

# **EXHIBIT A**



***Draft***

# **SERVICE AREA PLAN UPDATE**

*June 10, 2015*

**Prepared By:**



**CITY OF IMPERIAL**  
**DRAFT SERVICE AREA PLAN**

*Prepared By:*



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*Submitted to:*

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LOCAL AGENCY FORMATION COMMISSION  
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June 10, 2015

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### Appendices

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## INTRODUCTION & BACKGROUND

### I. INTRODUCTION

#### A. History of Municipal Service Reviews

In 1997, Assembly Bill (AB) 1484 established the Commission of Local Governance for the 21<sup>st</sup> 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. The Commission in their final report identified four critical findings, as follows:

- *The future will be shaped by continued phenomenal growth;*
- *California did not have a plan for growth;*
- *Local Government budgets are perennially under siege;*
- *The public is not engaged.*

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).

#### B. Purpose of the Service Area Plan

Service area plans are intended to assess current service demand and future service needs within an agency'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 save and prime agricultural lands, and efficiently extending government services. The City of Imperial Service Area Plan will provide the Imperial County Local Agency Formation Commission with a detailed description and analysis of how facilities will be provided in the proposed sphere of influence.

### **C. Requirements of a Service Area Plan**

The requirements of the contents of an up to date 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 plan requirements:

1. *Growth and population projections for the affected area.*
2. *Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.*
3. *Financial ability of agencies to provide services.*
4. *Status of, and opportunities for, shared facilities.*
5. *Accountability for community service needs, including governmental structure and operational efficiencies.*
6. *Any other matter related to effective or efficient service delivery, as required by commission policy.*

### **D. Role of the Imperial County Local Agency Formation Commission**

The Imperial County Local Agency Formation Commission (IC LAFCO) is charged with the review and approval of the City of Imperial 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.

The Imperial County LAFCO responded to the new mandates of AB 2838 by adopting State Municipal Service Review Guidelines from the Governor's Office of Planning and Research (OPR) as the Imperial County LAFCO's new Service Area Plan Guidelines. Imperial County LAFCO requires a service area plan be approved prior to approval of a sphere of influence amendment and/or annexation. Imperial County LAFCO must be able to ascertain that there will be sufficient public facilities within the requested sphere of influence or annexation consistent with the following:



- a) *In conducting a service review, the Commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area.*
- b) *The Commission shall conduct a service review before, or in conjunction with, but no later than, the time it is considering an action to establish a sphere of influence in accordance with Section 56425 or Section 56426.5 or to update a sphere of influence pursuant to Section 56425.*

## **E. Current Status of the City of Imperial Service Area Plan**

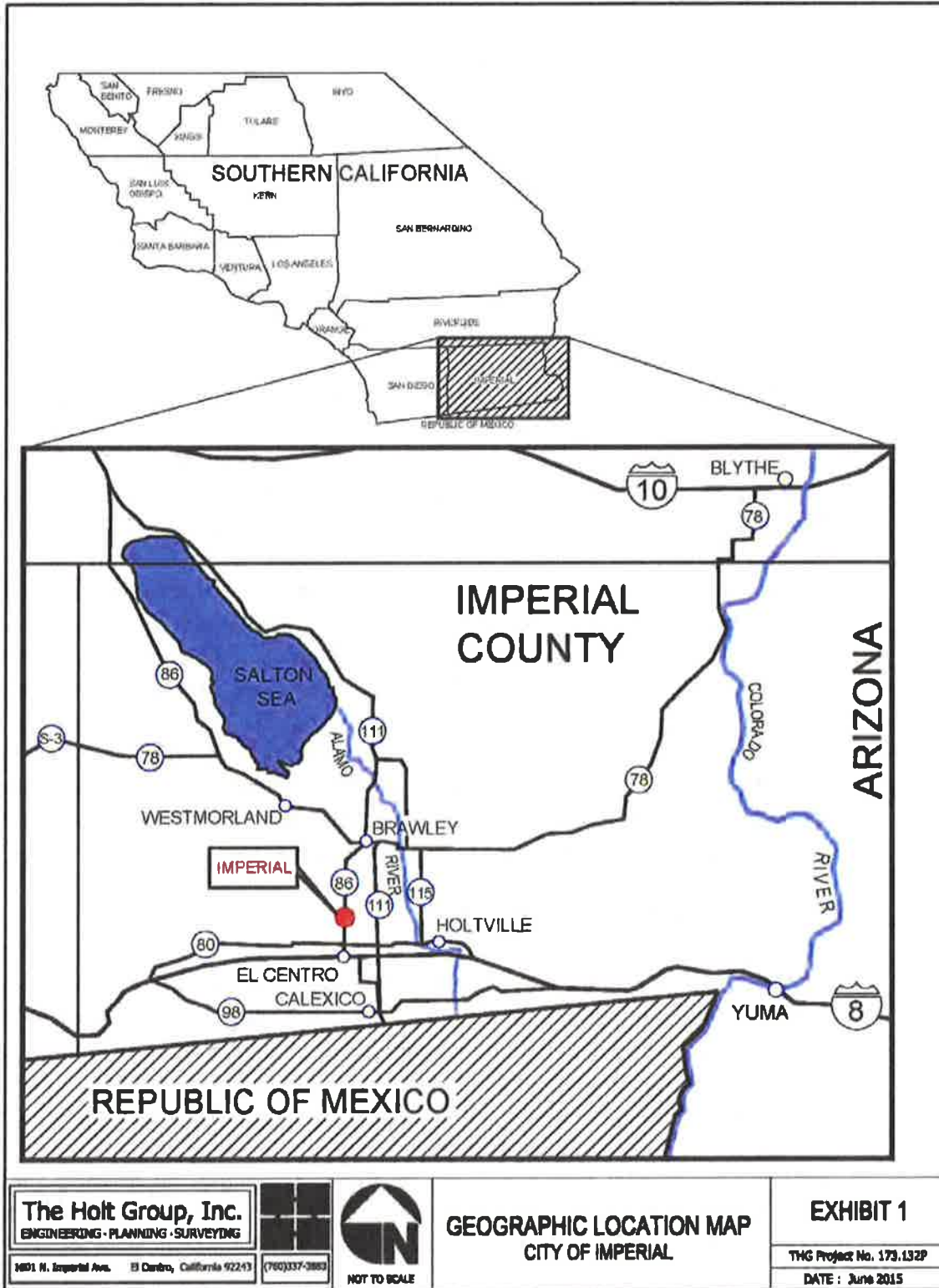
The last City of Imperial Service Area Plan (SAP) was prepared in 2007 by Howes, Weiler & Associates and was adopted by LAFCO on June 26, 2008. Since its adoption, there have been some modest changes in growth projections and facility improvements. The 2007 data had made some aggressive growth projections, and thus service demand was projected to be higher. This demand has since been modestly adjusted as presented herein. There are some modest changes to growth patterns within the proposed service areas. This new updated Service Area Plan provides a more current analysis of existing public facilities and services of the City of Imperial and indicates how the demand created by future developments within the City's service area would be met for each service and facility.

## **II. BACKGROUND**

### **A. Geographic Location**

The City of Imperial is a predominantly agricultural community situated 13 miles north of the U.S./Mexico border and is located in Imperial County. The City encompasses approximately 5.85 square miles and is adjacent to the northern boundary of the City of El Centro. State Route 86 serves the entire Imperial County, traverses the City of Imperial at a north/south orientation, and functions as the Town's main arterial. The City is home to many important operations including the Imperial County Airport, the Imperial Irrigation District Headquarters, and the El Centro Sector Headquarters of the U.S. Border Patrol, all of which contribute to employment opportunities and demand for housing thus impacting growth and service demand. **Exhibit 1-City of Imperial Geographic Location**, illustrates the regional location of the City of Imperial in relation to the rest of Imperial County.

Exhibit 1- City of Imperial Geographic Location



## A. City Limits and Existing Sphere of Influence

The legal City limits is uniquely shaped and may be generally described as bound by Treshill Road to the south (excluding a small area just south of the Aten Road & Clark Road intersection), extending west to Austin Road and northerly up to Ralph Road closer along Highway 86 in an irregular pattern, and easterly in the same diversified manner. The adopted Sphere of Influence follows a similar pattern, prioritizing growth areas to the east (refer to **Exhibit 2 – City Limits and Sphere of Influence Boundaries**).

The entire 2014 Sphere of Influence consisted of approximately 7,507 acres of land, 3,855 of which are within the City limits. There are some minor boundary changes proposed under this 2015 Service Area Plan Update as can be depicted in the same **Exhibit 2-City Limits and Sphere of Influence Boundaries**. The changes are described first as the inclusion of a sparsely developed area west of the City limits between Austin Road and the City's western legal boundary line. This area encompasses approximately 811 acres of low density residential, and is further discussed in the City's Planned Annexation areas at a 20 year horizon. The second change involves the inclusion of two vacant sites totaling 210 acres one of which is northeast of the City and a second along Dogwood Road both of which will allow for continuity in future annexations, within a twenty (20) year horizon. The final change involves the elimination of a 145 acre area located at the southeast intersection of Aten Road and Dogwood Road, (previously known as Castle Arch). The resulting final Sphere of Influence boundary map is noted as **Exhibit 2A 2015 Sphere of Influence & City Limits**. The final 2015 Sphere of Influence boundaries would encompass a total of 8,383 acres. The City of Imperial's ultimate goal and service area boundary is proposed to extend easterly to Highway 111 as depicted in **Exhibit 2B Planned 2020 Sphere of Influence**. This Service Area Plan will take into consideration facility demands into the expanded areas up to Highway 111 as planned expansion.

## B. Population and Demographics

The City of Imperial has the highest growth rate in the County (54.3 % since 2006 per the California Department of Finance). Based on population data available from the US Census Bureau and the State Department of Finance, the City of Imperial has experienced an aggressive population growth over the last couple of decades when taking into account growth trends since 1990. The City of Imperial was incorporated in July 12, 1904, had a population of 4,413 by 1990 and by 2014, had an estimated population of 16,708. From 1990 to 2010, the City had the highest growth in Imperial County, growing at an average annual growth rate of 12.94 percent compared to Imperial County as a whole which experienced an average growth rate of 2.99 percent for the same time period.

Exhibit 2 – City Limits and Sphere of Influence Boundaries

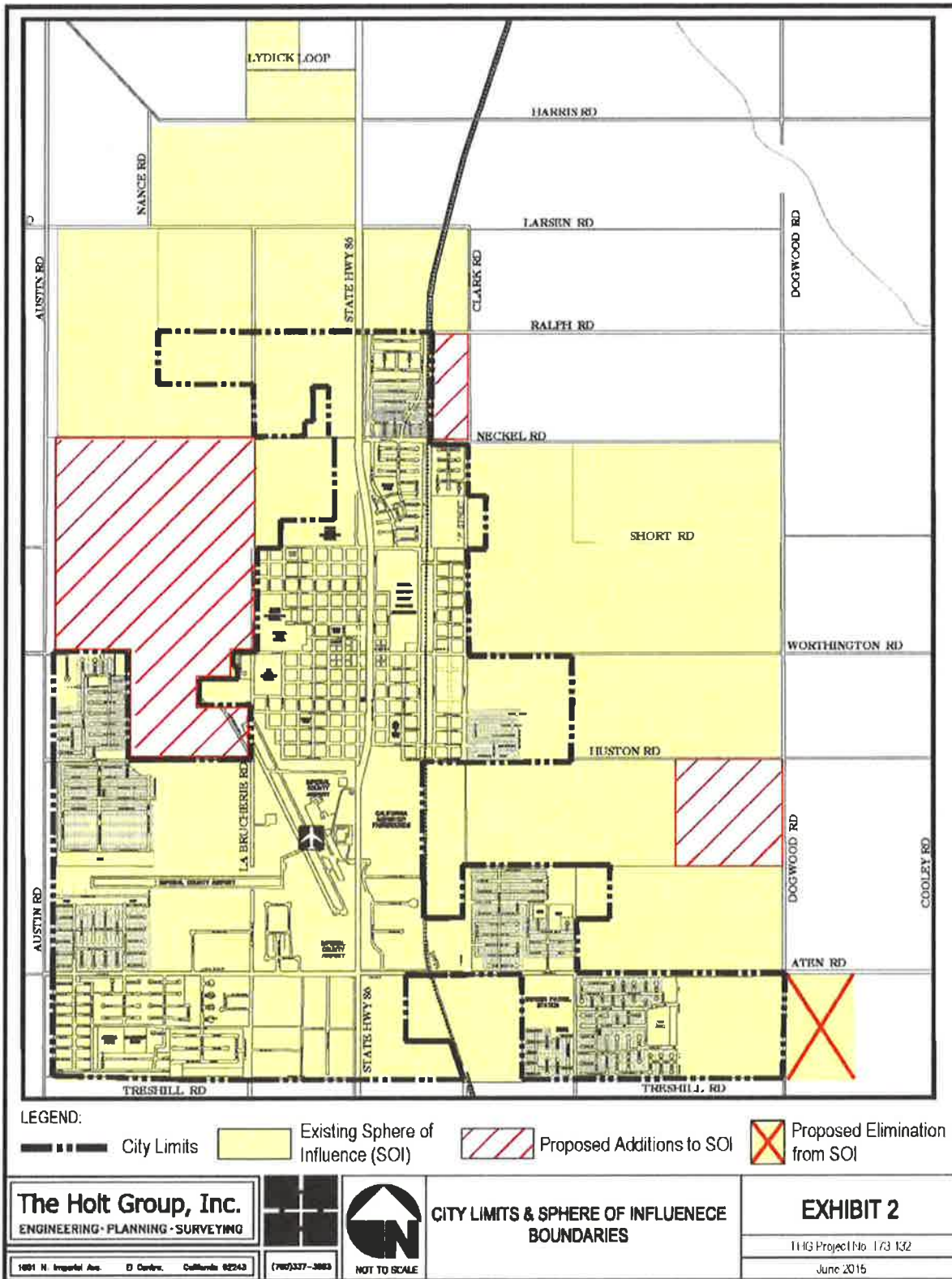




Exhibit 2A- 2015 Sphere of Influence Boundary & City Limits

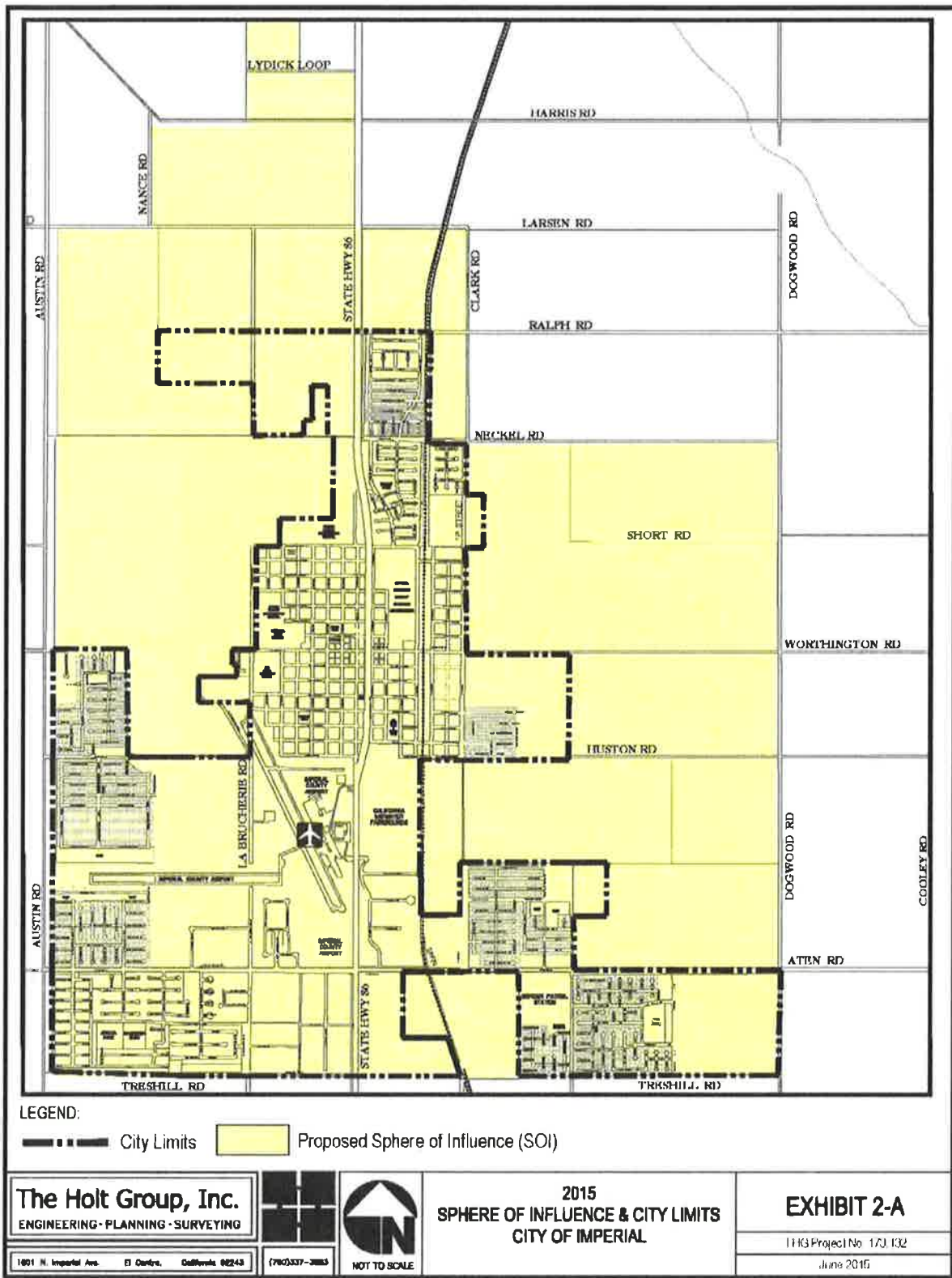
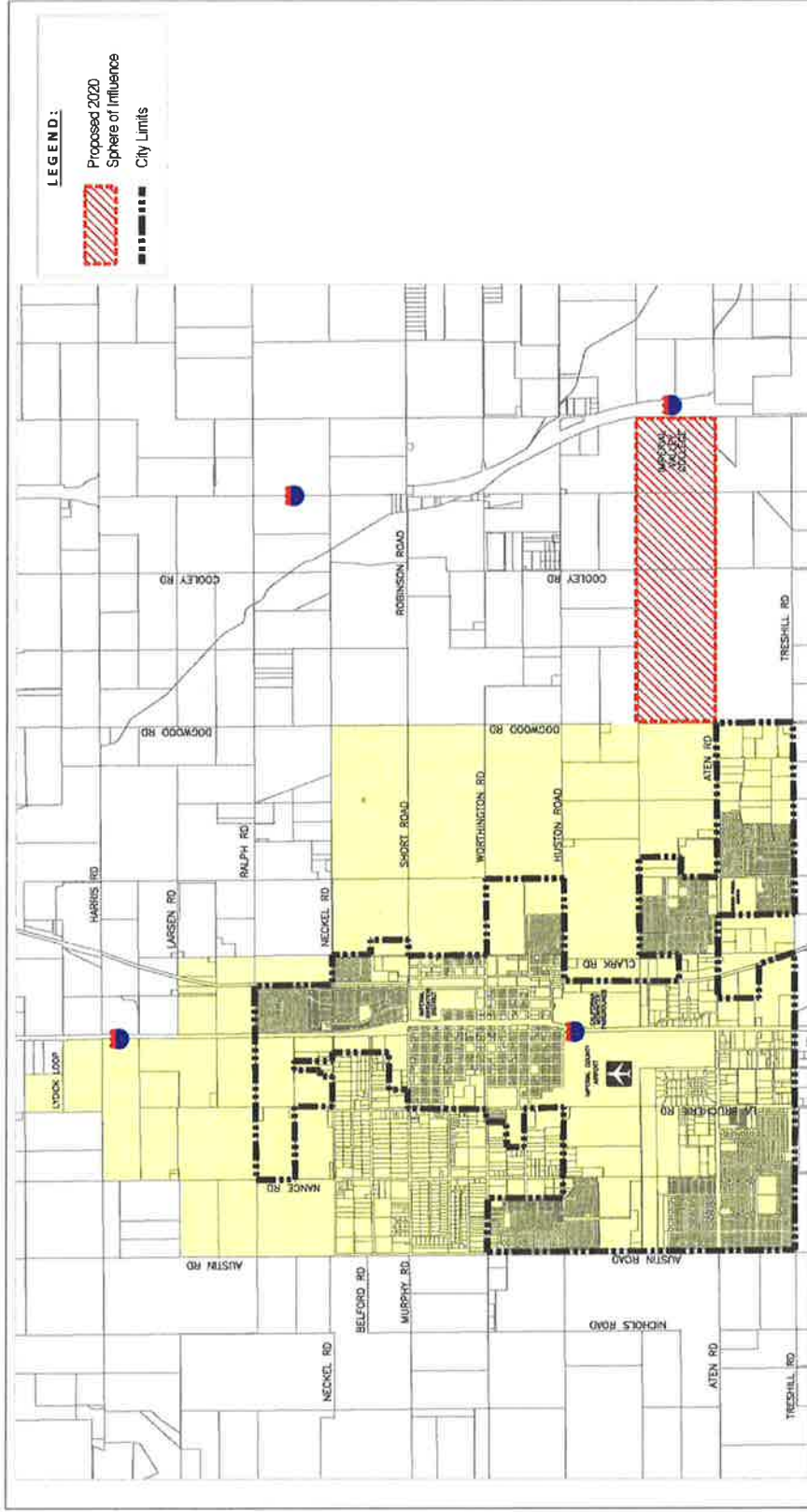
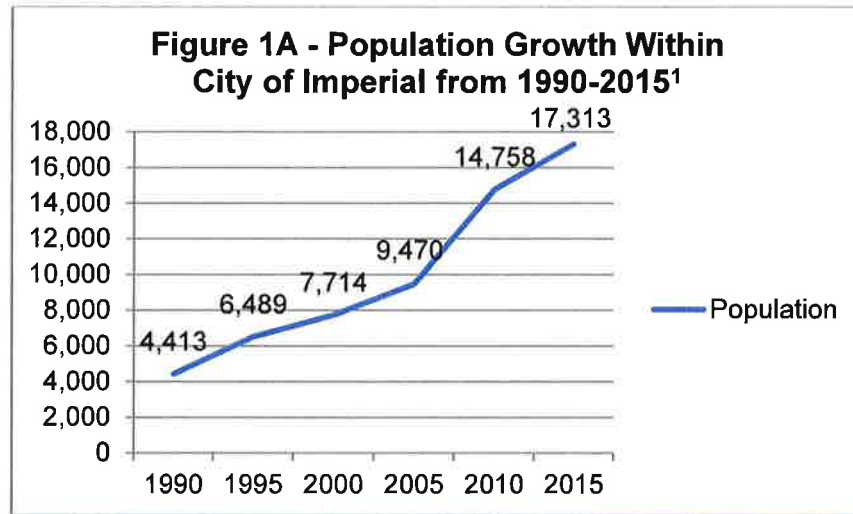


Exhibit 2 B- 2020 Planned Sphere of Influence



|  |   |  |  |
|--|---|--|--|
|  <p><b>The Holt Group, Inc.</b><br/>ENGINEERING PLANNING SURVEYING</p> <p>1801 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243<br/>760-337-3883</p> |  <p>NOT TO SCALE</p> | <p>PLANNED 2020 SPHERE OF INFLUENCE<br/>CITY OF IMPERIAL</p> | <p>EXHIBIT 2-B</p>                           |
|  |   |  | <p>PROJECT No. THG 173-132<br/>June 2015</p> |

**Figure 1-A** Depicts historic Population growth within the incorporated city limits in five year increments and as of January 2015.



Source: U.S. Census Bureau for 2010 statistics (actual building permits 2010 through 2015)  
<sup>1</sup>Imperial Building Permit records were used to estimate 2010-2015 population growth at 3.35 pphh

A consistent and robust housing market has been a major contributor to the aggressive population growth in Imperial. Another significant factor contributing to the population growth may be attributed to population demographics. Over 74 percent of the Imperial population is Latino, according to US Census figures. Culturally, Latinos tend to share households with extended family members. The City's average household size of 3.35 persons per household is significantly larger than the State's average household size at 2.90 persons per household (US Census, 2010). These statistics are important in determining what the service needs of the population are.

There is a vibrant population outlook associated with new development planned within the City's Sphere of Influence. Imperial'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. Imperial is also near the Imperial Valley Community College, which serves the entire region, and which along with its centralized location in the County, make Imperial an attractive location for residential, commercial, and industrial development. These factors and planned annexations highlight the importance of planning services and facilities to adequately serve the projected population. It is projected that by 2035 the City's population will be 26,923 (Source: Southern California Association of Governments 2012-2035 Regional Transportation Plan) and up to 62,541 when considering planned annexations. Population trends and projections are further discussed under Growth and Phasing Projections.

## B. City of Imperial Operations, Public Facilities and Services

The administrative offices of the City of Imperial are located at 420 South Imperial Avenue, and serve a constituency of approximately 4,859 persons (Imperial County Elections Office, January 2012). The governing structure consists of a five-member City Council elected by the public. A City Manager reports directly to the City Council and is charged with overseeing the City's operation and employees. The City also has a legal counsel that reports to the Council and the City Manager.

The City currently operates with 87 employees and had a 2014/2015 fiscal year General Fund budget of approximately \$8,551,547 and Enterprise Funds for Water (\$4,439,500) and Wastewater (\$3,415,567), for a total budget of \$14,620,252 (Source: City of Imperial Adopted Municipal Budget FY 2014-2015). The City of Imperial provides a full range of public services including administration, storm-water and drainage, fire protection, police protection, public library services, parks and recreation, transportation/circulation facilities, sanitary sewer and domestic water. Wastewater collection and treatment services and potable water treatment and distribution services by far demand the highest capital investment within the City's service area.

Having a comprehensive and reliable Service Area Plan is of utmost important for orderly growth and development. The City's Mission Statement is "To promote and provide for the safety, health and welfare of our citizens and business community, it is the Mission of the City of Imperial through its elected officials, appointed officials, employees and volunteers to:

- *Provide customer service in a professional, cost-effective and innovative manner, consistent with the values of integrity, teamwork, stewardship, competence, politeness and respect.*
- *Provide land use planning direction that preserves City heritage and quality of life while promoting community improvement and economic development.*
- *Commit appropriate revenues to fund innovative, high quality, cost-efficient City programs and services while maintaining adequate reserves for unforeseen event or opportunities.*
- *Regularly evaluate City programs and services and revise them when appropriate.*
- *Seek the involvement of citizens in City government and planning, and foster civic leadership.*



### III. ORGANIZATION AND STRUCTURE OF SERVICE AREA PLAN

This Service Area Plan discusses the services currently provided by the City of Imperial, 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. The intent of the Service Area Plan is to demonstrate the City's ability to provide adequate services within the sphere of influence boundaries in the event of new development with the City Limit or new annexations into the Sphere of Influence. 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 2035.

This document complies with the requirements of Section 56653(b) regarding the preparation of a plan for providing services (Service Area Plan) and provides the information necessary for LAFCO to conduct a municipal services review in compliance with Section 56430. This Service Area Plan document is further organized into the following six sections that satisfy the Guidelines adopted by the Imperial County LAFCO:

**INTRODUCTION AND BACKGROUND:** Provides a brief description of the City of Imperial as well as the general characteristics of the community and Service Area Plan requirements, including overall content of the Service Area Plan.

**EXECUTIVE SUMMARY:** Provides a brief summary of the services assessment and conditions identified in the plan and highlight critical information regarding existing facilities, demand, mitigation, their costs, and anticipated methods of financing.

**LAND USES IN ANNEXATION AREAS & GROWTH PROJECTIONS:** Provides a discussion on existing and planned land uses in the City's Sphere of Influence and describes potential impacts associated with population growth and projected service demand.

**BUILDOUT/PHASING PROJECTIONS:** Provides a discussion on build-out phasing projections within the 20-year planning period. The intent of this section is to provide an additional planning tool that may allow the City to anticipate future public facility needs and to budget monies for any identified improvements.

**PUBLIC FACILITIES AND SERVICES:** Provides a thorough description of current and planned facilities and services, and its current and projected adequacy. The following facilities and services are included in the review:

- I. Administrative Facilities
- II. Stormwater & Drainage Facilities
- III. Fire Protection Facilities
- IV. Police Protection Facilities

- V. Library Facilities
- VI. Parks and Recreation Facilities
- VII. Circulation & Transportation Facilities
- VIII. Sanitary Sewer Facilities
- IX. Domestic Water Facilities.

**FINANCING PLAN:** Identifies and discusses existing and potential sources of revenue and financing mechanisms for public facilities and services available to the City. In addition, this section would identify cost saving opportunities in shared facilities.

## EXECUTIVE SUMMARY

This Executive Summary provides a brief summary of the population projections to provide a context for the analysis and findings presented for each individual public facility in terms of the performance standard, existing facilities, existing facility demand versus anticipated future demand and its adequacy, mitigation, funding sources, annual budget and cost per capita.

### I. POPULATION PROJECTIONS

This Service Area Plan uses population projections based on the recent and anticipated annexations, as provided in the Growth Projections section of this document. The City of Imperial's January 2015 population was 17,313 and estimated to increase to just under 49,000 by 2025 and is expected to grow to just over 62,500 by the year 2035 when taking into account approved and planned development and not just a historic growth rate. The following table, City of Imperial Population Projections, projects the future population of the City of Imperial through Year 2035 in five year increments under both scenarios.

**Table E-1 City of Imperial Population Projections**

| Year | Population Projections At 2.23% Growth Rate <sup>1</sup> | Population Projections For Planned Development <sup>2</sup> |
|------|--|---|
| 2020 | 19,766   | 29,476  |
| 2025 | 22,072   | 48,692  |
| 2030 | 24,648   | 53,533  |
| 2035 | 26,923   | 62,541  |

<sup>1</sup>Growth rate based on SCAG 2012-2035 Regional Transportation Plan

<sup>2</sup>Calculated by determining realistic number of dwelling units from planned development in annexation areas and multiplying by 3.35 person per household.

### II. FINDINGS

The service review findings are based on information obtained from existing reports such as Preliminary Engineering Reports (PER's), Master Plans, Infrastructure Studies, Specific Plans, Adopted Budgets, Capital Improvement Plan and discussions with City Staff. The following facilities and services were reviewed: Administrative Facilities, Storm-water & Drainage, Fire Protection, Police Protection, Library Facilities, Parks & Recreation Facilities, Circulation & Transportation Facilities, Sanitary Sewer Facilities and Domestic Water Facilities. Findings for each facility/service are summaries in the preceding tables. Each table identifies the respective facilities

performance standard which is the desired level of service that the respective public facility must provide and subsequently describes the corresponding facilities assessment to meet current and future demands.

#### A. Administrative Facilities

Administrative facilities include buildings that house administrative staff and that provide general administrative services to Imperial residents and the business community. Examples of administrative services include utility billing and collection, services to the City Council, planning and development services and other similar administrative functions of the City.

| Administrative Facilities     |  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
|-------------------------------|--|------------|--------|-----------|----------|--------------|--------|-------------|----------|------------------|----------|--------------------|--------|---------------|----------|--|-----------------|
| <b>Performance Standard</b>   | 842 SF of Building Space/1,000 Population  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Existing Facilities</b>    | <table> <tr> <td>City Clerk</td> <td>306 SF</td> </tr> <tr> <td>City Hall</td> <td>2,523 SF</td> </tr> <tr> <td>City Manager</td> <td>866 SF</td> </tr> <tr> <td>Legislative</td> <td>1,000 SF</td> </tr> <tr> <td>Community Center</td> <td>2,568 SF</td> </tr> <tr> <td>Parks &amp; Recreation</td> <td>288 SF</td> </tr> <tr> <td>Senior Center</td> <td>2,337 SF</td> </tr> <tr> <td></td> <td><u>9,888 SF</u></td> </tr> </table> | City Clerk | 306 SF | City Hall | 2,523 SF | City Manager | 866 SF | Legislative | 1,000 SF | Community Center | 2,568 SF | Parks & Recreation | 288 SF | Senior Center | 2,337 SF |  | <u>9,888 SF</u> |
| City Clerk                    | 306 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| City Hall                     | 2,523 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| City Manager                  | 866 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| Legislative                   | 1,000 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| Community Center              | 2,568 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| Parks & Recreation            | 288 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| Senior Center                 | 2,337 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
|                               | <u>9,888 SF</u>  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Existing Demand</b>        | 2015: 14,577 SF  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Future Demand</b>          | 2020: 24,818 SF<br>2025: 40,998 SF<br>2035: 52,659 SF  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Adequacy</b>               | 2015 14,577 SF Deficient -4,689 SF   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Mitigation</b>             | By 2035 42,771 SF shall be added.  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Funding Sources</b>        | Current: Property tax, sales tax, license & permit fees, fines & penalties, service charges, and Development Impact Fees<br><br>Future: Continue existing sources and explore general obligation bonds or City-wide Community Facilities District  |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Annual Budget</b>          | \$2,321,318 FY 14/15   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |
| <b>Cost Per Capita (2015)</b> | \$134.08   |            |        |           |          |              |        |             |          |                  |          |                    |        |               |          |  |                 |

## B. Storm-Water & Drainage Facilities

Storm-water and drainage facilities include facilities that carry off excess water and more specifically for the purpose of conveying storm water 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. These facilities are largely City owned facilities that convey storm water runoff into the main water drainage system managed by the Imperial Irrigation District (IID).

| Drainage & Stormwater Facilities |  |
|----------------------------------|--|
| <b>Performance Standard</b>      | City of Imperial Design Guidelines, NPDES Requirements, IID Discharge Requirements, and any FEMA Requirements. Performance shall convey up to a 100-year storm incident.   |
| <b>Existing Facilities</b>       | Five primary drainage zones within the City consisting of ditches, pipes, retention basins and surface flow.   |
| <b>Existing Demand</b>           | TBD-As new development occurs  |
| <b>Future Demand</b>             | To be determined based on the rate and type of new development assessed at the time of plan review.  |
| <b>Adequacy</b>                  | <p>There are some areas within the incorporated City Limits that experience flooding conditions during storm events, but all areas are able to discharge within 72 hours.</p> <p>There are some areas planned for future annexation that are sparsely developed as residential low density that experience flooding during large storm events due to native material shoulders and lack curb and gutter.</p> |
| <b>Mitigation</b>                | Developer responsibility to improve in accordance with performance standards and implement best management practices prior to permit issuance.   |
| <b>Funding Sources</b>           | <p>Current: Property tax, sales tax, license and permit fees, charges for services and other miscellaneous sources.</p> <p>Future: Continue existing sources and implement Community Facility Districts or Community Service Districts</p>   |
| <b>Annual Budget</b>             | \$34,505 FY 14/15  |
| <b>Cost Per Capita (2015)</b>    | \$1.99   |

**C. Fire Protection Facilities**

Fire Protection facilities include the fire station, and other support equipment including firefighting equipment such as fire engines, water tenders, and other firefighting units. Fire facilities also include the staffing level needed to man and operate the aforementioned equipment and deliver emergency and fire-protection services. The City of Imperial contracts with the County of Imperial for fire protection and emergency services in accordance with the Agreement for Fire Protection Services dated June 18, 2014.

| <b>Fire Protection Facilities</b>          |  |
|--|--|
| <b>Performance Standard</b>                | Five (5) Minute Response for Medical Emergencies<br>Seven (7) Minute Response for Structural Fires   |
| <b>Existing Facilities &amp; Personnel</b> | One (1) 500 Gallon Engine (City Owned)<br>One (1) 500 Gallon/105 FT Ladder Truck (City Owned)<br>One (1) 1,000 Gallon Engine (County Owned)<br>One (1) 1,800 Gallon Water Tender (County Owned)<br>One (1) 2,500 Gallon Water Tender (County Owned)<br>One (1) 1,500 Gallon Aircraft Crash Rescue Truck (County)<br>One (1) Medium Rescue Squad (County Owned)<br>One (1) Hazardous Devis (Bomb) Unit (County Owned) |
| <b>Existing Demand</b>                     | 2015 – 17 Firefighters   |
| <b>Future Demand</b>                       | 2020 – 29 Firefighters<br>2025 – 48 Firefighters<br>2035 – 62 Firefighters   |
| <b>Adequacy</b>                            | 2015: Adequate Response Time Meets City Needs  |
| <b>Mitigation</b>                          | All new development shall be assessed and new personnel shall be added to address increased demand.  |
| <b>Funding Sources</b>                     | Current: Property tax, sales tax, and Development Impact Fees.<br>Future: Continue existing sources and explore a Fire Suppression Assessment District and/or Special Tax.   |
| <b>Annual Budget</b>                       | \$894,000 FY 14/15 (14/15 Contract for Services \$869,699)   |
| <b>Cost Per Capita (2015)</b>              | \$51.63  |

**D. Police Protection & Law Enforcement Facilities**

Police facilities include the police station, and other support facilities and equipment including patrol vehicles which are owned by the City of Imperial. Police facilities further includes the staffing level needed to provide law enforcement and protection services. The City has at least a minimum of two police officers on duty per twelve hour (12) shift. Dispatching services are contracted through the City of El Centro Police Department.

| Police Protection & Law Enforcement Facilities |   |
|--|---|
| <b>Performance Standard</b>                    | Three (3) Minute Emergency Response Time<br>1.6 Officers/1,000 Population (2 Officers/vehicle)<br>.25 Non-paid Volunteer/1,000 Population<br>237 SF Building/Personnel  |
| <b>Existing Facilities &amp; Personnel</b>     | 3,788 SF Building For Police Station<br>Two and a half (2 ½) Records Clerk/Support Staff<br>One (1) Police Service Technician<br>Seventeen (17) Sworn Officers<br>Ten (10) Patrol Vehicles/ Six (6) Support Vehicles<br>One (1) Motorcycle<br>1 Volunteer |
| <b>Existing Demand</b>                         | 2015: 27 Officers/14 Vehicles/6,399 SF Building   |
| <b>Future Demand</b>                           | 2020: 47 Police Officers/24 Vehicles/11,139 SF Facility<br>2025: 77 Police Officers/43 Vehicles/18,249 SF Facility<br>2035: 100 Police Officers/50 Vehicles/23,700 SF Facility  |
| <b>Adequacy</b>                                | 2015: Deficient      -2,611 SF<br>-10 Officers<br>-4 Vehicles<br>-3 Volunteers  |
| <b>Mitigation</b>                              | Continue to monitor the response time and identify a funding mechanism for a new police station and possible dispatching services. Continue to obtain grants for crime prevention services.   |
| <b>Funding Sources</b>                         | Current: Property tax, sales tax, and Development Impact Fees as well as grant funds.<br>Future: Continue existing sources.   |
| <b>Annual Budget</b>                           | \$2,380,204 FY 14/15  |
| <b>Cost Per Capita (2015)</b>                  | \$137.48  |

### E. Library Facilities

Library facilities include the library space at the Imperial Public Library Building located at 200 W. 9<sup>th</sup> Street, 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.

| Library Facilities            |  |           |            |
|-------------------------------|--|-----------|------------|
| <b>Performance Standard</b>   | 217 SF of Building Space/1,000 Population  |           |            |
| <b>Existing Facilities</b>    | 4,920 SF (7,674 SF After Current Expansion)  |           |            |
| <b>Existing Demand</b>        | 3,757 SF   |           |            |
| <b>Future Demand</b>          | 2020: 6,396 SF<br>2025: 10,566 SF<br>2035: 13,571 SF   |           |            |
| <b>Adequacy</b>               | 2015   | 3,757 SF  | Sufficient |
|                               | 2025   | 10,566 SF | Deficient  |
| <b>Mitigation</b>             | Maintain Efforts to obtain funding in order to continue adequate service level.  |           |            |
| <b>Funding Sources</b>        | Current: Property tax, sales tax, and Development Impact Fees.<br>Future: Continue existing sources and explore a Community Facilities District, Special Assessment District, California Library Campaign Fund, State Public Library Fund, and CDBG funds and user fees. |           |            |
| <b>Annual Budget</b>          | \$210,751 FY 14/15   |           |            |
| <b>Cost Per Capita (2015)</b> | \$12.17 per capita   |           |            |

### F. Park and Recreation Facilities

Parks and recreation facilities include open space areas, both improved and unimproved for the purpose of recreational use. Facility amenities within the parks may include swings, slides, and shade structures for the use of the public. Open Space areas owned by the City of Imperial are also included under this discussion.



| Recreational & Park Facilities |  |              |                            |
|--------------------------------|--|--------------|----------------------------|
| <b>Performance Standard</b>    | 3 Acres of Parkland/1,000 Population   |              |                            |
| <b>Existing Facilities</b>     | 62.87 acres  |              |                            |
| <b>Existing Demand</b>         | 51.94 Acres  |              |                            |
| <b>Future Demand</b>           | 2020: 88.43 Acres<br>2025: 146.08 Acres<br>2035: 187.62 Acres  |              |                            |
| <b>Adequacy</b>                | 2015   | 51.94 Acres  | Sufficient/10 Acre Surplus |
|                                | 2025   | 146.08 Acres | Sufficient W Regional Park |
| <b>Mitigation</b>              | Continue to allow developers to dedicate parkland or pay the applicable Development Impact Fees. Also continue to pursue State and Federal Grant resources.  |              |                            |
| <b>Funding Sources</b>         | Current: Property tax, sales tax, Development Impact Fees and user fees.<br>Future: Continue existing sources and explore a Community Facilities District, Special Assessment District, CDBG funds, and other State and Federal funds. |              |                            |
| <b>Annual Budget</b>           | \$617,592 FY 14/15   |              |                            |
| <b>Cost Per Capita (2015)</b>  | \$35.67  |              |                            |

### G. Circulation and Transportation Facilities

Transportation facilities consist primarily of roadways and traffic lights, including Local and State owned roadways. Transportation facilities may also include pedestrian facilities such as sidewalks, bus stops and other transit facilities. The City of Imperial maintains over 71.2 miles (Source: 2013 ICTC records) of roadways and strives to maintain a level of service above a "C" Service level which at minimum operates with average delays occurring but having stable operation. This means that the volume to capacity ratio of the roadways is 0.70 to 0.79 and the stop delays range between 15.1 seconds to 25.0 seconds.

| Circulation and Transportation Facilities |  |  |   |
|---|--|--|---|
| <b>Performance Standard</b>               | Level of Service "C" or Better   |  |   |
| <b>Existing Facilities</b>                | 3.5 Lineal Miles of Highway<br>8± Lineal Miles of Major Arterials<br>7± Lineal Miles of Secondary Arterials<br>3± Lineal Miles of Industrial Collectors<br>50+ Lineal Miles of Residential Collectors  |  |   |
| <b>Existing Demand</b>                    | 71+ Lineal Miles of Roadway Infrastructure Management  |  |   |
| <b>Future Demand</b>                      |  | <b>New Construction Within City Limits</b> | <b>New Construction In Annexation Areas</b> |
|   | 2020   | \$31,540,000                               | \$35,250,000                                |
|   | 2025   | Unfinished 2020                            | \$24,340,000                                |
|   | 2035   | Unfinished 2025                            | \$ 4,580,000                                |
| <b>Adequacy</b>                           | Existing streets are operating at a volume to capacity ratio of .80 or better  |  |   |
| <b>Mitigation</b>                         | Continue to require fair share responsibility to developers and require a traffic study where new development will generate over 5,000 vehicle trips per day.  |  |   |
| <b>Funding Sources</b>                    | Current sources - General Fund, Motor Vehicle In-Lieu Tax, State Gas Tax, LTA Measure D, CalTrans Grants, Development Impact Fee and developer fair share contributions.<br><br>Future sources - Continue existing sources and explore the use of citywide Community Facilities District, Special Benefit Assessment District, Certificate of Participation, and Grants: SAFETEA, STP and/or CDBG. |  |   |
| <b>Annual Budget</b>                      | \$306,817 FY 14/15   |  |   |
| <b>Cost Per Capita (2015)</b>             | \$17.72  |  |   |

#### H. Sanitary Sewer Facilities

Wastewater treatment and sewer facilities include the City of Imperial Wastewater Pollution Control Plant (Wastewater Treatment Plant) and the sewer collection system that collects and conveys the wastewater to the wastewater treatment plant. Sanitary Sewer Facilities also includes various sewer lift stations that are owned by the City of Imperial.

| Sanitary Sewer Facilities     |  |           |                    |
|-------------------------------|--|-----------|--------------------|
| <b>Performance Standard</b>   | Meet or Exceed Peak Demand and NPDES Requirements  |           |                    |
| <b>Existing Facilities</b>    | 2.4 MGD Wastewater Treatment Plant<br>6 Miles of Force-Main Pipelines<br>16 Lift Stations<br>63 Miles of gravity main lines (6" to 24" diameter)   |           |                    |
| <b>Existing Demand</b>        | 1.731 MGD (calculated on 335 gallons per EDU)<br>1.4 to 1.6 MGD (actual demand)  |           |                    |
| <b>Future Demand</b>          | 2020: 7 MGD<br>2025: 10.5 MGD<br>2035: 12 MGD  |           |                    |
| <b>Adequacy (Treatment)</b>   | 2015   | 1.731 MGD | Sufficient         |
|                               | 2025   | 10.5 MGD  | Requires Expansion |
| <b>Adequacy (Collection)</b>  | Adequate   |           |                    |
| <b>Mitigation</b>             | The Imperial Wastewater Master Plan shall be followed for all new development and annexed areas in a development agreement that further specifies that improvements shall be completed per Local, State and Federal Requirements. Advance WWTP at Mesquite Lakes.  |           |                    |
| <b>Funding Sources</b>        | Current Funding - The primary sources of revenue are the sewer service charges and sewer capacity fees.<br><br>Future Funding - Continue to use existing sources and consider special assessment districts, community facilities districts, local bond issuance, developer contributions, development impact fees, and subsidizing loans and grant programs. |           |                    |
| <b>Annual Budget</b>          | \$3,415,567 FY 14/15   |           |                    |
| <b>Cost Per Capita (2015)</b> | \$197.28   |           |                    |

#### I. Domestic Water Facilities

Water treatment and distribution facilities include the City of Imperial's Water Treatment Plant and the distribution pipelines that convey potable water to residences and business within the service areas. Water facilities also includes water transmission lines and pump systems necessary for conveyance of water.

| <b>Water Facilities</b>       |   |                    |         |            |      |          |                    |
|-------------------------------|---|--------------------|---------|------------|------|----------|--------------------|
| <b>Performance Standard</b>   | <p>Water Treatment: Shall Meet Maximum Daily Flow</p> <p>Water Storage: Maximum Average Day Demand + 2,500 GPM Fireflow (4 hour period)</p> <p>Flow Velocity: 3 feet/second for peak demand and 15 feet/second for max day demand</p> <p>Water Pressure: 32 psi for peak day conditions and 20-35 psi for max day conditions</p> <p>Fire Flow Minimums: 1,200 GPM for residential<br/>2,000 GPM for commercial<br/>2,500 GPM for industrial</p> |                    |         |            |      |          |                    |
| <b>Existing Facilities</b>    | <p>7 MGD Water Treatment Plant</p> <p>6 MG Storage (three tanks 2 MG each)</p> <p>8 Pump Stations (at four independent locations)</p> <p>63 Miles of Water Pipelines (2"-16" in diameter)</p>   |                    |         |            |      |          |                    |
| <b>Existing Demand</b>        | <p>2.596 MGD (calculated on 502.5 gallons per EDU)</p> <p>1.9 MGD (actual demand)</p>   |                    |         |            |      |          |                    |
| <b>Future Demand</b>          | <p>2020: 10.5 MGD</p> <p>2025: 15.8 MGD</p> <p>2035: 17.9 MGD</p>   |                    |         |            |      |          |                    |
| <b>Adequacy</b>               | <table> <tbody> <tr> <td>2015</td> <td>1.9 MGD</td> <td>Sufficient</td> </tr> <tr> <td>2025</td> <td>15.8 MGD</td> <td>Expansion Required</td> </tr> </tbody> </table>  | 2015               | 1.9 MGD | Sufficient | 2025 | 15.8 MGD | Expansion Required |
| 2015                          | 1.9 MGD   | Sufficient         |         |            |      |          |                    |
| 2025                          | 15.8 MGD  | Expansion Required |         |            |      |          |                    |
| <b>Mitigation</b>             | <p>The City's Water Master Plan shall be followed for all new development and into annexed areas with a development agreement for facilities that further specify improvements shall be completed per Local State and Federal Requirements.</p>   |                    |         |            |      |          |                    |
| <b>Funding Sources</b>        | <p>Current Funding - The primary sources of revenue for water treatment and distribution facilities are the water service charges, water capacity fees and water turn on fees.</p> <p>Future Funding - Continue to use existing sources as well as consider special assessment districts, community facilities districts, local bond issuance, developer contributions, development impact fees, and subsidizing loans and grants.</p>          |                    |         |            |      |          |                    |
| <b>Annual Budget</b>          | \$4,439,500 FY 14/15  |                    |         |            |      |          |                    |
| <b>Cost Per Capita (2015)</b> | \$256.42  |                    |         |            |      |          |                    |

## LAND USES IN ANNEXATION AREAS & GROWTH PROJECTIONS

It is the intent of the City of Imperial to plan for growth via the orderly development of areas within the City's Sphere of Influence. 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 land uses, the availability of land, the planned land uses, and the anticipated population growth which are all critical factors on how the City will service the community.

### I. LAND USES AND ANNEXATION AREAS

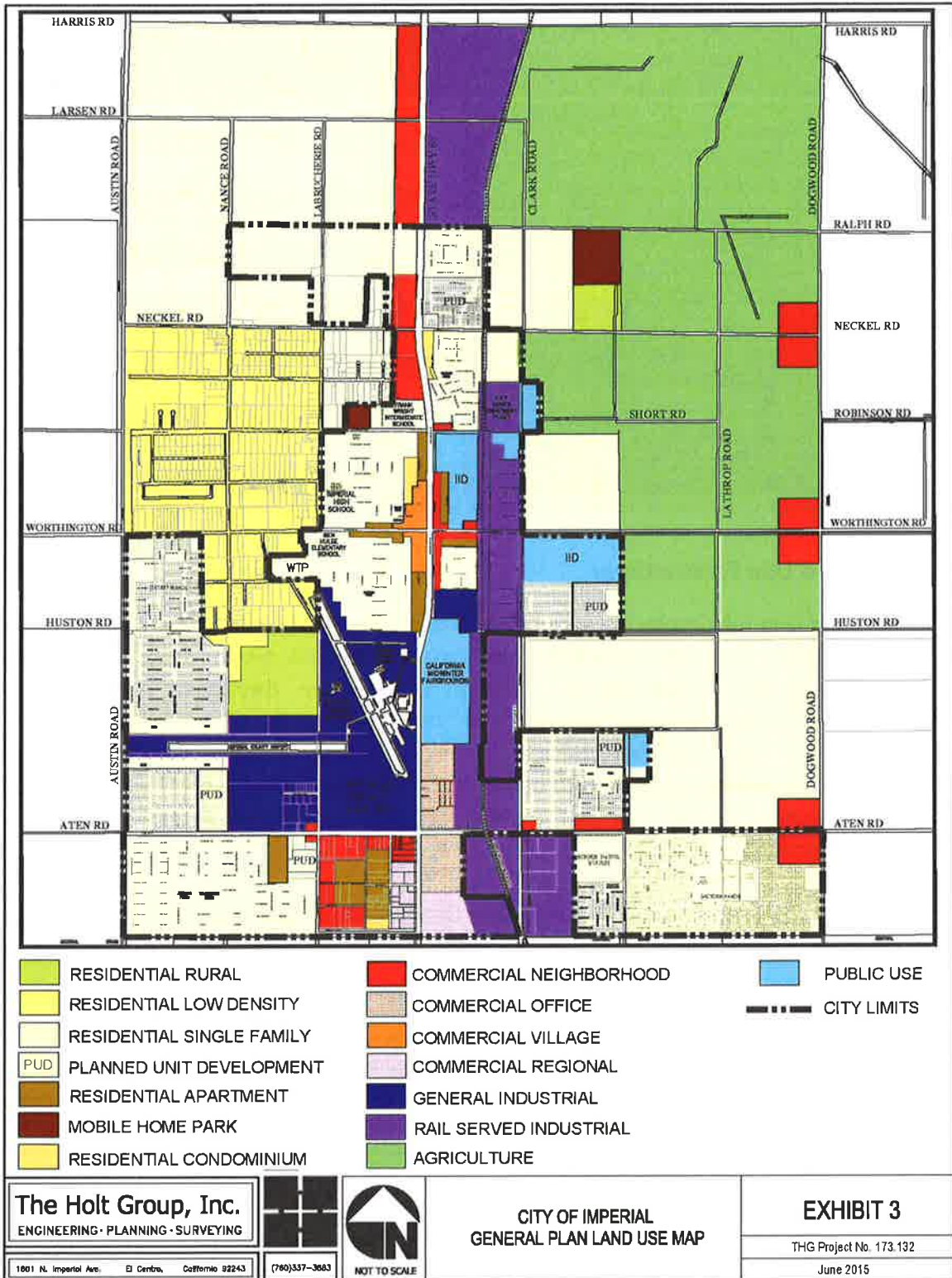
#### A. Land Uses

A land use survey was conducted for all areas within the City Limits and within the City's Sphere of Influence in 2014 during the City's Housing Element Update for the assessment of potential residential land use development opportunities. This document incorporates those land use findings and an inventory of additional non-residential land use designations available for development. The current City of Imperial General Plan land use designations were used to determine the available acreage, the future development potential for all vacant and underutilized land, and ultimately growth projections. Please Refer to **Exhibit 3 - General Plan Land Use Map**, which depicts the City's adopted land use designations.

Findings determined that within the established City of Imperial Sphere of Influence, there is ample opportunity for land development. Approximately 4,488 acres are vacant and undeveloped in potential annexation areas in addition to the 979+ acres of undeveloped land or land under development that currently exists within the City Limits of which 640+ can support residential land uses. It is important to note that a number of developable areas are classified as Specific Plan Areas.

Specific Plan Areas allow for a more comprehensive approach to land use planning. 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 prior to annexation. At least two Specific Plans have been recently prepared and approved by the City of Imperial for service consideration. **Table G-2 Developable Land by Land Use** distributes this acreage to specific land use designations as adopted under the General Plan and further accounts for these Service Area Plan areas and the remaining acreage for development.

Exhibit 3 - General Plan Land Use Map



**Table G-2 Developable Land by Land Use**

| Land Use Designation         | Acres Within City Limits | Acres Outside City Limits/SOI | Total Acres in Service Area |
|------------------------------|--------------------------|-------------------------------|-----------------------------|
| Residential Rural            | 129                      | 0                             | 129                         |
| Residential Low Density      | 0                        | 811                           | 811                         |
| Residential Single Family    | 263                      | 2,050                         | 2,313                       |
| Residential Condominium      | 0                        | 0                             | 0                           |
| Residential Apartment        | 8                        | 0                             | 8                           |
| Mobile Home Park             | 6                        | 0                             | 6                           |
| Planned Unit Development/PUD | 50                       | 0                             | 50                          |
| Specific Plan Area           | 185                      | 0                             | 185                         |
| Agricultural                 | 0                        | 1,132                         | 1,132                       |
| Village Commercial           | 4+                       | 0                             | 4                           |
| Commercial Neighborhood      | 84+                      | 140                           | 224+                        |
| General Industrial           | 100+                     | 0                             | 100+                        |
| Rail Served Industrial       | 150+                     | 355                           | 505+                        |
| <b>TOTALS</b>                | <b>979+</b>              | <b>4,488</b>                  | <b>5,467</b>                |

Source: City of Imperial General Plan Land Use Map used for Land Use Designations and Google Earth used for Acreage calculations.

**B. Land Use Restrictions**

Land Use restrictions are a significant factor affecting population growth and service demand. The City's residential land use designations provide for a wide range of development opportunities including single-family dwellings, mobile homes, manufactured housing, condominiums, multi-family units. These opportunities are offered at various densities, and include mixed use development (commercial/residential) for areas in the downtown Village Commercial Zone. The following table identifies the densities per acre which are allowed for each land use designation:

**Table G-3 -Land Use Designation Build Out Density**

| LAND USE DESIGNATION      | GENERAL PLAN DWELLING UNITS PER ACRE RANGE | VACANT BUILD OUT DENSITY PER ACRE |
|---------------------------|--|-----------------------------------|
| Residential Rural         | 0.5 – 1.0                                  | 1                                 |
| Residential Low Density   | 1.0 – 2.0                                  | 2                                 |
| Residential Single Family | 2.0 – 6.0                                  | 6                                 |
| Residential Condominium   | 5.0 – 30.0                                 | 20                                |
| Residential Apartment     | 20.0 – 30.0                                | 20                                |
| Mobile Home Park          | 7.0  | 7                                 |
| Agriculture               | .4   | .4                                |

Source: City of Imperial Zoning Ordinance, 2014

**C. Annexation History & Developable Land in Incorporated Areas**

The City experienced significant annexations during the housing boom of the 2000's. The City's most recent annexation dates back to 2007 at which time 188 acres designated for residential land uses were annexed into the City associated with the Morningstar development. Other recent annexation history includes the following:

- **2007 Morningstar Annexation-** Consisted of approximately 598 detached single family units and was approximately zero (0) percent built out as January 2015.
- **2005 Mayfield Annexation-** Consists of 168 lots approved of which forty (40) percent were built out as of January 2015.

These annexations contribute to the available developable land and/or land under development within the incorporated City Limits. Other areas within the incorporated City Limits under development include Monterrey Park (Residential Single Family) and Victoria Ranch (Residential Single Family/Specific Plan Overlay). There are also over eight (8) acres of Residential Apartment and over 125 acres of Residential Rural available throughout the incorporated city limits for in-fill development.

Table G-2 previously identified the total acreage by land use which includes all these discussed areas. It is assumed that all these developable areas within the incorporated City Limits will be built out within the next fifteen years and has a projected population of 9,025 when multiplying 2,694 anticipated units by the average household size of 3.35 persons per household (pphh).

**Table G-4 City Limit Developable Units**

| Land Use                  | Acres | Maximum Density | Maximum Units | Realistic Units <sup>1</sup> |
|---------------------------|-------|-----------------|---------------|------------------------------|
| Residential Rural         | 129   | 1               | 129           | 103                          |
| Residential Single Family | 263   | 6               | 1,578         | 1,262                        |
| Residential Apartment     | 8     | 20              | 160           | 128                          |
| Mobile Home Park          | 6     | 7               | 42            | 33                           |
| Village Commercial        | 4     | 12.5            | 50            | 40                           |
| PUD                       | 50    | 6               | 300           | 240                          |
| Specific Plan             | 185   | 6               | 1,110         | 888                          |
| <b>TOTALS</b>             |       |                 |               | <b>2,694</b>                 |

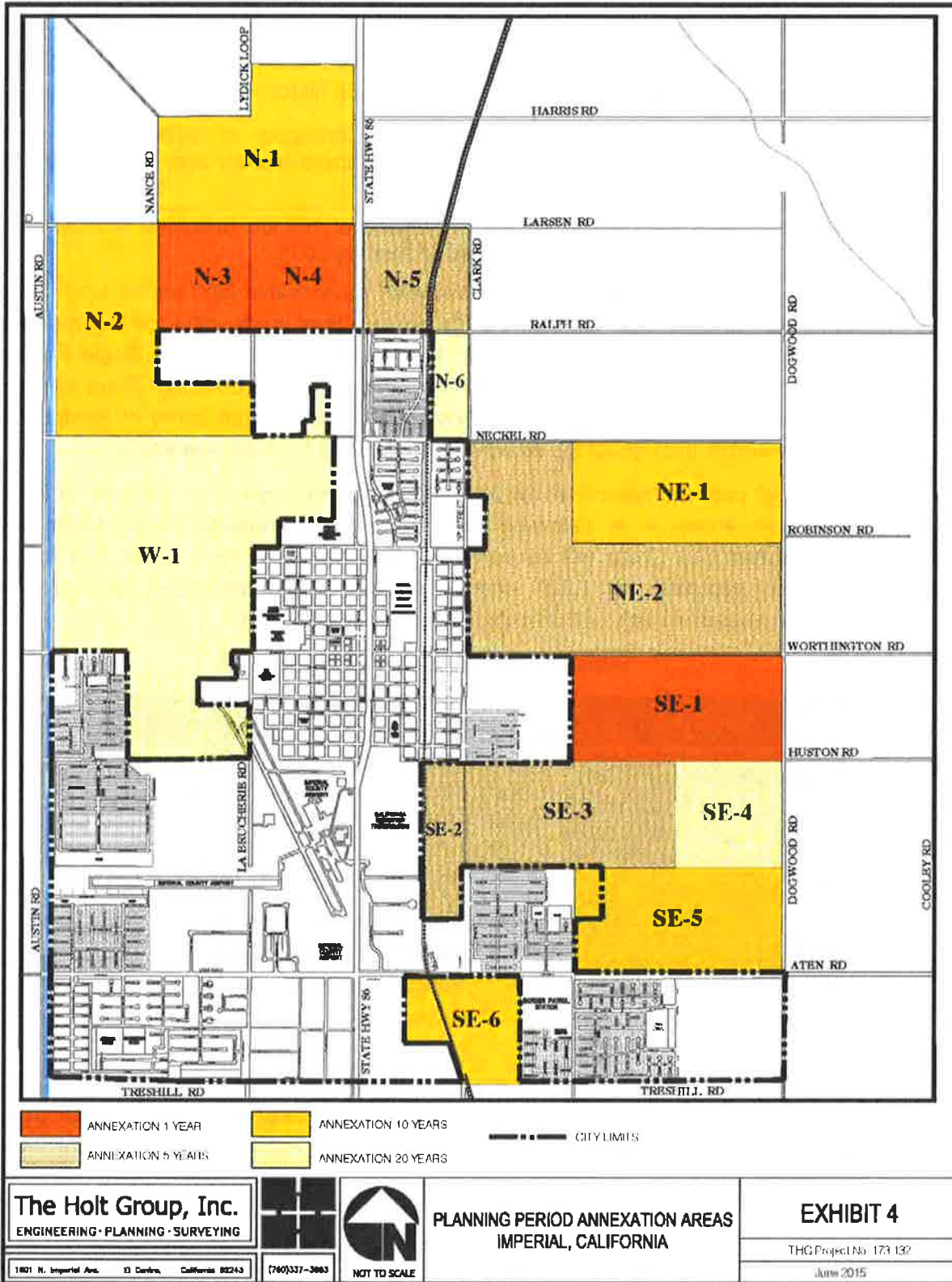
<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**D. New Annexation Areas**

Outside of the current City limits there are a total of eleven 11 areas assumed for potential annexation and development within the next twenty (20) years. These areas are further noted in **Exhibit 4-Planning Period Annexation Areas** which illustrates the location of these annexation areas.



Exhibit 4-Planning Period Annexation Areas



The proposed annexation areas are further summarized under **Table G-5 City of Imperial Annexation Areas**. A more detailed summary in terms of the area’s approximate boundary lines, the land use designations and the existing land uses follows.

**Table G-5 City of Imperial Annexation Areas**

| Annexation Area                               | General Location | General Land Uses Proposed | Anticipated Timing of Annexation |
|---|------------------|----------------------------|----------------------------------|
| <b>N-1</b> (Barioni Lakes North)              | North            | Residential/Commercial     | 10 Years                         |
| <b>N-2</b> (Barioni Lakes West)               | North            | Residential                | 10 Years                         |
| <b>N-3</b> (Regional Park)                    | North            | Regional Park              | 1 Year                           |
| <b>N-4</b> (Barioni Lakes Estates Phase I)    | North            | Residential/Commercial     | 1 Year                           |
| <b>N-5</b> (HBC)                              | North            | Industrial/Agriculture     | 5 Years                          |
| <b>N-6</b> (West Neckel Development)          | North            | Residential                | 20 Years                         |
| <b>NE-1</b> (McFarland Ranch)                 | Northeast        | Agriculture/Commercial     | 10 Years                         |
| <b>NE-2</b> (Sanchez Ranch)                   | Northeast        | Residential/Commercial/Ag  | 5 Years                          |
| <b>W-1</b> (Western Developments)             | West             | Residential                | 20 Years                         |
| <b>SE-1</b> (Encanto Estates)                 | Southeast        | Agriculture/Commercial     | 1 Year                           |
| <b>SE-2</b> (East Annexation)                 | Southeast        | Industrial                 | 5 Years                          |
| <b>SE-3</b> (Crown Commercial/Andalusa)       | Southeast        | Residential                | 5 Years                          |
| <b>SE-4</b> (Andalusa East)                   | Southeast        | Residential                | 20 Years                         |
| <b>SE-5</b> (NE Corner of Cross Rd & Aten Rd) | Southeast        | Residential/Commercial     | 10 Years                         |
| <b>SE-6</b> (South of Aten/East of RR Tracks) | Southeast        | Industrial                 | 10 Years                         |

**Within 1 Year**

**Annexation Area N-3, (144 Acres)** - This area is anticipated to be annexed into the City within one year and the existing land use is agricultural farming. This area is reserved for the Regional Park and Equestrian Center. Although the General Plan land use designation in this area consists of Residential Single Family, there is no anticipated population impact as this area is planned for the regional park. The boundaries for this annexation area consist generally of the following:

- North boundary line – Larsen Road
- South boundary line – Ralph Road
- East boundary line – La Brucherie Road
- West boundary line – Nance Road

**Annexation Area N-4, (186 Acres)** - This area is anticipated to be annexed into the City within one year of Service Area Plan adoption. This area is known as Barioni Lakes Phase I and the boundaries for this annexation area consist generally of the following:

- North boundary line – Larsen Road
- South boundary line – Ralph Road
- East boundary line – Highway 86
- West boundary line – La Brucherie Road

The current land use is a single family home and agricultural farming. The General Plan land use designation in this area consists of Residential Single Family and Commercial Neighborhood. The acreage is distributed in the following table with an estimated population projection of 2,348 based on 701 realistic units x 3.35 pphh.

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population   |
|------------------------------------|---------|-----------------|------------------------------|--------------|
| Residential Single Family          | 146     | 6               | 701                          | 2,348        |
| Commercial Neighborhood            | 40      | 0               | 0                            | 0            |
| <b>Total Projected Population:</b> |         |                 | <b>701</b>                   | <b>2,348</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Annexation Area SE-1, (320 Acres)**– This area is commonly referred to as Encanto Estates. The existing land use is agricultural farming. This area is proposed for annexation into the City within one (1) year and the boundaries of this annexation area consist generally of the following:

- North boundary line –Worthington Road
- South boundary line – Huston Road
- East boundary line – Dogwood Road
- West boundary line – “P” Street/Clark Road

The General Plan land use designation in this area is Agriculture and Commercial Neighborhood. The acreage is distributed between agriculture and commercial neighborhood as noted in the proceeding table with an estimated population projection of 332 based on 99 Realistic Units x 3.35 pphh:

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population |
|------------------------------------|---------|-----------------|------------------------------|------------|
| Agriculture                        | 310     | 0.4             | 99                           | 332        |
| Commercial Neighborhood            | 10      | 0               | 0                            | 0          |
| <b>Total Projected Population:</b> |         |                 | <b>99</b>                    | <b>332</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Within 5 Years**

**Annexation Area N-5, (163 Acres)** – This area is often referred to as the HBC area and is proposed for annexation into the City within five (5) years. The existing land use is industrial, three single family homes and agricultural farming and the boundaries of this annexation area consist generally of the following:

- North boundary line –Larsen Road
- South boundary line – Ralph Road
- East boundary line – Clark Road
- West boundary line – State Highway 86

The General Plan land use designation in this area is Rail Industrial and Agriculture and a minimal population impact is anticipated. The acreage is distributed as follows with an estimated population projection of 53 based on 16 realistic units x 3.35 pphh = 53 persons:

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population |
|------------------------------------|---------|-----------------|------------------------------|------------|
| Rail Served Industrial             | 111     | 0               | 0                            | 0          |
| Agriculture                        | 52      | 0.4             | 16                           | 53         |
| <b>Total Projected Population:</b> |         |                 | <b>16</b>                    | <b>53</b>  |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Annexation Areas NE-2, (620 Acres)** – This area is commonly known as the Sanchez Ranch Area. This area is proposed for annexation into the City within five (5) years. The existing land use is agricultural farming and the boundaries of this annexation area consist generally of the following:

- North boundary line –Neckel Road
- South boundary line – Worthington Road
- East boundary line – Dogwood Road
- West boundary line – Clark Road

The General Plan land use designation in this area is Residential Single Family, Agriculture and Commercial Neighborhood. The acreage is distributed as follows with an estimated population projection of 2,904 based on 867 units x 3.35 pphh.

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population   |
|------------------------------------|---------|-----------------|------------------------------|--------------|
| Residential Single Family          | 150     | 6               | 720                          | 2,412        |
| Agriculture                        | 460     | 0.4             | 147                          | 492          |
| Commercial Neighborhood            | 10      | 0               | 0                            | 0            |
| <b>Total Projected Population:</b> |         |                 | <b>867</b>                   | <b>2,904</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Annexation Area SE-2, (84 Acres)** - This area is just east of the mid-winter fairgrounds and Felix Trucking and is anticipated to be annexed into the City within a 5-year period. The existing land uses consist of two single family homes, agricultural farming and liquid storage tanks. The General Plan land use designation in this area consists of Rail Served Industrial with no direct population impact anticipated. The boundaries for this annexation area consist of the following:

- North boundary line - 1<sup>st</sup> Street
- South boundary line - Southern property line of APN 044-200-081
- East boundary line - Clark Road
- West boundary line – Union Pacific Railroad Tracks

**Annexation Area SE-3, (310 Acres)** - This area has also been referred to as the Crown Commercial Andalusia Area and is proposed for annexation into the City within five (5) years. The existing land uses consist of one single family detached home, agricultural farming and vacant land. The General Plan land use designation in this area is Residential Single Family and has a population projection of 4,985 based on 1,488 realistic units at 80% of the maximum density multiplied by 3.35 persons per household. The boundaries for this annexation area consist of the following:

- North boundary line - Huston Road
- South boundary line – Southern property line of APN 044-200-095 & 019
- East boundary line - Eastern property lines of 044-200-019
- West boundary line - Clark Road

**Within 10 Years**

**Annexation Area N-1, (370 Acres)** - This area is anticipated to be annexed into the City within a 10-year period and will be referred to as Barioni Lakes North. The existing land use is three single family homes and agricultural farming and the boundaries for this annexation area consist generally of the following:

- North boundary line – Harris Road and Lydick Loop
- South boundary line – Larsen Road
- East boundary line – Highway 86
- West boundary line – Nance Road

The General Plan land use designation in this area consists of Residential Single Family and Neighborhood Commercial. The acreage is distributed as follows with an estimated population projection of 4,985 based on 1,488 realistic units x 3.35 pphh.

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population   |
|------------------------------------|---------|-----------------|------------------------------|--------------|
| Residential Single Family          | 310     | 6               | 1,488                        | 4,985        |
| Commercial Neighborhood            | 60      | 0               | 0                            | 0            |
| <b>Total Projected Population:</b> |         |                 | <b>1,488</b>                 | <b>4,985</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Annexation Area N-2, (390 Acres)** - This area is anticipated to be annexed into the City within a 10-year period and will be referred to as Barioni Lakes West. The General Plan land use designation in this area consists of Residential Single Family and has a population potential of 6,271 based on a maximum density of 6 units per acre built at a realistic 80% ratio. A total of 1,872 realistic unit development was multiplied by the average 3.35 persons per household for an anticipated 6,271 population growth. Current land uses consist of six single family homes and agricultural farming and the boundaries for this annexation area consist generally of the following:

- North boundary line – Larsen Road
- South boundary line – Neckel Road
- East boundary line – Nance Road and La Brucherie Road
- West boundary line – Austin Road

**Annexation Area NE-1, (320 Acres)**– This area is commonly referred to as McFarland Ranch. This area is proposed for annexation into the City within ten (10) years. The existing land use is and agricultural farming and the boundaries of this annexation area consist generally of the following:

- North boundary line –Neckel Road
- South boundary line – Short Road
- East boundary line – Dogwood Road
- West boundary line – Sanchez Ranch Annexation Area

The General Plan land use designation in this area is Agriculture and Commercial Neighborhood. The acreage is distributed in the following table with an estimated population projection of 332 based on 99 realistic units multiplied by 3.35 persons per household.

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population |
|------------------------------------|---------|-----------------|------------------------------|------------|
| Agriculture                        | 310     | 0.4             | 99                           | 332        |
| Commercial Neighborhood            | 10      |                 |                              |            |
| <b>Total Projected Population:</b> |         |                 | <b>99</b>                    | <b>332</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Annexation Area SE-5, (320 Acres)** - This area is proposed for annexation into the City within 10 years. The existing land uses consist of five single family detached homes, mobile homes, a small industrial building, agricultural farming and vacant land and the boundaries for this annexation area consist of the following:

- North boundary line - Northern property line of 044-200-025, 091 & 096
- South boundary line – Aten Road
- East boundary line - Dogwood Road
- West boundary line - Cross Road

The General Plan land use designations in this area are Residential Single Family and Neighborhood Commercial. The acreage is distributed as follows with an estimated population projection of 4,985 based on 1,860 realistic units multiplied at 3.35 per household.

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population   |
|------------------------------------|---------|-----------------|------------------------------|--------------|
| Residential Single Family          | 310     | 6               | 1,860                        | 4,985        |
| Commercial Neighborhood            | 10      | 0               | 0                            | 0            |
| <b>Total Projected Population:</b> |         |                 | <b>1,860</b>                 | <b>4,985</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.

**Annexation Area SE-6, (160 Acres)** - This area is anticipated to be annexed into the City within a 10-year period. The General Plan land use designation in this area consists of Rail Served Industrial with no anticipated population impact. The existing land uses consist of a pipeline company, shooting range, a fertilizer company, the S.P. Rail Road, and warehouse storage and the boundaries for this annexation area consist of the following:

- North boundary line - Aten Road
- South boundary line - Central Drain
- East boundary line - Eastern property line of APN 044-220-46
- West boundary line - Western property line of APN 044-220-26, & 48

**Within 20 Years**

**Annexation Area N-6, (50 Acres)** - This area is anticipated to be annexed into the City within a 20-year period. The General Plan land use designation in this area consists of Residential Single Family and has a population projection of 804 based on a maximum density of six units per acre and applied an 80% realistic build-out. The existing land uses consist of farm ground and the boundaries for this annexation area consist of the following:

- North boundary line – Ralph Road
- South boundary line – Neckel Road
- West boundary line – City Limits/Union Pacific Railroad Tracks
- East boundary line – Clark Road

**Annexation Area W-1, (891 Acres)** - This area is anticipated to be annexed into the City within a 20-year period. The existing land uses consists of single family detached homes and mobile homes and the boundaries for this annexation area consist of the following:

- North boundary line - Neckel Road
- South boundary line – Brewer Road
- East boundary line –West Boundary of APN 063-047-017 & 063-054-011
- West boundary line - Austin Road

The General Plan land use designation in this area largely consists of Residential Low Density but does include some Residential Single Family. The acreage is distributed as follows with an estimated population projection of 5,631 based on 1,681 realistic units multiplied by an average of 3.35 person per household.

| Land Use                           | Acreage | Density Maximum | Realistic Units <sup>1</sup> | Population   |
|------------------------------------|---------|-----------------|------------------------------|--------------|
| Low Density Residential            | 811     | 2               | 1,297                        | 4,345        |
| Residential Single Family          | 80      | 6               | 384                          | 1,286        |
| <b>Total Projected Population:</b> |         |                 | <b>1,681</b>                 | <b>5,631</b> |

<sup>1</sup>Realistic Units was derived by calculating 80% of the maximum dwelling units.



**Annexation Area SE-4, (160 Acres)** - This area is anticipated to be annexed into the City within a 20-year period. The General Plan land use designation in this area consists of Residential Single Family and has a population projection of 2,573 based on a maximum density of six units per acre and applied an 80% realistic build-out. The anticipated realistic units would be 768 multiplied by 3.35 persons per household for an estimated population of 2,573 persons. The existing land uses consist of the old Lulu Belle site and farm ground and the boundaries for this annexation area consist of the following:

- North boundary line - Huston Road
- South boundary line – Northern property line of 044-200-025
- East boundary line – Dogwood Road
- West boundary line - Western property line of 044-200-020

#### **E. Phasing of Development**

The Phasing of annexation areas provides a pattern and estimate for where and when development within the areas of annexation will be phased into the City of Imperial. This projection provides City leadership with a phased estimated growth that can be strategically planned for. For the purpose of this assessment it was determined to combine growth areas per five year increments.

Although phasing is difficult to predict with precision, projecting is beneficial for the planning of public facilities to ensure that the level of service standards are continually met. It becomes more difficult to predict phasing beyond the ten year mark, thus in summary most of the residential growth was projected within the ten year plan or at twenty years. The phasing, acreage, and realistic residential units of all planned development is further summarized under **Table G-6** by annexation area and phasing term.

Table G-6 Annexation Areas as Phased Residential Units

| Area               | Development/<br>General Land Use                        | Acres        | Phasing         | Realistic<br>Units <sup>1</sup> |
|--------------------|---|--------------|-----------------|---------------------------------|
| N-3                | Regional Park & Equestrian<br>Center/ Recreational Park | 144          | 1 year          | 0                               |
| N-4                | Barioni Lakes Phase I/<br>Residential & Commercial      | 186          | 1 year          | 701                             |
| SE-1               | Encanto Estates/<br>Agriculture & Commercial            | 320          | 1 year          | 99                              |
| N-5                | HBC/<br>Agriculture & Industrial                        | 163          | 5 years         | 16                              |
| NE-2               | Sanchez Ranch/<br>Ag, Residential, & Commercial         | 620          | 5 years         | 867                             |
| SE-2               | East Annexation/<br>Industrial                          | 84           | 5 years         | 0                               |
| SE-3               | Crown Commercial/<br>Residential                        | 310          | 5 years         | 1,488                           |
| <b>Subtotal</b>    |   | <b>1,827</b> | <b>5 Years</b>  | <b>3,171</b>                    |
| N-1                | Barioni Lakes North/<br>Residential & Commercial        | 370          | 10 years        | 1,488                           |
| N-2                | Barioni Lakes West/<br>Residential                      | 390          | 10 years        | 1,872                           |
| NE-1               | McFarland Ranch/<br>Agriculture & Commercial            | 320          | 10 years        | 99                              |
| SE-5               | NE Corner of Cross & Aten/<br>Residential & Commercial  | 320          | 10 years        | 1,488                           |
| SE-6               | South of Aten/East of RR Tracks/<br>Industrial          | 160          | 10 years        | 0                               |
| <b>Subtotal</b>    |   | <b>1,560</b> | <b>10 Years</b> | <b>4,947</b>                    |
| W-1                | Western Development/<br>Residential                     | 891          | 20 years        | 1,681                           |
| N-6                | West Neckel Development/<br>Residential                 | 50           | 20 years        | 240                             |
| SE-4               | Andalusiaa East/<br>Residential                         | 160          | 20 years        | 768                             |
| <b>Subtotal</b>    |   | <b>1,101</b> | <b>20 Years</b> | <b>2,689</b>                    |
| <b>GRAND TOTAL</b> |   | <b>4,488</b> |                 | <b>10,807</b>                   |

<sup>1</sup>Methodology: The acreage in each development was multiplied by the maximum density allowed for the corresponding land use and by 80% to discount roadways, parks and retention basins and get realistic units.

## **II. GROWTH PROJECTIONS**

Annexation, thus growth, is influenced by land use restrictions, existing conditions, and availability of service at developable locations. The location of the development is typically market and public improvement cost driven. The City of Imperial has undertaken several initiatives to encourage development including the adoption of one of the lowest development impact fees in the County. In July 2004, the City also passed a Planned-Unit Development Ordinance to further encourage infill development. The City also attracts development into the community by providing a high level of customer service and an efficient project review process. The preceding sections provide an overview of the City's land use restrictions and growth projections for development areas.

### **A. Maximum Land Use Densities**

As previously noted, the growth projections in the proceeding sections has assumed the maximum densities allowed. Additionally an 80% realistic maximum development ratio has been applied for population projections. This discounted density is a conservative calculation in order to discount for land areas that will not have residential use because those areas more than likely that will be used for public improvements such as roadways, parks, retention basins, and other similar facilities that impact the developable land ratio.

### **B. Residential Growth Projections**

The residential growth projections provide the anticipated future residential development based on the most current land use designations and their allowable densities as previously discussed. The land use designations for the Sphere of Influence are based on the current City of Imperial General Plan, as shown by **Exhibit 3 - General Plan Land Use Map** on page 24, as well as the development proposed for the annexation areas. An average household size of 3.35 persons per household was used to calculate population projections from any given total number of dwelling units. Base information was obtained from assessor parcel maps, the City of Imperial General Plan, an on-site land use survey, the California Department of Finance and building permit information through December 2014 as referenced below.

#### **1. Existing Dwelling Units in SOI**

All the existing dwelling units within the sphere of influence were determined by 2010 Census base numbers and subsequent building permits through December 2014 for the incorporated City limits. The existing dwelling units included single family detached dwellings, mobile homes and multi-family residential units. It was determined that there were 5,168 existing dwelling units within the City limits as of December 2014. The corresponding population is 17,313 persons. It was also determined in the

2007 Service Area Plan that there were a total of 58 existing dwelling units in the annexation areas within the Sphere of Influence, excluding the W-1 Western Development not previously accounted for as an annexation area. Based on the 2007 City of Imperial Service Area Plan, and no new residential development within the unincorporated areas, and the estimated existing population of 1,222 in the now planned for W-1 Western Development Annexation Area (365 units x 3.35 pph), a total of 5,591 existing dwelling units are estimated within the entire Sphere of Influence area as of December 2014, as summarized in the table below, for an estimated population of 18,729.

**Table G-7 Existing Dwelling Units**

| <b>Residential Land Uses</b>     | <b>Existing Units Inside City Limits</b> | <b>Existing Units in Annexation Areas</b> | <b>Existing Dwelling Units in SOI</b> |
|----------------------------------|--|---|---------------------------------------|
| <b>Residential Low Density</b>   | 0  | 365                                       | 365                                   |
| <b>Residential Single Family</b> | 4,529                                    | 58  | 4,587                                 |
| <b>Residential Multi-Family</b>  | 542                                      | 0   | 542                                   |
| <b>Residential Condominium</b>   | 63                                       | 0   | 63                                    |
| <b>Mobile Home Park</b>          | 34                                       | 0   | 34                                    |
| <b>Totals</b>                    | <b>5,168</b>                             | <b>423</b>                                | <b>5,591</b>                          |

Source: City of Imperial General Plan Land Use Map was used for Land Use designation, City of Imperial 2007 Service Area Plan was used for Existing Units up to 2007, and Residential Building Permits from 2007-2015 were used to determine all additional existing units.

**2. Future Dwelling Units in SOI**

Future dwelling units were calculated by adding the number of vacant and underutilized acres for sites both within the incorporated City Limits and in Annexation Areas, grouped into land use, and multiplying that summation by the allowed density per acre (Vacant Build Out Density) and applying the 80% realistic maximum build-out as a conservative ratio. The formula used to obtain this figure is as follows:

$$\text{(Developable Acres}^1 \text{ x Vacant Build Out Density) x 80\% = Realistic Future Dwelling Units}$$

<sup>1</sup>Developable Acres is Vacant & Underutilized Acres

Based on the density allowances and the annexation assumptions in this report, and as depicted in **Table G-8 Future Dwelling Units**, the incorporated areas could accommodate approximately 2,694 additional residential units and the annexation areas could accommodate approximately 10,807 including existing development within unincorporated area. The total additional future dwelling unit count for all areas within the City limits and the annexation areas is estimated to be 13,501 additional units as noted in the table below for an estimated population growth of 45,228 by year 2035.

**Table G-8 Future Dwelling Units**

| Residential Land Uses     | Phasing         | Future Units Inside City Limits | Future Units Annexation Areas <sup>1</sup> | Realistic Future Units |
|---------------------------|-----------------|---------------------------------|--|------------------------|
| Residential Single Family | 5 Years         | 420                             | 2,909                                      | 3,329                  |
| Agriculture               | 5 Years         | 0                               | 262  | 262                    |
| Village Commercial        | 5 Years         | 40                              | 0  | 40                     |
| <b>Subtotal</b>           | <b>5 Years</b>  | <b>460</b>                      | <b>3,171</b>                               | <b>3,631</b>           |
| Residential Single Family | 10 Years        | 421                             | 4,848                                      | 5,269                  |
| Agriculture               | 10 Years        | 0                               | 99   | 99                     |
| Residential Apartment     | 10 Years        | 128                             | 0  | 128                    |
| Planned Use Development   | 10 Years        | 240                             | 0  | 240                    |
| <b>Subtotal</b>           | <b>10 Years</b> | <b>789</b>                      | <b>4,947</b>                               | <b>5,736</b>           |
| Residential Single Family | 15 Years        | 421                             | 0  | 421                    |
| Mobile Home Park          | 15 Years        | 33                              | 0  | 33                     |
| Residential Rural         | 15 Years        | 103                             | 0  | 103                    |
| Specific Plan             | 15 Years        | 888                             | 0  | 888                    |
| <b>Subtotal</b>           | <b>15 Years</b> | <b>1,445</b>                    | <b>0</b>                                   | <b>1,445</b>           |
| Residential Low Density   | 20 Years        | 0                               | 1,297                                      | 1,297                  |
| Residential Single Family | 20 Years        | 0                               | 1,392                                      | 1,397                  |
| <b>Subtotal</b>           | <b>20 Years</b> | <b>0</b>                        | <b>2,689</b>                               | <b>2,689</b>           |
| <b>Grand Total</b>        |                 | <b>2,694</b>                    | <b>10,807</b>                              | <b>13,501</b>          |

<sup>1</sup>Realistic Units in Annexation areas includes the 423 existing units in the annexation areas, as noted in Table G-7

**3. Build Out Dwelling Units in SOI**

Combining the existing dwelling units (5,591) and projected future dwelling units (13,501), and discounting the existing units in the annexation area (423) from projected future dwelling units, results in a total build out dwelling unit projection of 18,669 dwelling units for the entire Sphere of Influence by 2035, as summarized in **Table G-9 - Build-Out Dwelling Units**. The build out population for vacant parcels within the incorporated City limits is 9,025. The build-out population for vacant parcels within the annexation areas is 36,203. The build out units for the City of Imperial once all areas within the sphere of influence have been annexed and developed is estimated to total 13,501, (the combination of existing units, build out of incorporated areas, and build out of annexation areas provides a grand total of 18,669 units or 62,541 persons based on 3.35 persons per household). **Table G-10 Build-Out Population Projections** summarizes the build-out dwelling units and corresponding populations in five year increments.

**Table G-9 Build-Out Dwelling Units**

| Residential Land Uses     | Existing Dwelling Units Entire SOI | Realistic SOI Future Dwelling Units | Build-Out Dwelling Units Entire SOI |
|---------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| Residential Low Density   | 365                                | 932                                 | 1,297                               |
| Residential Single Family | 4,587                              | 10,353                              | 14,940                              |
| Residential Multi-Family  | 542                                | 0                                   | 542                                 |
| Residential Condominium   | 63                                 | 0                                   | 63                                  |
| Agriculture               | 0                                  | 361                                 | 361                                 |
| Mobile Home Park          | 34                                 | 33                                  | 67                                  |
| Village Commercial        | 0                                  | 40                                  | 40                                  |
| Residential Rural         | 0                                  | 103                                 | 103                                 |
| Residential Apartment     | 0                                  | 128                                 | 128                                 |
| Planned Use Development   | 0                                  | 240                                 | 240                                 |
| Specific Plan             | 0                                  | 888                                 | 888                                 |
| <b>Totals</b>             | <b>5,591</b>                       | <b>13,078</b>                       | <b>18,669</b>                       |

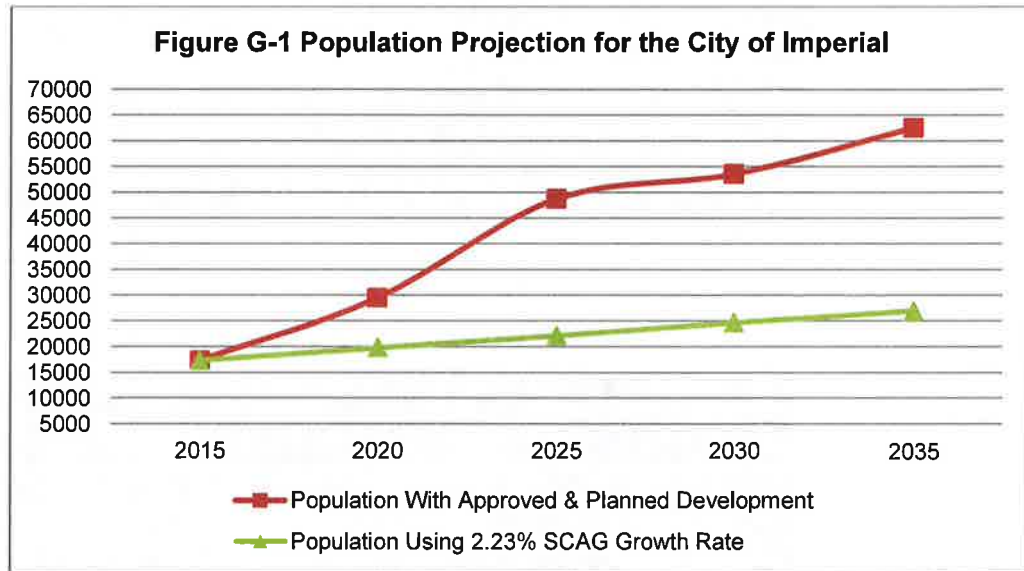
The 423 Existing Dwelling Units in the Annexation Areas, as noted in Table G-7 – Existing Dwelling Units, are included in the Existing Dwelling Units Entire SOI and discounted from Realistic SOI Future Dwelling Units to prevent double counting.

**Table G-10 Build-Out Population Projections**

| Base Year & Beyond | Realistic Dwelling Units | Cumulative Dwelling Units | Cumulative Population |
|--------------------|--------------------------|---------------------------|-----------------------|
| Jan 2015           | 5,168                    | 5,168                     | 17,313                |
| 2014 – 2020        | 3,631                    | 8,799                     | 29,476                |
| 2021 – 2025        | 5,736                    | 14,535                    | 48,692                |
| 2026 – 2030        | 1,445                    | 15,980                    | 53,533                |
| 2031 - 2035        | 2,689                    | 18,669                    | 62,541                |
| <b>Totals</b>      | <b>18,669</b>            |                           | <b>62,541</b>         |

Our service demand further compares growth between the application of a traditional growth rate on base population number to anticipated growth associated with specific annexation areas. The population projections that follow are based on historic population growth rates in comparison to growth tied to anticipated projects. For the Imperial population projections, a growth rate of 2.23 percent has been determined as adequate. This growth rate is a modest rate to apply to the projected population growth for the Imperial community for the entire twenty (20) year planning period analyzed under this Service Area Plan. Planned development as noted in the prior discussions may significantly alter these population growth projections. Projections are therefore discussed as probable scenarios affecting service demand assuming maximum growth scenario thus planned development.

**Figure G-1 – Population Projections** for the City of Imperial depicts a gradual population growth of 2.23 percent that would reasonably place the Imperial population at 26,923 at the 20 year mark and compares it to population growth with approved and planned development. If there are changes in the real estate market and the regional development demand increases, the City will likely be directly impacted by new growth and expansion outside of the current City boundary within the Sphere of Influence and more in line with the aforementioned approved and planned development projections and reach 62,541 at the end of the twenty year plan period.



"Population with Approved & Planned Development" calculated by determining realistic number of dwelling units from planned development and multiplying by 3.35 person per household. "Population Using 2.23% SCAG Growth Rate" based on SCAG 2012-2035 Regional Transportation Plan

### C. Non-Residential Development

Non-residential projects also impact most community facilities and services. Non-residential projects include government operations, industrial, business/office use, and commercial land uses. Non-residential development is first calculated in square footage and commonly converted into Equivalent Dwelling Units for the purpose of assessing demand on facilities such as wastewater and water. The methodology for obtaining existing and future non-residential square footage is similar to that of the residential projections in that a coverage factor is assigned.

**a). Existing Non-Residential Square Footage in City Limits**

The nonresidential square footage within the City limits was estimated to be 4,132,793 square feet in 2007. Since then, and over a five year period, a total of 47,158 square feet of commercial and industrial space has been constructed within the incorporated City Limits, per City of Imperial building permit records. This number represent .01% of the total non-residential square footage at the beginning of that time period. The existing non-residential square footage within the City Limits is currently estimated at **4,179,951** square feet.

**b). Existing Non-Residential Square Footage in Annexation Areas**

The nonresidential square footage within the annexation areas was estimated to be 397,449 square feet in 2007. Since then, an estimated total of 50,427 square feet of commercial and industrial space has been constructed within the Annexation areas (Imperial County Building Permit Records), thus the existing nonresidential square footage within the annexation areas is currently estimated at **447,876** square feet.

**1. Future Non-Residential Growth Projections**

The vacant coverage factor for commercial and industrial uses for future development is 30%. The reason for the reduction from 40% for existing development to 30% for future development is that a coverage factor of 30% accounts for reductions of buildable land area for street and utility land dedications as well as parking and landscaping requirements that essentially decrease the amount of square footage that can be developed

**a). Future Non-Residential Square Footage in City Limits**

The future nonresidential square footage within the City limits was estimated to be 10,181,031 square feet under the 2007 Service Area Plan. Considering no changes in zoning to affect this estimate, and deducting the 47,158 square feet of commercial space constructed since then, it is estimated that **10,133,873** of future non-residential square footage should be planned for

**b). Future Non-Residential Square Footage in Annexation Areas**

The future nonresidential square footage within the annexation areas was estimated to be 10,651,712 square feet under the 2007 Service Area Plan. At the direction of the City, an increase adjustment was made in 2015 to increase the amount of non-residential development along major arterial intersections. These changes resulted in a square footage base number of 11,344,826 square feet. Since the Castle Arch Annexation was removed, which accounted for 84,942 square feet of planned commercial and an additional 50,427 square feet of commercial and industrial space have further been constructed within the unincorporated sphere of influence (as per Imperial County Building permits), a total of 135,369 square feet were deducted from the 11,344,826 to give an



estimated total of **11,209,457** of future non-residential square footage within the annexation areas to be planned for.

**2. Build-out Non-Residential Projections**

Combining the existing nonresidential inventory with the future nonresidential projections, the total nonresidential build out projections were determined. The total build-out non-residential square footage within the sphere of influence including all existing square footage is estimated to be 25,971,157 square feet as denoted in the following tables.

**Table G-11 Build-Out Non-Residential Square Feet In SOI**

| City Limits Land Use    | Existing Development Within City | Future Development Within City | Build-Out Development City Limits |
|-------------------------|----------------------------------|--------------------------------|-----------------------------------|
| Village Commercial      | 172,225                          | 40,066                         | 212,291                           |
| Neighborhood Commercial | 417,276                          | 951,463                        | 1,368,739                         |
| Commercial Regional     | 328,329                          | 525,623                        | 853,952                           |
| Commercial Office       | 1,078,720                        | 1,559,012                      | 2,637,732                         |
| General Industrial      | 660,369                          | 5,495,219                      | 6,155,588                         |
| Rail Served Industrial  | 1,159,978                        | 1,925,544                      | 3,085,522                         |
| <b>Subtotal</b>         | <b>4,179,951</b>                 | <b>10,133,873</b>              | <b>14,313,824</b>                 |

| Annexations Land Use    | Existing In Annexation Areas | Future In Annexation Areas | Buildout In Annexation Areas |
|-------------------------|------------------------------|----------------------------|------------------------------|
| Neighborhood Commercial | 11,260                       | 1,881,900                  | 1,893,160                    |
| Commercial Regional     | 33,242                       | 2,885,676                  | 2,918,918                    |
| General Industrial      | 0                            | 0                          | 0                            |
| Rail Served Industrial  | 403,374                      | 6,441,881                  | 6,845,255                    |
| <b>Subtotal</b>         | <b>447,876</b>               | <b>11,209,457</b>          | <b>11,657,333</b>            |

|                        |                  |                   |                   |
|------------------------|------------------|-------------------|-------------------|
| <b>TOTAL SF in SOI</b> | <b>4,627,827</b> | <b>21,343,330</b> | <b>25,971,157</b> |
|------------------------|------------------|-------------------|-------------------|

Data Based on 2007 Base Numbers and Building Permits by Zone. All calculations done in square feet.

**3. Equivalent Dwelling Unit Phasing of Non-Residential Development**

Non-residential uses need to be converted to “equivalent dwelling units” for the purpose of preparing a comprehensive analysis. This assessment is applying 1.5 EDU’s for every 1,000 square feet of non-residential space. This number is an unscientific average and the City of Imperial, adopted Resolution 90-16, should be referred to for a more precise assignment of equivalent dwelling units for non-residential land uses (for the purpose of assessing impacts to wastewater and water facilities). A very conservative assumption is further being made that the non-residential development within the City Limits will develop at an average of 1% of planned commercial space for every five year period. The following Table G-12 projects the timing of non-residential development in five year increments and the corresponding conversion into equivalent dwelling units (1.5

EDU's per every 1,000 SF of nonresidential space) for the same time periods.

**Table G-12 City and Annexation Non-Residential Development  
As Phased Equivalent Dwelling Units (EDU's)<sup>1</sup>**

| Area              | Development/<br>General Land Use                        | Square<br>Feet    | Phasing         | EDU's <sup>1</sup> |
|-------------------|---|-------------------|-----------------|--------------------|
| N-3               | Regional Park & Equestrian<br>Center/ Recreational Park | 1,881,900         | 1 year          | 2,822              |
| N-4               | Barioni Lakes Phase I/<br>Residential & Commercial      | 522,600           | 1 year          | 784                |
| City              | Incorporated Areas<br>All Non Residential               | 41,799            | 5 years         | 62                 |
| N-5               | HBC/<br>Agriculture & Industrial                        | 2,620,918         | 5 years         | 3,931              |
| NE-2              | Sanchez Ranch/<br>Ag, Residential, & Commercial         | 130,680           | 5 years         | 196                |
| SE-1              | Encanto Estates/<br>Agriculture & Commercial            | 1,186,836         | 1 year          | 1,780              |
| SE-2              | East Annexation/<br>Industrial                          | 1,730,083         | 5 years         | 2,595              |
| SE-3              | Crown Commercial/<br>Residential                        | 0                 | 5 years         | 0                  |
|                   | <b>Subtotal</b>   | <b>8,114,846</b>  | <b>5 Years</b>  | <b>12,170</b>      |
| City              | Incorporated Areas<br>All Non Residential               | 41,381            | 10 years        | 62                 |
| N-1               | Barioni Lakes North/<br>Residential & Commercial        | 784,200           | 10 years        | 1,176              |
| N-2               | Barioni Lakes West/<br>Residential                      | 0                 | 10 years        | 0                  |
| NE-1              | McFarland Ranch/<br>Agriculture & Commercial            | 130,680           | 10 years        | 196                |
| SE-5              | NE Corner of Cross & Aten/<br>Residential & Commercial  | 130,680           | 10 years        | 196                |
| SE-6              | South of Aten/East of RR<br>Tracks/ Industrial          | 2,090,880         | 10 years        | 3,136              |
|                   | <b>Subtotal</b>   | <b>3,177,821</b>  | <b>10 Years</b> | <b>4,766</b>       |
| City              | Incorporated Areas<br>All Non Residential               | 40,967            | 15 years        | 61                 |
|                   | <b>Subtotal</b>   | <b>40,967</b>     | <b>15 Years</b> | <b>61</b>          |
| City              | Incorporated Areas<br>All Non Residential               | 40,558            | 20 years        | 60                 |
| W-1               | Western Development/<br>Residential                     | 0                 | 20 years        | 0                  |
| N-6               | West Neckel Development/<br>Residential                 | 0                 | 20 years        | 0                  |
| SE-4              | Andalusia East/<br>Residential                          | 0                 | 20 years        | 0                  |
|                   | <b>Subtotal</b>   | <b>40,558</b>     | <b>20 Years</b> | <b>60</b>          |
| City <sup>2</sup> | Incorporated Areas<br>All Non Residential               | 9,969,168         | 25+ Years       | 0                  |
|                   | <b>GRAND TOTAL</b>                                      | <b>21,343,360</b> |                 | <b>17,057</b>      |

<sup>1</sup>Calculated at 1.5 EDU's per every 1,000 SF

<sup>2</sup>Due to the conservative assumption of a 1% development within City Limits, there is a remainder of 9,969,168 SF of possible future development that is not included in EDU calculations.

**D. Growth Projection Summary**

**Table G-13 – EDU Projections for City of Imperial** separates the population projections in five year intervals, after considering phased development into the projected population growth beyond the 2.23 percent growth rate for planned residential development, and planned residential development as total dwelling units, while **Table G-14** summarizes the population growth as dwelling units with the non-residential equivalent dwelling units.

**Table G-13  
Population Projections for City of Imperial/SOI**

| Year | Population at 2.23 % Growth Rate | Population With Approved Development | Total Dwelling Units |
|------|----------------------------------|--------------------------------------|----------------------|
| 2015 | 17,313                           | 17,313                               | 5,168                |
| 2020 | 19,766                           | 29,476                               | 8,799                |
| 2025 | 22,072                           | 48,692                               | 14,535               |
| 2030 | 24,648                           | 53,533                               | 15,980               |
| 2035 | 26,923                           | 62,541                               | 18,669               |

**Table G-14  
EDU's for City of Imperial/SOI**

| Year | Total Planned Cumulative Development Dwelling Units | Planned Cumulative Non-Residential Equivalent Dwelling Units | Total Equivalent Dwelling Units |
|------|---|--|---------------------------------|
| 2015 | 5,168   | 0  | 5,168                           |
| 2020 | 8,799   | 12,170   | 20,969                          |
| 2025 | 14,535  | 16,936   | 31,471                          |
| 2030 | 15,980  | 16,997   | 32,977                          |
| 2035 | 18,669  | 17,057   | 35,726                          |

## PUBLIC FACILITIES AND SERVICES

This plan will address how public facilities and services will be provided to the City of Imperial and the Annexation Areas over the course of the 20-year planning period. An analysis of the following facilities and services are provided in this document:

- Administrative Facilities - City of Imperial
- Drainage Facilities - City of Imperial/Imperial Irrigation District
- Fire Protection Facilities - County of Imperial (via contract)
- Police Protection - City of Imperial
- Library Facilities - City of Imperial
- Park and Recreational Facilities - City of Imperial
- Circulation Facilities - City of Imperial
- Sanitary Sewer Facilities - City of Imperial
- Domestic Water Facilities - City of Imperial

Each facility is analyzed in detail based on the standards developed by LAFCO for Service Area Plans. Each facility analysis is divided into four sections as follows:

**Performance Standard:** A description of the desired level of service that a public facility must provide.

**Facility Planning and Adequacy Analysis:** A description of the existing facilities, the current adequacy of the facilities, the future demand for facilities and the phasing of the demand for facilities as follows:

- Inventory of Existing Facilities
- Inventory of Approved Facilities
- Growth Demand for Facilities
- Buildout/Phasing of Facilities

**Mitigation:** A series of recommendations to ensure that adequate facilities will be provided.

**Financing:** An explanation and identification of how the service and facilities are currently being funded, including a per capita cost, and how future services and facilities may be funded.

Each section will provide a description of the nature of each service to be provided, a description of the service level capacity and demonstrate that adequate services will be provided within the demanded time frame. Presentations of maps that clearly indicate the location of existing and proposed facilities are provided for each facility. Discussion of any conditions which may be imposed or required within the affected territory are also noted.

## I. ADMINISTRATION

City of Imperial administrative facilities include City Hall and office buildings that house administrative staff and provide general administrative services to Imperial residents and the business community. Examples of administrative services include utility billing and collection, clerk services, planning and development services and other administrative functions of the City.

### A. Performance Standard

The performance standard for administrative services was determined during the preparation of the Service Area Plan approved by LAFCO on January 25, 2001. It was based on the existing administrative facilities square footage and the existing population at the time of the preparation of the Service Area Plan. It was determined at that time that the building area available was efficient and appropriate. Therefore, the performance standard was set at 842 square feet per 1,000 in population.

### B. Facility Planning and Adequacy Analysis

This analysis provides an inventory of the existing City Administrative Facilities owned by the City of Imperial, the existing and future demand for facilities as well as a projected phasing schedule. The purpose of this analysis is to determine if the existing facilities are adequate for the existing and future demand, and if not adequate, to identify approximately when additional facilities will be needed in order to meet future demand identified within the 20 year time frame.

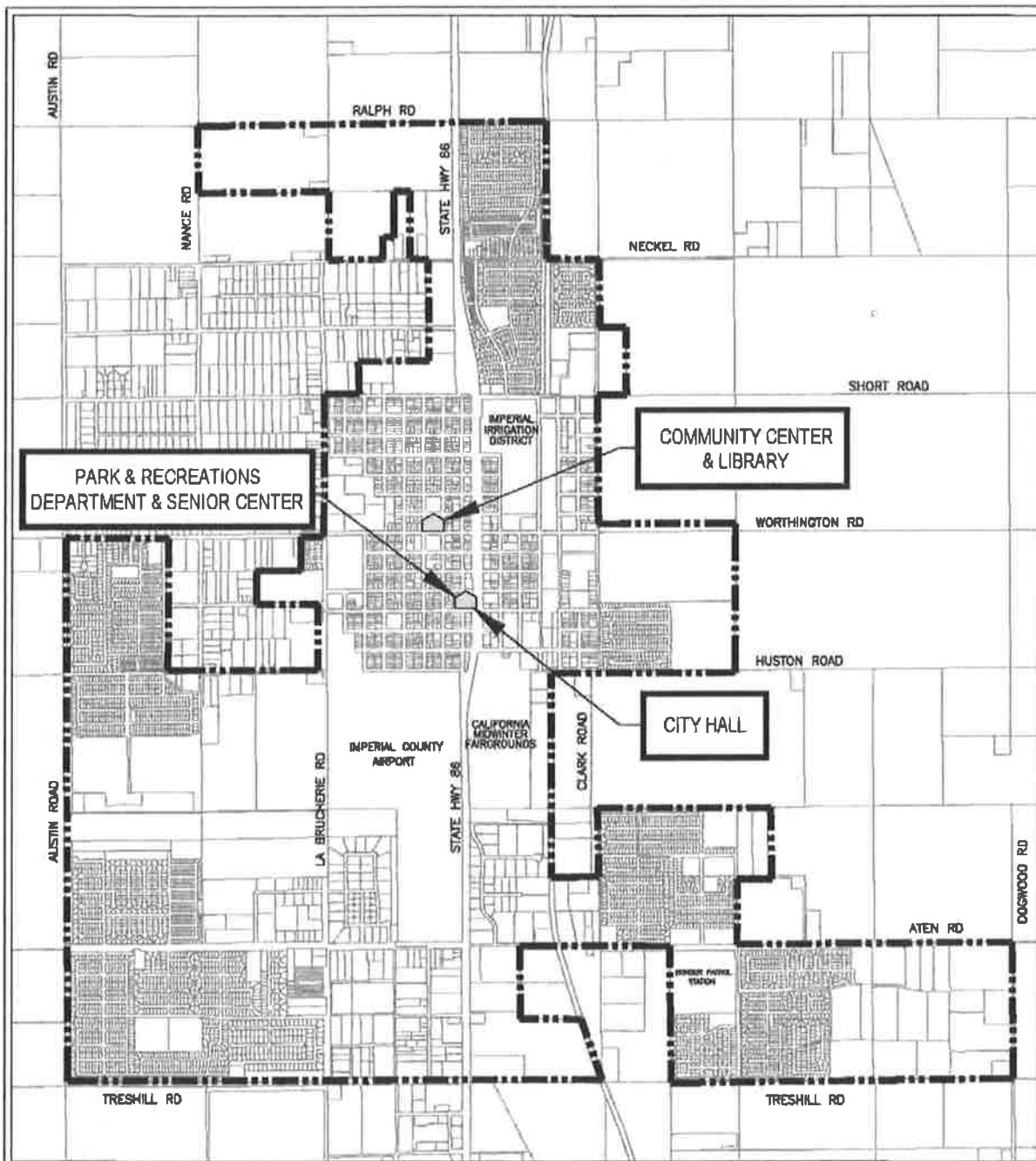
#### 1. Inventory of Existing Facilities

The City of Imperial City Hall is located at 420 South Imperial Avenue. The existing administrative facilities consist of a total of 9,888 square feet and centrally located as noted in **Exhibit 5-Administration Facilities Map**. This square footage is broken down into the following categories:

**Table-A-1 Administration Facilities**

|                    |                 |
|--------------------|-----------------|
| City Clerk         | 306 SF          |
| City Hall          | 2,523 SF        |
| City Manager       | 866 SF          |
| Legislative        | 1,000 SF        |
| Community Center   | 2,568 SF        |
| Parks & Recreation | 288 SF          |
| Senior Center      | 2,337 SF        |
| <b>Total</b>       | <b>9,888 SF</b> |

Exhibit 5- Administration Facilities



LEGEND:

- City Limits
- Administrative Facilities

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NOT TO SCALE

ADMINISTRATION FACILITIES  
CITY OF IMPERIAL

EXHIBIT 5

THGS Project No. 179-132

June 2015

## 2. Adequacy of Existing Facilities

The City has \$200,000 budgeted for City Hall Improvements over the next three years. Funds, however, are to improve existing facilities and not for expansion beyond the currently available 9,888 SF. Using the performance formula provided below, the existing demand for administrative facilities is 14,577 square feet.

**Existing Population x Performance Standard = Current Demand**

17,313 Population x 842 Sq. Ft / 1,000 population = 14,577 Sq. Ft.

**Existing Facilities – Current Demand = Adequacy**

9,888 Sq. Ft. – 14,577 Sq. Ft. = -4,689 Sq. Ft.

Based on the performance standard formula, there is a deficiency of 4,689 square feet of administrative building square footage. As the population increases, there will be an inherent need for additional City administrative facilities.

## 3. Future Demand for Facilities

For the purpose of calculating future demand, and as previously noted, planned development is used to project population. Using the existing performance standard formula, the City of Imperial will need 52,659 square feet of administrative space by the year 2035 if all development is constructed as planned. When using solely the historical growth rate, the demand for administrative facilities could be reduced to 22,669 square feet for 2035.

## 4. Opportunities for Shared Facilities

The City of Imperial provides for all of its City administrative needs using full-time, part-time and contract workers. Assistance from other jurisdictions for administrative services is not provided nor will be provided, but cross-utilization of services within the jurisdiction is facilitated. There are many staff members who provide their expertise in public facilities and services that are outside of the administrative services arena such as in circulation, water and wastewater. For example, the City Manager, Community Development Director and several other employees of the City will complete tasks that are not a part of the administrative services, but are directly related to the specific needs of various public services that the City provides. These tasks are funded through the individual budgets of the various departments for which the tasks are being completed. This method of cross-utilization is an efficient use of existing resources especially for

small jurisdictions such as the City of Imperial.

## 5. Phasing

The following **Table A-2 Administration Facilities Demand** represents the demand for administrative facilities square footage for the next 20 years in five year increments. The population noted is using planned development for projections.

**Table A-2 Administrative Facilities Demand**

| Year | Population | Demand    | Adequacy  |
|------|------------|-----------|-----------|
| 2020 | 29,476     | 24,818 SF | Deficient |
| 2025 | 48,692     | 40,998 SF | Deficient |
| 2030 | 53,533     | 45,074 SF | Deficient |
| 2035 | 62,541     | 52,659 SF | Deficient |

## C. Mitigation

On a yearly basis, the City of Imperial should review the facilities provided against the demand for facilities based on the performance standard. Additional facilities should be planned for and provided on an as needed basis. The City should implement the following mitigation measures for administrative facilities:

- A-1** On a yearly basis, the City of Imperial shall review the facilities provided against the demand for facilities based on the performance standard.
- A-2** By the year 2025 (10 year time period), a minimum of 35,186 additional square feet of administrative facilities shall be provided to meet demand through 2030.

## D. Financing

Information regarding Project costs was determined by using the most current adopted budget (See Appendix A). The current revenue source for administrative facilities includes property tax and sales taxes, licenses and permits, fine and penalties, charges for services, Development Impact Fees and other miscellaneous sources.

### 1. Funding Sources and Per Capita Cost

The 2014-2015 City of Imperial Budget identifies approximately \$4,107,978 for the continued operation of administrative facilities.



There are approximately \$1,786,660 in functional revenues (charges for services, licenses) used to help pay for the administrative services. These functional revenues must be subtracted from the expenditures in order to determine the true costs to the general public. Therefore, the cost to the general public through taxation for administrative services is \$2,321,318.

$$\mathbf{\$2,321,318 / 17,313 \text{ population} = \$134.08 \text{ per capita}}$$

Using the City's current population, and a constant per capita cost of \$134.08, the future costs are noted in the following table in five year increments. These estimations assume a constant cost per capita in the year 2014 dollars and the provided population projections.

**Table A-3 Projected Administrative Costs**

| Year        | Projected/Planned Population | Administrative Costs |
|-------------|------------------------------|----------------------|
| <b>2020</b> | 29,476                       | \$3,952,126.69       |
| <b>2025</b> | 48,692                       | \$6,528,597.94       |
| <b>2030</b> | 53,533                       | \$7,177,676.69       |
| <b>2035</b> | 62,541                       | \$8,385,497.28       |

## 2. Future Funding Sources

The City of Imperial will continue to use the existing funding sources for the maintenance and operation of City administrative facilities. However, due to the future growth anticipated, other funding sources for capital improvements will be needed. Other funding sources that may be available for capital improvements include general obligation bonds or a City wide community facilities district. Further descriptions of the financing mechanisms are provided in the Financing section of this Service Area Plan.

## II. DRAINAGE AND STORMWATER

The primary purpose of maintaining, planning, designing and constructing drainage facilities is to control flooding. Drainage facilities 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 City of Imperial discharges into IID drains which ultimately drain 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.

### A. Performance Standard

Adequacy of drainage facilities is based on conformance with the City of Imperial design guidelines for storm water runoff and management. Conformance with the City's NPDES requirements, the requirements of the Federal Emergency Management Agency and the requirements established by the Imperial Irrigation District for storm water runoff are also applicable.

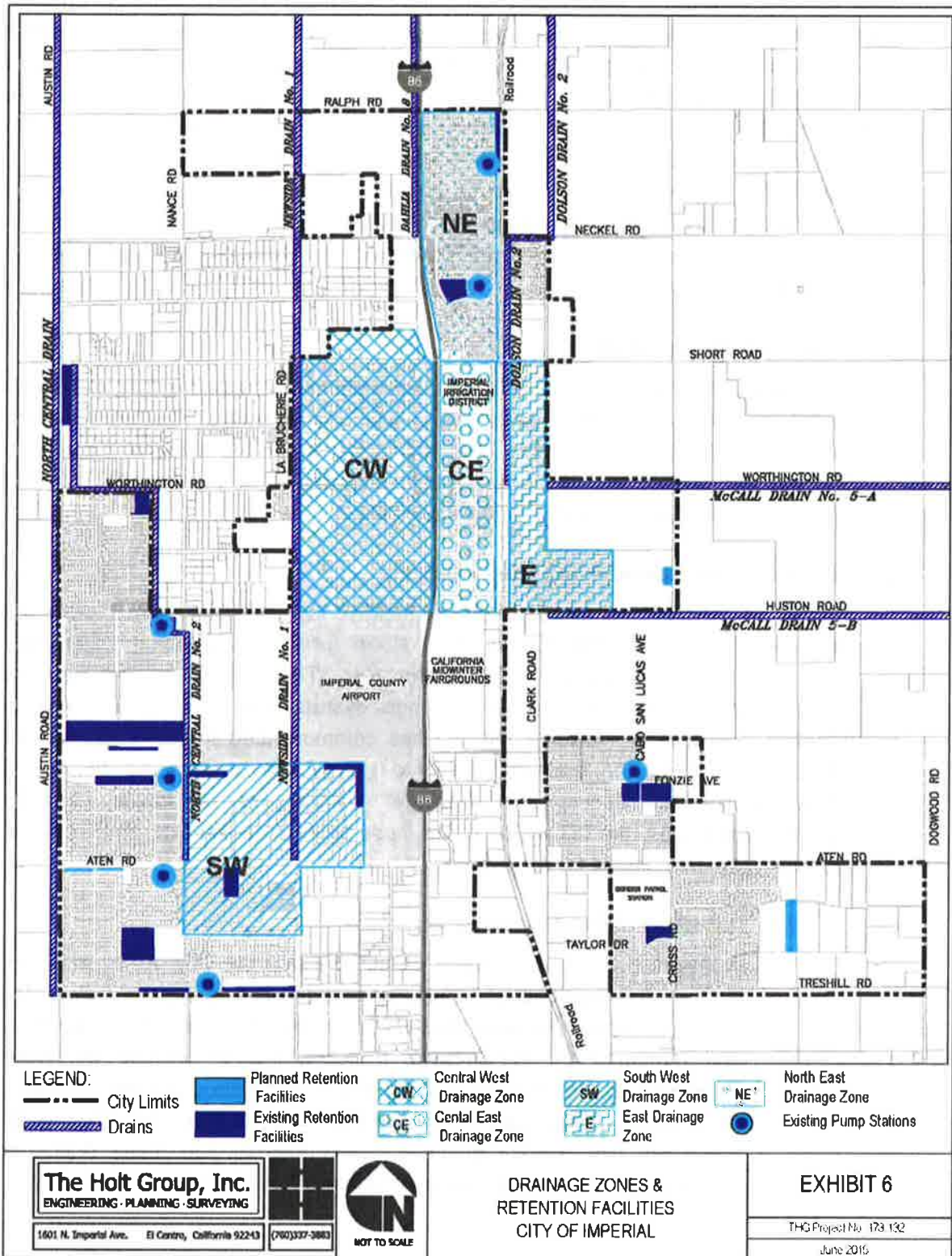
### B. Facility Planning and Adequacy Analysis

The City of Imperial's stormwater drainage facilities include many ditches, pipes and detention basins which function to divert storm runoff and standing water away from residences and business within the City. These facilities convey storm water runoff into the main water drainage system managed by the Imperial Irrigation District (IID). However, the IID has communicated interest in abandoning all facilities within the City limits for the City to take over the system. Additionally, as future development occurs and drainage facilities are no longer used for agricultural drainage, the IID will abandon those facilities to the City, so that the IID only manages drains used for agricultural.

#### 1. Inventory of Existing Facilities

A majority of the storm water collected within the City of Imperial uses surface drainage ditches to convey storm water to the IID drains. The primary drainage facilities receiving the City of Imperial's storm water, and managed by the Imperial Irrigation District, include the North Central Drain, North Central Drain No. 2, Newside Drain No. 1, Dahlia Drain No. 8, Dolson Drain No. 2 and the McCall Drain No. 5A and 5B. There are five primary drainage zones that tie into these drains as depicted in **Exhibit 6-Drainage Zones and Retention Facilities**.

Exhibit 6-Drainage Zones and Retention Facilities



The five primary drainage zones within the City can be geographically described as southwestern portion (SW), central west portion (CW), central east portion (CE), eastern portion (E), and northeast portion (NE). The zones are described in more detail below.

**SW Drainage Zone:** The southwestern portion of the City near the Sandalwood and Wildflower subdivisions and the industrial area at Aten and La Brucherie use a series of retention basins to restrict the flow of storm water before entering the underground storm water conveyance pipes. There is a small lift station adjacent to Aten Road, which assists with the conveyance of storm water for the Sandalwood and Wildflower subdivisions into the storm water conveyance system. The system then transports the storm water to the North Central Drain No. 2 which ultimately flows to the main North Central Drain.

**CW Drainage Zone:** The central portion of the City, north of the airport and west of Highway 86, conveys storm water through surface drainage ditches to a primary surface drainage ditch located adjacent to Highway 86. This drainage ditch flows north adjacent to Highway 86 to the IID Dahlia No. 8 drain.

**CE Drainage Zone:** The central area east of Highway 86 and west of the railroad tracks also uses surface drainage ditches to convey storm water to a primary drainage ditch adjacent to M Street. The M Street drainage ditch flows north to Fifteenth Street. At Fifteenth Street, the M Street ditch storm water enters the IID Dolson No. 2 Drain.

**E Drainage Zone:** From First Street to Barioni Boulevard east of the railroad tracks, surface drainage ditches convey storm water to an IID drainage pipe at the southeast corner of the intersection of Barioni and P Street. North of Barioni Boulevard, surface drainage ditches convey stormwater west to the primary drainage ditch at Barioni Boulevard and N Street. The N Street drainage ditch flows north to Fifteenth Street. At this point the surface water flows into an 18" pipe which conveys the stormwater west under the railroad tracks and into the IID Dolson No. 2 Drain.

**NE Drainage Zone:** There are two subdivisions in the northern portion of the City east of Highway 86. Each subdivision contains their respective retention basins and underground stormwater conveyance systems. Water flows out of the retention basins and into the IID Dolson No. 8 and No. 2 Drains.

## 2. Adequacy of Existing Facilities

The existing primary drainage system managed by IID is not designed to convey all storm water runoff from urbanization. Therefore, recent and new development must provide for on-site retention of storm water to mitigate against storm water impacts. These retention facilities are designed to control storm water flows into the IID drains. Conveyance out of the retention basins is restricted by the use of 12" pipes.

The City of Imperial Public Works Department provides the maintenance of the City storm water drainage system. The public works crews monitor the flow within the drainage ditches, make minor repairs and clean the ditches on an as needed basis. Additionally, street sweeping occurs throughout the City which is a preventative method that assists in keeping the drainage ways clean of some debris and sediment. According to the City of Imperial Public Works Director, Jackie Loper, the current system provides adequate conveyance of storm water for events up to a 100-year storm. There were only two instances in the mid - 1970's when the drainage system did not adequately convey storm water in localized low-lying areas.

## 3. Future Demand for Facilities

As future development occurs, storm water drainage systems must be installed into the project area to ensure adequate collection and conveyance of runoff. The type and extent of the development proposed will affect the demand of facilities. A significant increase in the amount of impervious surfaces will result in a greater amount of surface runoff. The exact size and location of future facilities will be determined at the time development is proposed and processed through the City of Imperial. All future development must continue to comply with IID policies regarding temporary retention of storm water to reduce the impacts to the IID drains.

Storm water runoff as well as other contributing factors has degraded both the New and Alamo Rivers. The recently updated Water Quality Control Plan for the Colorado River Basin Region prepared by the California Regional Water Quality Control Board contains strict requirements for the water quality conveyed into these rivers. Future facilities must be designed to adhere to the latest pollution control devices and NPDES requirements.

## 4. Opportunities for Shared Facilities

The City of Imperial maintains all storm drain facilities within the incorporated City limits using full-time and part-time staff. Assistance

from other jurisdictions for drainage services is not provided or necessary beyond the maintenance provided by IID for IID Drains. The City of Imperial and IID maintain different aspects of the total drainage system. As previously noted, the primary drainage system is managed by IID but it is not intended to convey storm water generated by urban runoff. However, some urban storm water does flow into the IID drainage system. At this time, the management of these facilities is effective and is not expected to change in the near future.

## 5. Phasing

The construction of future storm water drainage facilities is based on the rate of new development within the City of Imperial. Additional storm water drainage facilities will be needed in the proposed annexation areas in order to convey storm water into the IID drainage system. The future storm water management systems for the annexation areas will be designed during the Tentative Map and Final Map stage of development.

## C. Mitigation

The City of Imperial should continually monitor the existing storm drain facilities to ensure the facilities are operating at an adequate level. Specifically, the City should implement the following mitigation measures for drainage facilities:

- D-1 All future development in the City of Imperial shall be required to construct storm drain facilities in accordance with the design standards of the Engineering Department and the IID necessary to convey storm water into existing drains managed by IID.
- D-2 All future development shall retain storm water on-site or within existing retention basins to restrict storm water flow for a minimum period of 72 hours before discharging into IID facilities.
- D-3 All future development shall ensure compliance with all local, state and federal rules and regulations related to the discharge of storm water.
- D-4 All development shall provide improvements constructed pursuant to best management practices as referenced in the *California Storm Water Best Management Practices Handbook*.

## D. Financing

Future storm water drainage facilities will be installed at the developer's expense at the time of project construction. Maintenance of existing and future public drainage facilities will be financed by the City of Imperial General Fund.

### 1. Funding Sources and Per Capita Costs

The current revenue sources for storm water drainage facilities include property and sales taxes, licenses and permits, charges for services and other miscellaneous sources. The City of Imperial's annual budget does not segregate out the maintenance and operation costs for storm drain facilities. Thus, the maintenance and operation costs of the storm water drainage system could not be accurately determined. However, based on information provided by the City Public Works Department, it is estimated that approximately \$34,505 per year is spent on maintenance and operation costs. The amount fluctuates depending on the amount of rain that is received on any given year.

Since the City of Imperial's annual budget does not segregate out the maintenance and operation cost for storm drain facilities, the average per capita cost for the continued maintenance and operation of the storm water drainage system was determined by the City's current population and estimated \$34,505 per year amount for maintenance and operation. The per capita cost for drainage facilities is assumed to be \$1.99.

$$\text{\$34,505} / \text{17,313 population} = \text{\$1.99 per capita}$$

A cost estimate for future continued maintenance and operation of the storm water drainage facilities is provided in **Table D-1-Drainage Facilities Costs**. These estimations assume a constant cost per capita in the year 2014 - 2015 dollars and the provided population projections.

**Table D-1-Projected Drainage Facilities Costs**

| <b>Year</b> | <b>Projected/Planned Population</b> | <b>Drainage Facility Costs</b> |
|-------------|-------------------------------------|--------------------------------|
| <b>2020</b> | 29,476                              | \$58,657.24                    |
| <b>2025</b> | 48,692                              | \$96,897.08                    |
| <b>2030</b> | 53,533                              | \$106,530.67                   |
| <b>2035</b> | 62,541                              | \$124,456.59                   |

## **2. Future Funding Sources**

The City of Imperial will continue to use the existing funding sources for the maintenance and operation of City storm water drainage facilities which include property and sales taxes, licenses and permits, charges for services and other miscellaneous sources. However, due to the future growth anticipated, other funding sources for capital improvements will be needed.

The City collects development impact fees; however, there is currently no impact fee for drainage facilities. Other funding sources that could be made available are a City wide community facilities district, special assessment districts or a community services district. Further descriptions of these and other financing mechanisms are provided in the Financing section of this Service Area Plan.



### III. FIRE PROTECTION

Fire protection services are provided to the City of Imperial by the Imperial County Fire Department (ICFD). The City of Imperial contracts with the County of Imperial for fire protection and emergency services in accordance with the *Agreement for Fire Protection Services Between County of Imperial and City of Imperial* (July June 18, 2014). The current agreement is effective until June 30, 2017 (See Appendix B). The ICFD maintains and operates five (5) fire stations throughout the County of Imperial. Imperial is serviced by Imperial County Station #1-4. The County Station #1-4, servicing the City of Imperial, is located at the Imperial County Airport grounds.

#### A. Performance Standard

The Imperial County Fire Department informally monitors the demand on fire protection facilities and services. The fire department has consistently provided response times of 3 to 5 minutes for medical emergencies and 4 to 7 minutes for structural fires. Therefore, the performance standard necessary to maintain the current level of service shall not exceed a response time of 5 minutes for medical emergencies and 7 minutes for structural fires. Additionally, the *Agreement for Fire Protection Services* states that fire protection service will be provided to the City of Imperial on a twenty-four (24) hour, seven (7) day a-week basis. Additionally, the NFPA Standard for Firefighters is set at one firefighter per 1,000 residents.

#### B. Facility Planning and Adequacy Analysis

The areas currently served by the ICFD include both the areas within the City limits and the annexation areas. The County fire department will continue to provide service to these areas.

##### 1. Inventory of Existing Facilities

The City of Imperial is served by the one fire station located at 2514 La Brucherie Road. The fire station has 14,500 square feet of building area. There are currently 3 firefighters (one of which must be a paramedic) on duty each shift. In addition, there is one (1) reserve firefighter on call at night. In accordance with the *Agreement for Fire Protection Services*, three (3) full-time Captains, three (3) full-time Fire Fighters II, and three (3) reserve firefighters are assigned to the City 24 hours per day. The same agreement further commits the following fire protection equipment and facilities for availability to Imperial:

- One (1) 500 gallon Engine (City Owned)
- One (1) 500 gallon Engine/105 ladder truck (City Owned)

- One (1) 1,000 gallon Engine (County)
- One (1) 1,800 gallon Water Tender (County)
- One (1) 2,500 gallon Water Tender (County)
- One (1) 1,500 gallon Aircraft Crash/Rescue Truck (County)
- One (1) Medium Rescue Squad (County)
- One (1) Hazardous Device (Bomb) Unit (County)

As shown on EXHIBIT B of the Agreement for Fire Protection Services, the City of Imperial also owns some of the equipment at the fire station. Minor preventative maintenance of the equipment and management of the personnel are performed by the County. Major repairs to equipment are the responsibility of the City of Imperial.

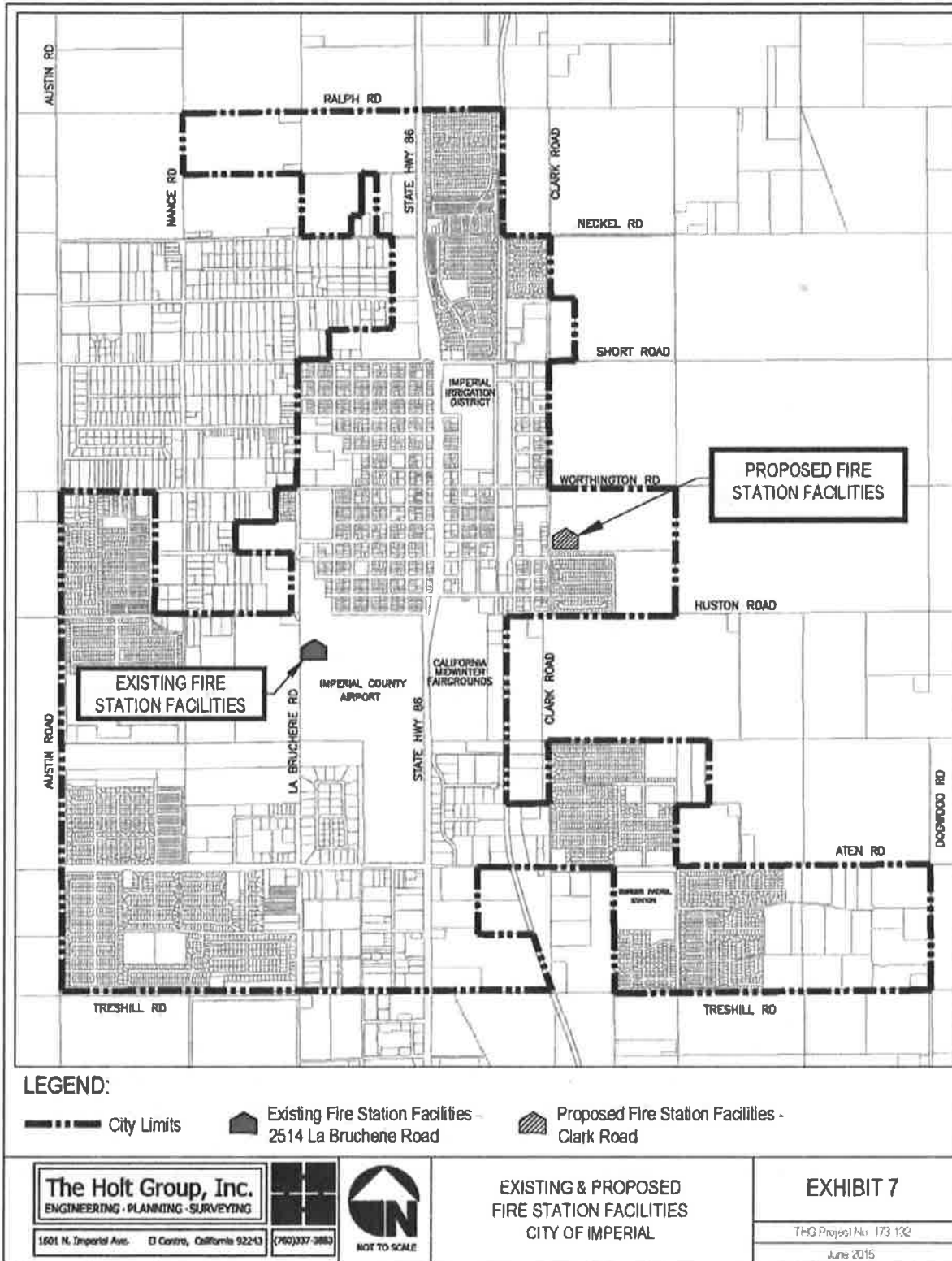
## 2. Adequacy of Existing Facilities

The fire department currently provides average response times of 7 minutes for the Northeast area (Neckel Road), 3 minutes for the Southwest area (Aten/Austin), 5 minutes for the Northwest area (14<sup>th</sup>/D Street), and 5 minutes for the Southeast area (Clark/Aten). However, as development continues to occur, there may be occasional delays due to traffic. A shared facility for police protection and fire protection is planned at the northeast corner of Clark Road and Worthington Road to further minimize response times east of the railroad tracks. An alternative site has also been designated on Aten Road between P Street and Dogwood Road. Please refer to **Exhibit 7- Existing and Proposed Fire Station Facilities** for a depiction of the regional location of the existing fire station and proposed location of future facilities.

## 3. Future Demand for Facilities

The City is estimated to reach a population of 62,541 by the year 2035. Based on the demand projections provided in this service area plan, it is apparent that another fire station is needed. A master plan for fire protection facilities has not been prepared by the fire department and future needs for additional firefighting equipment and another fire station have yet to be fully determined. However, there are preliminary indications that a shared fire/police substation is desired. This public safety facility is anticipated to be approximately 15,000 square feet and to include training facilities to be shared by the fire and police departments. It is assumed that the fire department will utilize approximately 10,000 square feet of the facility. Based on the current development trend toward the east, the new public safety facility may be located at the northeast corner of Clark Road and Worthington Road as denoted in **Exhibit 7**.

Exhibit 7- Existing and Proposed Fire Station Facilities



**4. Opportunities for Shared Facilities**

The County of Imperial, through the office of the County Fire Chief, provides to the City of Imperial fire protection and emergency medical services. The fire station located in the City of Imperial is owned by the county as well as most of the firefighting equipment. However, the City owns a 1,250 gallon pumper and various firefighting equipment. All facilities are used jointly in order to provide an adequate level of service for both the county and City area.

There is also the *Imperial Valley Fire Service and Rescue Mutual Aid Plan* in place to ensure that emergency needs will be met. The intent of the mutual aid plan is to meet the anticipated needs of local agencies within their zones, to access resources of adjacent agencies within the area of the County, and to access the resources of other jurisdictions within Region VI or beyond, if necessary, to meet the needs of emergency incidents.

**5. Phasing**

As the City’s population increases, additional fire department staff can be hired when necessary in order to meet the demand created by future development. The following **Table F-1 Projected Fire Service Demand** represents the demand for fire protection services for the next 20 years in 5 year increments.

**Table F-1 Projected Fire Service Demand**

| Year | Projected/Planned Population | Fire Service Demand <sup>1</sup>                   |
|------|------------------------------|--|
| 2020 | 29,476                       | 19,500 SF Facility<br>29 Firefighters/3 Paramedics |
| 2025 | 48,692                       | 19,500 SF Facility<br>48 Firefighters/3 Paramedics |
| 2030 | 53,533                       | 19,500 SF Facility<br>53 Firefighters/3 Paramedics |
| 2035 | 62,541                       | 19,500 SF Facility<br>62 Firefighters/3 Paramedics |

<sup>1</sup>Square footage demands based on need to meet required response times, as derived from City of Imperial 2007 Service Area Plan.

**C. Mitigation**

The City of Imperial and the County fire department should continually monitor the existing fire department facilities and response times to ensure that adequate fire protection is provided. In accordance with the agreement for fire protection services, the county provides the City with monthly reports concerning all incidents occurring during the month and the maintenance/condition of all City owned equipment. Additionally, the County Fire Chief and the Imperial City Manager

are required to meet on a quarterly basis to discuss fire related issues. Mitigation recommended is as follows:

- F-1 Fire protection facilities and personnel should be incrementally added as demand increases.
- F-2 An additional fire station should be proactively planned for.
- F-3 All major developments proposed within the City of Imperial shall be forwarded to the fire department for review and comments.
- F-4 Adequate fire flows shall be provided for all development projects.
- F-5 A Master Plan for Fire Protection Facilities to address development east of the railroad tracks should be prepared prior to the expiration of the current fire protection services contract (June 30, 2017).

#### D. Financing

The City of Imperial contracts with Imperial County for fire protection and emergency medical services. The City of Imperial currently has no plans to change the fire protection services as provided by the Imperial County Fire Department. A yearly fee amount is paid to the County for these services. According to the *Agreement for Fire Protection Services Between County of Imperial and City of Imperial*, the fiscal year 2014-2015 fee was estimated at \$896,699. The current revenue sources for fire protection services include property and sales taxes from the City's general fund. A new agreement will be needed by June 30, 2017.

##### 1. Per Capita Costs

For the fiscal year 2014-2015, the City of Imperial has budgeted \$894,000 for fire protection services. Using the City's estimated 2015 population of 17,313, fire protection service per capita cost for the 2014-2015 fiscal year is \$51.63 per resident. This data was calculated by dividing the annual budget of the fire department by the existing population.

$$\text{\$894,000} / \text{17,313 residents} = \text{\$51.63 per capita}$$

The *Agreement for Fire Protection Services* identifies estimated costs of \$869,699 for the 2014-2015 fiscal year through the 2015-2016 fiscal year. A cost estimate for future fire protection services is provided in the table below using the budgeted amount and per capita cost of \$51.63 per resident.

**Table F-2 Projected Fire Service Costs**

| <b>Year</b> | <b>Projected/Planned Population</b> | <b>Fire Service Cost</b> |
|-------------|-------------------------------------|--------------------------|
| <b>2020</b> | 29,476                              | \$1,521,845.88           |
| <b>2025</b> | 48,692                              | \$2,513,967.96           |
| <b>2030</b> | 53,533                              | \$2,763,908.79           |
| <b>2035</b> | 62,541                              | \$3,228,991.83           |

## **2. Future Funding Sources**

The City of Imperial will continue to use the existing funding sources of property and sales tax, including development impact fees, and continue the contracting of fire protection services through the Imperial County Fire Department. Other funding sources that may be available in the future include a Fire Suppression Assessment, formation of a Citywide Community Facilities District, or grant funding. Further descriptions of these and other financing mechanisms are provided in the Financing section.

## IV. POLICE PROTECTION

Police services are provided to the Imperial community by the Imperial Police Department. The police station is located at 424 S. Imperial Avenue in Imperial which is the main headquarters. The Imperial Police Department provides services to the entire City of Imperial. The City of Imperial Police Department also assists the County Sheriff's Office if the County does not have an officer in the vicinity. The Imperial Police Department will also provide backup for the County Sheriff if necessary. Services in the City of Imperial include patrol, criminal investigations, civil services, and crime prevention.

### A. Performance Standard

The performance standard for police protection and law enforcement facilities was determined upon approval of the 2001 service area plan. The performance standard is 1.6 officers per 1,000 population, 2 officers per 1 patrol vehicle, 0.25 Non-paid volunteers per 1,000 population, and 237 square feet of building area per full-time personnel.

### B. Facility Planning and Adequacy Analysis

The Imperial Police Station is a 3,788 SF Facility and houses the Police staff and support staff including a Records Clerk and a Clerk Typist and a ½ time office assistant. Patrol officers are out on the field during their shifts. The City of Imperial Police Department has a minimum of two police officers on duty per shift. Each shift is 12 hours in length. Dispatching services are contracted through the City of El Centro Police Department.

#### 1. Inventory of Existing Facilities

Existing facilities include police department personnel. The City of Imperial is served by seventeen (17) sworn officers: one (1) Police Chief, one (1) Captain, three (3) Sergeants, one (1) Corporal, one (1) Detective, eight (8) Patrol Officers and officer assignments for one (1) Motor Officer, one (1) Canine Officer, one (1) School Resource Officer. There is an additional Officer assigned to Street Interdiction Team. Two reserves and one volunteer are also a part of the department but not counted as a part of total personnel. According to an inventory provided by the Imperial Police Department, the department has the following existing policing and law enforcement personnel and facilities:

##### Facilities

- 3,788 square feet of building
- Ten (10) Patrol Vehicles
- Six (6) Support Vehicles
- One (1) Motorcycle

## 2. Adequacy of Existing Facilities

The existing police department facilities do not adequately serve the community. The current facility lacks a community room, an emergency operating center, restrooms for public usage, interview rooms, female locker room and restroom facility, adequate evidence rooms with proper ventilation, and adequate space for report writing. Additionally, there are only two holding cells. Sergeants currently share one office with no room for growth, and there is no secured parking for the Police Units and Officers' private vehicles. Based on the performance standards, the existing demand for law enforcement facilities is as follows:

### Staff Level

**Existing Population x Performance Standard = Current Officer Demand**

17,313 Population x 1.6 Officers / 1,000 population = 27 Sworn Officers.

**Existing Population x Performance Standard = Current Volunteer Demand**

17,313 Population x 0.25 Volunteers / 1,000 population = 4 Volunteers

### Facility

**Full-Time Personnel x Performance Standard = Current Demand**

27 full-time personnel x 237 Sq. Ft. of Building Area = 6,399 Sq. Ft.

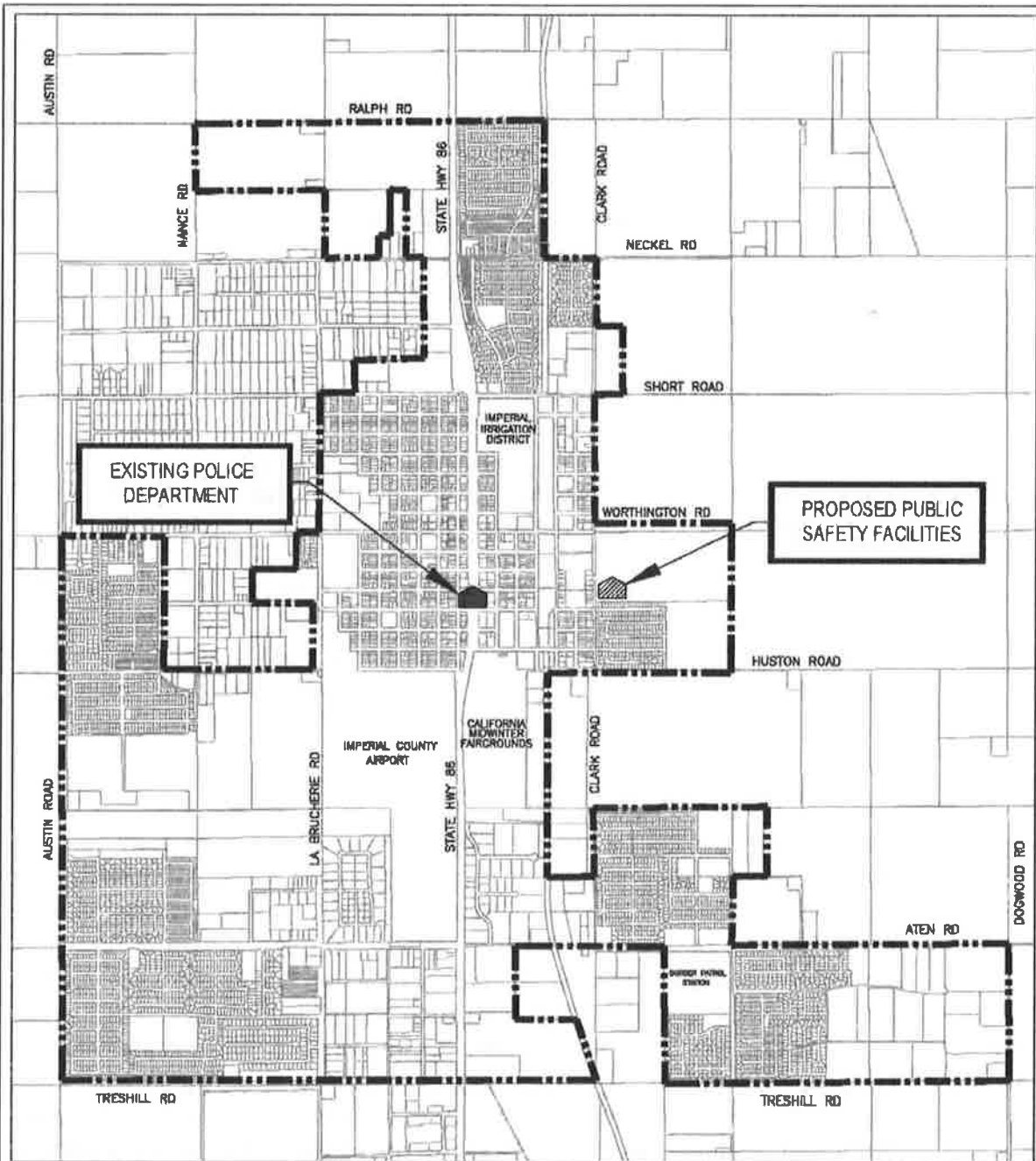
The Police Department currently has a staffing level of 17 officers and one volunteers thus a deficiency of -10 police officers and -3 volunteers. Based on the current demand for 6,399 square feet of building space, there is a current deficiency of -2,611 square feet given that the current offices are limited to 3,788 SF.

## 3. Future Demand for Facilities

The City is estimated to have a population of 62,541 people by the year 2035, using planned development figures. Using the established performance standard, the City will need 100 sworn officers 50 patrol vehicles to meet future demand by the year 2035. Therefore, the City will need to employ 83 more sworn officers and obtain 40 more patrol vehicles by the year 2035. In order for the Police Department to meet the performance standard in the future, there will also be a need for a total of 15 non-paid reserve officers/volunteers and 23,700 square feet of building space by the year 2035. The City has set aside a 10-acre property on the northeast corner of Worthington Road and P Street for Public Facility usage as depicted in **Exhibit 8-Existing and Proposed Police Protection Facilities**. The future demand for law enforcement facilities is provided on the Demand for Police Protection Services.



Exhibit 8-Existing and Proposed Police Protection Facilities



LEGEND:

- City Limits
- Existing Police Department - 424 Imperial Avenue
- Proposed Public Safety Facilities - Clark Road

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EXISTING & PROPOSED  
POLICE PROTECTION FACILITIES  
CITY OF IMPERIAL

**EXHIBIT 8**  
THG Project No. 123-132  
June 2015

It is assumed that the fire department will utilize approximately 10,000 square feet of the facility which leave 5,000 square feet for the Police Department. The public safety building is currently in the conceptual phase, so the size, number of people needed to adequately serve the station, and the cost is unknown at the time of preparation of this Service Area Plan update. Based the analysis conducted by this Service Area Plan, it does not appear that a joint use public safety facility at 15,000 square feet will be adequate for demand beyond 2020. The planned public safety facility would include training facilities to be shared by the fire and police departments.

#### 4. Opportunities for Shared Facilities

Although the City of Imperial maintains its own Police Department, it fully utilizes facility sharing opportunities. Dispatching services are currently provided through the 911 dispatching facility located in the City of El Centro. However, a regional dispatching facility that would be located within the City of Imperial is being considered. Additionally, the Imperial Police Department and the County Sheriff provide emergency law enforcement back-up for each other on an as needed basis. It is further anticipated that the Police Department will share a new facility with the Imperial County Fire Department on the aforementioned 10 acre property at the northeast corner of Worthington Road and P Street.

#### 5. Phasing

As the City's population increases, adequate Police Department staff and patrol vehicles can be added, as necessary, in order to meet the current level of service standards. The following **Table P-1** represents the demand for police department staff, vehicles and square footage for the next 20 years in 5 year increments. A more detailed service demand is noted on **Table P-1** which includes reserves and other personnel.

**Table P-1 - Projected Police Service Demand**

| Year | Projected/Planned Population | Police Service Demand   |
|------|------------------------------|---|
| 2020 | 29,476                       | 11,139 SF Facility<br>47 Police Officers/24 Vehicles/7 Volunteers   |
| 2025 | 48,692                       | 18,249 SF Facility<br>77 Police Officers/39 Vehicles/12 Volunteers  |
| 2030 | 53,533                       | 20,145 SF Facility<br>85 Police Officers/43 Vehicles/13 Volunteers  |
| 2035 | 62,541                       | 23,700 SF Facility<br>100 Police Officers/50 Vehicles/15 Volunteers |

### C. Mitigation

Temporary buildings, vehicles and personnel can be added incrementally as demand for police protection service demand increases with population growth and until the permanent capital investments can be made. The following is a list of mitigation recommendations for Police Protection:

- P-1** The City of Imperial shall continue to monitor the response times for priority 911 calls to ensure adequate public safety.
- P-2** Prior to the year 2017, a financing mechanism shall be identified that will enable the City to construct a new police station with possible dispatching services.
- P-3** The Police Department shall continue obtaining grants and other funds to combat crime through proactive preventative measures.
- P-4** The City of Imperial and the Imperial Police Department should consider the preparation of a Law Enforcement Facilities Master Plan that conducts an in depth analysis of the facility needs to meet the goals and objectives of the Police Department through build out of the City of Imperial by 2020.

### D. Financing

The current revenue sources for police protection services include property and sales taxes from the City's general fund. The 2014-2015 budget allocated approximately \$2,380,204 for police protection services from the City's general fund. Other revenue is derived from special revenue sources including the State C.O.P.S. Grant (1584 COPS Grant), asset forfeitures, and Development Impact Fees.

#### 1. Current and Per Capita Costs

The 2014-2015 City of Imperial budget provided approximately \$2,380,204 for police protection services from the City's General Fund. Using the City's current population of 17,313, police protection service costs \$137.48 per resident. This cost was determined by dividing the funds appropriated from the general fund for police protection services by the existing population. A cost estimate for future police services is provided in **Table P-2** below.

$$\$2,380,204 / 17,313 \text{ population} = \$137.48 \text{ per capita}$$

**Table P-2 Projected Police Service Costs**

| <b>Year</b> | <b>Projected/Planned Population</b> | <b>Police Service Cost</b> |
|-------------|-------------------------------------|----------------------------|
| <b>2020</b> | 29,476                              | \$4,052,360.48             |
| <b>2025</b> | 48,692                              | \$6,694,176.16             |
| <b>2030</b> | 53,533                              | \$7,359,716.84             |
| <b>2035</b> | 62,541                              | \$8,598,136.68             |

## **2. Future Funding Sources**

The City of Imperial will continue to use the existing funding sources and continue to contract with the City of El Centro for dispatching services. However, due to the future growth anticipated, other funding sources for a new police station with possible dispatching facilities and additional vehicles and equipment will be needed. Further descriptions of these and other financing mechanisms are provided in the Financing section.

## V. LIBRARY

The Imperial Public Library is owned and operated by the City of Imperial and it is located at 200 West 9<sup>th</sup> Street. The single library serves the entire population of Imperial. Services provided by the library include circulation of library materials to all patrons, reference service, audio visual services, computer use and other services.

### A. Performance Standard

The performance standard for library facilities was determined during the preparation of the Service Area Plan approved by LAFCO on January 25, 2001. It was based on the existing library facilities square footage and the existing population at the time of the preparation of the Service Area Plan. Therefore, the performance standard for library facilities for the City of Imperial is 217 square feet of library facilities per 1,000 residents.

### B. Facility Planning and Adequacy Analysis

This analysis provides an inventory of the existing library facility owned by the City of Imperial, the existing and future demand for facilities, as well as a projected phasing schedule. The purpose of this analysis is to determine if the existing facilities are adequate and to identify approximately when additional facilities will be needed in order to meet future demand.

#### 1. Inventory of Existing Facilities

As noted above, the City of Imperial operates and maintains its own public library. The library staff consists of two full-time personnel and four part-time employees. The library was in the process of hiring another part-time employee at the time this Service Area Plan was being prepared. The Imperial Public Library located at 200 West Ninth Street currently shares 7,260 square feet of space with the Council Chambers/Community Center, with an estimated 4,920 square feet strictly for library use (2,340 square feet is used for Council Chambers/Community Center). The library houses the following:

##### Collection

- 31,692 books
- 391 serial volumes
- 536 audio materials
- 720 video items
- 1 database-1500+ eBooks and Audio eBooks
- 26 current serial subscriptions

##### Computers and Equipment

- 1 copier for staff/public use
- 11 public use computers/1 library catalog computer

- 12 laptops and 1 storage/charging cart (for literacy programs)
- 3 library staff computers
- 2 black/white laser printers
- 1 fax machine for staff/public use
- Video surveillance equipment (3 cameras, monitor/VCR)
- Miscellaneous (shelving, paper back spinners, tables and chairs)

## 2. Adequacy of Existing Facilities

Using the performance formula provided above of 217 SF per 1,000 residents, the existing demand for library facilities is 3,757 square feet. Based on the performance standard formula, there is a surplus of 1,163 square feet of library building square footage.

**Existing Population x Performance Standard = Current Facility Demand**

$$17,313 \text{ Population} \times 217 \text{ Sq.Ft.} / 1,000 \text{ population} = 3,757 \text{ Sq. Ft.}$$

The current space reserved for library use at the facility, of 4,920 SF of library space, is currently adequate and is currently undergoing another expansion. The current improvements at the library are estimated at \$610,000 that will result in an additional 4,738 SF of total space, of which 2,754 will be reserved for library use. The ending library space by the end of 2015 will be 7,674 SF. As the population increases, there will be a need for additional library facilities, beyond the 7,674, by the year 2035.

## 3. Future Demand for Facilities

As the City of Imperial continues to grow, so does the need for library facilities. With a planned population expected to reach 62,541 by the year 2035, additional library facilities will be needed to serve the future residents. In order to meet this future demand, an additional 5,897 square feet of library facilities, beyond the 2,754 SF library space expansion, will be needed by 2035.

## 4. Opportunities for Shared Facilities

The City of Imperial participates in the SERRA Cooperative System that includes libraries from Imperial County and San Diego County for inter-library loan program, the library shares resources with other libraries in the region. The public library will continue to pursue this opportunity for shared resources in order to keep costs down while providing acceptable services to City residents. The library further has a conference room that is used for closed sessions by City Council. If needed, the library could be used for public meetings when other City administrative facilities are occupied.

## 5. Phasing

The yearly demand for library facilities is shown on Demand for Library Services table below. The yearly demand **Table L-1** below provides the square footage needs for the library over a twenty-year period in five-year increments.

**Table L-1 Projected Library Service Demand**

| Year | Projected/Planned Population | Library Service Demand |
|------|------------------------------|------------------------|
| 2020 | 29,476                       | 6,396 SF Facility      |
| 2025 | 48,692                       | 10,566 SF Facility     |
| 2030 | 53,533                       | 11,616 SF Facility     |
| 2035 | 62,541                       | 13,571 SF Facility     |

## C. Mitigation

The City shall support the continuation of library services as a necessary and desirable community service facility. The following mitigation is recommended:

- L-1** The City of Imperial shall continue efforts to obtain additional funding in order to continue providing adequate library services to the residents.

## D. Financing

The current revenue sources for library facilities and services include property and sales taxes from the City's general fund and impact fees. The 2014-2015 budget allocated approximately \$210,751 for library services from the City's general fund.

### 1. Per Capita Costs

The 2014-2015 City of Imperial budget identifies approximately \$210,751 for continued operation of library services. Using the City's current population of 17,313 library services cost \$12.17 per resident. This cost was determined by dividing the funds appropriated from the general fund for library services by the existing population. A cost estimate for future library services is provided in the **Table L-2** below. Note that the table uses 2015 dollars, and based on the following:

$$\mathbf{\$210,751 / 17,313 \text{ population} = \$12.17 \text{ per capita}}$$

**Table L-2 - Projected Library Service Costs**

| <b>Year</b> | <b>Projected/Planned Population</b> | <b>Library Service Cost</b> |
|-------------|-------------------------------------|-----------------------------|
| <b>2020</b> | 29,476                              | \$358,722.92                |
| <b>2025</b> | 48,692                              | \$592,581.64                |
| <b>2030</b> | 53,533                              | \$651,496.61                |
| <b>2035</b> | 62,541                              | \$761,123.97                |

## **2. Future Funding Sources**

The City of Imperial will continue to use the existing funding sources for the continued maintenance and operation of the Imperial Public Library. Due to future growth anticipated, other funding sources should be considered to maintain an adequate level of library service for the existing and future residents. There are several funding sources for library facilities such as community facilities district, special assessment district, the California Literacy Campaign Fund, as well as Community Development Block Grants and user fees. Further descriptions of these and other financing mechanisms are presented in the Financing Plan of this Service Area Plan.



## VI. RECREATIONAL AND PARK FACILITIES

There are a number of recreational facilities within the City of Imperial including open space areas used for recreation. Open space and recreational uses include fourteen city parks. City parks offer picnic facilities and recreational opportunities, including baseball and softball diamonds, basketball courts and tot-lots. Eager Park is centrally located in the City and also has a splash pad. In addition to these amenities, the City also offers an array of local recreation programs and services for children, adults, and seniors at City facilities.

### A. Performance Standard

The City of Imperial has adopted the Performance Standard of 3.0 acres parkland/1,000 population. This standard is applied to developer impacts and further stipulated as a Goal in the Open Space and Recreation Element of the General Plan.

### B. Facility Planning And Adequacy Analysis

The existing public parks within the City of Imperial are owned and operated by the City of Imperial Parks Department. The recreation department has six (6) full time employees (three maintenance employees and three professional employees) and one part time employee. Part-time employees are increased to 25 during the summer months.

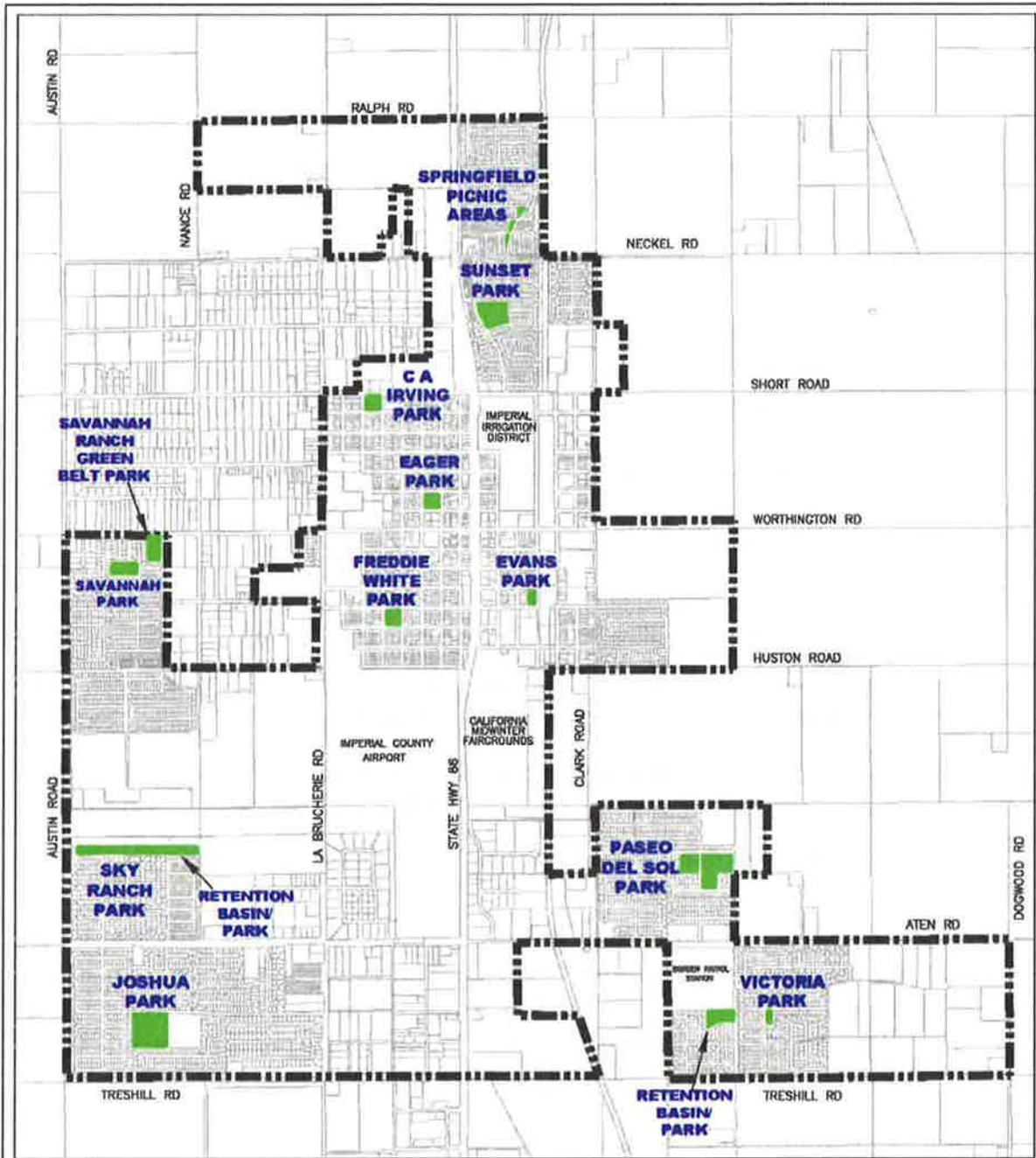
#### 1. Inventory of Existing Facilities

The City of Imperial currently has over 50 acres of parkland as depicted in **Exhibit 9- Park Facilities**. Park inventory included over 50 acres as follows:

**Table R-1  
City of Imperial Park Space**

| <b>Park</b>                | <b>Acres</b> |
|----------------------------|--------------|
| C.A. Irving Sports Complex | 2.07         |
| Aviation Park              | .89          |
| Imperial Dog Park          | 4.75         |
| Eager Park                 | 2.07         |
| Evans Park                 | 1.35         |
| Freddie White Park         | 2.07         |
| Joshua Tree Park           | 11.50        |
| Paseo Del Sol Park         | 14.00        |
| Savanna Ranch Green Belt   | 3.94         |
| Savanna Ranch Park         | 2.94         |
| Sky Ranch Green Belt       | 4.59         |
| Sky Ranch Park             | 2.19         |
| Sunset Park                | 5.25         |
| Springfield Picnic Areas   | 1.68         |
| Victoria Basin/Park        | 2.9          |
| Victoria Park              | 0.68         |
| <b>Total</b>               | <b>62.87</b> |

Exhibit 9- Existing Park Facilities



LEGEND:

- City Limits
- Public Parks

|   |  |  |
|---|--|--|
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PARK FACILITIES  
CITY OF IMPERIAL

**EXHIBIT 9**

THG Project No. 175-132  
June 2015

## 2. Adequacy of Existing Facilities

Using the goal of 3.0 acres per 1,000 population, there should be a minimum of 51.94 acres of parkland. Based on the existing park acreage of 52.25 acres, there is an existing surplus of 10.62 acres. The adequacy is calculated as follows:

**Existing Population x Performance Standard = Current Demand**

17, 313 Population x 3.0 Acres / 1,000 population = 51.94 Acres

**Existing Facilities – Current Demand = Adequacy**

62.87 Acres – 51.94 Acres = 10.93 Acres Surplus

The city currently has a surplus of park acreage. It is important that adequate park facilities be provided to serve the residents of Imperial. The City actively requires the development community to provide parkland either through the payment of the development impact fee or through parkland donations or improvements as a part of the development approval process.

## 3. Future Demand for Facilities

Based on a 2035 population projection of 62,541 the City of Imperial will need 187.62 acres of recreational open space in order to be consistent with the performance standard objective of the General Plan. This indicates that the City will need to obtain an additional 135.37 acres of recreational open space by the year 2035. This figure was determined as follows:

**3.0 Acres / 1,000 Population x 62,541 population = 187.62 Acres of Future Demand**

**187.62 Acres of Future Demand - 62.87 Acres Existing Parkland = 124.75 Acres Needed**

The City has been planning a Regional Park and Equestrian Center to be located along the northern part of the City Limits in an area bound by Larsen Road to the north, Ralph Road to the south and Nance and La Brucherie Roads at the respective west and east boundaries. The subject area encompasses 144 acres of which some will be dedicated for recreational facilities.

## 4. Opportunities for Shared Facilities

The City currently contracts with the Imperial High School during the summer for use of the pool located at the high school for public swimming. The City has Joint Use Agreements with the Imperial Unified School District for use of other recreational facilities outside of school hours. There are three schools within Imperial Unified School District that could provide for recreational opportunities

during the after school hours and on weekends. A Joint Use Agreement with the Imperial Unified School District for the new Frank Wright Middle School at the corner of Fifteenth Street and Imperial Avenue was adopted by the City and the School District. The Ben Hulse gym is also used for dance and drama. Additional discussions may occur between the School District and the City regarding additional joint use agreements for use of school facilities for recreation purposes.

### 5. Phasing

Based on the 3.0 acres per 1,000 population performance standard for parkland, the following **Table R-2** represents the demand for recreational land/parkland acreage for the next 20 years in five year increments.

**Table R-2 Projected Parkland Demand**

| Year | Projected/Planned Population | Parkland Demand |
|------|------------------------------|-----------------|
| 2020 | 29,476                       | 88.43 Acres     |
| 2025 | 48,692                       | 146.08 Acres    |
| 2030 | 53,533                       | 160.60 Acres    |
| 2035 | 62,541                       | 187.62 Acres    |

### C. Mitigation

The City of Imperial should continue to pursue various means by which to obtain and provide for adequate park facilities for the existing and future residents of the City of Imperial. The following are mitigation recommendations to achieve adequacy for park facilities.

- R-1** Continue to require developers of new subdivisions to dedicate parkland and/or pay the development impact fee to ensure that future residents pay their fair share for impacts on park facilities.
- R-2** Pursue federal and state grants and aid funds to ensure there are sufficient parks in the future.

### D. Financing

The current revenue sources used to pay for park facilities include property and sales taxes from the general fund, user fees for recreational activities and pool use, and park impact fees collected from new residential developments. The City of

Imperial will continue to use these funding sources for the continued maintenance and operation of parks and recreational facilities.

### 1. Per Capita Costs

The 2014-2015 City of Imperial budget provided approximately \$617,592 for parks and recreation. Using the City's current population of 17,313, parks and recreation facilities cost \$35.67 per resident. This cost was determined by dividing the funds appropriated for parks and recreation facilities by the existing population. The **Projected Recreation Cost Table R-3** provides a cost for park operation and maintenance based on the year 2015 dollars and in 5-Year increments.

$$\$617,592 / 17,313 \text{ population} = \$35.67 \text{ capita}$$

**Table R-3 Projected Recreation Cost**

| Year | Projected Population | Recreation Cost |
|------|----------------------|-----------------|
| 2020 | 29,476               | \$1,051,408.92  |
| 2025 | 48,692               | \$1,736,843.64  |
| 2030 | 53,533               | \$1,909,522.11  |
| 2035 | 62,541               | \$2,230,837.47  |

### 2. Future Funding Sources

The City of Imperial will continue to use the existing funding sources for the continued maintenance and operation of the park and recreation facilities. However, due to the anticipated future growth, other funding sources will be needed in order to develop the regional park and equestrian center in order to provide an adequate level of service for future residents. There are several other funding sources available for park facilities such as community facilities district, special assessment district, as well as Community Development Block Grants and other state and federal grants. Further descriptions of these and other financing mechanisms are provided in the *Financing Plan* section.

## VII. CIRCULATION & TRANSPORTATION

### A. Performance Standard

The Circulation Element of the Imperial General Plan was created to sustain safe and efficient vehicular travel throughout the City. The Circulation Element is consistent with the Land Use Element which dictates that no land use will be approved that will increase the traffic on planned or existing City streets above the street's existing design capacity at a "level of service" of "C" or above. This "level of service" criterion is the most traditional method used to determine the current and future needs for adequate circulation facilities with an assignment of A to F as noted below.

| Level of Service | 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, delays are high, and there are more vehicles entering the roadway than can be accommodated.                                  |

The City of Imperial, similar to many other jurisdictions, has started using a different performance standard known as Complete Streets. Complete Streets is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Modes of transportation in the City of Imperial include pedestrians, bicycles, cars, trucks, buses, trains and emergency vehicles.

## B. Facility Planning and Adequacy Analysis

The City of Imperial contains a circulation system which is predominantly oriented in a north/south and east/west grid system. The major north/south arterial system consists of Austin Road, Imperial Avenue, State Highway 86, P Street (Clark Road), and Dogwood Road. The major east/west arterial system consists of Ralph Road, Neckel Road, Fifteenth Street, Barioni Boulevard (Worthington Road) and Aten Road. These streets have independent classifications in accordance with the Imperial General Plan and updated structural section guidelines as follows:

**Table C-1 City of Imperial Major Street Classifications & Guidelines**

| CLASSIFICATION        | ROW/PAVED WIDTH | NO. OF LANES |
|-----------------------|-----------------|--------------|
| Highway               | 300/226 Feet    | 4            |
| Major Arterial        | 102/80 Feet     | 4            |
| Secondary Arterial    | 84/50 Feet      | 2            |
| Industrial Collector  | 70/44 Feet      | 2            |
| Residential Collector | 60/40 Feet      | 2            |

- 1. Inventory of Existing Facilities-** The City of Imperial maintains over seventy one (71) lineal miles of roadway (Source: ICTC, 2015). The existing facilities, identified per the noted classifications are depicted in attached **Exhibit-10 City of Imperial Circulation System**. A more detailed discussion for each of the facilities identified is noted below:

**Signalized Intersections** - The City of Imperial contains six signalized intersections which include the intersections of Aten Road/Highway 86, Barioni Boulevard/Highway 86, Fifteenth Street/Highway 86, La Brucherie/Aten Road, Clark Road/Aten Road and Cross Road/Aten Road. A seventh signal is planned for the Aten and Dogwood intersection.

**State Highway** – Highways are main roads that typically connect major towns or cities and are designed for high speed traffic. Highways collect a large volume of traffic with speed limits from 55 to 70 miles per hour. The City of Imperial has approximately 3.5 lineal miles of highway within its incorporated City Limits.

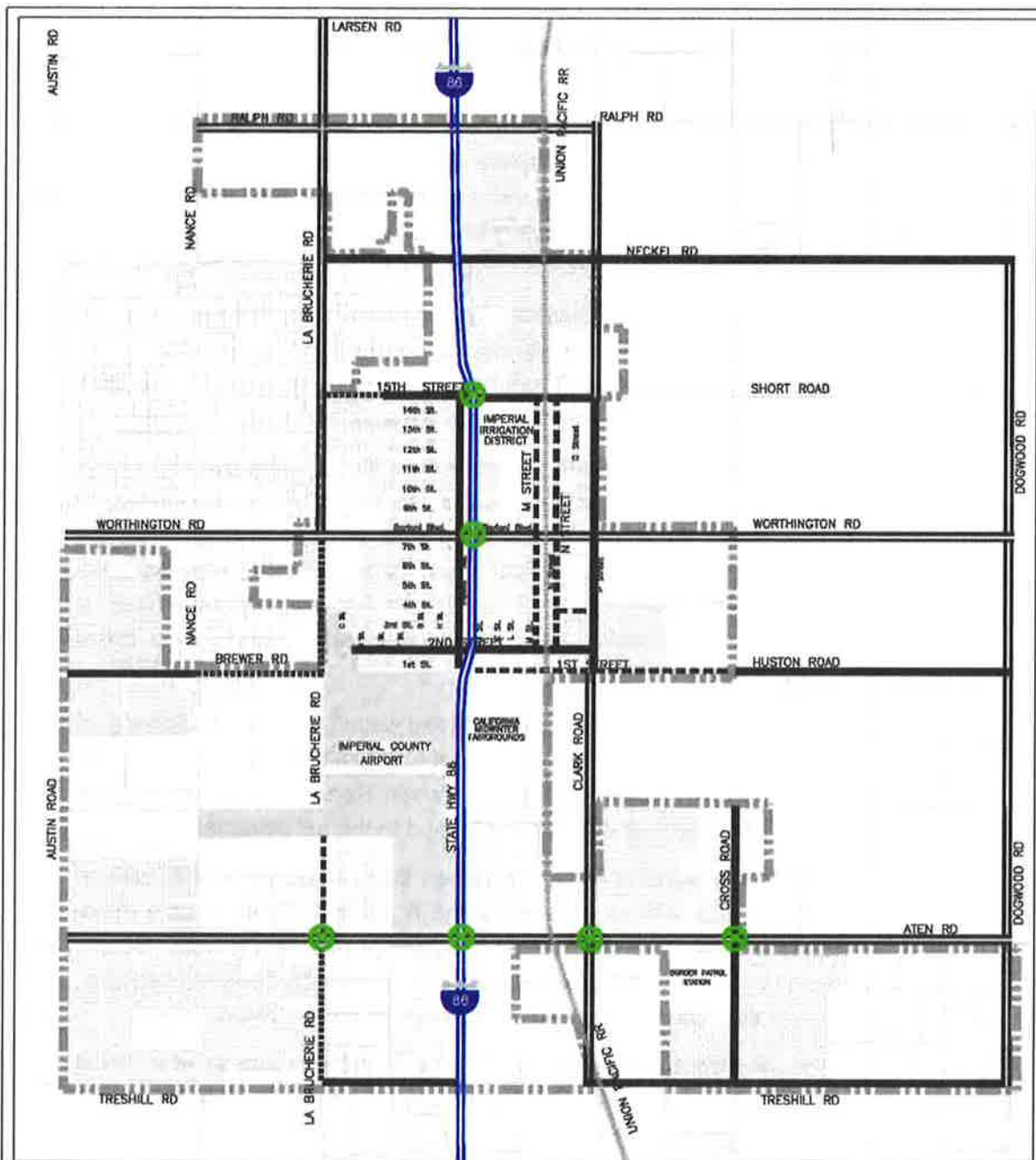
- **State Highway 86** - Highway 86, a major four lane Expressway, is located within the City of Imperial but is maintained and managed by the California State Department of Transportation. The State Department of Transportation also controls the State Highway right-of-way.

**Major Arterials** - Major arterials move traffic through a City from one point to another. Speed limits on major arterials are typically 45 mph and are designed with four lanes. On-street parking should be limited and residential lots should not have direct access onto major arterials. The City of Imperial has over eight (8) lineal miles of existing and planned major arterials within its current incorporated City Limits.

- **Ralph Road**-The majority of Ralph Road that lies within the City's Sphere of Influence is currently within unincorporated areas of Imperial County and has a pavement width less than the designed pavement width/capacity of a major arterial.
- **Neckel Road**- The majority of Neckel Road that lies within the City's Sphere of Influence is currently within unincorporated areas of Imperial County and has a pavement width less than the designed pavement width/capacity of a major arterial.
- **Barioni Boulevard (Worthington Road)**- The majority of this major arterial, within the Sphere of Influence boundaries, is within the incorporated City Limits as Barioni Boulevard, but not improved as a four lane roadway. Roadway sections within unincorporated areas of Imperial County have a pavement width less than the designed capacity of a major arterial.
- **Aten Road**- All of Aten Road within the City's Sphere of Influence is within the Imperial City Limit boundary. The entire roadway segment between Austin Road and Dogwood Road are improved with four lanes and to the full pavement width.
- **La Brucherie Road (Between Barioni Boulevard & Larsen Road)**- Although La Brucherie Road is designated as a major arterial, between Larsen Road at the north and Barioni Boulevard to the south, it is not improved to designed capacity, and is an unimproved facility north of Larsen Road.
- **P Street (Clark Road)**- There are many segments of P Street that are still within unincorporated areas of Imperial County. P Street is currently not improved to its designed capacity.
- **Dogwood Road**- The majority of Dogwood Road within the Sphere of Influence is within unincorporated areas of Imperial County. Dogwood is a major arterial that links to several Imperial County communities and is further planned as a transit corridor. The roadway segment within Imperial's Sphere of Influence is not improved to its designed capacity.



Exhibit-10 City of Imperial Circulation & Transportation System



Legend:

- Highway
- Major Arterial
- Secondary Arterial
- Residential Collector
- Industrial Collector
- Union Pacific RR
- City Limits
- Signal light

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SERVICE AREA  
CIRCULATION & TRANSPORTATION  
SYSTEM

EXHIBIT 10

TH3 Project No. 1/3 1/32  
June 2015

**Secondary Arterials** - Secondary arterials move traffic in a similar manner as major arterials, except they are designed with two lanes instead of four lanes. These arterials carry a lower volume of traffic and typically have a 35 mph speed limit. On-street parking should be limited and residential lots should not have direct access onto secondary arterials. The City of Imperial has just over seven (7) lineal miles of existing and planned secondary arterials within the current City Limits.

**Secondary Arterials Improved at Designed Capacity:**

- Imperial Avenue
- Fifteenth Street

**Secondary Arterials Not Improved to Designed Capacity:**

- Cross Road
- Second Street
- Treshill Road
- P Street
- Huston Road
- Brewer Road

**Industrial Collectors** - Industrial collectors have a wider curb to curb width in order to facilitate large truck movements. These collectors are designed for low volumes with speed limits 30 to 35 miles per hour. The City of Imperial has over just over three (3) lineal miles of existing and planned industrial collectors within the current incorporated City Limits.

**Industrial Collectors Improved at Designed Capacity:**

- La Brucherie Road (Aten Road to Airport)

**Industrial Collectors Not Improved to Designed Capacity:**

- First Street (east)
- Fourth Street (N Street to P Street)
- M Street
- N Street

**Residential Collectors** - Local collectors collect a smaller volume of traffic from a smaller area. Streets are usually two lanes wide with a speed limit of 25 to 30 miles per hour. Access is not restricted and on street parking is available. The City of Imperial has over fifty (50) lineal miles of existing and planned residential collectors within the incorporated City Limits.

**Residential Collectors**

- La Brucherie Road (South City Limits to Aten Road)
- First Street (west)
- Third Street
- Fourth Street (B Street to M Street)
- Remaining number and letter streets not previously mentioned.

**Signalized Intersections**-The City of Imperial contains five signalized intersections which include the intersections of Aten Road/Highway 86, Barioni Boulevard/Highway 86, 15<sup>th</sup> Street/Highway 86, La Brucherie/Aten Road, and Clark Road/Aten Road. A sixth signal light is currently under construction for the Aten Road/Dogwood road intersection.

**Transit Services and Facilities**-There are five IV Transit bus routes serving the City of Imperial. Barioni Boulevard, SR-86 and Aten Road are recommended as transit priority routes. There a total of three bus stops equipped with bus shelter facilities within the City Limits as noted below. A fourth bus stop is at Imperial Valley College within a future planned Sphere of Influence.

- Imperial Avenue just North of Barioni Boulevard along East
- East Barioni Boulevard just East of North K Street
- West Aten Road just East of La Brucherie Road

## 2. Adequacy of Existing Facilities

Although all the existing streets are not constructed to full build-out and some are not constructed to designed capacity, as noted in existing conditions, they are operating at adequate volume to capacity ratios of 0.80 or better. There have been a number of traffic studies tied to planned development that conclude existing conditions are satisfactory and that it is only when new development is in place modifications and improvements would be needed.

The existing circulation system is adequate to accommodate the current needs of the City. Existing roadways properly link existing land uses. In the proceeding section, this Service Area Plan discusses proposed improvements to accommodate anticipated development within the City Limits and in unincorporated areas planned for annexation.

## 3. Future Demand of Facilities

As the City of Imperial continues to grow, future improvements will be required to build streets to full improvements in accordance with the design standards set forth by the City of Imperial Engineering Department and with a Complete Street focus. Future roadway improvements should be designed to provide a circulation network that prioritizes and provides safe and convenient, and attractive facilities for all users of the system. Roadway segments in incorporated areas that are planned for major improvements within the Service Area planning period are noted in **Table C-2** for connectivity.

Table C-2 Future Roadway Improvements in City Limits

| Street Name             | Street Type           | Street Segment                                    | Improvement | Length   |
|-------------------------|-----------------------|---|-------------|----------|
| Aten                    | Major Arterial        | Cross Road to Dogwood Road                        | Full Street | 5,250 LF |
| La Brucherie            | Major Arterial        | Barioni Blvd to Larsen Road                       | Half Street | 9,900 LF |
| Worthington             | Major Arterial        | P Street to 4,500 LF East                         | Half Street | 4,500 LF |
| Dogwood                 | Major Arterial        | Aten Road to Treshill Road                        | Half Street | 2,690 LF |
| Ralph                   | Major Arterial        | Highway 86 to Nance Road                          | Full Street | 4,930 LF |
| Clark Street            | Major Arterial        | Aten Road to Treshill                             | Half Street | 2,690 LF |
| P Street                | Secondary Arterial    | 1 <sup>st</sup> Street to 12 <sup>th</sup> Street | Half Street | 4,200 LF |
| Neckel                  | Secondary Arterial    | Highway 86 to Rodeo Drive                         | Full Street | 300 LF   |
| Neckel                  | Secondary Arterial    | Rodeo Drive to 1,400 LF East                      | Half Street | 1,400 LF |
| 15 <sup>th</sup> Street | Residential Collector | La Brucherie to E Street                          | Half Street | 1,220 LF |
| Brewer                  | Residential Collector | Nance Road to La Brucherie                        | Half Street | 2,460 LF |
| Shiloh                  | Residential Collector | Wall Road to Aten Road                            | Full Street | 2,020 LF |
| La Brucherie            | Residential Collector | Joshua Tree to Treshill                           | Full Street | 2,820 LF |

Source: City of Imperial Planning Department

Developers will construct required internal street improvements associated with each project. Additionally, developers will be required to construct frontage improvements along all Circulation Element roadways adjacent to each proposed annexation and future project. Bikeways may be necessary along Major Arterials such as Aten Road. Another City focus is to provide for separated multi-use paths for bikeways, pedestrian walkways, or equestrian facilities along major collector roadways which prioritize vehicular use. Some key locations considered for separated facilities include:

- 1) Along Austin Road (to include equestrian pathway/connection)
- 2) Along Highway 86 (for pedestrian safety to serve higher density areas)
- 3) Along Aten Road (to connect bicyclists with Imperial Valley College)

The City's current facility demand continues to be highly automobile-oriented. **Table C-3** in the proceeding page identifies roadway demand from planned annexation areas.

Table C-3 Future Roadway Improvements in Annexation Areas

| Annexation Area               | Street                  | Street Type           | Width       | Length   |
|-------------------------------|-------------------------|-----------------------|-------------|----------|
| N-1<br>Barioni Lakes North    | Larsen Road             | Residential Collector | Half Street | 4,930 LF |
|                               | Nance Road              | Residential Collector | Full Street | 2,570 LF |
| N-2<br>Barioni Lakes West     | Larsen Road             | Residential Collector | Full Street | 2,590 LF |
|                               | La Brucherie            | Major Arterial        | Half Street | 1,350 LF |
|                               | Neckel Road             | Secondary Arterial    | Half Street | 5,110 LF |
|                               | Nance Road              | Residential Collector | Half Street | 2,740 LF |
|                               | Austin Road             | Major Arterial        | Half Street | 5,260 LF |
| N-3<br>Regional Park          | Larsen Road             | Residential Collector | Half Street | 2,560 LF |
|                               | La Brucherie            | Major Arterial        | Half Street | 2,490 LF |
|                               | Ralph Road              | Major Arterial        | Full Street | 2,490 LF |
|                               | Nance Road              | Residential Collector | Half Street | 2,740 LF |
| N-4<br>Barioni Phase I        | Larsen Road             | Residential Collector | Half Street | 2,370 LF |
|                               | Ralph Road              | Major Arterial        | Full Street | 2,370 LF |
|                               | La Brucherie            | Major Arterial        | Half Street | 2,680 LF |
| N-5<br>HBC                    | Larsen Road             | Industrial Collector  | Half Street | 2,640 LF |
|                               | Clark Road              | Major Arterial        | Half Street | 2,640 LF |
|                               | Ralph Road              | Major Arterial        | Half Street | 2,640 LF |
| NE-1<br>McFarland Ranch       | Neckel Road             | Secondary Arterial    | Full Street | 5,320 LF |
|                               | Dogwood Road            | Major Arterial        | Full Street | 2,640 LF |
| NE-2<br>Sanchez Ranch         | Neckel Road             | Secondary Arterial    | Full Street | 2,610 LF |
|                               | Dogwood Road            | Major Arterial        | Full Street | 2,640 LF |
|                               | Worthington Road        | Major Arterial        | Half Street | 7,930 LF |
|                               | Clark Road              | Major Arterial        | Half Street | 1,260 LF |
|                               | Clark Road              | Secondary Arterial    | Half Street | 2,600 LF |
| W-1<br>Western<br>Development | La Brucherie            | Major Arterial        | Half Street | 5,780 LF |
|                               | Neckel Road             | Secondary Arterial    | Half Street | 6,900 LF |
|                               | 15 <sup>th</sup> Street | Residential Collector | Half Street | 790 LF   |
| SE-1<br>Encanto Estates       | Worthington             | Major Arterial        | Half Street | 7,640 LF |
|                               | Dogwood                 | Major Arterial        | Full Street | 2,500 LF |
|                               | Cross Road              | Residential Collector | Half Street | 2,500 LF |
|                               | Huston                  | Secondary Arterial    | Half Street | 5,230 LF |
| SE-2<br>East Annexation       | P Street                | Major Arterial        | Half Street | 2,600 LF |
|                               | P Street                | Major Arterial        | Full Street | 1,600 LF |
|                               | 1 <sup>st</sup> Street  | Industrial Collector  | Half Street | 900 LF   |
| SE-3<br>Crown Commercial      | P Street                | Major Arterial        | Half Street | 2,600 LF |
|                               | 1 <sup>st</sup> Street  | Industrial Collector  | Full Street | 2,640 LF |
|                               | Huston                  | Secondary Arterial    | Half Street | 2,510 LF |
|                               | Cross                   | Secondary Arterial    | Full Street | 2,600 LF |
| SE-5<br>NE Cross/Aten         | Aten Road               | Major Arterial        | Half Street | 5,280 LF |
|                               | Dogwood Road            | Major Arterial        | Full Street | 2,640 LF |
|                               | Future Road (E/W)       | Residential Collector | Half Street | 5,280 LF |
|                               | Future Road (N/S)       | Residential Collector | Full Street | 2,640 LF |
|                               | Cross Road              | Secondary Arterial    | Half Street | 2,640 LF |
| SE-6<br>S Aten/E RR Tracks    | Clark Road              | Major Arterial        | Full Street | 2,600 LF |
|                               | Treshill Road           | Secondary Arterial    | Full Street | 1,383 LF |
|                               | Aten Road               | Major Arterial        | Half Street | 2,900 LF |

Source: 2007 Service Area Plan, 2015 Annexation Areas Updated per Imperial Planning Director.