	24	14,080	Asphalt	Moderate	2,203	Collector	69	20	15	80
4440	COUNTY RD 2A02 - 4440	5,150	24	13,734	Asphalt	Moderate	2,699	Collector	61	27	17	75
4445	COUNTY RD 2A02 - 4445	5,280	24	14,080	Asphalt	Moderate	3,780	Collector	46	36	34	82
4450	COUNTY RD 2A02 - 4450	5,280	24	14,080	Asphalt	Moderate	1,350	Collector	81	4	13	79
4455	COUNTY RD 2A02 - 4455	5,710	24	15,227	Asphalt	Moderate	1,279	Collector	82	8	9	81
4460	COUNTY RD 2MO1 - 4460	5,280	24	14,080	Asphalt	Moderate	6,193	Arterial	38	61	15	70
4465	COUNTY RD 2MO1 - 4465	5,280	24	14,080	Asphalt	Moderate	3,416	Arterial	66	28	9	76
4470	COUNTY RD 2MO1 - 4470	2,640	24	7,040	Asphalt	Moderate	2,070	Arterial	79	11	7	76
4475	COUNTY RD 2MO1 - 4475	5,280	24	14,080	Asphalt	Weak	4,374	Arterial	58	34	10	68
4480	COUNTY RD 2MO1 - 4480	5,280	24	14,080	Asphalt	Moderate	4,442	Arterial	56	38	15	77
4485	COUNTY RD 2MO1 - 4485	5,280	24	14,080	Asphalt	Moderate	3,596	Arterial	64	28	12	75
4490	COUNTY RD 2MO1 - 4490	4,987	24	13,298	Asphalt	Moderate	1,989	Arterial	80	12	10	88
4510	COUNTY RD 8136 - 4510	1,162	23	2,970	Asphalt	Moderate	5,225	Collector	25	68	21	58
4515	COUNTY RD B6A - 4515	5,376	24	14,336	Asphalt	Moderate	2,057	Collector	71	8	19	69
4520	COUNTY RD BU - 4520	3,753	21	8,748	Asphalt	Moderate	3,696	Collector	47	36	21	59
4525	COUNTY RD BW - 4525	2,816	22	6,738	Asphalt	Moderate	5,598	Collector	20	69	24	51
4530	BLAIR - 4530	5,266	22	12,287	Asphalt	Strong	3,161	Collector	51	16	37	65
4535	COUNTY - 4535	2,868	24	7,648	Asphalt	Moderate	4,387	Collector	37	43	26	55
4540	COUNTY RD J - 4540	2,678	21	6,249	Asphalt	Moderate	3,380	Arterial	66	14	19	69

5065	DIAMOND - 5065	310	22	757	Asphalt	Moderate	1,985	SC Residential	50	26	14	35
5070	DIAMOND - 5070	312	23	798	Asphalt	Moderate	1,786	SC Residential	55	17	18	38
5075	DIANE - 5075	196	26	566	Asphalt	Strong	1,650	SC Residential	53	10	26	34
5080	DIAS - 5080	1,002	31	3,451	Asphalt	Moderate	1,734	SC Residential	57	13	24	48
5085	DIAS - 5085	402	30	1,338	Asphalt	Strong	1,826	SC Residential	48	11	36	41
5090	DICKERMAN - 5090	5,104	24	13,063	Asphalt	Moderate	740	Collector	89	0	8	87
5095	DICKERMAN - 5095	5,315	24	13,589	Asphalt	Moderate	1,474	Collector	79	1	21	84
5100	DIEHL - 5100	5,146	24	13,723	Asphalt	Strong	4,051	Collector	38	30	43	63
5105	DIEHL - 5105	2,688	20	5,973	Asphalt	Moderate	4,503	Collector	36	38	38	63
5110	DIEHL - 5110	5,275	24	14,067	Asphalt	Weak	5,399	Collector	28	59	23	53
5115	DIETRICH - 5115	5,280	24	14,080	Asphalt	Moderate	3,048	Collector	56	29	20	72
5120	DIETRICH - 5120	5,280	24	14,080	Asphalt	Weak	3,225	Collector	57	36	16	78
5125	DIETRICH - 5125	5,736	24	15,296	Asphalt	Moderate	2,709	Collector	61	26	15	70
5130	DIONE - 5130	521	18	1,042	Asphalt	Strong	2,023	SC Residential	42	10	49	48
5135	DIONE - 5135	3,584	26	9,979	Asphalt	Strong	1,757	SC Residential	50	7	41	49
5140	DIONE - 5140	1,093	61	4,552	Asphalt	Strong	2,465	SC Residential	30	18	54	35
5145	DIONE - 5145	333	24	889	Asphalt	Strong	1,083	SC Residential	69	0	0	9
5150	DIONE - 5150	1,777	52	6,861	Asphalt	Strong	2,023	SC Residential	42	19	40	48
5155	DIONE - 5155	189	24	503	Asphalt	Strong	2,092	SC Residential	40	16	38	32
5160	DOGWOOD - 5160	5,398	24	14,395	Asphalt	Moderate	644	Arterial	94	0	2	88
5165	DOGWOOD - 5165	5,267	24	14,045	Asphalt	Moderate	766	Arterial	92	0	4	89
5170	DOGWOOD - 5170	5,406	24	14,416	Asphalt	Weak	5,327	Arterial	49	42	21	78
5175	DOGWOOD - 5175	2,660	21	6,206	Asphalt	Moderate	6,338	Arterial	37	55	23	72
5180	DOGWOOD - 5180	5,264	24	13,164	Asphalt	Moderate	6,388	Arterial	36	51	21	57
5185	DOGWOOD - 5185	2,639	24	7,036	Asphalt	Strong	5,963	Arterial	37	31	39	56
5190	DOGWOOD - 5190	4,883	24	13,022	Asphalt	Weak	2,962	Arterial	72	25	4	78
5195	DOGWOOD - 5195	5,288	24	13,218	Asphalt	Weak	6,113	Arterial	42	59	14	78
5200	DOGWOOD - 5200	2,643	24	7,048	Asphalt	Weak	5,606	Arterial	47	59	10	84
5205	DOGWOOD - 5205	5,278	24	14,074	Asphalt	Moderate	1,028	Arterial	90	5	3	88
5210	DOGWOOD - 5210	2,641	23	6,748	Asphalt	Moderate	670	Arterial	93	1	1	87
5215	DOGWOOD - 5215	5,281	24	14,084	Asphalt	Moderate	2,526	Collector	64	15	26	77
5220	DOGWOOD - 5220	2,642	21	6,164	Asphalt	Moderate	2,719	Collector	61	24	23	82
5225	DOGWOOD - 5225	5,252	24	14,006	Asphalt	Moderate	1,088	Collector	84	2	12	81
5230	DOGWOOD - 5230	5,280	24	14,080	Asphalt	Moderate	1,568	Arterial	84	0	17	90
5235	DOGWOOD - 5235	5,288	24	14,102	Asphalt	Moderate	1,875	Arterial	81	0	22	91
5240	DOGWOOD - 5240	5,275	24	14,068	Asphalt	Moderate	1,039	Arterial	90	0	4	79
5245	DOGWOOD - 5245	5,339	24	14,236	Asphalt	Moderate	1,150	Arterial	88	0	7	82
5250	DOGWOOD - 5250	5,302	24	14,138	Asphalt	Moderate	1,114	Arterial	89	0	6	80
5255	DOGWOOD - 5255	1,319	24	3,518	Asphalt	Moderate	2,244	Arterial	78	9	14	81
5260	DOLPHIN - 5260	892	21	2,081	Asphalt	Weak	2,889	SC Residential	36	52	19	53
5265	DOLPHIN - 5265	1,411	21	3,293	Asphalt	Moderate	2,873	SC Residential	28	58	18	38
5270	DOLPHIN - 5270	4,926	23	12,770	Asphalt	Strong	2,044	SC Residential	42	24	36	48
5275	DOLPHIN - 5275	3,256	23	8,232	Asphalt	Strong	2,220	SC Residential	37	22	47	51
5280	DOLPHIN DV - 5280	1,246	22	3,080	Asphalt	Strong	1,847	SC Residential	47	19	35	55
5285	DON - 5285	1,035	34	3,911	Asphalt	Moderate	1,010	SC Residential	75	6	16	70
5290	DONNER - 5290	307	25	852	Asphalt	Moderate	2,022	SC Residential	49	20	23	38
5295	DOROTHEA - 5295	1,854	26	4,398	Asphalt	Strong	2,289	SC Residential	35	24	36	26
5300	DOVE - 5300	466	29	1,500	Asphalt	Moderate	6,320	Residential	26	47	35	42
5305	DOVER - 5305	87	28	271	Asphalt	Moderate	1,163	SC Residential	71	0	22	59
5310	DREW - 5310	6,412	24	17,098	Asphalt	Strong	5,347	Arterial	44	26	33	54
5315	DREW - 5315	5,343	24	12,745	Asphalt	Strong	6,096	Arterial	36	14	54	46

5830	EVAN HEWES WHY - 5830	2,449	24	6,530	Asphalt	Moderate	2,790	Arterial	72	14	13	72
5835	EVANS - 5835	406	21	947	Asphalt	Strong	1,496	SC Residential	57	12	22	41
5840	EXT SALTON - 5840	1,451	23	3,707	Asphalt	Moderate	1,008	SC Residential	75	0	25	76
5845	F - 5845	1,969	26	5,542	Asphalt	Moderate	6,581	Residential	23	63	15	25
5850	FAIRLANE - 5850	1,361	26	3,761	Asphalt	Strong	5,050	Residential	37	26	33	31
5855	FAIRWAY - 5855	722	36	2,890	Asphalt	Moderate	2,512	Residential	70	0	23	59
5860	FALCON - 5860	511	22	1,250	Asphalt	Moderate	2,705	SC Residential	32	45	13	17
5865	FARNSWORTH - 5865	1,974	23	5,045	Asphalt	Moderate	4,677	Residential	45	26	36	62
5870	FAWCETT - 5870	5,282	22	12,586	Asphalt	Moderate	5,045	Residential	41	43	22	56
5875	FERREL - 5875	4,916	24	13,111	Asphalt	Strong	4,433	Collector	32	37	40	54
5880	FERRELI - 5880	2,640	24	7,040	Asphalt	Weak	5,718	Collector	24	72	21	62
5885	FERRELI - 5885	2,697	24	7,191	Asphalt	Moderate	3,454	Collector	51	29	27	69
5890	FERRELI - 5890	5,378	24	14,342	Asphalt	Moderate	3,085	Collector	56	29	21	71
5895	FERRELI - 5895	2,079	23	5,314	Asphalt	Moderate	3,880	Collector	45	32	32	66
5900	FIGUEROA - 5900	307	24	817	Asphalt	Moderate	1,099	SC Residential	73	6	15	60
5905	FILLMORE - 5905	2,780	24	7,447	Asphalt	Moderate	3,100	SC Residential	23	46	33	26
5910	FILLMORE - 5910	1,116	23	2,851	Asphalt	Strong	1,539	SC Residential	56	10	35	61
5915	FIREWOOD - 5915	1,356	34	4,411	Asphalt	Strong	1,589	SC Residential	55	5	40	58
5920	FISHER - 5920	1,291	18	2,582	Asphalt	Moderate	4,920	Collector	30	43	36	49
5925	FLAME - 5925	1,392	23	3,558	Asphalt	Moderate	2,715	SC Residential	32	35	36	41
5930	FLAMINGO - 5930	1,647	25	4,515	Asphalt	Strong	2,028	SC Residential	42	19	39	45
5935	FLAMINGO - 5935	600	24	1,601	Asphalt	Strong	1,974	SC Residential	44	15	45	54
5940	FLEMING - 5940	5,246	22	12,531	Asphalt	Moderate	3,873	Collector	45	49	18	71
5945	FLEMING - 5945	5,272	22	12,305	Asphalt	Weak	4,675	Collector	38	51	23	66
5950	FLOOD - 5950	4,861	23	12,270	Asphalt	Moderate	6,907	Arterial	31	41	32	42
5955	FLOOD - 5955	4,230	21	9,716	Asphalt	Strong	7,010	Arterial	26	43	38	44
5960	FLOOD - 5960	1,210	23	3,091	Asphalt	Moderate	2,736	Arterial	73	15	13	75
5965	FORRESTER - 5965	5,262	24	13,740	Asphalt	Strong	6,121	Arterial	36	32	41	57
5970	FORRESTER - 5970	5,280	30	15,040	Asphalt	Moderate	1,600	Arterial	84	0	15	85
5975	FORRESTER - 5975	5,503	24	14,674	Asphalt	Moderate	3,478	Arterial	65	12	26	76
5980	FORRESTER - 5980	5,212	24	13,899	Asphalt	Moderate	5,340	Arterial	47	45	13	60
5985	FORRESTER - 5985	5,341	24	14,242	Asphalt	Weak	7,697	Arterial	27	74	14	60
5990	FORRESTER - 5990	5,280	24	14,080	Asphalt	Moderate	1,850	Arterial	82	0	18	82
5995	FORRESTER - 5995	2,627	24	7,004	Asphalt	Moderate	2,757	Arterial	72	19	9	75
6000	FORRESTER - 6000	2,671	30	8,904	Asphalt	Moderate	5,796	Arterial	42	45	20	61
6005	FORRESTER - 6005	5,307	24	14,151	Asphalt	Moderate	3,532	Arterial	65	12	20	63
6010	FORRESTER - 6010	4,326	25	12,212	Asphalt	Moderate	5,608	Arterial	44	42	19	59
6015	FORRESTER - 6015	5,280	24	14,080	Asphalt	Weak	4,333	Arterial	59	37	11	76
6020	FORRESTER - 6020	3,842	24	10,246	Asphalt	Moderate	4,754	Arterial	52	37	21	78
6025	FORRESTER - 6025	5,373	30	16,149	Asphalt	Moderate	5,644	Arterial	44	49	19	72
6030	FORRESTER - 6030	4,675	25	12,761	Asphalt	Weak	6,740	Arterial	36	58	19	67
6035	FORRESTER - 6035	5,257	25	14,602	Asphalt	Weak	7,010	Arterial	33	63	20	70
6040	FORRESTER - 6040	5,280	24	14,080	Asphalt	Moderate	4,897	Arterial	51	37	26	83
6045	FORRESTER - 6045	5,889	25	16,060	Asphalt	Weak	5,882	Arterial	44	52	14	71
6050	FORRESTER - 6050	5,556	26	15,463	Asphalt	Weak	7,004	Arterial	33	74	10	73
6055	FORRESTER - 6055	2,634	24	7,025	Asphalt	Moderate	2,736	Arterial	73	21	4	69
6060	FORRESTER - 6060	2,583	21	6,028	Asphalt	Moderate	2,240	Collector	68	7	25	71
6065	FORRESTER - 6065	5,280	24	14,080	Asphalt	Moderate	438	Collector	94	0	0	84
6070	FORRESTER - 6070	3,368	24	9,125	Asphalt	Moderate	530	Collector	92	1	0	82
6075	FOSTER - 6075	2,647	25	7,354	Asphalt	Weak	5,330	Collector	29	69	18	63
6080	FR. RD. NO.1 - 6080	3,179	23	8,123	Asphalt	Moderate	4,017	Collector	43	41	25	65

6850	HAVEN - 6850	3,857	23	9,856	Asphalt	Strong	4,638	Collector	29	39	48	63
6855	HAVEN - 6855	3,082	24	7,890	Asphalt	Moderate	3,450	Residential	59	14	28	65
6860	HAVENS - 6860	5,583	24	14,887	Asphalt	Moderate	3,374	Collector	52	28	28	71
6865	HAWK - 6865	1,049	42	4,925	Asphalt	Moderate	1,013	Residential	88	0	4	74
6870	HAWK - 6870	1,397	43	6,676	Asphalt	Moderate	5,715	Residential	33	54	12	35
6875	HAWK - 6875	1,347	43	6,505	Asphalt	Moderate	6,413	Residential	25	59	20	35
6880	HAYES - 6880	267	25	742	Asphalt	Strong	1,889	SC Residential	46	18	39	55
6885	HEBER - 6885	351	20	780	Asphalt	Moderate	6,790	Residential	20	62	21	28
6890	HEBER - 6890	1,144	25	3,177	Asphalt	Moderate	2,637	Residential	69	19	10	69
6895	HEBER - 6895	1,160	30	3,055	Asphalt	Moderate	6,299	Residential	26	64	14	35
6900	HEBER - 6900	1,826	55	10,702	Asphalt	Moderate	6,097	Residential	28	39	36	38
6905	HEBER - 6905	260	60	1,734	Asphalt	Strong	3,682	Residential	54	0	42	49
6910	HEBER - 6910	538	60	3,587	Asphalt	Moderate	1,732	Residential	80	0	13	67
6915	HEBER - 6915	5,344	24	14,251	Asphalt	Moderate	1,815	Collector	74	1	28	83
6920	HEBER - 6920	2,722	25	7,561	Asphalt	Moderate	3,849	Collector	45	33	34	73
6925	HEBER - 6925	5,429	24	14,882	Asphalt	Weak	5,720	Arterial	46	54	12	74
6930	HEBER - 6930	5,401	24	14,403	Asphalt	Weak	5,583	Arterial	47	55	13	84
6935	HEBER - 6935	5,258	24	14,020	Asphalt	Moderate	1,950	Arterial	81	20	1	86
6940	HEBER - 6940	2,640	24	7,040	Asphalt	Weak	5,239	Arterial	50	58	2	75
6945	HEBER - 6945	2,640	24	7,040	Asphalt	Moderate	1,318	Arterial	87	9	2	84
6950	HEBER - 6950	5,280	24	14,080	Asphalt	Moderate	2,908	Arterial	71	17	16	81
6955	HEBER - 6955	5,275	24	14,067	Asphalt	Moderate	3,077	Arterial	69	7	27	80
6960	HEBER - 6960	4,398	24	11,727	Asphalt	Moderate	1,292	Collector	82	1	17	81
6965	HEBER - 6965	2,996	23	7,574	Asphalt	Moderate	2,940	Collector	58	23	22	66
6970	HEBER - 6970	3,085	20	6,856	Asphalt	Moderate	4,656	Collector	33	52	19	48
6975	HEBER - 6975	2,488	20	5,529	Asphalt	Moderate	3,127	Collector	55	34	15	67
6980	HEFFERNAN - 6980	2,669	26	7,537	Asphalt	Moderate	2,583	Residential	70	15	8	57
6985	HEFFERNAN - 6985	393	25	1,091	Asphalt	Moderate	1,724	Residential	80	11	3	68
6990	HEFFERNAN - 6990	377	26	1,088	Asphalt	Moderate	1,319	Residential	84	8	1	72
6995	HEIL - 6995	377	30	1,258	Asphalt	Moderate	7,308	Residential	14	68	29	38
7000	HELEN - 7000	315	25	876	Asphalt	Moderate	1,903	SC Residential	52	23	14	34
7005	HELEN - 7005	316	26	912	Asphalt	Moderate	3,000	SC Residential	25	45	34	36
7010	HELENA - 7010	1,794	30	6,326	Asphalt	Strong	2,031	SC Residential	42	3	55	45
7015	HELENA - 7015	678	28	2,109	Asphalt	Strong	1,165	SC Residential	67	0	31	65
7020	HELLEN - 7020	623	27	1,800	Asphalt	Strong	2,088	SC Residential	40	11	45	36
7025	HEMET - 7025	929	24	2,477	Asphalt	Strong	1,969	SC Residential	44	13	51	63
7030	HENSHAW - 7030	372	26	1,075	Asphalt	Strong	1,866	SC Residential	47	22	32	51
7035	HENSHAW - 7035	1,121	24	2,989	Asphalt	Strong	1,083	SC Residential	69	0	0	9
7040	HENSHAW - 7040	360	25	999	Asphalt	Strong	1,219	SC Residential	65	0	29	55
7045	HERMOSA - 7045	885	24	2,359	Asphalt	Strong	1,845	SC Residential	47	14	40	53
7050	HERMOSA - 7050	171	24	455	Asphalt	Strong	1,781	SC Collector	29	11	66	42
7055	HETZEL - 7055	4,926	24	13,137	Asphalt	Moderate	3,513	Collector	50	23	31	62
7060	HIGHLINE - 7060	5,280	24	14,080	Asphalt	Moderate	5,148	Collector	26	67	24	63
7065	HIGHLINE - 7065	2,640	24	7,040	Asphalt	Moderate	5,358	Collector	23	67	27	61
7070	HIGHLINE - 7070	5,280	24	14,080	Asphalt	Strong	2,716	Collector	58	6	43	76
7075	HIGHLINE - 7075	5,297	23	13,822	Asphalt	Moderate	3,524	Collector	50	29	30	73
7080	HIGHLINE - 7080	5,202	25	14,164	Asphalt	Strong	2,753	Collector	58	5	40	66
7085	HIGHLINE - 7085	2,722	24	7,259	Asphalt	Strong	2,556	Collector	61	0	43	70
7090	HIGHLINE - 7090	4,127	24	11,007	Asphalt	Moderate	1,265	Collector	82	15	9	96
7095	HIGHLINE - 7095	5,175	25	14,374	Asphalt	Moderate	993	Collector	86	11	6	92
7100	HIGHLINE - 7100	5,304	25	14,439	Asphalt	Moderate	4,804	Collector	31	47	33	59

7615	INGRAM - 7615	200	24	533	Asphalt	Moderate	4,554	Residential	46	46	1	35
7620	INTERNATIONAL - 7620	434	26	1,254	Asphalt	Strong	2,738	Residential	66	0	26	52
7625	INTERNATIONAL - 7625	399	25	1,108	Asphalt	Strong	4,089	Residential	49	19	24	35
7630	INTERNATIONAL - 7630	1,209	25	3,358	Asphalt	Strong	5,307	Residential	34	23	46	40
7635	INTERNATIONAL - 7635	411	25	1,142	Asphalt	Strong	4,301	Residential	46	13	37	42
7640	INTERNATIONAL - 7640	5,327	23	13,320	Asphalt	Moderate	2,846	Collector	59	19	21	60
7645	IRIDESCENT - 7645	428	24	1,143	Asphalt	Strong	1,535	SC Residential	56	1	37	48
7650	IRIDESCENT - 7650	1,160	23	2,998	Asphalt	Moderate	3,351	SC Residential	16	71	17	26
7655	IRONWOOD - 7655	1,315	24	3,434	Asphalt	Moderate	4,838	Residential	43	51	4	42
7660	ISIS - 7660	439	24	1,172	Asphalt	Moderate	3,343	Residential	61	18	15	50
7665	ISIS - 7665	1,608	24	4,198	Asphalt	Moderate	5,584	Residential	34	34	40	55
7670	ISIS - 7670	409	22	999	Asphalt	Strong	2,535	Residential	68	0	24	56
7675	JACKSON - 7675	395	30	1,315	Asphalt	Moderate	468	SC Residential	88	4	0	74
7680	JACKSON - 7680	5,284	24	14,091	Asphalt	Moderate	1,399	Collector	80	0	16	75
7685	JACUMBA - 7685	381	26	1,100	Asphalt	Strong	1,621	SC Residential	54	4	36	44
7690	JASON - 7690	1,153	23	2,947	Asphalt	Strong	1,965	SC Residential	44	13	49	58
7695	JASPER - 7695	5,319	24	14,183	Asphalt	Weak	4,377	Collector	42	39	28	65
7700	JASPER - 7700	2,729	24	7,278	Asphalt	Moderate	4,274	Collector	39	38	32	62
7705	JASPER - 7705	5,207	24	13,885	Asphalt	Moderate	5,212	Collector	26	53	29	45
7710	JASPER - 7710	5,290	24	14,107	Asphalt	Moderate	1,582	Collector	77	2	23	85
7715	JASPER - 7715	5,244	24	13,984	Asphalt	Moderate	1,018	Collector	85	13	0	85
7720	JASPER - 7720	5,293	24	14,113	Asphalt	Moderate	3,705	Collector	47	43	20	72
7725	JASPER - 7725	5,111	20	11,634	Asphalt	Moderate	5,549	Collector	21	53	35	42
7730	JEFFERSON - 7730	1,218	25	3,347	Asphalt	Moderate	3,000	SC Residential	25	59	11	18
7735	JEFFERSON - 7735	2,650	24	6,964	Asphalt	Strong	2,231	SC Residential	36	27	28	22
7740	JEFFERSON - 7740	600	26	1,735	Asphalt	Moderate	1,400	SC Residential	65	19	8	52
7745	JEFFERY - 7745	2,777	23	7,184	Asphalt	Moderate	3,162	Collector	55	24	27	69
7750	JEFFERY - 7750	3,885	24	10,359	Asphalt	Moderate	2,763	Collector	61	13	32	74
7755	JEFFERY - 7755	2,619	24	6,984	Asphalt	Moderate	4,481	Collector	36	42	29	56
7760	JESTER - 7760	866	26	2,501	Asphalt	Strong	2,254	SC Residential	36	13	59	53
7765	JOHNSON - 7765	2,226	24	5,936	Asphalt	Strong	2,559	SC Residential	27	45	29	31
7770	JOHNSON - 7770	584	24	1,557	Asphalt	Strong	1,083	SC Residential	69	0	0	9
7775	JOHNSON - 7775	1,668	24	4,449	Asphalt	Strong	1,083	SC Residential	69	0	0	9
7780	JORETTA - 7780	340	24	906	Asphalt	Moderate	1,470	SC Residential	63	17	11	49
7785	JUDY - 7785	621	25	1,691	Asphalt	Moderate	1,164	SC Residential	71	10	15	64
7790	JUDY - 7790	1,437	30	4,193	Asphalt	Moderate	2,915	SC Residential	27	55	19	32
7795	JUDY - 7795	1,039	34	3,924	Asphalt	Moderate	1,321	SC Residential	67	2	30	69
7800	JUNIUS - 7800	406	25	1,127	Asphalt	Strong	1,716	SC Residential	51	4	37	39
7805	JUPITER - 7805	756	24	2,015	Asphalt	Strong	1,667	SC Residential	52	11	29	39
7810	KAHOOLAWE - 7810	497	25	1,381	Asphalt	Strong	1,203	SC Residential	66	0	26	52
7815	KAHOOLAWE - 7815	160	26	462	Asphalt	Strong	1,811	SC Residential	48	0	40	28
7820	KAISER - 7820	5,255	24	13,723	Asphalt	Moderate	3,666	Collector	48	42	21	73
7825	KAISER - 7825	2,570	23	6,569	Asphalt	Weak	4,938	Collector	34	60	20	67
7830	KALIN - 7830	2,578	23	6,589	Asphalt	Moderate	1,094	Collector	84	12	1	81
7835	KALIN - 7835	2,634	22	6,439	Asphalt	Moderate	4,802	Collector	31	54	27	61
7840	KALIN - 7840	2,111	24	6,083	Asphalt	Moderate	5,141	Arterial	49	40	17	62
7845	KALIN - 7845	3,244	24	8,685	Asphalt	Weak	3,032	Arterial	71	22	9	80
7850	KALIN - 7850	5,315	26	14,760	Asphalt	Moderate	5,052	Arterial	49	42	17	73
7855	KALIN - 7855	5,271	24	13,764	Asphalt	Moderate	2,927	Arterial	71	18	15	81
7860	KALIN - 7860	2,610	24	6,959	Asphalt	Weak	6,208	Arterial	41	55	20	78
7865	KALIN - 7865	5,323	23	13,604	Asphalt	Moderate	1,756	Arterial	82	7	11	86

8890	MARLIN - 8890	687	24	1,831	Asphalt	Moderate	770	SC Residential	81	1	17	81
8895	MARLIN - 8895	1,329	25	3,693	Asphalt	Strong	1,930	SC Residential	45	10	43	43
8900	MARLIN - 8900	1,402	24	3,748	Asphalt	Moderate	934	SC Residential	77	4	15	70
8905	MARLIN - 8905	4,807	25	12,830	Asphalt	Moderate	955	SC Residential	76	3	16	68
8910	MARS - 8910	1,109	24	2,924	Asphalt	Strong	2,348	SC Residential	33	30	37	35
8915	MARSEILLE - 8915	755	21	1,761	Asphalt	Moderate	1,311	SC Residential	67	5	20	54
8920	MARSHALL - 8920	859	23	2,195	Asphalt	Strong	2,760	SC Residential	21	42	37	25
8925	MARSHALL - 8925	858	23	2,394	Asphalt	Strong	2,535	SC Residential	28	20	51	28
8930	MARTHA - 8930	1,183	20	2,737	Asphalt	Strong	1,582	SC Residential	55	5	32	41
8935	MARTIN - 8935	1,322	23	3,379	Asphalt	Weak	5,029	Collector	33	65	16	66
8940	MARTIN - 8940	5,246	24	14,060	Asphalt	Moderate	1,488	Collector	79	2	20	83
8945	MARY - 8945	359	24	958	Asphalt	Strong	2,565	SC Residential	27	2	76	38
8950	MAUI - 8950	1,070	24	2,853	Asphalt	Moderate	1,334	SC Residential	67	10	16	54
8955	MAYO - 8955	1,251	27	3,633	Asphalt	Strong	1,510	SC Residential	57	8	25	40
8960	MC CABE COVE - 8960	1,283	31	4,418	Asphalt	Strong	3,701	Residential	54	2	44	57
8965	MC CABE - 8965	2,621	23	6,698	Asphalt	Moderate	3,699	Collector	47	35	26	67
8970	MC CABE - 8970	5,296	24	13,828	Asphalt	Moderate	1,024	Collector	85	7	2	77
8975	MC CABE - 8975	5,270	24	14,053	Asphalt	Moderate	2,711	Arterial	73	8	23	82
8980	MC CABE - 8980	2,635	33	9,660	Asphalt	Moderate	3,518	Arterial	65	10	26	69
8985	MC CABE - 8985	5,307	24	14,151	Asphalt	Weak	5,669	Collector	24	71	18	55
8990	MC CABE - 8990	2,695	26	7,787	Asphalt	Moderate	2,942	Collector	58	21	30	79
8995	MC CABE - 8995	1,285	36	5,138	Asphalt	Moderate	4,485	Residential	47	38	22	66
9000	MC CABE - 9000	2,591	23	6,620	Asphalt	Moderate	3,066	Residential	64	17	22	72
9005	MC CABE - 9005	5,310	23	13,394	Asphalt	Moderate	3,583	Residential	58	14	30	65
9010	MC CABE - 9010	5,543	24	14,782	Asphalt	Moderate	3,916	Collector	44	31	33	64
9015	MC CABE - 9015	5,170	24	13,787	Asphalt	Moderate	924	Collector	87	6	1	75
9020	MC CABE - 9020	5,280	24	14,080	Asphalt	Moderate	312	Collector	96	0	0	89
9025	MC CABE - 9025	4,240	24	11,306	Asphalt	Moderate	417	Collector	94	5	0	95
9030	MC CABE - 9030	1,420	24	3,785	Asphalt	Moderate	644	Collector	91	0	0	75
9035	MC CABE - 9035	5,211	24	13,895	Asphalt	Moderate	2,597	Collector	63	14	30	78
9040	MC CABE - 9040	5,320	24	14,185	Asphalt	Moderate	1,376	Collector	80	3	21	91
9045	MC CABE - 9045	5,257	24	14,020	Asphalt	Moderate	792	Collector	89	5	3	83
9050	MC CABE - 9050	5,255	24	14,013	Asphalt	Weak	3,222	Collector	57	40	12	81
9055	MC CABE - 9055	4,104	24	10,943	Asphalt	Moderate	2,154	Collector	69	9	22	73
9060	MC CABE - 9060	2,477	24	6,604	Asphalt	Moderate	673	Collector	90	6	0	86
9065	MC CABE - 9065	2,651	21	6,185	Asphalt	Moderate	222	Collector	97	0	1	95
9070	MC CONNELL - 9070	5,430	24	14,480	Asphalt	Weak	3,819	Collector	49	67	2	88
9075	MC CONNELL - 9075	5,299	24	14,129	Asphalt	Weak	3,488	Collector	53	57	0	79
9080	MC CONNELL - 9080	1,117	22	2,729	Asphalt	Moderate	719	Arterial	93	0	1	84
9085	MC CONNELL - 9085	5,361	24	14,296	Asphalt	Moderate	4,905	Collector	30	40	42	58
9090	MC CONNELL - 9090	5,209	24	13,892	Asphalt	Moderate	4,233	Collector	40	57	17	70
9095	MC CONNELL - 9095	2,923	25	8,118	Asphalt	Weak	5,368	Collector	28	72	16	64
9100	MC DONALD - 9100	5,282	23	13,204	Asphalt	Weak	4,993	Collector	33	63	20	71
9105	MC DONALD - 9105	2,621	23	6,697	Asphalt	Moderate	3,786	Collector	46	32	32	69
9110	MC DONALD - 9110	5,298	24	14,128	Asphalt	Moderate	2,209	Collector	68	15	18	73
9115	MC DONALD - 9115	5,255	24	13,722	Asphalt	Strong	3,923	Collector	40	32	38	64
9120	MC DONALD - 9120	2,653	24	7,074	Asphalt	Moderate	5,354	Collector	24	69	21	54
9125	MC KINLEY - 9125	551	22	1,347	Asphalt	Strong	1,536	SC Residential	56	9	34	57
9130	MCCONNELL - 9130	5,309	24	13,858	Asphalt	Moderate	5,366	Collector	23	65	25	52
9135	MCCONNELL - 9135	4,124	24	10,997	Asphalt	Moderate	5,207	Collector	26	57	31	57
9140	MCCONNELL - 9140	3,782	24	10,084	Asphalt	Strong	4,428	Collector	32	29	51	58

10680	PICACHO - 10680	3,963	22	9,687	Asphalt	Strong	5,042	Arterial	47	22	42	73
10685	PICACHO - 10685	3,602	22	8,804	Asphalt	Moderate	6,353	Arterial	36	33	40	60
10690	PIERCE - 10690	881	25	2,446	Asphalt	Moderate	2,319	SC Residential	42	36	14	29
10695	PIERCE - 10695	2,162	25	6,004	Asphalt	Strong	2,278	SC Residential	35	15	45	28
10700	PIERRE - 10700	823	25	2,285	Asphalt	Strong	1,838	SC Residential	47	9	44	51
10705	PINE - 10705	1,841	25	5,115	Asphalt	Strong	2,268	SC Residential	35	15	56	52
10710	PINE - 10710	617	25	1,713	Asphalt	Strong	1,673	SC Residential	52	17	23	39
10715	PIONEER - 10715	2,619	24	6,983	Asphalt	Strong	2,225	SC Residential	36	18	56	60
10720	PISMO - 10720	421	25	1,168	Asphalt	Moderate	3,335	SC Residential	17	59	30	30
10725	PITZER - 10725	5,179	24	13,810	Asphalt	Moderate	4,291	Collector	39	45	25	60
10730	PITZER - 10730	2,678	24	6,860	Asphalt	Weak	5,635	Residential	37	56	13	55
10735	PITZER - 10735	5,465	24	14,574	Asphalt	Moderate	1,031	Collector	85	12	2	86
10740	PLAZA - 10740	1,750	24	4,666	Asphalt	Strong	1,786	SC Residential	49	9	44	56
10745	PLUTO - 10745	1,024	25	2,845	Asphalt	Strong	2,013	SC Residential	42	17	38	40
10750	POE - 10750	5,280	24	14,080	Asphalt	Strong	4,205	Collector	35	42	33	59
10755	POE - 10755	3,614	24	9,637	Asphalt	Moderate	2,917	Collector	58	22	12	47
10760	POLARIS - 10760	1,894	24	5,051	Asphalt	Strong	2,365	SC Residential	32	24	52	53
10765	POLK - 10765	570	25	1,583	Asphalt	Moderate	1,640	SC Residential	59	17	14	44
10770	POLK - 10770	1,557	25	4,325	Asphalt	Strong	1,272	SC Residential	64	2	26	50
10775	POMONA - 10775	1,619	24	4,318	Asphalt	Moderate	1,862	SC Residential	53	20	25	53
10780	PORTOLA - 10780	592	25	1,644	Asphalt	Strong	1,824	SC Residential	48	18	29	39
10785	PORTSMOUTH - 10785	1,912	24	5,415	Asphalt	Moderate	1,969	SC Residential	51	17	24	37
10790	POTRERO - 10790	829	23	2,118	Asphalt	Strong	1,813	SC Residential	48	2	39	30
10795	POWELL - 10795	445	23	1,138	Asphalt	Moderate	4,637	Residential	45	30	16	32
10800	PRADO - 10800	715	34	2,700	Asphalt	Moderate	3,063	SC Residential	23	49	33	36
10805	PRADO - 10805	920	31	2,863	Asphalt	Moderate	1,679	SC Residential	58	19	14	44
10810	PRADO - 10810	307	24	817	Asphalt	Strong	1,083	SC Residential	69	0	0	9
10815	PRECIADO - 10815	942	26	2,720	Asphalt	Moderate	3,874	Residential	54	19	25	55
10820	PRIM - 10820	2,531	29	8,155	Asphalt	Weak	4,893	Collector	35	62	18	68
10825	PRINCETON - 10825	1,007	30	3,355	Asphalt	Strong	2,327	SC Residential	34	27	36	29
10830	PULUAM - 10830	5,487	24	14,633	Asphalt	Weak	4,756	Collector	37	61	20	76
10835	PULUAM - 10835	5,547	24	14,792	Asphalt	Weak	4,102	Collector	45	46	17	66
10840	QUECHAN - 10840	4,877	20	12,679	Asphalt	Moderate	4,034	Arterial	60	16	21	56
10845	QUEMADO - 10845	932	24	2,485	Asphalt	Strong	1,252	SC Residential	64	0	28	50
10850	QUEMADO - 10850	1,259	20	2,798	Asphalt	Moderate	2,419	SC Residential	40	32	24	34
10855	QUEMADO - 10855	4,059	24	10,207	Asphalt	Strong	2,417	SC Residential	31	25	49	43
10860	QUEMADO - 10860	317	24	846	Asphalt	Strong	1,932	SC Residential	45	23	32	48
10865	QUICK - 10865	2,594	20	5,765	Asphalt	Weak	2,907	Collector	61	33	1	54
10870	QUINCY - 10870	2,833	23	7,333	Asphalt	Moderate	1,776	SC Residential	56	20	18	46
10875	RAILROAD - 10875	987	26	2,664	Asphalt	Strong	5,833	Residential	27	34	40	33
10880	RAINBOW - 10880	330	27	990	Asphalt	Moderate	829	SC Residential	79	0	14	67
10885	RAINBOW - 10885	1,913	39	7,055	Asphalt	Strong	1,513	SC Residential	57	13	22	43
10890	RALPH - 10890	406	34	1,533	Asphalt	Moderate	2,247	SC Residential	44	26	25	37
10895	RALPH - 10895	2,709	35	10,535	Asphalt	Weak	4,480	Collector	40	53	11	54
10900	RALPH - 10900	5,280	24	14,080	Asphalt	Weak	2,593	Collector	65	45	1	91
10905	RALPH - 10905	2,595	24	6,919	Asphalt	Weak	4,210	Collector	44	71	3	83
10910	RALPH - 10910	5,279	24	14,078	Asphalt	Moderate	831	Collector	88	9	1	86
10915	RALPH - 10915	2,825	23	7,220	Asphalt	Moderate	422	Collector	94	0	0	85
10920	RAMBLER - 10920	323	24	862	Asphalt	Moderate	2,606	SC Residential	35	49	13	31
10925	RAMON - 10925	809	29	2,606	Asphalt	Strong	1,551	SC Residential	56	13	25	46
10930	RAMONA - 10930	377	23	962	Asphalt	Strong	2,345	SC Residential	33	24	47	43

10935	RAMP FROM HARTHORN TO HOLT - 10935	1,443	25	4,009	Asphalt	Moderate	3,642	Collector	48	25	33	65
10940	RAMP WALKER TO GENTRY - 10940	298	25	828	Asphalt	Moderate	3,675	Collector	48	33	22	56
10945	RAMP WINTERHAVEN TO US 80 - 10945	128	28	399	Asphalt	Moderate	4,059	Collector	42	37	7	18
10950	RANCHERO - 10950	614	22	1,502	Asphalt	Moderate	1,133	SC Residential	72	13	8	59
10955	RANCHERO - 10955	799	19	1,687	Asphalt	Strong	2,136	SC Residential	39	19	32	23
10960	RANCHERO - 10960	461	26	1,333	Asphalt	Strong	1,774	SC Residential	49	12	39	52
10965	RED SEA - 10965	2,263	24	6,033	Asphalt	Strong	2,293	SC Residential	34	18	54	51
10970	RED SEA - 10970	1,282	26	3,702	Asphalt	Strong	2,011	SC Residential	43	12	54	63
10975	RED SEA - 10975	1,953	24	5,105	Asphalt	Strong	2,362	SC Residential	33	31	41	47
10980	RED SEA - 10980	488	23	1,248	Asphalt	Moderate	1,424	SC Residential	64	14	15	54
10985	REDONDO - 10985	2,062	29	6,041	Asphalt	Moderate	1,737	SC Residential	57	14	23	46
10990	REDONDO - 10990	645	25	1,790	Asphalt	Strong	2,087	SC Residential	40	26	36	49
10995	REDWOOD - 10995	909	23	2,345	Asphalt	Strong	1,737	SC Residential	50	11	38	52
11000	REVIERA - 11000	277	61	1,876	Asphalt	Moderate	3,515	SC Residential	12	59	32	22
11005	RILEY - 11005	2,636	22	6,442	Asphalt	Moderate	1,076	Residential	87	0	7	77
11010	RILEY - 11010	2,651	21	6,185	Asphalt	Weak	6,554	Residential	27	81	7	61
11015	RIO VISTA - 11015	2,033	33	7,226	Asphalt	Strong	5,197	Residential	35	29	36	39
11020	RIO VISTA - 11020	2,041	33	5,898	Asphalt	Strong	6,372	Residential	20	36	49	33
11025	RIVIERA - 11025	3,148	47	15,952	Asphalt	Strong	3,121	SC Residential	11	54	40	23
11030	RIVIERA - 11030	2,777	49	15,234	Asphalt	Moderate	3,337	SC Residential	17	54	32	24
11035	RIVIERA - 11035	1,758	58	10,066	Asphalt	Strong	2,051	SC Residential	41	25	26	28
11040	RIVIERA - 11040	2,199	54	10,979	Asphalt	Strong	2,698	SC Residential	23	39	43	34
11045	RIVIERA - 11045	617	38	2,604	Asphalt	Strong	2,035	SC Residential	42	15	52	62
11050	RIVIERA - 11050	1,516	41	6,546	Asphalt	Moderate	3,447	SC Residential	14	68	24	28
11055	RIVIERA - 11055	2,749	51	15,115	Asphalt	Moderate	2,471	SC Residential	38	31	24	28
11060	RIVIERA - 11060	1,260	46	6,254	Asphalt	Moderate	1,787	SC Residential	55	20	22	53
11065	RIVIERA - 11065	1,515	50	8,476	Asphalt	Moderate	2,558	SC Residential	36	40	23	39
11070	RIVIERA - 11070	385	25	1,069	Asphalt	Strong	1,526	SC Residential	56	0	37	46
11075	ROAD 2MO1A - 11075	5,280	24	14,080	Asphalt	Moderate	4,553	Arterial	54	23	26	66
11080	ROAD 2MO1A - 11080	5,280	24	14,080	Asphalt	Moderate	5,988	Arterial	40	46	26	69
11085	ROAD 2MO1A - 11085	3,453	24	9,209	Asphalt	Moderate	5,787	Arterial	42	48	21	69
11090	ROAD - 11090	2,770	21	6,464	Asphalt	Moderate	2,907	Collector	58	12	31	65
11095	ROBIN - 11095	819	38	3,457	Asphalt	Moderate	4,919	Residential	42	43	6	27
11100	ROCKING HORSE - 11100	831	35	3,230	Asphalt	Moderate	3,044	Residential	64	14	14	50
11105	ROCKWOOD - 11105	2,572	18	5,311	Asphalt	Moderate	6,528	Residential	23	58	27	42
11110	RODEO - 11110	1,035	27	3,176	Asphalt	Strong	2,746	SC Residential	22	43	42	37
11115	RODEO - 11115	3,596	23	9,427	Asphalt	Strong	1,803	SC Residential	48	20	35	59
11120	RONA - 11120	123	24	327	Asphalt	Strong	2,358	SC Residential	33	0	64	28
11125	ROOD - 11125	2,226	45	12,192	Asphalt	Moderate	1,546	Residential	82	3	8	70
11130	ROOD - 11130	1,472	71	10,798	Asphalt	Moderate	2,731	Residential	68	23	7	67
11135	ROOD - 11135	479	48	2,553	Asphalt	Moderate	1,375	Residential	84	2	7	71
11140	ROOSEVELT - 11140	1,668	29	4,986	Asphalt	Strong	2,246	SC Residential	36	23	38	31
11145	ROSELLE - 11145	949	23	2,425	Asphalt	Strong	1,354	SC Residential	61	1	39	66
11150	ROSITAS - 11150	910	23	2,325	Asphalt	Strong	1,809	SC Residential	48	18	36	57
11155	ROSS - 11155	5,902	24	15,739	Asphalt	Moderate	2,679	Arterial	73	6	22	78
11160	ROSS - 11160	5,319	24	14,183	Asphalt	Moderate	1,768	Arterial	82	0	19	88
11165	ROSS - 11165	2,611	30	8,704	Asphalt	Moderate	2,657	Arterial	73	1	28	79
11170	ROSS - 11170	5,283	25	14,381	Asphalt	Moderate	5,182	Arterial	48	24	41	81
11175	ROSS - 11175	2,649	24	7,064	Asphalt	Moderate	5,174	Arterial	48	30	33	76
11180	ROSS - 11180	5,261	24	14,028	Asphalt	Moderate	847	Arterial	92	1	8	95
11185	ROSS - 11185	2,633	31	9,068	Asphalt	Moderate	522	Arterial	95	1	3	95

14510	VENICE - 14510	312	22	763	Asphalt	Strong	2,828	SC Residential	19	48	32	19
14515	VENICE - 14515	989	25	2,746	Asphalt	Moderate	1,122	SC Residential	72	5	16	60
14520	VENICE - 14520	545	24	1,421	Asphalt	Strong	2,056	SC Residential	41	22	33	38
14525	VENUS - 14525	1,117	25	2,965	Asphalt	Strong	1,896	SC Residential	46	15	36	42
14530	VERDE - 14530	599	25	1,663	Asphalt	Moderate	1,344	Collector	81	0	12	69
14535	VERDE - 14535	4,730	24	12,614	Asphalt	Strong	3,813	Collector	41	28	39	60
14540	VERDE SCHOOL - 14540	276	22	673	Asphalt	Moderate	1,127	Collector	84	9	0	71
14545	VERDE SCHOOL - 14545	5,269	24	14,050	Asphalt	Moderate	5,021	Collector	28	59	24	54
14550	VERDE SCHOOL - 14550	5,401	24	14,404	Asphalt	Moderate	1,769	Collector	75	1	24	77
14555	VERDE SCHOOL - 14555	5,253	24	14,009	Asphalt	Moderate	1,641	Collector	77	4	23	86
14560	VERDE SCHOOL - 14560	5,549	23	14,186	Asphalt	Moderate	2,992	Collector	57	19	23	59
14565	VERIANO - 14565	329	24	877	Asphalt	Strong	1,741	SC Residential	50	12	32	41
14570	VERONICA - 14570	2,709	30	9,030	Asphalt	Strong	2,714	SC Residential	22	26	56	35
14575	VILLA - 14575	98	27	294	Asphalt	Moderate	3,622	Collector	48	32	8	28
14580	VILLA - 14580	1,344	23	3,435	Asphalt	Strong	3,232	Residential	60	0	39	59
14585	VILLA - 14585	2,639	25	7,290	Asphalt	Weak	5,659	Collector	25	64	20	44
14590	VILLA - 14590	2,650	24	7,067	Asphalt	Moderate	4,436	Collector	37	57	16	60
14595	VILLA - 14595	2,695	28	8,292	Asphalt	Moderate	641	Collector	91	0	0	75
14600	VISTA - 14600	2,349	24	6,266	Asphalt	Strong	2,219	SC Residential	37	8	65	60
14605	VISTA VERDE - 14605	948	36	3,659	Asphalt	Moderate	2,251	Residential	74	0	19	61
14610	CARTER - 14610	2,566	22	6,407	Asphalt	Moderate	3,020	Collector	57	9	35	62
14615	STEVENS - 14615	875	24	2,333	Asphalt	Strong	5,314	Residential	34	32	30	28
14620	STEVENS - 14620	973	23	2,487	Asphalt	Strong	5,856	Residential	27	35	35	24
14625	STEVENS - 14625	849	25	2,359	Asphalt	Strong	5,741	Residential	28	26	42	23
14630	STEVENS - 14630	1,841	26	5,319	Asphalt	Strong	4,771	Residential	40	25	33	40
14635	W. GRAHAM - 14635	5,662	24	15,100	Asphalt	Moderate	5,139	Collector	27	51	34	53
14640	WAHD - 14640	2,613	23	6,676	Asphalt	Moderate	4,345	Collector	38	48	30	73
14645	WAHL - 14645	2,640	24	7,040	Asphalt	Moderate	3,281	Collector	53	20	30	63
14650	WAHL - 14650	2,331	24	6,217	Asphalt	Moderate	5,916	Collector	15	58	39	43
14655	WAHL - 14655	2,403	23	6,140	Asphalt	Moderate	5,305	Collector	24	53	31	43
14660	WAHL - 14660	2,758	23	7,047	Asphalt	Moderate	4,945	Collector	29	53	31	59
14665	WAHL - 14665	5,311	24	14,162	Asphalt	Moderate	4,801	Collector	31	58	27	68
14670	WAILUKU - 14670	880	27	2,641	Asphalt	Strong	1,801	SC Residential	49	0	56	61
14675	WALKER - 14675	5,128	25	14,243	Asphalt	Moderate	1,894	Collector	73	6	24	80
14680	WALKER - 14680	2,832	24	7,552	Asphalt	Moderate	2,245	Collector	68	10	23	73
14685	WALKER - 14685	350	24	934	Asphalt	Moderate	1,544	Collector	78	0	15	66
14690	WALKER - 14690	418	24	1,115	Asphalt	Moderate	2,285	Collector	67	14	14	60
14695	WALKER - 14695	1,675	20	3,722	Asphalt	Moderate	894	Collector	87	5	0	73
14700	WALKER - 14700	832	23	2,127	Asphalt	Moderate	4,448	Collector	36	57	2	30
14705	WALKER - 14705	5,192	26	14,413	Asphalt	Moderate	2,638	Collector	62	15	30	82
14710	WALKER - 14710	5,071	24	13,523	Asphalt	Moderate	5,131	Collector	27	61	31	68
14715	WALKER - 14715	5,272	24	14,058	Asphalt	Moderate	418	Collector	94	3	0	91
14720	WARE - 14720	5,400	24	14,493	Asphalt	Moderate	4,317	Collector	38	42	28	58
14725	WASHINGTON - 14725	1,680	26	5,222	Asphalt	Moderate	1,764	SC Residential	56	21	13	40
14730	WEBB - 14730	5,276	24	14,069	Asphalt	Weak	5,593	Collector	25	70	19	59
14735	WEBB - 14735	5,272	24	14,059	Asphalt	Weak	5,321	Collector	29	66	21	65
14740	WEBSTER - 14740	5,246	24	13,988	Asphalt	Moderate	1,474	Collector	79	2	19	81
14745	WEED - 14745	5,386	24	14,362	Asphalt	Moderate	5,024	Collector	28	53	31	56
14750	WESTMORELAND - 14750	2,647	23	6,765	Asphalt	Moderate	3,348	Collector	52	18	34	64
14755	FORRESTER - 14755	3,305	23	8,446	Asphalt	Moderate	2,455	Arterial	75	16	8	77
14760	FORRESTER - 14760	4,572	24	12,192	Asphalt	Moderate	5,931	Arterial	41	46	27	73

15020	WIRT - 15020	5,291	24	14,109	Asphalt	Moderate	4,349	Collector	38	31	44	68
15025	WIRT - 15025	5,268	24	14,048	Asphalt	Moderate	4,784	Collector	32	64	20	67
15030	WIRT - 15030	2,671	21	6,232	Asphalt	Moderate	3,657	Collector	48	37	22	66
15035	WIXOM - 15035	4,727	25	11,707	Asphalt	Weak	5,404	Collector	28	68	15	53
15040	WIXOM - 15040	2,708	22	6,619	Asphalt	Moderate	5,156	Collector	26	65	21	54
15045	WORTHINGTON - 15045	5,280	24	14,080	Asphalt	Moderate	2,897	Arterial	71	19	16	86
15050	WORTHINGTON - 15050	4,059	24	10,824	Asphalt	Moderate	2,454	Arterial	75	10	18	83
15055	WORTHINGTON - 15055	5,396	24	14,135	Asphalt	Moderate	6,059	Arterial	39	28	38	54
15060	WORTHINGTON - 15060	5,327	24	14,206	Asphalt	Moderate	6,421	Arterial	36	44	31	64
15065	WORTHINGTON - 15065	5,240	24	13,973	Asphalt	Moderate	6,559	Arterial	34	43	34	62
15070	WORTHINGTON - 15070	5,261	24	14,028	Asphalt	Moderate	6,808	Arterial	32	52	27	58
15075	WORTHINGTON - 15075	5,294	24	14,116	Asphalt	Moderate	4,447	Arterial	56	23	31	81
15080	WORTHINGTON - 15080	2,712	26	7,835	Asphalt	Strong	4,286	Arterial	55	13	38	71
15085	WORTHINGTON - 15085	363	23	926	Asphalt	Weak	6,954	Arterial	34	60	12	52
15090	WORTHINGTON - 15090	4,622	45	19,764	Asphalt	Moderate	3,555	Arterial	64	21	16	71
15095	WORTHINGTON - 15095	5,247	24	13,991	Asphalt	Strong	5,684	Arterial	40	20	49	62
15100	WORTHINGTON - 15100	2,669	23	6,820	Asphalt	Strong	6,794	Arterial	28	24	59	54
15105	WORTHINGTON - 15105	5,259	25	14,609	Asphalt	Strong	3,006	Arterial	68	1	35	81
15110	WORTHINGTON - 15110	3,338	23	8,943	Asphalt	Strong	3,595	Arterial	62	2	36	66
15115	WORTHINGTON - 15115	5,280	24	14,080	Asphalt	Moderate	1,710	Arterial	83	4	11	81
15120	WORTHINGTON - 15120	4,654	24	12,411	Asphalt	Moderate	3,448	Arterial	66	9	26	70
15125	WORTHINGTON - 15125	5,572	24	14,857	Asphalt	Strong	4,925	Arterial	48	2	62	77
15130	WORTHINGTON - 15130	5,145	24	13,720	Asphalt	Strong	5,158	Arterial	46	31	37	77
15135	WORTHINGTON - 15135	5,186	24	13,830	Asphalt	Moderate	3,747	Arterial	63	16	23	71
15140	WORTHINGTON - 15140	1,335	24	3,559	Asphalt	Strong	4,190	Arterial	56	7	34	53
15145	WORTHINGTON - 15145	3,995	24	10,652	Asphalt	Moderate	1,819	Arterial	82	2	17	86
15150	WORTHINGTON - 15150	5,303	24	14,141	Asphalt	Moderate	2,113	Arterial	79	1	20	81
15155	WORTHINGTON - 15155	2,618	22	6,400	Asphalt	Moderate	2,632	Arterial	74	5	20	74
15160	WRIGHT - 15160	198	28	615	Asphalt	Strong	2,136	SC Residential	39	23	32	31
15165	YACHT CLUB - 15165	1,697	68	12,928	Asphalt	Strong	2,131	SC Residential	39	25	39	48
15170	YELLOW SEA - 15170	926	25	2,573	Asphalt	Moderate	1,791	SC Residential	55	16	30	60
15175	YOCUM - 15175	3,943	23	10,075	Asphalt	Weak	2,523	Collector	66	40	2	87
15180	YOCUM - 15180	2,684	24	7,325	Asphalt	Weak	4,351	Collector	42	48	18	63
15185	YORBA - 15185	316	25	878	Asphalt	Strong	1,811	SC Residential	48	13	35	45
15190	YORK - 15190	5,313	24	13,727	Asphalt	Moderate	2,177	Arterial	78	10	15	86
15195	YOUNG - 15195	724	29	2,333	Asphalt	Strong	1,881	SC Residential	46	2	42	31
15200	YOURMAN - 15200	5,380	24	14,558	Asphalt	Moderate	4,512	Collector	36	53	28	72
15205	YOURMAN - 15205	2,911	26	8,409	Asphalt	Strong	3,725	Collector	43	8	55	57
15210	YOURMAN - 15210	4,179	20	9,432	Asphalt	Strong	3,213	Collector	51	13	40	62
15215	YOURMAN - 15215	3,997	24	10,658	Asphalt	Moderate	2,746	Collector	61	11	30	69
15220	YOURMAN - 15220	5,381	24	14,348	Asphalt	Moderate	1,144	Collector	84	0	9	71
15225	YOURMAN - 15225	1,215	24	3,241	Asphalt	Moderate	1,881	Collector	73	14	6	61
15230	YOURMAN - 15230	1,362	20	3,026	Asphalt	Strong	3,221	Residential	60	0	32	45
15235	YUMA - 15235	846	28	2,687	Asphalt	Strong	2,283	SC Residential	35	9	50	26
15240	ZENOS - 15240	5,280	24	14,080	Asphalt	Moderate	2,650	Collector	62	17	29	81
15245	ZENOS - 15245	2,282	24	6,086	Asphalt	Moderate	3,571	Collector	49	35	27	75
15250	ZENOS - 15250	5,321	30	17,230	Asphalt	Moderate	3,712	Collector	47	28	27	55
15255	ZINETTA - 15255	1,230	46	6,287	Asphalt	Moderate	1,202	Residential	86	3	3	73
15260	ZUMA - 15260	475	24	1,265	Asphalt	Strong	1,597	SC Residential	54	15	27	50
15265	COUNTY ROAD 9A01,COOLIDGESPRIN - 15265	4,369	16	7,767	Concrete	Moderate	48	SC Residential	19	67	18	42
15270	COUNTY ROAD 9A01,COOLIDGESPRIN - 15270	5,281	16	9,388	Concrete	Moderate	53	SC Residential	12	59	36	43

Appendix B – Imperial Center Specific Plan

IMPERIAL CENTER SPECIFIC PLAN

Volume One of Two

Prepared for the County of Imperial

Prepared by Development Design & Engineering, Inc.

For Suilo Investment Corporation

May 2, 2006

Credits, Acknowledgments, Contributors, and Participants

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Copy of Adopting Resolution and/or Ordinance

1. SUMMARY

This *Imperial Center Specific Plan* has been prepared to establish policy and development guidelines for a regional commercial center that will be designed for specialty, retail and wholesale commercial businesses. The Imperial Center will be located on approximately 77.64 acres of farmland located within unincorporated area of the County of Imperial. The project area is considered to be in an ideal location due to its proximity to Federal and State highways. In addition, the project commercial area is just 4.5 miles north of the United States/Mexico international border, including the new Gateway to the Americas business park.

This Specific Plan is organized into two volumes. **Volume One** contains eleven chapters written to systematically implement the County of Imperial's General Plan[1] as it relates to the project area. The eleven chapters for Volume One include the following:

- Chapter 1 – SUMMARY
- Chapter 2 – INTRODUCTION
- Chapter 3 – AUTHORITY AND SCOPE
- Chapter 4 – GOALS AND OBJECTIVES
- Chapter 5 – LAND USE PLAN
- Chapter 6 – DESIGN STANDARDS
- Chapter 7 – LANDSCAPE GUIDELINES
- Chapter 8 – INFRASTRUCTURE PLAN
- Chapter 9 – PHASING
- Chapter 10 – IMPLEMENTATION MEASURES
- Chapter 11 – ENVIRONMENTAL ISSUES

Volume Two contains the summaries of key specific plan background data, information and all appendices that are referenced in Volume One.

The following documents have been prepared and are included in Volume Two of the *Imperial Center Specific Plan*:

[1] Version: November 2002 Update

- Appendix A – Legal Description
- Appendix B – Traffic Study
- Appendix C – Addendum to Traffic Study
- Appendix D – Department of Transportation Letter
- Appendix E – Preliminary Infrastructure Study
- Appendix F – Burrowing Owl Study
- Appendix G – Preliminary Drainage Study
- Appendix H – Storm Water Management For Construction Activities
- Appendix I – Storm Water Pollution Plan
- Appendix J -- Heber Public Utility District Service Area Plan
- Appendix K – Water Supply Assessment and Verification Report

Figure 1-A
Imperial Center Project Site

PROJECT DESCRIPTION

The anticipated land uses at the Imperial Center will provide a variety of commercial uses that are intended to serve the needs of regional shoppers and the wholesale market. The Imperial Center will consist of general commercial uses that are typical to retail shopping centers. Specific uses allowed within the project site are listed in Chapter 5, Land Use. The Imperial Center is expected to provide approximately

900,000 square feet of commercial facilities. The following summarizes the primary potential uses of the project area:

- Information/Exhibit/Auction Center 15,000 square feet
- A wholesale outlet 460,000 square feet
- Food court 13,000 square feet
- Multiplex cinema 83,000 square feet
- Hotel (200 rooms) 135,000 square feet
- Plaza/Auction Court 95,000 square feet
- Hotel Plaza/Restaurant 5,000-10,000 square feet
- Convenience Market with a Filling Station 37,000 square feet
- Eleven pads each for 5,000 square feet of retail space

The highest and best uses identified above are driving the project. However, due to the changing economics and the expected long life of the project area, the listed land uses are subject to change. Chapter 5 of this Specific Plan lists all permitted land uses that could also be found in the project area.

PROJECT SUMMARY

Imperial Center will be located near Heber, an unincorporated area in the county of Imperial, California, and 4.5 miles from the border between the United States and Mexico. It will be a branded wholesale outlet / auction center (the **"Outlet Center"**), and convenience store/gas station, along with a number of other retail concerns, within a commercial complex. The Outlet Center, convenience market, parking and Outdoor Areas will be constructed on a 77.64 – acre parcel.

The Imperial Center is planned to include an Outlet Center and/ retail and wholesale merchandising opportunities. Outlet Centers or mall is a type of shopping mall, in which manufacturers sell their products directly to the public through their own branded stores. Other stores in outlet malls are operated by retailers selling returned goods and discontinued products, often at heavily reduced prices. Clothing, sporting goods,

electrical products, cosmetics, and toys are among the types of items sold at outlet malls.

Wholesale merchandising opportunities include a wholesaler that buys and stores goods in large quantities from their manufacturers or importers, and then sells smaller quantities to retailers, who in turn sell to the general public. Retailers may also buy directly from manufacturers.

The Imperial Center may also contain traditional retail merchandisers. These merchandisers are involved with functions and activities involved in the selling of goods and commodities directly to consumers.

The Project Components

A number of different enterprises will be constructed, to serve diverse commercial appetites. The following is a preliminary list of projects expected to be included, with an approximation of space needed, in square-feet:

Figure 1-B
Architectural Rendering of Space Walk

1. Outlet Center

- An Information Center / Exhibit center / Auction Center (15,000 s.f.)
- A Wholesale Outlet / Show Rooms (460,000 s.f.)
- A Food Court (13,000 s.f.)
- A Multiplex cinema complex, with sixteen (16) screens (83,000 s.f.)
- A Two Hundred-Room Hotel, with provisions for retail shops & a restaurant (135,000 s.f.)
- Central Plaza / Auction Court (95,000 s.f.)
- Cinema Plaza / Retail Court (44,000 s.f.)
- Hotel Plaza Restaurant / View Court (5,000-10,000 s.f.)
- Loading areas (expansive docks with 50 truck loading spaces and 70 automobile loading spaces)
- Convenience Store with Gas Station (37,000 s.f.)

2. Other Components

- Eleven (11) Free-Standing Pads (Five to Nine Thousand (5,000-9,000) s.f. each)
- General Automobile Parking (2,500 spaces)

Development Potential

The demand for **Imperial Center** currently exists, is substantial, and is projected to dramatically increase, both near-term and in the long-term future.

This demand is a function of a number of things, including:

1. The lack of substantive competition in Imperial County for an Outlet Store. With regards to the wholesale outlet and auction court, no "factory outlet" exists in the area.

2. The **Center's** strategic location at the southeast junction of State Route 111 ("SR 111") and Heber Road. SR 111 is a major arterial road / highway linking Coachella Valley and the Border at Calexico / Mexicali. Imperial County reports that currently thousands of automotive vehicles per day use SR 111. (The County's reported truck figures is an estimate based upon a mechanical axle count, local business activity and border crossing reported by U.S. customs).

3. There is a large cluster of retail establishments' development within a five mile radius of the project site. A "retail cluster" is a group of same or similar retail establishments that locate in close vicinity of each other. Retail establishments cluster together as a strategy to attract more shoppers to an area that can offer a variety of products to consumers. The Imperial Center will be located just a few miles North on Hwy 111 of the recently opened Super Wal-Mart. It is the first Wal-Mart "Superstore" in Imperial Valley. The Imperial Valley Mall has also opened within close vicinity to the proposed Imperial Center site. Several other large retail establishments are expected to locate within a close vicinity of the Imperial Valley Mall in an effort to increase the size of the retail cluster. The Imperial Center will be located between the two large retail centers mentioned above creating a large regional retail cluster of retail. It is expected that this clustering of retail establishments within close vicinity will greatly benefit the Imperial Center.

4. The robust automotive, pedestrian and truck traffic through the Calexico Port of Entry ("Calexico POE"), which has been the main border crossing area in the Imperial County between the United States and Mexico for decades, and the Calexico East Federal Port of Entry ("Calexico East POE"), which opened in December 1996. Calexico East POE was constructed to ease congestion (i.e., heavy truck traffic) at the Calexico POE; northbound truck traffic that formerly used the Calexico POE now must use Calexico East POE. According to U.S. Office of Immigration Statistics, 188,614 non-immigrants passed through the two Calexico ports in fiscal year 2002[2] - the most recent year for which this information is available.

5. The Gateway of the Americas Project ("Gateway"), a 1,775 gross-acre / 1,421 net-acre multi-use industrial, warehouse and distribution land development project, through which commercial / retail lots will be available for sale, or built-to-suit. Gateway is contiguous to Calexico East POE and is strategically positioned to take full advantage of the new wave of border business opportunities on the United States

[2] U.S. Office of Immigration Statistics; Table 609, Fiscal Year 2002: http://uscis.gov/graphics/shared/statistics/yearbook/s002/fy2002table609.xls.

side arising from the North America Free Trade Agreement ("NAFTA").

6. The continuing effects of NAFTA on trade and commerce between the United States and Mexico. The Border region in the Imperial-Mexicali Valleys is particularly well positioned to capitalize on economic and business growth attendant to NAFTA and increased industrial and manufacturing development in Mexico; this should result in a significant increase in truck traffic at Calexico East POE.

7. The special requirements of the Border area relating to lack or inadequacy of communications, services, parts and fuel in Mexico, and the stringent requirements of the U.S. government relating to trucks entering the United States from Mexico.

Design Concept

The **Imperial Center** project is designed as independent but interwoven cluster of buildings, plazas and functions.

The heart of the development is the **"Outlet Center"**. The general layout is fashioned after an out door mall for the display, shopping area while a functional and efficient network of loading area is provided at the perimeter of the mall behind the warehouse area.

Figure 1 – C
The multiple commercial uses planned for the Imperial Center are proposed to share a water feature and unified design

The **"Outlet Center"** is anchored by a major hotel complex to facilitate the international clienteles as well as local travelers at the South end, and an entertainment complex composed of a 16-screen cinema, and arcades at the North end.

At the center of the wholesale outlet mall is the information center, show area connected by a meandering pedestrian traffic spine with shopping façade along it. Each wholesale store will have a front shopping / display area facing the pedestrian walkway, with a warehouse facility in the back facing the loading zone.

The overall design is an interpretation on a Southern California / Latin American flavors. There are many plazas /courtyards; geometric design patterns and heavy saturated color schemes. The design theme is taken from the sunny naturalistic aspect of its environment. Everything is bright and colorful, and the motifs are taken from elements such as sun, water, river, and stars. The combined experience is that of a cheerful, festivity shopping experience.

Finally there are 11 free standing pads for any future developments that will add diversity and enhance the total experience of the Imperial Center. These pads may include retail, restaurants or other uses listed in Chapter 5. There are also total of 2,500 parking spaces to ensure convenient parking to the center.

Graphic Package

The graphic and signage package incorporate the essence of Latin America and contemporary California themes. The floor designs are patterned after the natural environment of Southern California and organized into Water Court (at Hotel Complex), Sun Court (Information Center / Auction Center / Food Court); Star Court (Entertainment Complex), River Walk and Space Walk (Wholesale Outlet).

Figure 1 - D
Architectural Rendering of the proposed Star Court and Cinema

DEVELOPMENT AND CONSERVATION ISSUES

The Imperial Center Specific Plan identifies development and conservation issues that will be addressed throughout this Plan. The following issues have been identified:

1. Compatibility with surrounding land uses due to proposed buffering next to agricultural activities,

    a. Buffering will include a minimum 200 feet buffer zone to mitigate any potential significant impact upon agricultural land both along both the eastern and northerly borders of the project site. This buffer zone will be measured from the edge of a building within the project site to the edge of the agriculture zone. The agriculture zone is the area which contains agriculture operations. Drains, canals, parking lots and

roads are not considered to be the start of an agriculture zone.

b. Install a 6 foot solid block wall along the easterly property line. The truck loading area located directly adjacent to the agriculture property to the east of the project site will act as a sufficient buffer to the property.

c. More information regarding surrounding land use compatibility issues can be found in Chapter 11.

2. Providing safe and efficient traffic circulation and site access, including:

   a. Safe and adequate access for both private and emergency vehicles while complementing the regional circulation; and

   b. Providing adequate facilities for the delivery of all public services to the proposed development within the project,

3. Providing a unique commercial neighborhood with a compatible mixture of commercial facilities:

4.

   a. Providing Public Services for:
      i. Sewer;
      ii. Drinking Water;
      iii. Electricity; and
      iv. Storm Water Retention.

   b. Phasing;

   c. Architectural variety and enhanced landscaping opportunities;

   d. Maintaining design criteria and compliance with policies and

Regulations.

The above noted issues are addressed through objectives, policies, and programs identified later in this plan.

2. INTRODUCTION

DECISION TO PREPARE A SPECIFIC PLAN

Government Code §65450 provides that Imperial County has the authority to facilitate the preparation of a specific plan. Private parties may also initiate a plan as provided for by Imperial County. In the case of this *Imperial Center Specific Plan* the plan initiation by Development, Design and Engineering, Inc. on behalf of Suilo Investment Corporation. The proposal includes an application for a tentative subdivision map, which requires the concurrent preparation of a specific plan.

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Imperial County has the discretion to decide who may prepare a specific plan. Specific plans may be a requirement of a project and prepared by a project proponent or by a consultant under contract to the project proponent. In this situation Development, Design & Engineering, Inc. is responsible for the preparation of this specific plan as part of a project application for Suilo Investment Corporation, the landowner. The Imperial County Planning & Development Services Department has reviewed the Specific Area Plan for consistency with the County's General Plan and other regulations.

PLANNING PROCESS

The following model is a modified version of the strategic planning process described in the *General Plan Guidelines,* and adapted to the intricacies of specific plans. This model is conceptual and may be used as a reference to guide the selection or development of a process, which meets the needs of the respective jurisdiction. Other comprehensive planning models are available which may achieve similar results.

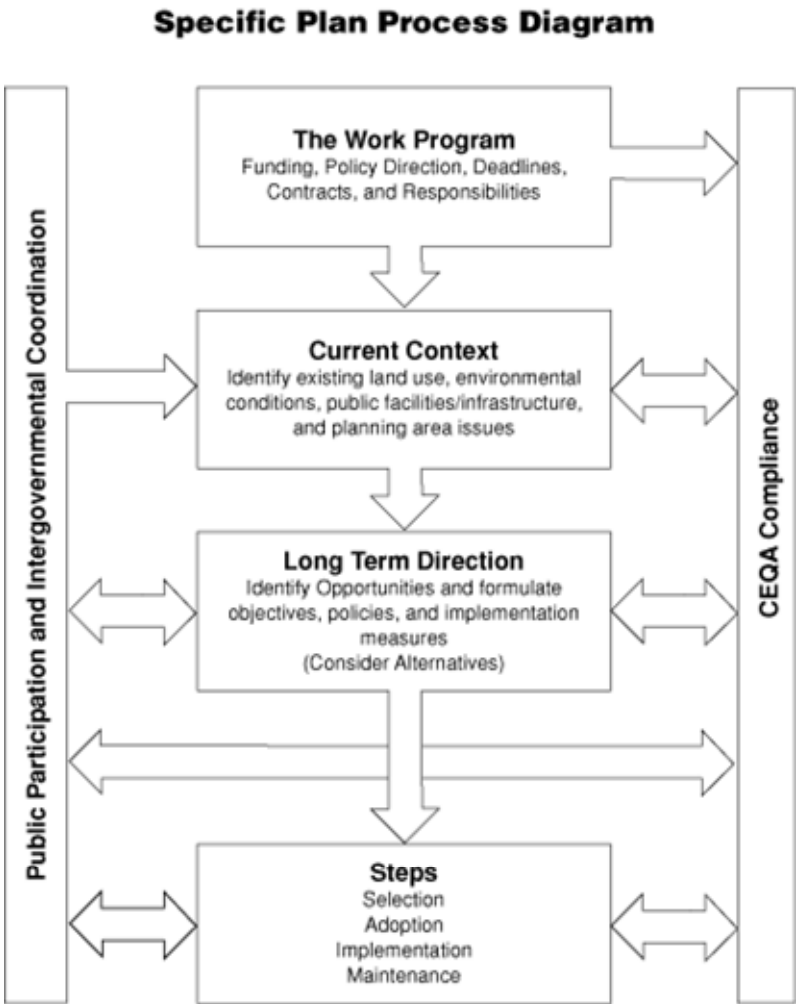

Figure 2-A
Model Specific Plan Process

PUBLIC PARTICIPATION

The participation of those working or residing within a specific plan area or more broad participation of the local citizens can play an important role in the preparation of a specific plan. Section 65453 states that "A specific plan shall be prepared, adopted and amended in the same manner as a general plan..." as such, opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups must be provided pursuant to §65351. The County of Imperial notifies surrounding property owners of the Specific Plan public hearings scheduled for the Planning Commission and Board of Supervisors meetings. Further, other agencies, school

districts, and other stakeholders are contacted during this specific plan process.

SPECIFIC PLAN PURPOSES

The purpose of this Specific Plan is to provide a comprehensive development program for the Imperial Center Commercial Outlet Center. The Imperial Center Specific Plan is a development and policy document that is designed to be in conformance with the County of Imperial General Plan.

Principally, this Specific Plan is structured to show how the project will develop, under what regulatory system(s), with what amenities and minimum services, and over what period of time or phases. It will also show how the project mitigates impacts and how it is compatible with the surrounding land uses. Lastly this Specific Plan shows how the project is consistent with the Heber Public Utility District's Service Area Plan and the Heber Urban Area General Plan designation adopted by Imperial County.

PROJECT LOCATION

The project area for the Imperial Center is located in an unincorporated area of County of Imperial east of San Diego County, south of Riverside County, west of the Arizona State boundary, and immediately north of the International Boundary with the Republic of Mexico (See *Figure 2-B)*.

The project area is approximately 2.5 miles south of Interstate 8 and directly east of Yourman Road and State Highway 111, (See *Figure 2-C*). The project area lies immediately northeast of State Highways 111 and 86. The project area is bordered by Abatti Road to the north and to Heber Road to the south.

Figure 2-B
Regional Location Map

Development Design & Engineering Inc. has worked with Suilo Inc. to develop the *Imperial Center Specific Plan*.

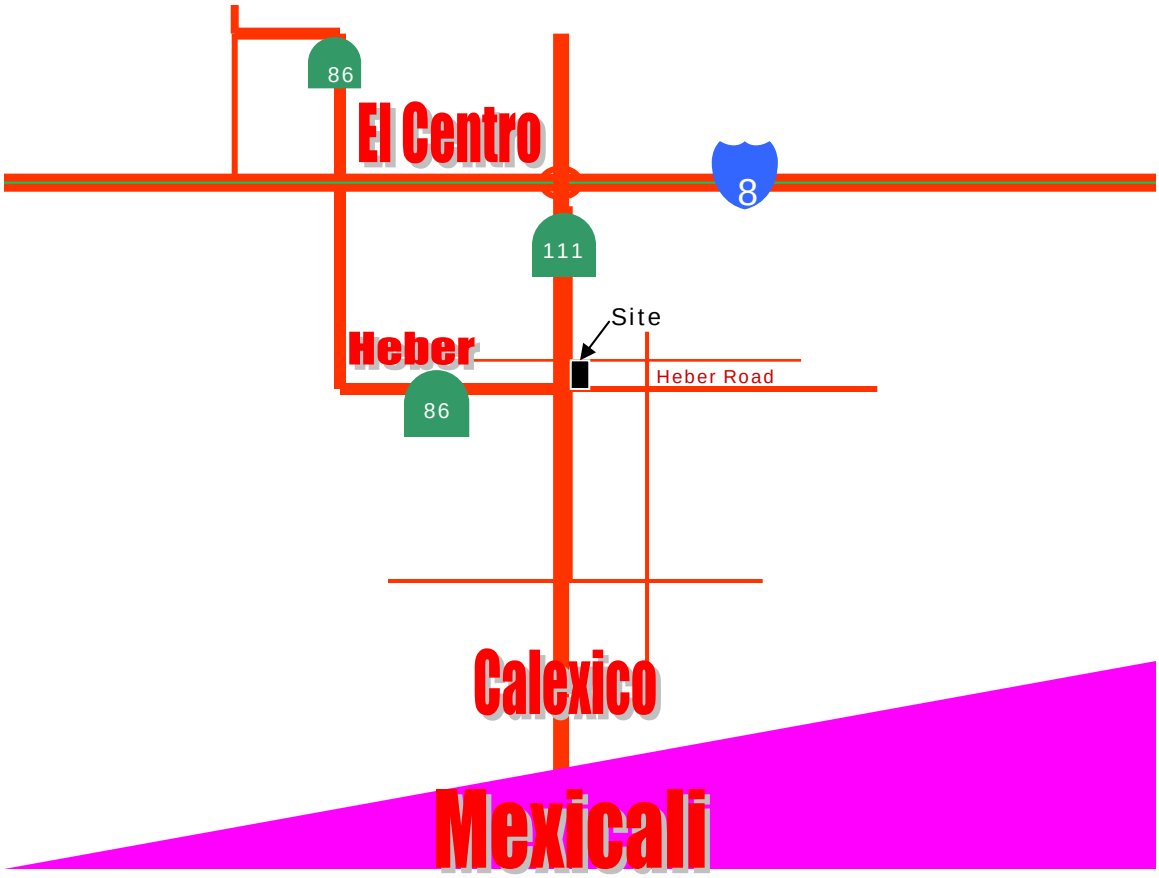

Figure 2 – C
Local Location Map

3. AUTHORITY AND SCOPE

AUTHORITY

The State of California Government Code authorizes cities and counties to adopt Specific Plans[1]. Upon its adoption by the City of Imperial Board of Supervisors, the Imperial Center Specific Plan will serve as a tool to the County's General Plan and will provide policy guidelines for the 77.64-acre project site.

The Imperial Center Specific Plan is policy and regulatory by design. The project not only will identify objectives and policies to meet its goals, the Plan will include detailed development requirements that will set the scope of the development. Specific policy requirements such as the plans and objectives are discussed in Chapter 4. Examples of development regulations can be found in Chapter 5.

Existing regulations and ordinances that are in conflict with the Specific Plan may be modified or amended to be compatible with The Specific Plan, unless plan specific equivalent regulations are imposed within the plan. This is discussed further in Chapter 12.

This Specific Plan is limited to the 77.64-acre project area identified in Section I of this document, which is located within the "Heber Specific Plan Area." In accordance with the goals and objectives of the General Plan, Land Use Element, the Imperial Center Specific Plan would reduce overall available acreage for future development in the Heber Specific Plan Area by 1.6%, from 4770 acres to 4692.36 acres. The State, the County's General Plan and the Heber Service Area Plan are the authorities that regulate the Imperial Center Specific Plan.

The following will detail County, and local requirements.

[1] State of California Government Code Section 65450 through 65457

STATUTORY REQUIREMENTS

Section 65451 of the Government Code mandates that a specific plan contain:

A specific plan shall include a text and a diagram or diagrams, which specify all of the following in detail:

a. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

d. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

e. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

This Specific Plan is also designed with the guidelines outlined by the Governor's Office of Planning and Research "The Planner's Guide to Specific Plans". This model outline recommends guidelines when designing a Specific Plan (See Appendix A).

IMPERIAL COUNTY GENERAL PLAN REQUIREMENTS

Specific Plans may be adopted by Resolution of the County Board of Supervisors. In accordance with the Imperial County's General Plan Specific Plan requirements, the

Imperial Center Specific Plan shall clearly demonstrate economic, social, public facility, or other local public benefit. The County of Imperial General Plan states that the following Standards and Criteria shall be evaluated for each proposed Specific Plan during a "Specific Plan Pre-Application Assessment" with recommended findings presented to the Board of Supervisors by the Planning & Development Services Department and Planning Commission. In order to adopt a Specific Plan, the Board of Supervisors shall consider the findings of the following five criteria:

1. Will the Specific Plan have a positive fiscal impact for the County of Imperial?

Response: Yes, the project is expected to have a positive fiscal impact to the County. As identified in the Imperial Center Summary of Information (Appendix B), the center "would be a real boost for the local economy". As with any commercial facility, the Imperial Center is expected to provide employment and tax revenue. The project is expected to prosper and succeed due to the following events:

- **Automotive and truck traffic going to and coming from the Border;**
- **Border crossing business from Mexico;**
- **The Gateway of the Americas Project – a 1,570 acre multi use industrial, distribution and warehousing project;**
- **The Center's strategic location along State Route Highway 111;**
- **The continuing effects of the North America Free Trade Agreement (NAFTA); and**
- **Expected growth of population in the region.**

2. Will the Specific Plan create new and permanent jobs?

An acceptable project will be able to demonstrate through an independent market analysis that jobs to be created by the project will not be achieved to the detriment of existing jobs or businesses within the County. In other words, there will be a net increase in countywide employment.

Response: Yes, the project will create new and permanent jobs for the various proposed commercial services. A Fiscal Impact analysis shall be undertaken as part of this project application to identify new jobs and revenue sources.

3. Will the Specific Plan minimize or mitigate adverse environmental impacts and be compatible with existing or planned land uses of nearby cities or communities?

Response: Yes, the project is expected to mitigate all potential impacts identified in the environmental analysis. These include improved infrastructure projects and land use compatibility measures that will be implemented during and after development.

4. Will the Specific Plan offer diverse or unique opportunities to the County and its citizens?

An acceptable project will be able to demonstrate benefits of the project, which are not generally or adequately available in the County. Examples include, but are not limited to, increased cultural activities, convention or conference facilities, or unique recreational opportunities.

Response: Yes, unlike your standard retail services, the Center is expected to provide a varied and unique shopping experience that includes outlet center retail and wholesale goods. Outlet Center and wholesale goods may include clothing, furniture, sporting goods and many other types of goods. The Center is also expected to provide diverse and compatible highway commercial uses.

5. Will the Specific Plan result in the achievement or significant progress toward accomplishing an unmet goal of the County General Plan?

Response: The Imperial Center will provide various methods that will either meet or exceed goals of the General Plan, primarily the Economic Growth, Goal 2 that states:

> *Diversify employment and economic opportunities in the County while preserving agricultural activity.*
>
> *Objective 2.1 Achieve a balanced and diversified local economy with a variety of economic and employment opportunities.*
>
> *Objective 2.2 Provide adequate space and land use classifications to meet current and projected economic needs for commercial development.*
>
> *Objective 2.3 Continue to evaluate economic development strategies, including new industrial, commercial, and tourist-oriented land uses. Tourist-oriented uses must be compatible with BLM management goals in areas near BLM lands.*

The Project also meets specific objectives that are listed in various components of the General Plan, including:

> *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.*
>
> *Objective 1.3 The efficient regulation of land uses that economizes on water consumption, enhances equivalent dwelling unit demand for domestic water resources, and that makes*

available affordable resources for continued urban growth and development.

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.

Overall, the Imperial Center is expected to provide a significant social and economic benefit to the County by providing a vital economic and employment center.

HEBER SPECIFIC PLAN AREA

The project area is located within a marginal section of the Heber Specific Plan Area, and is therefore subject to the requirements that are identified in the Imperial County's General plan. The following objectives are taken from the County's General Plan, Heber Specific Plan requirements. Each objective and policy is followed by a response that indicates conformity to the General Plan:

Objectives

a. *The Heber Specific Plan Area is intended to allow commercial, residential, and industrial and other employment oriented development in a mixed-use orientation.*

Response: The Imperial Center Specific Plan will create a commercial employment oriented development.

b. *The Specific Plan will be coordinated with both the City of El Centro, Calexico and any other affected agencies.*

Response: Copies of draft and final plans will be sent to the City of El Centro, the City of Calexico, Heber Utility District, Caltrans, and the County of Imperial.

c. *Public services will be provided concurrent with need.*

Response: Wastewater and water services are addressed in the Heber Public Utility District Area Plan.

Policies

i. *The Specific Plan shall allow for a wide range of development opportunities, which can conform in a mixed-use setting.*

Response: The Imperial Center Specific Plan provides a diverse commercial area that will "open the door" for a compliment of mixed uses along the State Route Highway 111.

ii. *The Specific Plan shall include architectural and landscape design guidelines, which assure sensitivity to the regional corridor of Highway 111.*

Response: Chapter 8 and 9 provide architectural and landscape guidelines.

iii. *The Specific Plan shall include public facilities financing plan outlining capital improvement needed for the project, feasible financing mechanisms, and timing for their construction. This*

includes sewer, water, and fire and police protection.

Response: Chapter 10 details the implementation measures that will be required to finance the required infrastructure.

IV. *The Specific Plan shall be accompanied by an Environmental Impact Report which includes the 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.*

Response: The project area is only a nominal area of the over all Heber Specific Plan area. Mitigation measures will reduce the project impacts to less than significant. All mitigation measures have been included herein.

The Imperial Center Specific Plan is shown to be consistent with the Heber Specific Plan Area because it meets or exceeds the specified Goals, Objectives and Policies within the plan.

APPLICABILITY

The Imperial Center Specific Plan is a planning tool document of the Imperial County General Plan. The project will require General Plan consistency and approval from the Board of Supervisors. The project is effective upon the date of adoption as stated in the adopted resolution approving the Imperial Center Specific Plan. The Specific Plan is valid until such time that the Plan is amended or rescinded by the County Board of Supervisors.

4. GOALS & OBJECTIVES

PROJECT GOALS & OBJECTIVES

This Specific Plan provides a set of development standards that apply to the 77.64-acre project area. These standards are designed to conform to the County's General Plan. These standards are also intended to meet the requirements from local, regional, and state agencies.

The following specific goals are results of the developer's desire to create a project that can be successfully completed while responding to the concerns of a variety of adjacent communities and various agencies.

Figure 4-A
Artist's Image of Proposed Imperial Center Food Court

1. Commercial Development Goal

"To provide a well-designed, high quality commercial development that will provide for a variation of space and shop areas for both the wholesale/retail market."

Objective 1
Design facilities that are attractive to surrounding communities and interstate and state highway vehicular commerce.

Objective 2
Design the project with a mixture of several different store sizes in order for a variety of different business owners to be able to display and sale their product.

Objective 3
Allow sufficient permitted land uses in the plan to respond to changes in the marketplace over a 10-year build out period.

Objective 4
Group the smaller shops within the project so that similar user needs are grouped together.

Objective 5
Maximize the larger shops marketing similar types of products so the business owner can make his/her selection and return to his/her shop.

2. Circulation Goal

Design an internal pedestrian circulation system that will provide a safe and enjoyable outdoor experience with easy access to the shops and services within the complex. Provide for parking facilities that are easily remembered, cooled by a tree canopy, and a short walk to the shops.

Objective
Provide both primary and secondary points of access to accommodate emergency vehicle access, and efficient traffic flow. This is accomplished by realigning Yourman Road. Yourman Road will be designed to bi-sect the development and provide convenient access to shops and services.

3. Public Services

Provide a safe, functional and sewage, drinking water, and storm drain facilities that are reasonable to install, operate, and maintain.

Objective 1

Extend sewage collection lines and water distribution lines from existing treatment facilities to make efficient use of existing treatment capacities and reduce per site unit operation and maintenance costs. Phase C will be activated upon development of 10% of the site.

Objective 2

Provide the opportunity for a needed sewer and water infrastructure for existing adjacent development not adequately served by existing infrastructure.

Objective 3

Construct a secured storm water retention basin to retain a majority of the storm water runoff generated by the maximum theoretical design storm.

4. Parks and Recreation Goal

Provide numerous opportunities to enjoy outdoor passive recreational experiences.

Objective

Design open space outdoor areas that take into consideration the seasonal weather.

5. Noise

The Imperial Center shall be designed to minimize indoor and outdoor noise environments.

Objective 1

Provide alternatives to project proponents and project reviewers.

Objective 2

Where possible, provide noise barriers to reduce noise impacts to adjacent land uses and to on-site projects as they are proposed.

GATEWAY TO THE AMERICAS GOALS & OBJECTIVES

In addition to the goals and objectives prepared specifically for this *Imperial Center Specific Plan*, the objectives adopted as part of the Imperial County *Gateway to the Americas Specific Plan* are incorporated by reference as part of this Specific Plan document. In all cases, these objectives are compatible with the vision established by this *Imperial Center Specific Plan* document. This project is consistent with key goals and objectives of the *Gateway of the Americas Specific Plan* as follows:

Specific relationships between the General Plan and this document are identified and discussed in Section VI, General Plan and Environmental Analysis.

The consideration of the General Plan goals, the project's unique physical setting, and its compelling economic potential relevant to the planning area, the County, and the property owners, have resulted in the formation of the following objectives:

1. *A development strategy that creates new employment opportunities within Imperial County, consistent with market opportunities.*

2. *A land use plan that provides for a variety of industrial and commercial uses supportive to the International Port of Entry.*

3. *An implementation strategy that provides some flexibility in responding to market conditions with respect to authorized land uses, yet ensures compatibility with the other objectives of the Specific Planning Area (SPA) while*

promoting an economically efficient use of the land.

4. *A project financing plan that provides the potential for a property owner/County partnership of private and public investment in the project, allowing it to respond to market opportunities as well as, provide employment opportunities and tax base.*

5. *Legal mechanisms (i.e.: development agreements, etc.) that provide certainty in the allowable land uses and define the project's obligation to provide public facilities, services, and utilities on a phase-by-phase basis as required to accommodate the incremental needs of the project.*

6. *Development guidelines that provide design criteria appropriate for the various types of land uses located throughout the SPA.*

7. *Policies, in conjunction with the SPA's EIR, setting forth the conditions and requirements for development of the project's phases designed to mitigate the environmental effects caused by the SPA development.*

Objective 1

A development strategy that creates new employment opportunities within Imperial County, consistent with market opportunities.

Response:

The Imperial Center Specific Plan proposal shall include an economic impact analysis. It is anticipated that the Imperial Center shall lead to the creation of significant new primary permanent jobs. These new positions will be principally in retail, entertainment, and warehousing and trade-related activities.

It is also anticipated that the Imperial Center could stimulate housing market demand and associated retail sales benefiting nearby cities.

Finally, a substantial volume of "non-permanent" construction employment will occur. The construction of new commercial shall generate additional jobs.

IMPERIAL COUNTY CIRCULATION AND SCENIC HIGHWAYS ELEMENT GOALS AND OBJECTIVES

Preface

The following presents a set of goals and objectives of the Circulation and Scenic Highways Element along with policies to achieve these specific goals and objectives. They have been prepared in collaboration with the General Plan Ad-Hoc Advisory Committee appointed by the Board of Supervisors.

The Goals and Objectives, together with the Implementation Programs and Policies in Chapter IV, are the statements that shall provide direction for private development as well as government actions and programs. Imperial County's Goals and Objectives are intended to serve as long-term principles and policy statements representing ideals, which have been determined by the citizens as being desirable and deserving of community time and resources to achieve. These Goals and Objectives, therefore, are important guidelines for land use decision-making. It is recognized, however, that other social, economic, environmental, and legal considerations are involved in land use decisions and that these Goals and Objectives, and those of the other General Plan Elements, should be used as guidelines but not doctrines.

Goals and Objectives

Safe, Convenient, and Efficient Transportation System

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.

Response:

The existing road and highway network will be maintained and improved.

A traffic analysis has been prepared which includes significant mitigation measures.

The project encourages the balance of employment, services, and housing throughout the County to preclude future traffic congestion.

IMPERIAL COUNTY LAND USE ELEMENT GOALS AND OBJECTIVES

Preface

The Land Use Element of the General Plan serves as the primary policy statement by the Board of Supervisors for implementing development policies and land uses in Imperial County. This section of the Land Use Element presents Imperial County's Goals and Objectives relative to all land use within the unincorporated areas of the County. They have been prepared in collaboration with the General Plan Ad-Hoc Advisory Committee appointed by the Board of Supervisors.

The Goals and Objectives, together with the Implementation Programs and Policies in Chapter IV, are the statements that shall provide direction for private development as well as government actions and programs. Imperial County's Goals and Objectives are intended to serve as long-term principles and policy statements representing ideals, which have been determined by the citizens as being desirable and deserving of community time and resources to achieve. These Goals and Objectives, therefore, are important guidelines for land use decision-making. It is recognized, however, that other social, economic, environmental, and legal considerations are involved in land use decisions and that these Goals and

Objectives, and those of the other General Plan Elements, should be used as guidelines but not doctrines.

Goals

Economic Growth

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

Response:

This project achieves a balanced and diversified local economy with a variety of economic and employment opportunities. It provides adequate space and land use classifications to meet current and projected economic needs for commercial development.

Further, this project includes commercial, and tourist-oriented land uses.

5. LAND USE PLAN

This section illustrates the proposed land development plan proposed for the Imperial Center Specific Plan.

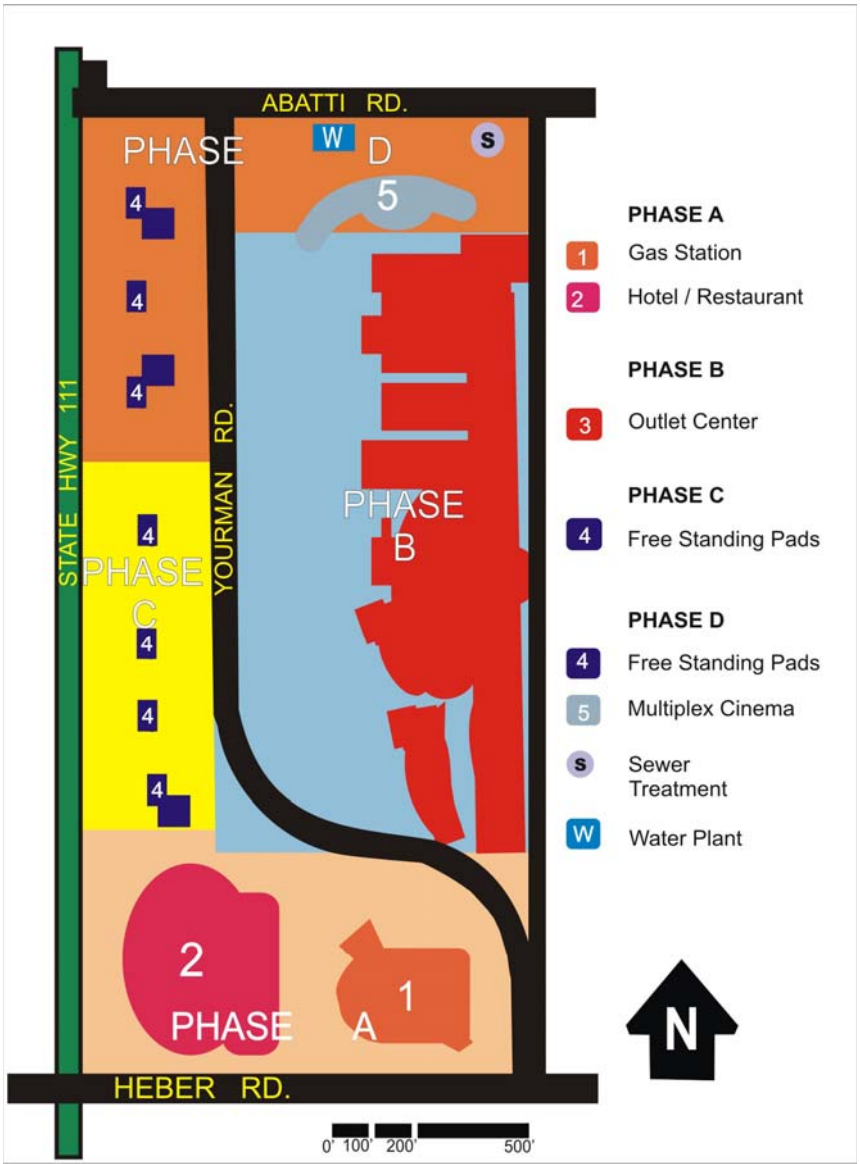

Figure 5-A Land Use Plan

This section of the *Imperial Center Specific Plan* will provide the proposed General Plan Designation, Zoning and Land Use for the Imperial Center. This plan includes specific land use policies and development requirements for the Specific Plan Area. This section will also provide an analysis of land use compatibility to surrounding activities. The following table summarizes the existing conditions of the project area mentioned earlier in this document, (Chapter 2).

GENERAL PLAN AND ZONING

The Imperial County General Plan identifies the project site as lying within the Heber Specific Plan Area. Following are the General Plan sections relating to this designation:

Heber Specific Plan Area

The Heber Specific Plan Area includes approximately 1,660 acres between the City of Calexico on the south, the railroad to the west, Corral Road to the north, and 1,320 feet east of Highway 111. The Heber Specific Plan Area is designed to allow for mixed-use development within the Heber Public Utility District due to its ability to offer urban level services.

Objectives

The Heber Specific Plan Area is intended to allow commercial, residential, industrial and other employment oriented development in a mixed use orientation.

The Specific Plan will be coordinated with both the City of El Centro, Calexico and any other affected agencies.

Public services will be provided concurrent with need.

Policies

The Specific Plan shall allow for a wide range of development opportunities, which can conform in a mixed-use setting.

The Specific Plan shall include architectural and landscape design guidelines, which assure sensitivity to the regional corridor of Highway 111.

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

Table 5-1
Project Land Use Compatibility

Imperial Center Project Area	Existing	Proposed
General Plan Designation	SPA (Heber Specific Plan Area)	SPA (Imperial Center Specific Plan Area)
Zoning	A2/SPA	Imperial Center Commercial Zone (ICCZ)
Land Use	Agricultural	Commercial

As can be seen above, the proposed Imperial Center is consistent with the Heber Specific Plan objectives and policies regarding commercial development.

Current Zoning

The project site is currently zoned with an A2-SPA, combined zone district. SPA indicates that it is within an area designated as a Specific Plan Area, the Heber Specific Plan Area.1 The Imperial County Zoning Ordinance describes these zone districts as follows:

§ 90508.00 "A-2" ZONE (GENERAL AGRICULTURE)

The purpose of the A-2 (General Agriculture), [40 Acre minimum] Zone is to designate areas that are suitable and intended primarily for agricultural uses (limited) and agricultural related compatible uses.

CONCEPTUAL SITE PLAN

The project plan is to subdivide the 77.64-acre agricultural parcel into thirteen commercial lots (See *Figure 5-C*). The subdivision breakdown is provided in *Table 5-1*.

Figure 5 – B
Water Element Concept Proposed for Imperial Center

Figure 5–C identifies the mixed commercial recreation, retail service and lodging proposed upon the 77.64 acre Imperial Center site. It is noteworthy to point out that the proposed uses are intended to be complimentary.

LAND USES

1. Permitted Land Uses

The Imperial Center Specific Plan will allow primarily for development of general commercial land uses within the Imperial Center Commercial Zone. The General Plan describes General Commercial as:

Figure 5 – C
Detailed Imperial Center Site Plan

General Commercial - Refers to commercial uses as described above <neighborhood commercial>*, as well as larger retail outlets including regional centers, home improvement stores, business and construction support services, personal and business storage facilities, commercial recreation, health clubs and spas, medical, financial, and other professional offices and facilities, hotels and motels, automobile and equipment sales and services. Some of these uses may be restricted by location in certain zones, or by other limitations of implementing zoning. Agricultural and animal services may also be permitted subject to limitations of implementing zoning.*

This plan is designed to be compatible with the above described commercial definition in addition to being flexible enough to permit various compatible commercial uses that are listed in table 5-2 & 5-3.

Table 5-2
Proposed Land Use Summary

Lot	Land Use	Density	Acreage
1	Gas Station/Convenient Store	N/a	6.16
2	Commercial	N/a	33.3
3	Commercial	N/a	4.15
3A	Interim Waste Water	N/a	1.05
4	Hotel / Restaurant	N/a	5.58
5	Commercial	N/a	3.38
6	Commercial	N/a	2.42
7	Commercial	N/a	2.33
8	Commercial	N/a	2.01
9	Commercial	N/a	1.75
10	Commercial	N/a	2.01
11	Commercial	N/a	2.01
12	Commercial	N/a	1.75
13	Commercial	N/a	1.93
Streets	N/A		7.81
		Total Acres	**77.64**

The primary land use in the Imperial Center Specific Plan is for commercial uses. The following table identifies the scope of commercial uses that are permitted within the Imperial Center Commercial Zone:

Table 5-3
Imperial Center Permitted Uses

- Animal grooming and pet supplies
- Small Scale Indoor animal kennel or boarding facility
- Auditoriums (public)
- Auto rental
- Auto service or repair
- Auto tire sales/service
- Auto wash
- Automobile sales (new)
- Automobile sales (used)
- Bars, taverns, cocktail lounge
- Public/Private Bus depot
- Convenience market w/gas station
- Drive-in restaurant
- Retail drug and pharmaceutical
- Farmers Market
- Feed stores (rental and wholesale)
- Fire/police station
- Food store
- Gardening and landscape supply store
- Gift and card
- Health club/Gymnasium
- Hotel/Motel
- Hospital
- Ice vending
- Liquor store
- Miniature golf course
- Movie theater

Table 5-3
Imperial Center Permitted Uses

- Post office
- Public agency or utility
- Real estate office
- Regional Shopping Center
- Research and development office
- Residence incidental to primary use (i.e. caretakers residence, owners residence, security guards residence)
- Restaurants, cafe, coffee shop
- Skating rink
- Specialized stores/Outlet Center
- Travel agency
- Truck fuel without repairs
- Variety stores
- Veterinary clinic/hospital
- Utility substations
- Waste water treatment plants
- Water purification plants
- Water treatment plants

The following uses, (*Table 5-4*) are recognized as appropriate and permitted in the Imperial Center Specific Plan Area in accordance with the standards and procedures contained in the Imperial County Land Use Ordinance. The uses listed in Table 5-4 are currently not proposed uses for the Specific Plan Area.

It is the intent of this Specific Plan to conditionally allow for the uses in the case that changes in market conditions change leading to changes in the proposed uses. This Specific Plan is expected to be implemented throughout many years. Market conditions and economic demands frequently change over the time period in which the Specific Plan will be implemented. Therefore, the Specific Plan is designed to be able to react to those changes and implement the Specific Plan successfully.

Table 5-4
Uses Permitted by Conditional Use Permit Only

- Circus or carnival
- Amusement park – Water Park
- College or university
- Communications/equipment buildings
- Large Outdoor animal kennel or boarding facility
- Court House
- Golf course
- Heliport
- Outdoor storage of RV's, campers, truck trailers, and cargo containers
- Radio/television/Cellular or commercial communication facilities
- Recreational vehicle park
- Trade fair and exhibits

2. Temporary Uses:

Table II.3.8-1 is a list of temporary uses and applicable restrictions. All temporary uses are subject to Administrative Review by the Director of Planning and Building.

All Temporary uses shall be subject to the issuance of Temporary Use Permit by the Director of Planning and Building (or conditional Use Permit as noted) and other necessary permits and licenses, including but not limited to building permits, sign permits and solicitor or vending licenses. In the issuance of such a permit, the Director of Planning and Building shall indicate the permitted hours of operation and any other conditions such as walls, fences or lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited by the County. The County shall use this cash deposit to defray the costs of property cleanup, in the event the permittee fails to do the same.

Upon written application, the Director of Planning and Building may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director of Planning and Building determines that such extension or modification is in accord with the purposes of the regulations.

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion of removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

The application for temporary use shall be accompanied by a fee established by the County's Master Fee Schedule to cover the cost of processing the application prescribed in this section. The approving authority may waive this fee for charitable groups that do not need any public services.

Table 5-5 ***Uses Permitted by Temporary Use Permit Only***
❑ Agricultural and animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposed or school credit. A permit may be granted in any district when the Director of Planning and Building determines that such use will not cause a public nuisance relative to sanitation and health conditions.
❑ Agricultural products retail sales (fruit and vegetable stands) no more than twice per calendar week. A third day will be allowed in cases of official County of Imperial holidays.
❑ Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five (5) days calendar days of operation in any calendar year. Requests exceeding these limitations will require the submittal and approval of a Conditional Use Permit.
❑ Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.

Table 5-5 ***Uses Permitted by Temporary Use Permit Only***
❑ Contractors' offices and storage yards on the site of an active construction site.
❑ Mobile home residences for security purposes on the site of an active construction project.
❑ Mobile trailer units properly designed for temporary classrooms, offices, banks, etc., for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety days shall require approval of a Conditional use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
❑ Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) day calendar period.
❑ Recycling drop-off bins sponsored by charitable institutions or schools for recycling of cans, newspapers or similar items, or for drop-off of clothes and small items. The bins shall be located, either behind buildings, or in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property or business owner. When located in parking lots, the bins must be screened from view from the street. Said bins shall be kept in a neat and orderly manner. The bins may be left on the premises for a maximum of two days per calendar week. A third day will be allowed in cases of official County of Imperial holidays. Permission must be granted from the Imperial County Department of Planning and Development Services.
❑ Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.
❑ Septic Tank and Leech Field may be provided temporarily, as permitted by Imperial County Department of Health Services, until permanent utilities are able to be provided. More information regarding the septic tank and leech field is provided in Chapter 8, Infrastructure Plan.
❑ All agriculture (farming) uses in the A-2 Zone as listed under 90509.01 will be allowed temporarily until the Imperial Center can be fully built out. There will be a 200 foot buffer between agriculture and other land uses were appropriate

3. Prohibited Uses:

Any use that is not listed in Table 5-2 and 5-3.

DEVELOPMENT STANDARDS

At build-out, the Imperial Center will provide a broad range of unique commercial uses, such as specialty, wholesale and retail. As envisioned, the Center will provide an architecturally inviting community atmosphere for both residents and visitors.

The following are development standards to guide development of the Imperial Center:

1. Yards & Setbacks

The following yard and setback requirements apply to all development within the Imperial Center.

a. Front Yard-

Outlet Mall: There is no requirement for setbacks for the outlet mall. The buildings may be placed in close vicinity to the property line in an effort to capture a sought after environment. For example, retail establishments within a "Mainstreet" environment are minimally setback from the sidewalk in order for patrons to enjoy the pedestrian atmosphere of window shopping.

Any structure built on the property line shall provide a four hour fire wall to meet Fire Code requirements. In addition to the four hour fire wall, buildings that abut one another will have a five foot side yard setback.

- Free Standing Retail: Free standing retail within the project, the pads along Hwy 111 for example, shall have a twenty (20) foot front yard setback.

b. Side Yard –

Outlet Mall: There is no side yard setback requirement for the buildings associated with a complex of buildings or a site plan that attempts to create a "Mainstreet" environment.

- Free Standing Retail: Free standing retail within the project, the pads along Hwy 111 for example, shall have a ten (10) foot side yard setback.

c. Rear Yard - Shall be a rear yard of not less than 20 feet, except that no rear yard shall be required in the event that a public alley exists and is adequate size to accommodate large commercial vehicles for the loading and unloading of products to the site.

d. Minimum Lot Dimensions -

Area: 20,000 SF

Street Frontage: 50 feet

Width: 75 feet

Depth: 75 feet

e. Maximum Building Coverage

40 Percent

2. Height

Buildings, and/or structures shall not exceed 60 (sixty) feet, whichever is less.

3. Minimum Distance Between Structures

There is no minimum distance between structures within a single lot.

4. Parking

The following table (5-5) provides guidelines for parking facilities at the Imperial Center.

Table 5-6
Imperial Center Parking Requirements

	Use	Parking Ratio
1.	Outlet / Specialty Shops	1 space per 1,000 square feet of storage area, plus one space per 250 square feet.
2.	Wholesale Outlet/Specialized Stores	1 space per 1,000 square feet of storage area, plus one space per 250 square feet.
3.	Restaurants	1 space per 100 square feet
4.	Fast food restaurants, cafes, coffee shops, bars, and taverns (except drive-thru)	1 space per 75 square feet.
5.	Movie theatre or auditorium	1 space per two seats.
6.	Hotel	1 space per room, plus 2 spaces for a manager's unit, plus one space for every 1,000 square feet.

Table 5-6
Imperial Center Parking Requirements

	Use	Parking Ratio
7.	Service station, auto repair and tire sales	1 space per 300 square feet
8.	Barber and beauty shops	1 space per 100 square feet
9.	Business facility, professional offices and General Retail	1 space per 250 square feet
10.	Furniture Store	1 space per 500 square feet
11.	Nursery	1 space per 250 square feet of indoor display and 1 space per 2000 square feet of outdoor sales area.
12.	Automobile sales	1 space per 10,000 square feet of sales area plus 1 space per 250 square feet of office area.

a. Parking Area Design

All parking spaces shall be a minimum of nine feet (9') in width and twenty feet (20') in length. Handicapped automobile parking spaces shall comply with the requirements of Chapter 2-71, title 24, California Code of Regulations.

b. Commercial Buses, Recreational Vehicle, and Semi-truck Parking: If necessary, Nine feet by forty feet spaces can be provided.

c. Public Bus: A minimum two-bus length transit stop with appropriate facilities shall be provided. Covered seating and trash receptacles shall be provided per stop.

c. Handicapped Parking

All handicapped parking spaces and access areas between handicapped parking spaces and primary entrances of associated buildings or facilities shall be surfaced in a manner to facilitate wheel chair use.

e. Parking Area Standards

Off-street parking areas will be designed to County Standards.

f. Off-Street Loading Facilities

1.Buildings shall be designed with the loading areas primarily located to the side and rear of the building.

2.Loading areas shall be designed to provide for backing and maneuvering onsite and not from public streets.

3.Loading docks shall not encroach into building setbacks.

4.All loading areas fronting a public street shall be screened from view by any one or combination of the following:

5.All loading areas fronting a public street shall be screened from view by any one or combination of the following:

i) Screen walls (similar in design and materials to main building)

ii) Building/walls extensions

iii) Ornamental landscaping adequate to serve intended

purpose.

5. Trash Enclosures

All open outside storage of trash is prohibited in the "Imperial Center". Trash containers must be shielded from view. If the area is outside, it must be screened by masonry wall not less than 6 feet in height, and have opaque gates.

6. Outdoor Storage

Outdoor storage is permitted; however all storage areas viewed from a public street shall be screening shall consist of a wall similar in design and in material to the adjacent building and/or ornamental landscaping adequate to serve the intended purpose.

Location of outdoor storage areas must be shown on the development site plan.

Adjacent Land Use Compatibility

The Imperial Center Specific Plan should be compatible with existing and planned land uses surrounding the site. All access will be provided from abutting roadways. The current surrounding land uses include Agricultural and transportation facilities to the north, west, east and south of the project area (County of Imperial). Adjacent land uses and their compatibility are described below.

1. Agriculture

Typically, new development placed contiguous to agricultural land uses creates some major conflicts.

The conflicts arise from both the agricultural community fearing restrictions being placed on their operational aspects, which do quite often become reality. On the other side, the urban users, many of whom are not that familiar with the nature of agricultural operations, complain about dust, noise, odor, and traffic due to large equipment and aerial applications of pesticide and herbicide.

In this case however there is a significant separation between the eastern boundary of the project site and the western boundary of the adjacent agricultural field. The Alder Drain, a wall, and associated IID dirt roads provide a buffer of 60 to 75 feet. There will also be a significant amount of space as buffer that will be used for the truck loading area behind the Outlet Mall. The specific distance will be determined when the site plan is completed.

2. **Residential –** There are no adjacent Residential areas near project area. "The project will include appropriate Landscaping and mitigation measures to ensure compatibility to future residential projects."

3. **Commercial –** A large scale freight truck storage facility is located across Heber Road, directly to the south of the project site. The truck facility is on land which is partly zoned for commercial and partly zoned for industrial. Our project and the truck storage facility are buffered by a 126' right of way for Heber Road.

4. **Industrial –** A large scale freight truck storage facility is located across Heber Road, directly to the south of the project site. The truck facility is on land which is partly zoned for commercial and partly zoned for industrial. Our project and the truck storage facility are buffered by a 126' right of way for Heber Road.

5. **Open Space/Parks –** Agricultural is considered open space, therefore the project will mitigate any impacts to agricultural uses.

6. **Schools –** There are no schools adjacent to agricultural

7. **Airport –** There are no immediate airport facilities to the project area.

6. DESIGN STANDARDS

The following section provides architectural guidelines for buildings and signs at the Imperial Center.

DESIGN CONCEPT

The Imperial Center project is designed as independent but interwoven cluster of commercial buildings, plazas and functions. The overall design is an interpretation on a Southern California/Latin American flavor. There are many plazas/courtyards; geometric design patterns and heavy saturated color schemes. The theme is taken from the sunny naturalistic aspect of its environment. Everything is bright and colorful, and the motifs are taken from elements such as sun, water, river, and stars. The combined experience is that of a cheerful, festive shopping experience.

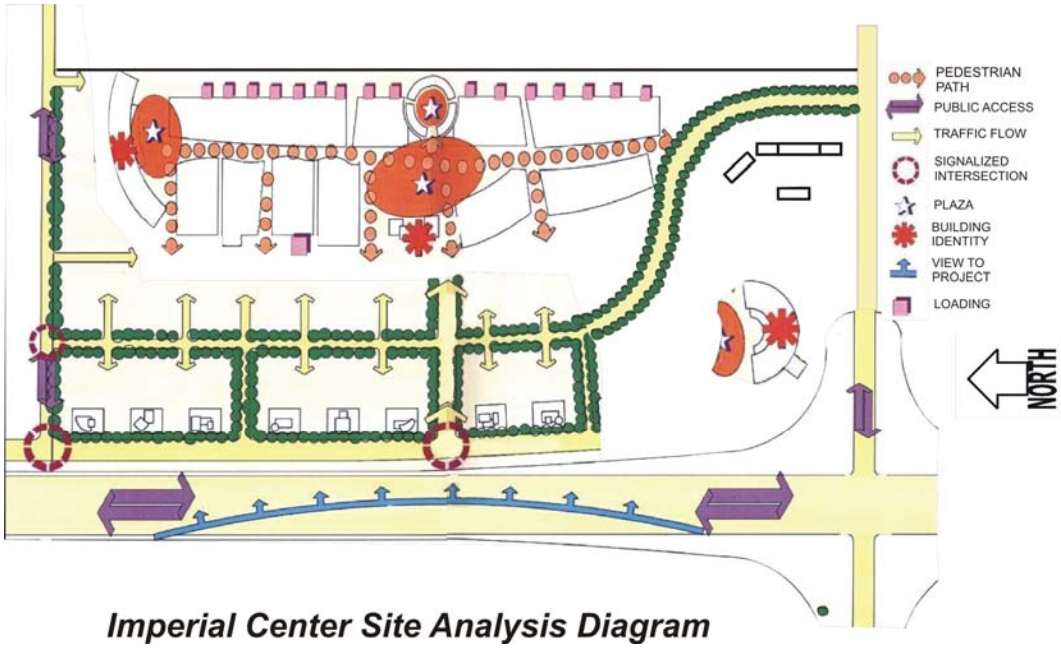

Figure 6-A Analysis diagram

1. Outlet Center

The heart of the development is the Outlet Center. The general layout is fashioned after an out door mall for the display, shopping area while a functional and efficient network of loading area is provided at the perimeter of the mall behind the warehouse area. A major hotel complex, entertainment complex, information center, show area, auction house and an outdoor auction plaza and central food court are proposed facilities of the Outlet component. A meandering pedestrian traffic spine is proposed to connect these facilities. Each wholesale outlet will have a front shopping/display area facing the pedestrian walkway, with a warehouse facility in the back facing the loading zone.

Figure 6 - B
Proposed Sun Court Auction Area/Factory Outlet

2. Convenience Store & Gas Station

The other major component is a proposed convenience store and gas station at the major intersection of Heber Road and Highway 111. The convenience store and gas station is intended to cater

to the local, regional, and international travelers passing through the border between California and Mexico. It will have an island of gas pumps that will be designed to service a variety of vehicles from motorcycles to large trucks. The facility is situated next to the freeway to obtain great exposure and easy access for the travelers. The same design patterns and motif will be carried out here.

The gas station may have a maximum of eighteen (18) filling Vehicle Fueling Positions (VFP) and three islands. VFP's are the number of vehicles that can be fueled simultaneously at a service station. For example, if a service station has three product dispensers with three hoses and grades of gasoline on each side, where only one vehicle can be serviced at a time on each side, the number of vehicle fueling positions would be six." (Institute of Transportation Engineers, Independent Variables) With three islands and three product dispensers per island, the total VFP's would equal eighteen (18).

Figure 6 - C
Convenience Store & Gas Station

3. Commercial Lots

Finally, there are free standing commercial parcels for any future developments that will add diversity and enhance the total experience of the Imperial Center.

4. Parking

Central parking spaces will be provided with adequate entry/exit signs to ensure convenient parking to the center.

BUILDINGS

Architectural design integrity will be ensured within the Imperial Center by consideration of the following architectural guidelines.

1. Buildings shall be designed with sensitivity for the local desert environmental conditions. Openings and entries to buildings should be clearly defined and accented with architectural elements and plant materials for orientation.

2. The scale of the project should be given careful consideration. Building placement should vary to include both parallel and skewed angles to the street, in order to provide diversity and discourage long, uninterrupted expanses of façade.

3. All building sides are to be considered. Buildings shall not have a special treatment only on the façade facing public street rights-of-way. The architectural concept must be consistent on all sides of the building, although the intensity of treatment may vary. In this regard, extra treatment may be given to the primary street frontage side of the building, as long as the basic façade treatment is carried around the structure.

4. Any accessory building and/or enclosures, whether attached to the main building or not, must be of similar design and materials to the main building.

5. Rooftop mechanical equipment shall be completely screened by architectural means such as parapet walls or rooftop wells, which are integrated into the building's architecture. The use of picket-fence type screening is prohibited.

6. Trash bins and Ground mounted equipment shall be completely screened. Screening shall meet County requirements for materials and size. Enclosures shall be consistent with the Center's architectural requirements.

7. Permanent buildings of mobile/modular construction are prohibited.

Figure 6 – D
Contemporary designed Factory Outlets such as Carlsbad Co. Stores, (Carlsbad, CA), have served as regional retail catalysts

Building Mass

Building exterior walls shall be visually reduced to human scale by:

1. Fragmenting the structures into smaller or multiple walls in order to create a three dimensional appearance.

2. Creating horizontal shadow lines.

3. Clustering small-scale features, such as planter walls around major building forms.

Building Materials

Building materials are to be durable, aesthetically pleasing, and relatively maintenance free, including stucco and mission tiles. Changes in texture, relief, and/or materials are encouraged.

The following building materials are encouraged to be used though out the Imperial Center.

1. **Exterior Wall Finishes** - Exterior wall finishes are to be uniform textured appearance. Acceptable materials include sandblasted concrete, masonry, exterior cement plaster, architectural metal panels and glass.

2. **Concreter** – Textured forms or sandblasting should be utilized for tilt-up construction panels. Smooth concrete features should have either integral color or painted surfaces.

3. **Masonry** – Brick must be hard fired face brick in earth tone, medium range colors. Standard concrete block is acceptable however; no more than fifty percent of the concrete block exterior wall elevation should be made of a single color or texture. Artificial stone is discouraged.

4. **Exterior Cement Plaster** – Textures are limited to machine spraying and light had trowel or float finished.

5. **Architectural Metal Panels** – Metal panels should not be highly reflective. Corrugated metal panels are prohibited.

6. **Roof Materials** - Clay tile and colored pre finished standing seam metal roofs are encouraged. Flat roof designs require crushed rock or similar uniform

coverage treatment when the roof is visible from adjacent properties. Crushed rock and metal rood are to be of approved earth tone color.

COLORS

Building facades should be designed with patterns and colors that reflect Southern California / Latin American flavors. Color variations should be strong with high contrast.

SIGNS

The following guidelines have been provided for signs in the Imperial Center. Refer to figures at the end of this section.

1. Standards for Monument Signs

Freestanding monument signs shall comply with all of the following standards.

a. No monument sign shall be located within the existing road right-of-way or designated future road right-of-way.

b. The maximum height of a monument sign shall not exceed six feet (6') above average lot elevation, measured within radius of thirty feet (30") from the center of the sign.

c. The monument sign shall be a minimum of ten feet (10") from any common property line; they shall be no closer than twenty feet (20') on center on any property or between properties.

d. Lighting of monument signs shall be arranged and installed as not to produce glare on other properties in the vicinity or upon the adjacent highway.

e. Monument signs shall be no closer than five feet (5') to a public right-of-way.

f. Monument signs shall be constructed of durable materials and maintained in an aesthetic acceptable fashion.

2. Outlet Center Pylon Sign

Figure 6 – E
Proposed Imperial Center Pylon Sign

Site pylon signs are designed to identify the presence of the "Imperial Center". It shall be visible from Highway 111. The maximum height of the pylon signs is sixty feet (60'). A maximum of two pylon signs may be built; one at near the East end of the site; one at West end of the site; one at the middle of the site.

a. Signs shall be located so that no part of the sign extends into or beyond any existing street right-of-way or any proposed street right-of-way.

b. Lighting of signs shall be arranged so as not to produce glare on other adjacent properties in the vicinity or upon adjacent highways.

c. Signs shall be at least three feet (3') back from public right-of-way lines.

d. Signs shall be engineered and erected to withstand minimum wind velocities per all UBC requirements.

2. Entry Gate Sign

Figure 6 – F
Imperial Center Prototype Entryway Sign

The Entry Gate sign is located at "Imperial Center" Entry Area.

a. The maximum height of the entry gate sign shall not exceed six feet (6') in height. Except at the light fixture, which is at eight (8') high.

b. Lighting of monument signs shall be so arranged and installed as not to produce glare

on other properties in the vicinity or upon the adjacent highway.

c. Monument signs shall be no closer than five feet (5') to a public right-of-way.

d. Monument signs shall be constructed of durable materials and maintained in an aesthetic acceptable fashion.

3. Standards for Signs Attached to Buildings

Figure 6 – G
Imperial Center Prototype Store Blade Sign

Within the retail commercial areas, signs such as the blade sign identified above, may be attached to a building or wall shall and shall comply with all of the following standards:

a. All signs attached to a building or a wall shall be attached flat against the building or wall and parallel thereto and shall not extend more than eighteen inches (18") from the surface of the building;/wall. Exceptions to this provision are as follows:

i. A separate comprehensive sign program shall be adopted for all outlet

center signs. Items "*ii"* to "*v"* do not apply.

ii. Signs may be mounted below the soffit of a canopy, or over-hang or below a porch and ma be perpendicular to the building provided that they do not exceed twelve inches (12") above the soffit or beam and maintain a minimum of eight feet (8') vertical clearance above any travel way, corridor, exit or court.

iii. Signs may be attached to a building provided they do not exceed four feet (4') in height by six feet (6') in width. In addition, the signs will not exceed height limitations set forth elsewhere in this plan and will not contribute to the roof loading.

iv. Lighting of signs attached to buildings shall be arranged as not to produce glare on adjacent properties in the vicinity and the source of light shall not be visible from adjacent property or public street.

v. Under Canopy/parapet signs shall be encouraged. The signs are to be mounted to maintain minimum of eight feet (8') vertical clearance above any travel way, and can extend maximum three (3') perpendicular to the building.

4. Fueling Station Signs

Figure 6 – H
Imperial Center Prototype Fuel Service Sign

The following sign criteria shall apply to fuel service stations:

a. Wall or Canopy Signs shall be limited to 2 signs per building, 1 sign per building face, not to exceed 20% of building face.

b. Freestanding Signs shall be limited to 1 per street frontage, not to exceed a total of 3 per facility.

c. Sign area shall be limited to a maximum area of 40 square feet, 8 feet high with minor review.

d. Special service signs shall be limited to such items as self-service, full-serve, air, water, and cashier. Signs shall not be illuminated.

e. Price sign (freestanding) shall be limited to 1 per street frontage, not to exceed a total of 2 per station. Each sign shall not exceed 20 square feet for price sign.

5. Internal Mall Signage

Figure 6 – I
Imperial Center Prototype Directory Sign

Each commercial enterprise within the Imperial Center shall be required to adhere to strict signage requirements whereupon there are common design elements, colors and motifs throughout the entire commercial complex.

MAINTENANCE

1. Buildings

All buildings and other improvements shall be kept in good condition, and adequately painted or otherwise finished to present a crisp and well kept appearance.

2. Signs

All signs shall be kept in good operating condition. All signs shall be adequately maintained and kept in good repair.

IMPERIAL CENTER ARCHITECTURAL GUIDELINES

The architectural design guidelines for Imperial Center are as follows:

1. The massing, composition, materials, and site position of residential homes should be complementary to the surrounding land to achieve compatibility. The height and bulk of buildings should be compatible in scale, to the size, shape, and topography of the site and should be harmonious with the setting.

2. Architectural stylistic themes should give an identity to the neighborhoods of Imperial Center.

3. Architecture within Imperial Center should evoke the traditional and contemporary material, form, and colors that have evolved over time in the Imperial and the Southern California region.

4. Within individual planning areas, architectural diversity should be created by manipulating building scale, building materials, colors, and textures in conjunction with architectural features (for example, roofs, windows, doors, fascias, and trim), rather than by designing homes that my vary greatly in architectural style.

5. Roofs shall be constructed of nonflammable materials such as clay, terra cotta, concrete tile, or other material consistent with the architecture. Metal equipment not visible from public areas may be used.

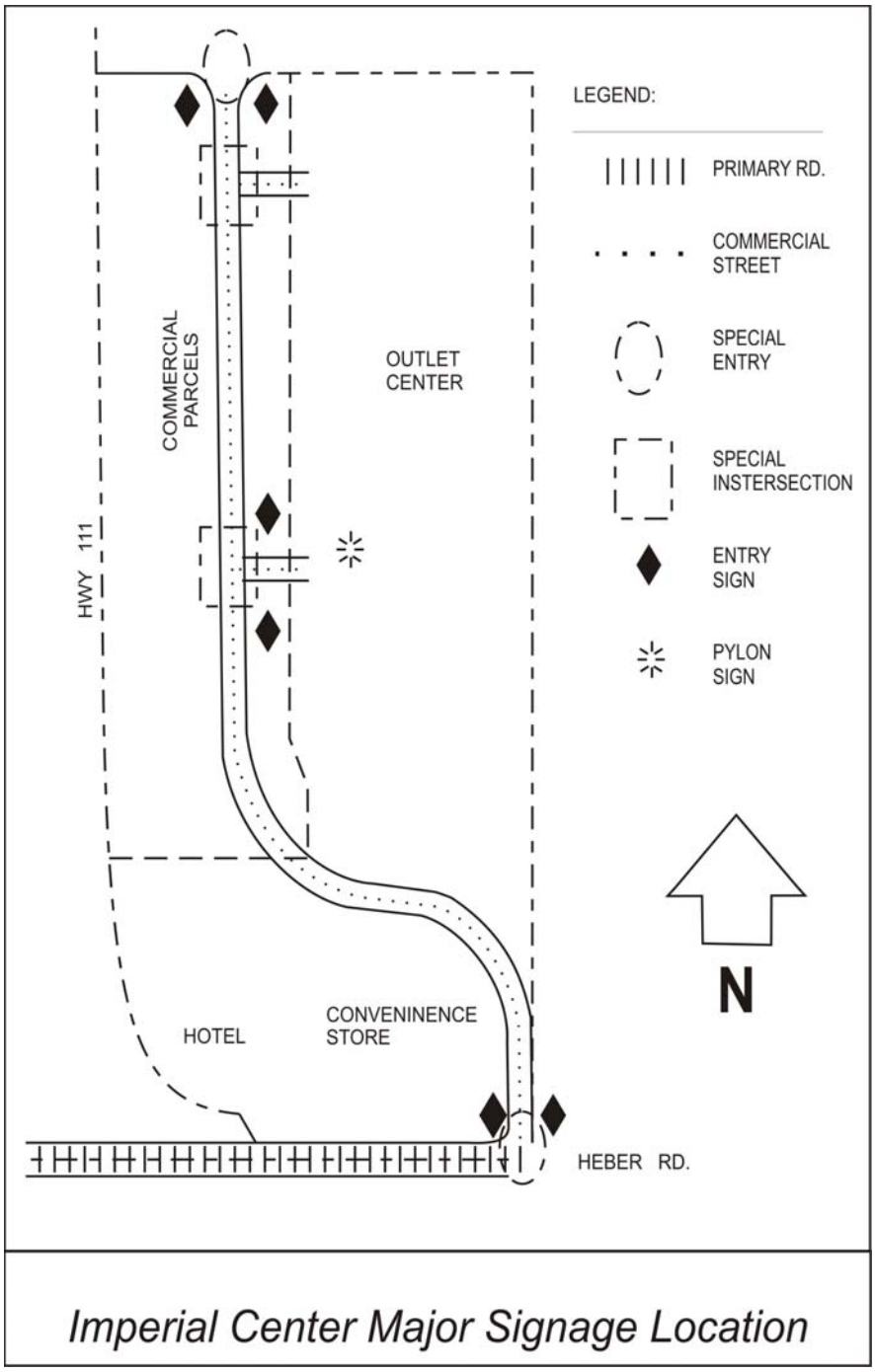

Figure 6 – J
Imperial Center Major Signage Locations

LIGHTING

1. Mall and Pedestrian Area Lighting

Lighting standards and security lighting serving the various commercial uses shall be designed to prevent glare and in accordance with County of Imperial regulations.

Figure 6 – K
Imperial Center Prototype mounted wall light and mall / street lighting

2. Parking lot lighting

Each plan for construction of a building with onsite parking must include the following:

a. An exterior lighting (photometric) plan consisting of a point-by-point foot-candle layout (based on a ten foot grid center) extending a minimum of twenty (20) feet outside the property lines. This required photometric plan must be prepared by an electrical engineer registered in the State of California.

b. The design of lighting fixture and their structural support must be architecturally compatible with the project's building and property.

c. Illumination or glare from the exterior lighting system onto adjacent properties or streets shall be minimized to the maximum extent feasible.

d. Lighting intensity must provide a minimum 1½-foot candle.

7. LANDSCAPE GUIDELINES

The goal for the landscape section of the Imperial Center Specific Plan is to provide a prominent visual impact to the community and travelers along Highway 111. The landscaping design should reflect the scale and hierarchy of vehicular travel ways and should compliment the architectural design.

This section illustrates and functions as a landscape design manual that supplements the Imperial Center Specific Plan. The following landscape guidelines are organized in three areas:

A. General Design Criteria and Plant Material Selection

B. Parcel / Lot Landscape Design Center

C. Landscape Plant Material List

GENERAL DESIGN CRITERIA

The following two sections establish a framework for the design of landscape settings and selection of plant material:

1. Streetscape design and plant material selection should be made with several factors in mind, including:

- Applying the "Xericscape Principle" where an efficient landscape program provides specifically designed irrigation systems to plant materials with similar watering needs.
- Scale and hierarchy of associated arterials or streets.
- Travel speed of individual arterials or streets.
- Design compatibility or image with adjacent land use or landscape setting.
- Safe and unobtrusive landscaping so as to provide safe traffic flow and to prevent

landscaping from obstructing prominent signs and architectural features.

The following streetscapes should be designed as stated below:

a) State Route-111

Landscaping placed adjacent to the right-of-way of Highway 111 should also be coordinated with Caltrans.

Recommended street trees for State Route-111 are outlined in the Landscape Plant Material List. Drought-tolerant species with an ornamental quality are recommended.

- Minimum tree size**:** 15-gallon containers or equal/palm: 10ft. brown trunk height.

- Trees to landscape area ratio: One tree every 40 LF of landscaped right-of-way.

b) Heber Road and Abatti Road

A limited plant palette of trees is recommended in order to maintain an ordered and uniform appearance along these two roads.

Recommended street trees are outlined in the Landscape Plant Material List. The trees have been selected based on the image and scale qualities of streets and adjacent land uses.

- Minimum tree size: 15-gallon containers or equal/palm: 10ft. brown trunk height.

- Trees to landscape area ratio: One tree every 40 LF of landscaped right-of-way.

c) Yourman Road

Yourman Road will be localized in character, meaning it will be oriented to and serving individual commercial parcels. A variety of plant material in the form of trees, scrubs, and groundcovers will appear within the street-oriented frontage of individual parcels as part of a natural process of incremental development.

The close proximity of individual parcels and interaction of pedestrians within collector and local streetscapes requires special attention to selection of plant material that is aesthetically pleasing, durable under heavy foot traffic, and easy to maintain.

The Landscape Plant Material List outlines a selection of characteristic trees for streetscapes. Selected trees are representative of smaller-scale ornamental trees suited to collector and local streets.

- Minimum tree size: 15-gallon containers or equal.

- Tree to landscape area ratio: One tree every 40 LF of landscaped right-of-way.

d) Imperial Center Special Intersections

The Imperial Center has two special intersections (Yourman/Heber Road and Yourman/Arbatti Road) that define the primary entry points. The design intent of Imperial Center special intersections is to identify visual nodes at these two intersections; thus, limits should be established in defining the various entry boundaries. Imperial Center special intersections should reflect the quality and image of adjacent developments.

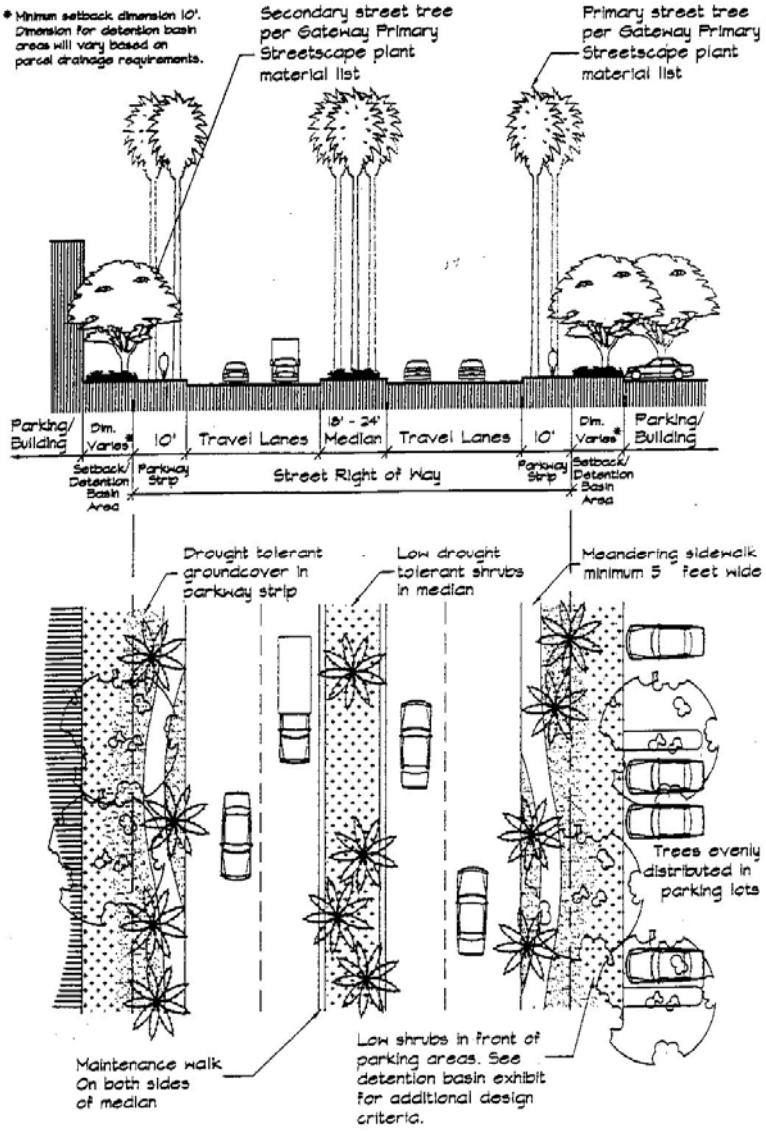

Figure 7 – A
Imperial Center Proposed Street Landscaping

Within the Imperial Center special intersections, if necessary, the use of lawn as a predominant groundcover is recommended of the limited dimensions of entry areas and the images expressed of a refined and well-maintained commercial/industrial district.

- Minimum tree size: 24" box containers.

- Tree to landscape area ratio: One tree for every 600 SF of landscaped right-of-way and or setback area.

Medians (Center Islands)

1. The planting area of medians shall be minimum width of 6 feet. Maintenance walks along curbs shall be a minimum width of 1.0 foot.
   Turn-pocket noses will not be planted, unless they are wider than 5 feet.

2. Planting areas must be graded to drain excess surface water through a system of inlets and drainage pipes, and carried away to the street's storm drainage system. All required paved surfaces in medians and maintenance aprons shall be textured and colored concrete or inlaid pavers to complement other materials. High-flow drip irrigation shall be used in medians.

3. Tree selections and spacing should allow for one vehicle visual clearance and architectural/sign visual clearance at maturity. Groundcover and shrubs should not exceed a height of 36 inches. It is recommended that drought-tolerant shrubs or turf substitutes be used in these areas.

Detentions Basin Design

1. **Detentions basins, as required**, are to be integrated with adjacent landscaping within the setbacks of individuals parcels. The design of detention basins shall express a natural appearance while incorporating proper engineering techniques.

2. **Concrete lined basins** are not allowed. The surface area of basins shall incorporate a combination of aggregate rock material and landscape vegetation. The purpose of the rock material and vegetation is to prevent soil erosion while allowing water infiltration into the surrounding soil.

3. **The aggregate rock material** shall include a combination of crushed rock of varying sizes and large cobbles. Landscaping vegetation shall be a low, prostrate, drought tolerant plant material. Plant material should be introduced within the aggregate rock basin in a random/natural layout.

4. **Detention basins are to be** cleared and maintained in the same fashion as other parcel landscape areas.

PARCEL/LOT LANDSCAPE DESIGN CRITERIA - It is required that the lot or premises not devoted to buildings, structures, driveways, sidewalks, outdoor storage, or loading areas be landscaped prior to the use or occupancy of any lot or premises. Areas designed for future development or expansion need only be required to adequately control dust and erosion.

A recommended mitigation for this application includes the preparation of a *Dust Mitigation Plan*.

Landscaping must be provided and maintained on all parcels, including street right-of-way areas, in accordance with the following standards:

a) All front-yard and side-yard areas must be landscaped.

b) Ten Percent of all developed area shall be landscaped. Planting of trees at a minimum ratio of one tree per 600 SF of landscaping and, within landscaped medians, parkways parking lot landscaped strips one tree on center at least every 40 feet. A minimum of 25% of the required trees shall be a minimum of 24-inch box size when planted. Other trees shall be a minimum of 15-gallons or equal in size when planted.

c) For all off-street parking areas of five or more spaces, 5% of the parking areas shall be landscaped. Required landscaping shall be evenly distributed throughout the parking area, including appropriate number of trees.

d) Landscaping shall include a balance mix of trees, scrubs, and groundcovers. Groundcover shall be a minimum of 50% vegetative. Non-vegetative groundcover may include rocks, wood chips, pavers and other artificial cover.

e) Efficient irrigation systems and grouping plant materials with similar watering needs is key to the xeriscape concept adopted for landscape areas within the "Imperial Center". All irrigation systems shall contain an adequate backflow prevention device.

f) All landscaped areas shall be maintained in a clean, neat, and healthy condition. Maintenance shall include proper watering, fertilizing, weeding, removing litter, and replacement of plants when necessary.

g) Landscape plan submittals shall include the following:

- Site Plan: indicate type, size, and location of all landscaping materials.

- Site Distance - Landscaping at all intersections shall be identified and placed to indicate a safe site distance to the satisfaction of the County of Imperial.

- Irrigation plan – Plan shall be separate from the planting plan and shall be concise, accurate and approved by Imperial County. The irrigations system should include low-flow, matched precipitation rate heads, drip irrigation, check valves to prevent low head drainage, appropriate pressure regulation, an automatic controller suitable to both spray and drip irrigation, and a rain sensing automatic shut off device.

  All spray heads should be adjusted to prevent over spray onto paved surfaces and walls. Over spray adjustments should be made during regular maintenance inspections. A post installation water audit will be required to determine actual precipitation rates and the distribution uniformity for the irrigation system.

- Planting Plan--Shall include, but not be limited to, all existing plant material to be retained (called out by caliper size), a legend listing the common and botanical plant names and total quantities by container size and species.

- Water management plan; details including specifications, notes, legends, and water requirements schedule necessary for a complete landscape plan review; and

- Elevation Plan--Shall include a building elevation with proposed plant material(s).

h) **Detention basins** are to be incorporated as a landscape feature. Where possible, efforts should be made to combine adjacent parcel basins. Combining basins will conserve usable area and enhance overall street appearance.

i) **Drought-tolerant plantings are not recommended** in low basin type landscape areas or along the toes of large slope areas, due to irrigation water collecting at the base of the slopes.

j) **Each individual parcel** will be landscaped with a design that blends in with the overall planting scheme of Imperial Center. A plant palette will be created which takes into consideration the desert environment by utilizing water resources in an efficient and conservative manner. Planting will be required to be grouped in hydro zones. Bark mulches (min. 3") will be required to cut down on evaporation and to discourage weed growth. Bubblers and drip irrigation will be recommended where appropriate and modern equipment such as low precipitation heads, automatic controllers and rain sensing devices will be required.

k) **Reclaimed water – Reclaimed water will be used at the Project Area.**

Figure 7 – B
Tree rows are planned throughout the Imperial Center

LANDSCAPE PLANT MATERIAL LIST

The following lists of trees have been prepared to help identify appropriate trees for each streetscape "zone" and related site condition. The list does not include all the trees that may be found to be appropriate for the "Imperial Center". In an effort to maintain a sense of continuity, order, and cohesive development design, the following trees are noted as approved trees for the "Imperial Center".

1. Theme Tree: Palm Tree

Palm trees, in the form of Fan Palms and Date Palms, are a prominent skyline feature and landmark of Imperial Valley. Palm trees are symbolic of the Valley's indigenous landscape character, the low desert of the southwest region. Because of the palms' unique and attractive contribution to the Imperial Valley landscape, palm varieties should be prominently woven into the landscape settings of the "Imperial Center". Specific palm tree varieties are recommended for the various streetscape zones of the "Imperial Center".

a) Recommended Street Trees for Highway 111

Brachychiton	Populneus Bottle Tree
Ficus retusa	Indian Laurel Fig
Fraxinus uhdei	Evergreen Ash
Pinus spp.	Pine Tree
Pistacia chinensis	Chinese Pistache
Querus virginiana	Southern Live Oak
Schinus molle	California Pepper
Ulmus parvifolia	Chinese Elm
Washington filifera**	California Fan Palm**
Wahingtonia robusta*	Mexican Fan Palm*
Nyctaginaceae	Bougainvillea

*Primary street tree (60% minimum of plantings) along State Route-111.

**Recommended for use at Special Intersections.

b) Recommended Street Trees for Heber and Abatti Road

Brachychiton populneus	Bottle Tree
Ceeratonia siliqua	Carob Tree
Cupressus glabra	Smooth Arizona Cypress
Ficus retusaIndian	Indian Laurel Fig

Lagerstroemia indica	Crape Myrtle
Olea europaea	Olive
Phoenix Cararіensis**	Canary Island Date Palm**
Phoenix dactylifera**	Date Palm
Pinus spp.	Pine Tree
Prosopis	Mesquite
Querus viriniana	Southern Live Oak
Schinus Molle	California Pepper
Ulmus parvifolia	Chinese Elm
Washington Filifera**	CaliforniaFan Palm**
Washington robusta*	Mexican Fan Palm*

*Primary street tree (60% minimum of planting).

**Recommended for use at special intersections.

c) Recommended Street Trees for Yourman Road

All Imperial Center Major and Imperial Center Collector trees including the following:

Acacia spp.	Acacia
Albizia julibrissin	Silk Tree
Chilopsis linearis	Desert Willow
Ficus retusa	Indian Laurel Fig

Fraxinus uhdei	Evergreen Ash
Jacaranda mimosifolia	Jacaranda
Parkinsonia aculeate	Mexican Palo Verde
Schinus terebinthifolius	Brazilian Pepper
Ulmus parvifolia	Chinese Elm
Washington Filifera	California Fan Palm
Washington robusta*	Mexican Fan Palm*

d) Recommended Street Trees for Imperial Center Commercial Streetscapes

Brachychiton populneus	Bottle Tree
Ceratonia siliqua	Carob Tree
Cupressus glabra	Smooth Arizona Cypress
Ficus retusa	Indian Laurel Fig
Fraxinus uhdei	Evergreen Ash
Lagerstroemia indica	Crape Myrtle
Olea europaea	Olive
Phoenix dactylifera	Date Palm
Pinus spp.	Pine Tree
Prosopis	Mesquite
Querus virginiana	Southern Live Oak
Schinus molle	California Pepper

Ulmus parvifolia	Chinese Elm
Washington Filifera	California Fan Palm
Washington robusta*	Mexican Fan Palm*

*Primary street tree (100% minimum of plantings within street right-of-way).

MAINTENANCE

1. Landscape Maintenance

All landscaping on a given property shall be maintained by the owner of each property according to the best standards practices in the industry for high-quality landscaping. Mowing, pruning, trimming, and feeding of plants must be accompanied periodically according to the season. Special care must be given to all plant material during the first year. Should any tree, shrub, or portion of groundcover suffer from improper irrigation, improper fertilization, damage due to insects or fungus resulting in weak or stunted growth, or from climate extremes, the plants must be replaced in a timely manner. Repairs necessary to keep the irrigation system operating efficiently must be done by the property owner in an expeditious manner.

2. Area Maintenance

All walks, drives, parking areas, and service entries shall be kept free form litter and soil by the property owner or his designee.

a. All areas of the property shall be kept clean and attractive.

b. Unsightly accumulation of trash, weeds, or rubbish is prohibited.

c. All landscaping debris shall be properly disposed.

Landscape Guidelines

The landscape theme for Imperial Center should unify the Precise Plan area and provide an aesthetically pleasing effect. Landscape treatment also should provide for appropriate transitions between development and open space. These guidelines will ensure that the Precise Plan area is landscaped in a manner to establish a sense of community character.

1. General Landscape Guidelines

a) Water should be conserved through low-water-using planting and irrigation design.

b) Fire risk shall be minimized by the management of flammable vegetation.

c) Streetscapes and entry treatments should be designed to promote community character and should consist of trees, and groundcovers, which are selected to establish a district character or theme for the project. Streetscape options, depicts various designs of streets that can be implemented in Imperial Center.

d) All manufactured slopes over ten feet (10') in height shall be planted with erosion control, fire resistant and self-sufficient plantings.

e) A compatible plant palette of trees, shrubs and ground covers shall be used throughout the Precise Plan area. Once a particular plant or plant combination is used for a particular application, it us to be repeated in similar areas of the project to reinforce a sense of neighborhood

cohesion. Landscape design should not, however, result in monotony or lack of variety or biological diversity.

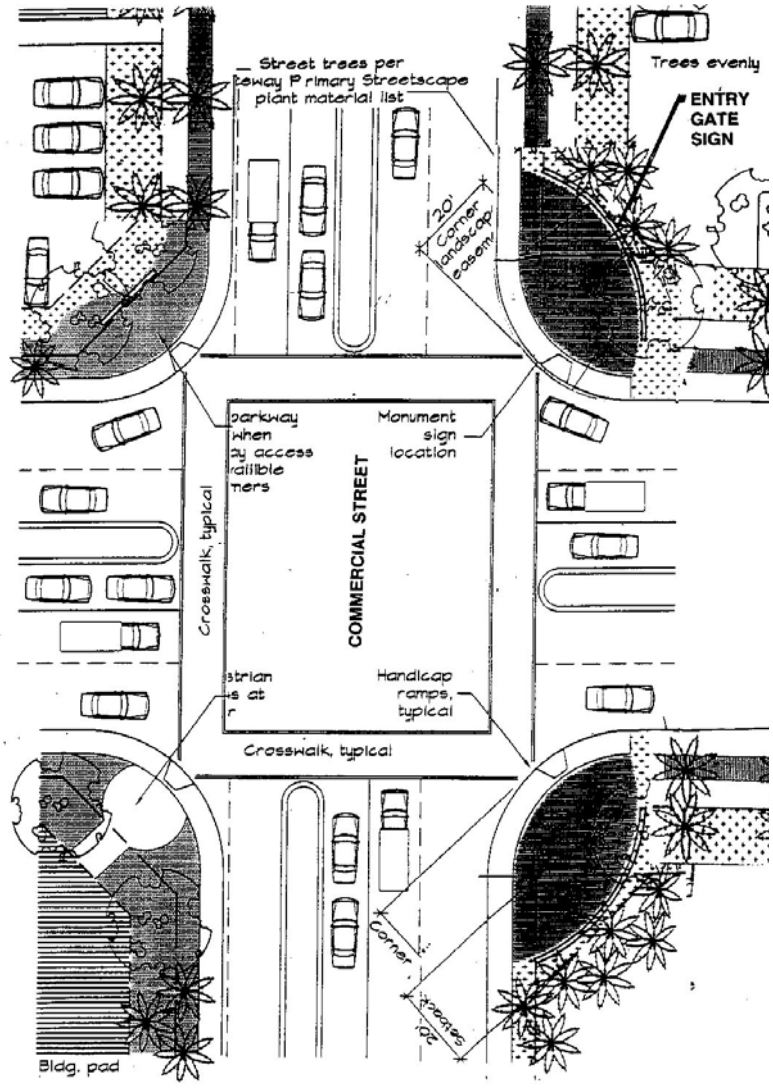

Figure 7 – C
Imperial Center Commercial Streetscape Concept

2. Irrigation System

The irrigation system for improved areas should be permanent, automatic system, programmed to deliver adequate soil moisture as determined by the depth of the root zone. The soil moisture attained should promote vigorous growth of all plant materials. The system should be maintained in good working order, and the cleaning and adjustments to the system should be part of the regular maintenance activities. Any irrigation system installed for the purpose of re-vegetating disturbed material adjacent to natural open space should be of a temporary nature and may be removed after re-vegetation has occurred. All landscape catch basins, swales, channels, and other drainage devices should be maintained in a state conducive to conducting water in a free-flowing condition.

8. INFRASTRUCTURE PLAN

This section provides planning information for infrastructure at the Imperial Center.

TRAFFIC CIRCULATION

Heber Road will be the main entrance to the project. Traffic can either enter off State Route Highway 111 onto Heber by a right hand turn for traffic heading north on State Route Highway 111 or a left hand turn for traffic heading south. The section of Yourman Road that runs along the west side boundary of the project will be closed to public use. This section of Yourman Road will be realigned to bi-sect the project from the north and exit the project in its southeastern corner. Yourman Road north of the project will remain open. It can serve as an alternate ingress and egress route to or from the project via Abatti Road.

Based on field observations, it is recommended that Heber Road be widened to six lanes prior to final build out to provide the necessary capacity at the Highway 111 intersection and the project driveways. The developer shall pay the fair share of warranted signals as per consultant's findings. (See traffic study prepared by Dahl Robbins & Associates - Volume Two, Appendix B, with an updated Traffic Study prepared by Linscott, Law & Greenspan)

Figure 8 -A
SR 111 looking southbound proximate to the Imperial Center Specific Plan site

1. Primary Entrance

The primary entrance to Imperial Center will be by way of Highway 111 and Heber Road.

Site Access

Imperial Center's main access will be from Heber Road. Vehicles can either make a left hand turn off of Highway 111 for those heading south or a right hand turn off of Highway 111 for those heading north. Those vehicles traveling west along Heber Road would make a right hand turn. The section of Yourman Road to the west of the project will be closed to public traffic. Yourman Road will be re-aligned to enter the development from the South on the Southeast side of the property. This alignment will result in the development of a Hotel, convenience store/gas station and stand alone retail pads and respective parking to the west of the new alignment and the main development consisting of an Auction Center, Warehouse, Outlet Center, Food Court and Cinema to the east of the new alignment. Secondary access can be made by way of Abatti Road where it meets with Yourman Road which will still remain open to the north of the project.

On-site Improvements

See Traffic Report (Appendix B) & Chapter 11, Environmental Issues & Mitigation.

2. Site Access Streets

According to the County of Imperial Public Road Standards, Primary Arterials should have a minimum 126 feet of Right-of-Way (R/W).

Minor Arterials should have a minimum R/W of 102 feet. Major Collector Roads should have a minimum R/W of 84 feet. Minor Collectors should have a minimum R/W of 70 feet. Local Streets should have a minimum R/W of 60 feet.

Off-site Improvements

See Traffic Report (Appendix B) & Chapter 11, Environmental Issues & Mitigation.

3. Heber Road

It is recommended that Heber Road be widened to five lanes prior to Phase D (2010-15) development from Abatti Road on the west to the east edge of the project. This will provide the necessary capacity at the Highway 111 intersection and the project driveways.

4. Jasper Road and Highway 111

A traffic signal will likely be warranted at Highway 111 and Jasper Road intersection with the addition of Phase A traffic. Though this phase adds little traffic to this intersection, the intersection is currently operating at poor levels of service. This project will add an additional 1,084 trips to this intersection at build-out.

Currently, the Jasper Road is closed going East from 111. This is a temporary closer and will be reopened as CALTRANS installs traffic signals to the intersection. This improvement will help mitigate some of the traffic impacts caused by the Imperial Center.

5. McCabe Road & Highway 111

A traffic signal will likely be warranted at the Highway 111 and McCabe Road intersection at project build-out. This intersection is currently operating at poor levels of service for eastbound and westbound traffic. This project will add an additional 630 trips to this intersection at build-out. It is also recommended that McCabe Road be marked with two lanes approaching the intersection, a left turn lane and a combined through/right turn lane.

Currently, the McCabe Road is closed going West from 111. This is a temporary closer and will be reopened as CALTRANS installs traffic signals to the intersection. This improvement will help mitigate some of the traffic impacts caused by the Imperial Center.

6. Yourman Road and Heber Road

In addition to the previously described improvements to Heber Road, a traffic signal will be needed at this intersection with the addition of Phase D (2010-15) traffic. The Level of Service calculations show a northbound Level of Service of D in 2006, but if the roadway is realigned as proposed, this will not be the case. It will be important to coordinate this signal with the signal on Highway 111 so that backups do not occur along Heber Road.

The design of all intersections and roadways shall be accordance with Cal Trans Standard Drawings, Imperial County Public Works guidelines, and the latest editions of the MUTCD and AASHTO Green Book.

PUBLIC SERVICES

Sewer & Water

Currently, the Heber Public Utility District (HPUD) is not able to provide future water service to the Imperial Center Specific Plan Area. Although, it is currently in the process of upgrading its water plant. With this new capacity, HPUD will be able to offer both sewer and water services to the Imperial Center.

The Imperial Center will have three different alternatives to pursue to provide the development within the specific plan area sewer and water services. These alternatives are all feasible. Which alternative the developers of Imperial Center will select will depend on developer goals.

Alternative One

1. Sewer

The sanitary sewer improvements proposed for Alternative One are to include a local collection system consisting of gravity flow lines located in the streets of the proposed Imperial Center Subdivision. A 12" gravity flow line is to run along the west side of the project site to provide service to the areas south of the project site as they are developed.

An on-site (self-serving) treatment facility will be provided. The facility is to be purchased and owned by the landowner (with HPUD approval). The landowner will pay for maintenance; however, HPUD will operate the on-site facility.

This alternative includes a combination of gravity flow lines, pumping stations and force main lines. A 12" gravity flow line is to run along the west side of the project site to

provide service to the areas south of the project site as they are developed.

a. Type of Facility Needed

The following information was assessed to address sewer treatment facilities for the Imperial Center. The following information is based on treatment for up to 75,000 Gallons/Day:

i. 10,000 S.F. Building

ii. Sand/Rock Filter

iii. Estimated installation cost is $8.50/Gal treated = $637.500

iv. Add ozonation to effluent that will meet disinfection criteria of title 22 reclaimed water for irrigation - add $1.50/Gal for this upgrade

v. Effluent Quality = 2 mg/l BODs & suspended solids

iv. Power Consumption 55 to 60 KWH/Day (about $4.50/day)

b. Location

Lot 3 of the project area will be the temporary location of the sewer facility.

c. Sewage Discharge

i. It is assumed that 80 percent of the water supplied to a connection is sent to the sewer systems. Based on that assumption, the sewer flow for

such areas will be approximately 40 gallons per person per day, while peak flow is 2 times the average flow, therefore:

ii. Average Flow: (40 p/ac x 40 gd/p) /(24hrs x 60 min) = 1.11 gpm/ac.

iii. Peak Flow: 1.11 gpm/ac x 2 = 2.22 gpm/ac.

iv. Sewer discharge required for the 77.64-acre parcel is 2.22 gpm/ac x 77.64 = 172.36 gpm.

d. Temporary Septic and Leech Field

i. As permitted by Imperial County Department of Health Services, sewage treatment can be scaled down by using temporary septic tank and leach field systems installed at the temporary wastewater treatment plant site as well as the lift station site in the western basin. Such a system shall not be installed after the infrastructure from HPUD is extended to the project site or the packaged plant system is constructed. All septic tank and leach field systems will be installed in with approval from and in accordance to the County of Imperial Environmental Services Department.

ii. Each septic system will be sized to handle approximately 25 thousand GPD. Once one or both of these temporary systems

reach their capacity, transition into a packaged plant or first phase pond-based wastewater treatment system will be implemented at the permanent treatment plant site thus terminating the use of both of the temporary facilities. Collection and conveyance pipelines will be installed concurrently with the initial backbone roads and as more fully described in the appropriate final engineering improvement plans.

2. Water & Water Facilities Plan

Alternative One provides for a plan to accommodate the Imperial Center water demands. This alternative calls for the Imperial Center Specific Plan area to be annexed into the Heber Public Utility District service area.

The water plant will be located in Lot 3 in the northern section of the project. It will be located adjacent to the sewer plant. The water plant will be located an appropriate distance from the sewer plant as determined by the Heber Public Utility District and State of California. The following is a summary of the plan to construct and operate a water plant within the Imperial Center Specific Plan Area:

- Total area of the water facility will be approximately four acres.
- Water Plant building (50' x 40').
- Potable Water Tank Storage (600,000 gallons)

- The water plant will contain two water ponds with a total volume of 874,528 gallons.

- Peak fire capacity = 2,000 gallons per minute for a four (4) hour duration plus domestic.

- Potable Water Pumps: 2,000 Gallons per Minute @ 80 psi

- Raw Water Irrigation Pumps: 200 Gallons per Minute @ 60 psi

The minimum and maximum potable water use for the project is estimated to be 100,000 gallons per day (gpd) and 200,000 gpd respectively, irrigation water is an additional 37,5000 and 70,000 gpd respectively. For planning purposes 200,000 was assumed to be the average day water demand for the project. This estimate represents the high side of water usage should be reevaluated as development proceeds to determine if some facilities proposed could be reduced in size. Table 8-1 provides the water use factors used to estimate project flows.

Table 8-1 **Water Use Factors**		
LAND USE	**MINIMUM**	**MAXIMUM**
Potable	1250 GPD/AC	2500 GPD/AC
Irrigation	500 gpd/ac	1000 gpd/ac

Peaking factors of 2 and 4 were used to estimate maximum day and peak hour demands respectively.

The water distribution system was sized to provide a 2,000 gpm fire flow under maximum day demands with a residual pressure of no less than 20 psi or no more than 10 psi pressure drop anywhere in the system under peak hour demands, whichever is greater.

Water storage, treatment and pumping facilities will all be located on on-site. The source of water for the project will be Imperial Irrigation district's All American Canal. Storage for the project will be kept in a potable water tank and raw water reservoir, then the All American Canal. The potable water reservoir will hold two average day's storage plus fire flow requirements. The raw water reservoir will hold seven and a half days storage requirement.

Water will flow by gravity to the raw water reservoir and will be pump to the water treatment plan when needed. The treatment plant is proposed to be a package system, consisting of modular units, where each unit contains a rapid mix tank, flocculation tank, settling basin and a filter. The modular unit concept will allow the treatment plant to be constructed incrementally, as needed.

Once water passes through the treatment plant, it will flow by gravity to the treated water storage tank. A potable water booster pump station will pump water from the treated storage tank to the water distribution system.

The distribution system will have a 12 inch diameter pipe looped within the project which will allow the project to be phased while still maintaining the infrastructure necessary to provide fire flow.

Design and operations of the water treatment facilities, storage reservoirs, and distribution systems will conform to guidelines from the following:

- California Department of Health Services

- County Department of Health Services Environmental Health
- Air Pollution Control District
- Department of Water Resources Division of Safety of Dams
- Insurance Services Office
- National Fire Protection Code

Water facilities discussed in this plan are preliminary and may be re-evaluated as development proceeds. Additional water facility options may be proposed and approved as part of the tentative mapping process. For example, smaller pipes may be used if originally anticipated water demands are less than anticipated.

Exhibit 1 provides a graphical detail of the proposed Alternative One.

Reclaimed Water Imperial Center

In an effort to conserve water at the Center, this Alternative will use reclaimed water for all landscaping on site. Standards shall meet County requirements. As an alternative, the Imperial Center management may wish to undertake landscaping irrigation with nearby agricultural water.

Alternative Two

HPUD would provide both water and sewer services to HPUD in Alternative Two. Alternative Two proposes to extend single project specific sewer and water lines to the Imperial Center project. This alternative would include upgrading the capacity of HPUD's water plant.

As stated above, this alternative would have a single project specific eight inch water line

extended from an existing point of connection to Imperial Center. Likewise, a 12 inch force main sewer line will be extended from an existing point of connection to Imperial Center. Two pump stations, one for both sewer and water, would be utilized in this alternative. It would not include a looped infrastructure water lines.

Alternative Two would provide water to the Imperial Center during peak hours using water that will be stored in a 800,000 gallon water tank. This tank will be located in Lot 3 on the tentative map. HPUD would replenish the tank during off-peak hours. Fire pressure and water availability would be sufficient to satisfy all fire protection needs.

Alternative Two is estimated to cost $2.3 million for infrastructure improvements. HPUD has stated that they intend to upgrade their water treatment plant. These improvements may be financed by a variety of mechanisms. Community Facility Districts (CFD's) or developer fees with reimbursement agreements may be used to finance these improvements.

The demand for water from the Imperial Center will increase in Alternative Two from Alternative One because the Imperial Center will not be able to use recycled water for irrigation purposes. For this reason, water demand for irrigation purposes will increase by 40,186 gallons per day.

Exhibit 2 provides a graphical detail of the proposed Alternative Two.

Alternative Three

HPUD would provide both sewer and water services to Imperial Center in Alternative Three. The proposed infrastructure would include improvements that are included, as a full-buildout, in the Heber Public Utility District Service Area Plan.

The HPUD would upgrade its water plant capacity under this alternative. This alternative would also include a looped water infrastructure system.

Alternative Three is estimated to cost $2.4 million for infrastructure improvements. HPUD has stated that they intend to upgrade its infrastructure. These improvements may be financed by a variety of mechanisms. Community Facility Districts (CFD's) or developer fees with reimbursement agreements may be used to finance these improvements.

Like Alternative Two, the demand for water from the Imperial Center will increase in Alternative Two from Alternative One because the Imperial Center will not be able to use recycled water for irrigation purposes. For this reason, water demand for irrigation purposes will increase by 40,186 gallons per day.

Exhibit 3 provides a graphical detail of the proposed Alternative Three.

Table 8-2 **Engineers Estimate for Potable Water Demand for Imperial Center**								
Facility	**Area**	**Occupancy ft^2/ Person**	**People/Unit**	**Gallons/day per capita**	**Average Gallons/day**	**Usage Hours**	**Peak Flow Factor**	**Peak Gallons/min**
Information Exhibit Rest Rooms	15,000 ft^2	30	500	10	5,000	6	3	42
Wholesale Outlet Mall Restrooms, Interior Landscaping, Food Service Facilities	460,000 ft^2	30	15,333	3	46,000	10	2	153
Multiplex Cinema Restrooms, Food Service	83,000 ft^2	14	5,929	3	17,786	6	3	148
Hotel 200 Rooms Rooms, Laundry, Interior Landscape, Janitorial Services, Banquet Services	135,000 ft^2	200	675	52	35,000	11	3	159
Hotel/Plaza Restaurant Restrooms, Kitchen	10,000 ft^2	15	667	30	20,000	12	3	83
Plaza Auction Court Restrooms, Janitorial	95,000 ft^2	30	3,167	9	28,5000	6	3	238
Convenience Market/Gas Restroom, Kitchen, Food Service	37,000 ft^2	30	1,233	6	7,400	12	2	21
Retail Pads (eleven) Restrooms, Kitchens	55,000 ft^2	30	1833.33	10	18,333	12	2	51
Total of all Above			29,337		**178,019**			895

Water Assessment and Availability

This section of the Specific Plan will address the availability of potable water to service the proposed development. The County of Imperial has conducted a Water Assessment to satisfy the conditions of Senate Bill 610. This section of the Specific Plan will provide a summary of this assessment.

As discussed above in Alternative One, this Specific Plan calls for the potential construction of a water plant to treat the raw water that is supplied to this development. The Imperial Irrigation District would supply raw water to the water plant that the Heber Public Utility District will operate.

Alternative Two and Three propose that the Imperial Center receive treated water from HPUD. HPUD has recently received a written contract that will ensure that it will receive raw water for its urban uses into the future. The contract is included as an exhibit in the County's Water Assessment.

The 2000 Imperial Irrigation District Urban Water Management Plan is included in this document as an appendix. The document analyzes the both historical and projected water use within Imperial Valley and its surrounding service area. The Urban Water Management Plan states:

"For the purposes of this report and compliance with the Urban Water Planning Act, three years were selected to estimate a minimum annual water supply. The selected three years are 2001, 2002, and 2003. If during the years 2001, 2002, and 2003 there were a minimum water volume supply from the

Colorado River, it would be 3.1 million acre-feet according to a voluntary self imposed cap proposed in the QSA.

Under a worst case water supply scenario the Imperial Irrigation District is confident that urban water users (which comprise less than two percent of its annual water deliveries) can be assured delivery of their required water supply. Due to its present perfected water rights and the relatively small water demand of non-agricultural water users, the Imperial Irrigation District would not reduce or cut back urban water deliveries even in years of reduced deliveries. Since its inception in 1911, the Imperial Irrigation District has never been denied the right to divert the amount of water it has requested for agricultural purposes and other beneficial uses."

The Plan states that even under the "multiple reduced demand years" where water is restricted, urban water deliveries will not be reduced. The most recent "multiple reduced demand years" were 1991-1993. Table 8-4, from the Urban Water Management Plan, illustrates that even during these years, water supply was significantly greater than water demand.

Table 8-3
Imperial Irrigation District
Annual Water Supply Reliability

			Multiple Reduced Demand Water Years		
	Average/Normal Water Year (1995)	**Single Reduced Demand Water Year (1992)**	**Year 1 (1991)**	**Year 2 (1992)**	**Year 3 (1993)**
Water Use	3,070,582	2,572,659	2,898,963	2,572,659	2,772,148
Water Supply	3,373,233	3,463,992	3,375,173	3,463,992	3,457,909
Unit of Measure is Acre-Feet					

As stated in Table 8-3 above, the expected water consumption of the Specific Plan Area is 178,019 average gallons/day. This water usage is well below the Specific Plan Areas approximate historical water usage, as provided by IID.

It is the intention of this Specific Plan and the County of Imperial's Water Assessment to provide assurance that this development will have water available for its needs. The amount of water that IID has available for consumption by new urban development, as detailed in the Urban Water Management Plan, and the ability of the water plant operator to contract for this water sufficiently demonstrates the availability of water for this development.

STORM DRAIN

Proposed Drainage System

The County will require drainage facilities to be installed as development proceeds. Drainage facilities within the study area will include the following:

- Street improvements will include curb and gutter to convey surface flows in an orderly and easily maintained manner.

- Catch basins and underground storm drains will be installed to convey flows as the street capacities are exceeded.

- Detention basin(s) will be constructed to control the developed run off, help mitigate downstream drainage problems, and replenish ground water supplies.

The County Public Works Department will determine the materials, standards and specifications for the proposed drainage system.

Storm Water Retention

The primary storm water retention basin will be completed prior to 40% of the complex being issued any occupancy permits. Temporary basins will be constructed to accommodate the needs for the early phases of construction activity. The primary storm water retention basin will also serve as park and open space area for the community. The size of basins will be determined at the subdivision process. Storm water retention shall be the responsibility of a property owners' association.

EXISTING PUBLIC SERVICES

This section reviews the existing public services, such as police, fire, medical and solid waste services that currently exist.

1. Police Protection

This site being in the unincorporated portions of Imperial County is dependent on police protection from the Imperial County Sheriffs Department. In extreme emergency or as a back up to the Sheriff other law enforcement divisions do provide an "as needed" service. This includes the City of Calexico, and the Highway Patrol, etc.

2. Fire Protection

Fire protection for this area is provided by the Imperial County Fire Department, whose secondary station is located in the town site of Heber.

3. Medical Services

Medical (emergency) services for this site are currently provided by an independent ambulance provider in conjunction with two hospitals. The El Centro Regional Medical Center and the Brawley Pioneers Hospital are the two primary care facilities.

There are also a number of private physician offices and urgent care centers available within the City of Calexico and the City of El Centro.

4. Solid Waste Disposal

Solid waste to this project site is currently not required as no on site uses exist that would demand such service. Currently residents within the Town site of Heber are offered two options to dispose of their solid waste. For a land use fee, residents can put their solid waste at the curb for pick up by Environmental Services whose site is located at Dogwood and Robinson Road or they can use the Imperial County Landfill.

5. Property Owners' Association

An Association of Property Owners shall be formed in order to ensure that the requirements and standards of this Specific Plan shall be implemented and in order to provide and maintain common signage, parking, walkways and landscaping. This Association of Property Owners shall be established as a deed restriction for each subdivided property within this project.

EXISTING PUBLIC UTILITIES

This section discusses the existing public facilities at the site such as electricity, phone, and other public utilities that are located on the project area.

1. Electricity

The Imperial Irrigation District currently supplies most of Imperial County, with the exception of the northeastern portion with electrical energy.

As there are no significant improvements on this site at this time, no service has been provided, however the Imperial Irrigation District's facilities encroach through the site.

2. Gas

There is no natural gas system available to the site at this time as the nearest location of a natural gas main is located at State Highway 111 and Chick Road.

3. Telecommunications

Telecommunications are provided by a variety of suppliers in this County, including but not limited to Pac Bell. However at this time while the site would have access to such a service, there is no service being provided to this particular site.

SCHOOLS

The Imperial Center Specific Plan is located within the Heber School District, which provides elementary, middle and high school education for students in grades K-8. Central Union High School District in El Centro provides for 9-12 education.

The Imperial Center Specific Plan applies specifically to the area stated in this plan. In the event that the Imperial Center Specific Plan does not address specific policy or regulatory information, then the County's zoning, subdivision and other local ordinances shall apply.

The following table summaries the existing site.

Table 8-4
Summary of Existing Facilities

	Existing Facility	Location	Type of Service / ID	Classification
1.	Land Use	Project area	A-2	Agriculture
2.	Overlay Zone	Project area	Urban Area	Heber Specific Plan Area
3.	Other designations	Project area	Utility	Heber Utility Service Area
4.	Arbatti Road	East of Hwy 111	N/a	Local County Road
5.	Yourman Road	Between Arbatti Road and Heber Road	LOS A to B	Local County Road
6.	Heber Road	East of Hwy 111	LOS C to D	Minor Arterial
7.	State Highway 86	West of the project area	LOS C	State Highway
8.	State Highway 111	South of Arbatti Road and north of Heber Road	N/a	4-lane State Highway
9.	Interstate 8	3 miles north	N/a	Federal Highway
10	Airport	Calexico	N/a	N/a
11	Transit	None	N/a	Bus Route
12	Bicycle	None	N/a	N/a
13	Pedestrian	None	N/a	N/a
14	Sewer	None	N/a	N/a
15	Water	Yes	Agricultural	Irrigation
16	Drainage	Adler Drain	Agricultural runoff	Open earth channel

Table 8-4
Summary of Existing Facilities

	Existing Facility	Location	Type of Service / ID	Classification
17	Geology	Entire project area	N/a	SaltonTrough
18	Soils	Entire project area	N/a	Holtville Soil
19	Biology	Entire project area	N/a	To be determined
20	Parks and Recreation	Project area	N/a	N/a
21	Police	Project area	Police	N/a
22	Fire Protection	Project area	Fire protection	N/a
23	Medical Services	Project area	Medical	N/a
24	Solid waste	None	N/a	
25	Electricity	Easement	Electrical	N/a
26	Gas	N/a	N/a	N/a
27	Telecomm-unications	N/a	N/a	N/a
28	School	N/a	N/a	N/a

Table 8-5
Proposed Right-of-Way (R/W)

	Existing Facility	Existing R/W	Proposed R/W	Proposed Classification
1.	Abatti Road	60 Feet	84 Feet	Major Collector
2.	Yourman Road	60 Feet	84 Feet	Major Collector
3.	Heber Road	84 Feet	126 Feet	Prime Arterial

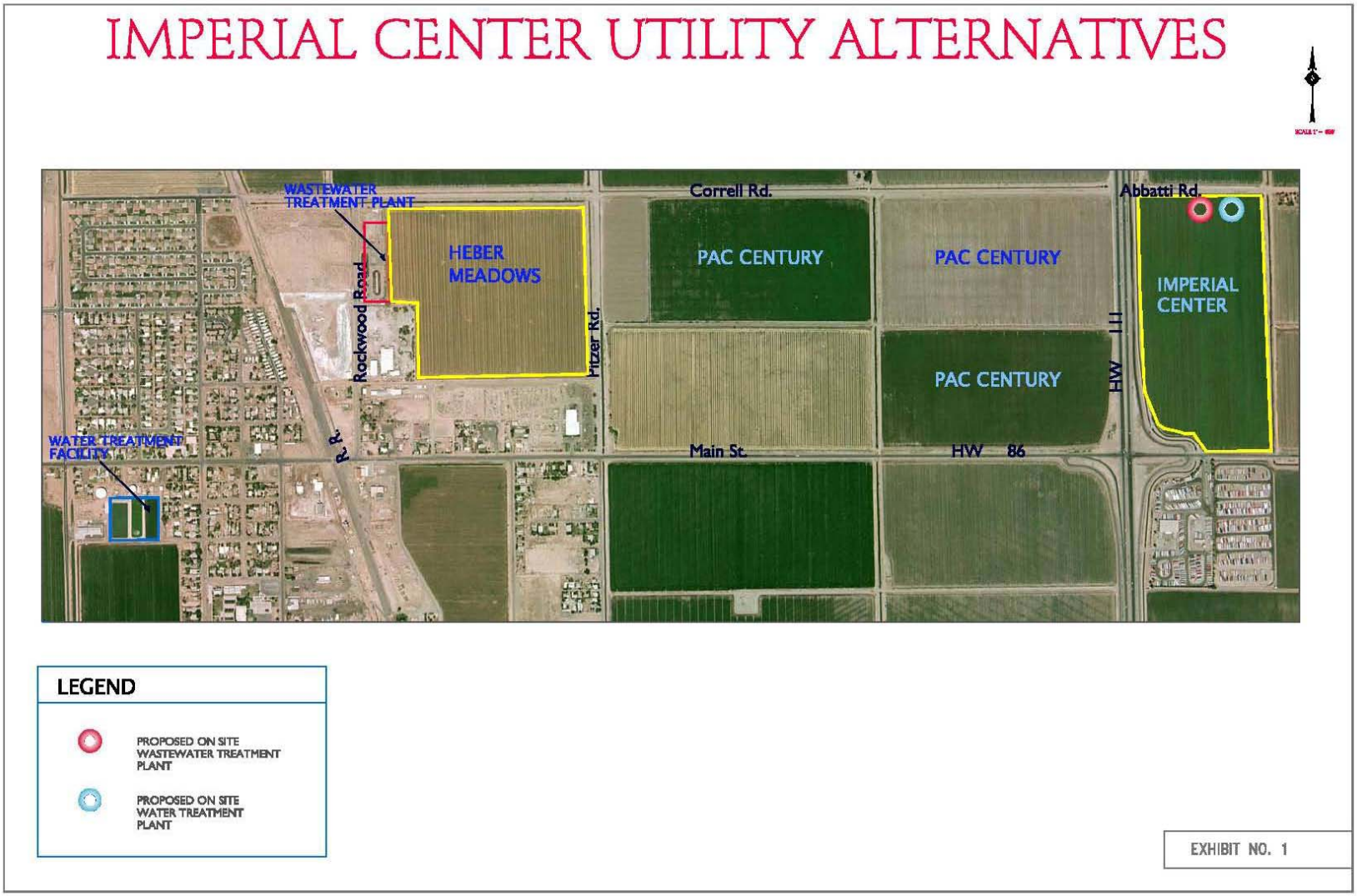

Figure 8-B – Sewer & Water System Plan – Alternative One

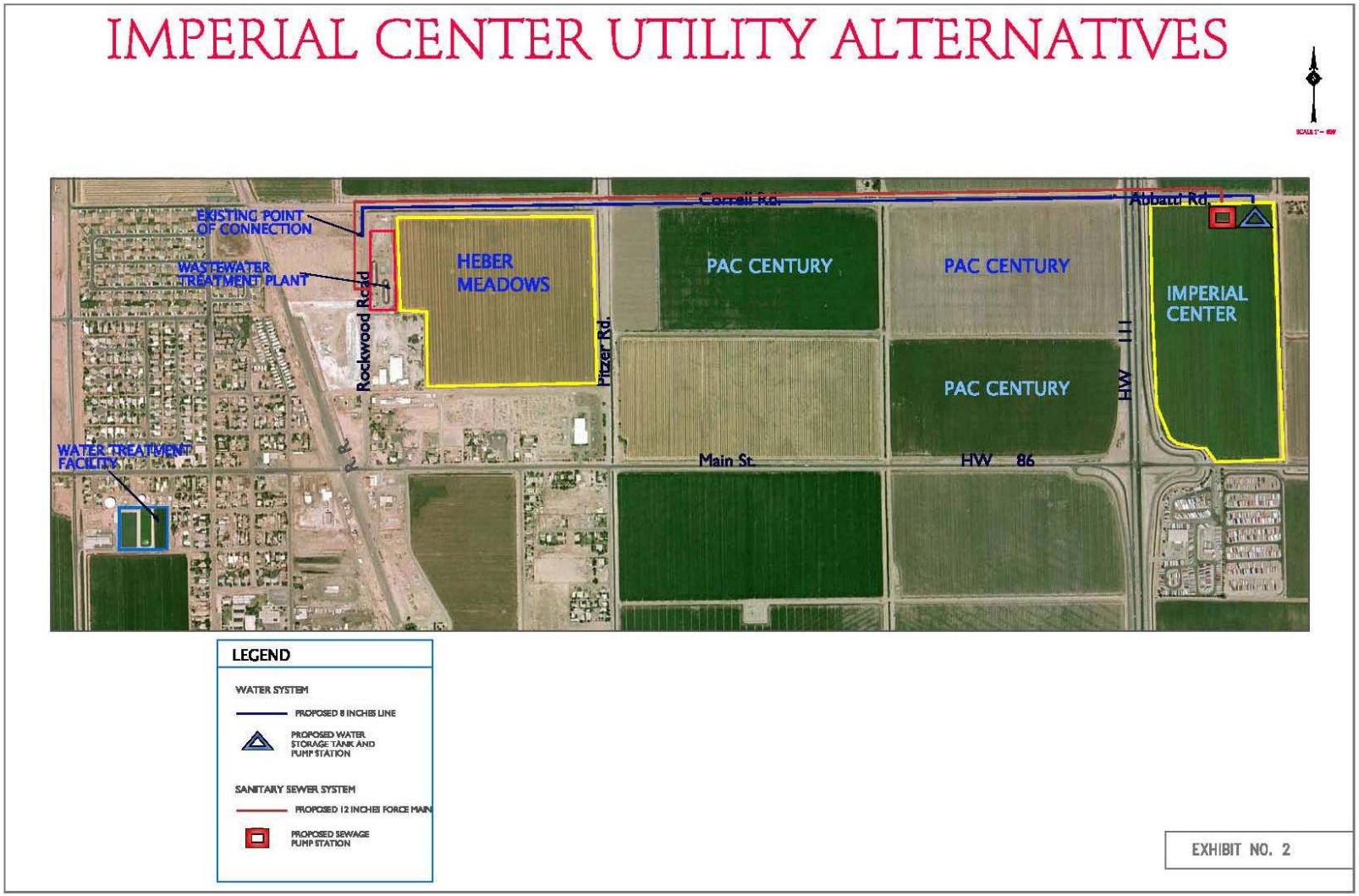

Figure 8-C – Sewer & Water System – Alternative Two