

COUNTY OF IMPERIAL GATEWAY OF THE AMERICAS SERVICE AREA PLAN

SUBMITTED TO:

**IMPERIAL COUNTY
Local Agency Formation Commission
509 Eighth Street
El Centro, California 92243**

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I. EXECUTIVE SUMMARY

The purpose of the Service Area Plan is to provide the Imperial County Local Agency Formation Commission (LAFCO) with enough information to demonstrate that existing public facilities are operating at an adequate level and that future public facilities have been identified and will be available to serve future development within the Gateway of the Americas County Service Area (CSA) in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. 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.

The Executive Summary provides a brief summary of the development projections and the resulting facilities analysis for each individual public facility in terms of the existing facilities, future facility demand, mitigation, funding sources, annual budget, and cost per capita.

Below is a table indicating the development projections for the Gateway of the Americas specific plan area.

Table 1 - DEVELOPMENT PROJECTIONS

	Commercial Building Sq.Ft.		Industrial Building Sq.Ft.		Development Projections Sq.Ft.	
Year	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2005	917,374	921,276	337,154	865,432	1,254,528	1,786,708
2010	123,493	2,632,530	925,214	4,752,509	1,048,707	7,385,039
2015	99,970	3,226,471	850,727	9,302,133	950,697	12,528,604
2020	88,209	3,714,561	850,727	13,555,767	938,936	17,270,328
2025	90,169	4,163,446	850,727	17,809,401	940,896	21,972,848

The data in this table represents parcels within the County Service Area boundaries as defined by Exhibit "B" of the Imperial County letter to the Board of Supervisors, dated January 6, 1998.

SUMMARY OF PUBLIC FACILITY ANALYSIS

POTABLE WATER FACILITIES

Existing Facilities - A 2,400 square foot building with the ability to treat 120,000 gallons per day. The site also has the capacity to hold 1.8 million gallons of raw water and store 1,000,000 gallons of treated water.

Adequacy- There is a current 52,077 gallons per day surplus of potable water treatment and facilities. All water transmission lines are providing water to all developed properties.

Future Demand -

2010 – 975,448 GPD (maximum)
2015 – 1,639,023 GPD (maximum)
2020 – 2,249,998 GPD (maximum)
2025 – 2,855,473 GPD (maximum)

Based on the anticipated development shown in Table 5 on page 29, by the year end, there may be a deficiency of potable water. Boyle Engineering is developing costs for the ultimate water treatment plant expansion.¹ The expansion of the treatment plant must occur prior to, or concurrent with each phase of development within the CSA. Improvements may be postponed to an appropriate time if development does not occur as assumed (e.g. year 2005 development calculations)

Mitigation -

- a. Maintain a 10-day storage supply of water.

¹ Gateway of the Americas Benefit Analysis Report Update.

- b. Maintain a minimum of 20 psi during maximum daily demand plus fire flow of 2,500 gallons per minute.
- c. A potable water supply shall be provided for all developing areas.
- d. All water system improvements shall be designed and constructed in accordance with Federal, State and local regulations.

Funding Sources -

Current Funding – The primary sources of revenue for water treatment and distribution facilities are the benefit impact fees, water capacity fees, water meter fees, water usage charges and CFD 98-1 fees.

Future Funding – The CSA will continue to utilize the existing funding sources for water facilities.

WASTE WATER FACILITIES

Existing Facilities -

The current wastewater system includes two lined lagoons, two unlined evaporation/percolation ponds, and three lift stations, all connected with 12" Pipes. Current facilities (phase I) have a design capacity of 100,000 GPD.

Adequacy-

Assuming a maximum generation rate of 1600 GPD per acre (Industrial), and 800 GPD (commercial), the resulting demand is 21,879 GPD. There is a current surplus of 78,121 GPD.

Future Demand -

2010 – 408,839 GPD (maximum)
2015 – 642,999 GPD (maximum)

2020 – 856,439 GPD (maximum)
2025 – 1,066,679 GPD (maximum)

Based on the anticipated development as shown in Table 7 of page 38, there may be a deficiency of wastewater treatment facilities by the end of the year. Boyle Engineering is developing apportionment costs for the ultimate waste water treatment plant expansion.² The expansion of the treatment plant must occur prior to, or concurrent with each phase of development within the CSA. Improvements may be postponed to an appropriate time if development does not occur as assumed (e.g. year 2005 development calculations)

According to the Improvement Plans for Sewage Treatment Plant, “As Built” dated May 28 2002; expansions of the facility will reach a total capacity of 1.1 million GPD after Phase 3 expansion is completed.

Mitigation -

- a. All water system improvements shall be designed and constructed in accordance with Federal, State and local regulations.

Funding Sources -

Current Funding - The primary sources of revenue for wastewater treatment and distribution facilities are the benefit impact fees, sewer capacity fees, sewer connection charges, sewer usage charges and CFD 98-1 fees.

Future Funding – The CSA will continue to utilize the existing funding sources for wastewater facilities.

² Gateway of the Americas Benefit Analysis Report Update.

STORM DRAIN AND RETENTION FACILITIES

Existing Facilities -	The stormwater drainage system in place (phase I) contains curbs and gutters along all permanent streets, storm drain inlets to the underground system, underground lines ranging in size from 18" to 27" and temporary retention basins.
Adequacy-	All facilities have operated adequately. The design features are intended to meet the needs of a 100-year storm event. Such an event has not occurred.
Future Demand -	Future facilities will need to be constructed as development occurs in order to carry storm water to its ultimate destination.
Mitigation -	<ul style="list-style-type: none">a. On-site detention of the 100-year, 24-hour rainfall event.b. Parking areas will be designed to pond to a maximum depth of 6" during storm events.c. Prior to the issuance of a grading permit for any phase or unit of development, a detailed erosion/siltation control plan shall be approved by the Imperial County Director of Public Works.d. Drainage facilities shall be routinely inspected and repaired as needed.e. Prior to the issuance of a certificate of occupancy for the first building within each phase or unit, all irrigation canals shall either be placed underground, covered, or fenced
Funding Sources -	Current Funding - The primary sources of revenue For storm drain and retention facilities are the benefit impact fees, CFD 98-1 fees and CFD 02-1 fees.

Future Funding – The CSA will continue to utilize the existing funding sources for drainage facilities.

LANDSCAPING

Existing Facilities -	There are no existing landscape medians within the CSA.
Adequacy -	Currently, there is no development located near these future landscape medians and non current demand; therefore, there is no existing deficiency for these facilities.
Future Demand -	As development occurs, there will be a demand for 57,800 square feet of landscaping medians within the Service Area.
Mitigation -	Mitigation will be the actual construction and planting of the median islands at the time adjacent development occurs.
Funding Sources -	<p>Current Funding - There is no current funding for the maintenance of landscape medians, since there are no existing landscape medians within the CSA.</p> <p>Future Funding – The County shall maintain all landscape medians through the General Fund. Other future funding sources may include CFD fees and/or the creation of Street lighting and Landscape Annexation Districts.</p>

STREET LIGHTS

Existing Facilities -	There are a total of 41 existing street lights currently in place within the CSA.
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Adequacy-	The existing street light facilities are adequate for the current commercial and industrial developments in the area.
Future Demand -	As development occurs, there will be a demand of 29 additional street lights within the CSA
Mitigation -	Mitigation will be the actual construction and maintenance of the street lights at the time adjacent development occurs.
Funding Sources -	<p>Current Funding – All current funding for street light maintenance is set up through the CSA.</p> <p>Future Funding - The County shall maintain all street lights through the General Fund. Other future funding sources may include CFD fees and/or the creation of Street lighting and Landscape Annexation Districts.</p>

II. INTRODUCTION

The Introduction section provides the reader with an overview of the Service Area Plan in terms of the purpose of the SAP, the background of the project area, the development projections, and the facilities to be analyzed.

A. PURPOSE

In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, a Service Area Plan is required for all County Service Areas (CSA). It is intended to demonstrate the CSA's ability and intent to provide adequate services within the CSA boundaries.

The following quote provides a brief explanation of a county service area: "The County Service Area Law was enacted in the early 1950's to enable counties to localize the provision and financing of expanded services, in areas which desired or needed a higher level of public service. By establishing county service areas (CSA), counties may identify those areas which desire a higher level of specific services than those already uniformly provided within the entire county (including the cities). These extended services are financed by the taxpayers of the CSA. By isolating the extra services provided within the CSA, the county can insure that the additional services are paid for by those who will receive them".³

CSA's are special districts. California Government Code 56036 (a) defines a *District* or *Special District* as "an agency of the state, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries. 'District' or 'special district' includes a county service area".

CSA's provide expanded services as defined by Government Code 25210. Services include those that the county may perform and are not provided to the same extent on a county wise basis. A CSA may be initiated in three ways; (1) by a resolution of a majority vote of the city council, (2) a petition signed by the requisite voters within the affected area, or (3) by written request from two members of the Board of Supervisors.

This Service Area Plan provides an analysis of the facilities and services of the CSA and indicates how the demand created by future developments

³ A Planner's Guide to Financing Public Improvements, State of California 1999 chapter 7 pg. 5.

within the CSA would be met for each service and facility. The Service Area Plan contains the following:

- A projection of the geographic extent of service capabilities during the next 20 years delineated in 5 year increments.
- Projected level of service capabilities, time frames and geographical areas.
- Actual and projected costs of services to consumers.
- Sufficient information concerning current and projected capital programs, revenues, costs, rate structures and financing, and other information necessary to support the projected service capabilities and areas set forth in the Plan.

Government Code Section 56430 requires LAFCO to conduct municipal service reviews with respect to 9 principles. These 9 principles are:

- Infrastructure needs or deficiencies
- Growth and population projections for the affected areas
- Financing constraints and opportunities
- Cost avoidance opportunities
- Opportunities for rate restructuring
- Opportunities for shared facilities
- Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers
- Evaluation of management efficiencies
- Local accountability and governance

B. BACKGROUND

The Gateway of the Americas CSA is located adjacent to the International Boundary approximately 6 miles east of the City of Calexico. The CSA includes approximately 1,775 gross acres⁴ which are bounded on the west by the Ash Canal, on the north by State Route SR 98, on the east by the west bank of the Alamo River, and on the south by the northern right-of-way of the All American Canal⁵. The sphere boundary extends to a line parallel to and approximately one-quarter north of the centerline of north of SR 98.

The Gateway of the Americas Specific Plan Area was originally comprised of 16 separate private property ownerships as well as areas controlled by

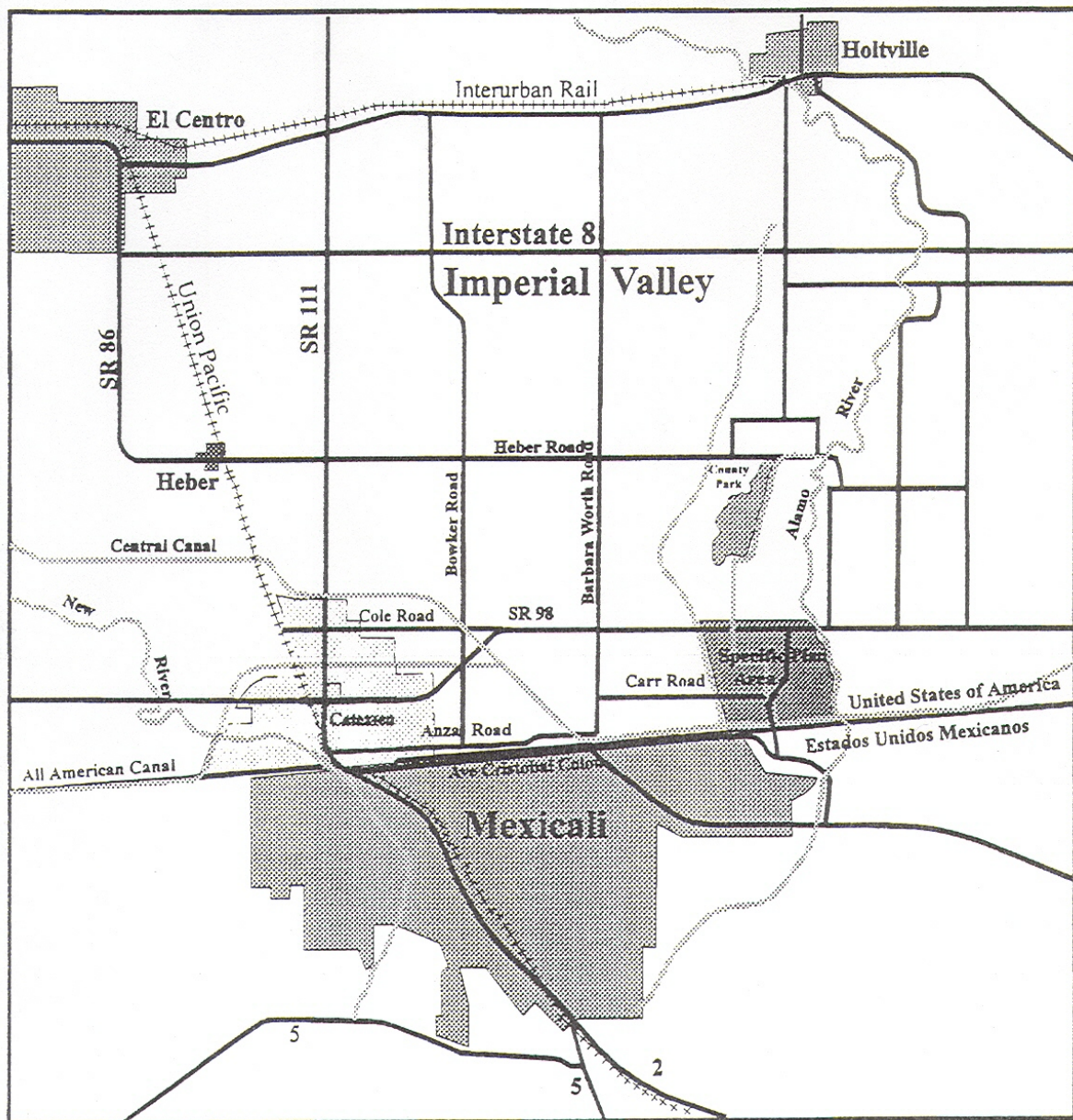
⁴ Gateway of the Americas Specific Plan, 1997 pg.I-2.

⁵ Exhibit B of the January 6, 1998 letter to the Imperial County Board of Supervisors regarding IC-97.

Federal, State and local agencies. The Gateway developments central feature is the 87-acre Port of Entry (POE) on the United State side of the border. It is envisioned that this border crossing will become the largest land crossing located along the entire Republic of Mexico/United States border. The specific plan is designed as a master-planned industrial and commercial complex consisting of 1,570 gross developable acres. The specific plan area is envisioned to provide a mix of industrial uses including wholesaling and distribution, assemble operations, transportation infrastructure, and related support activities.⁶

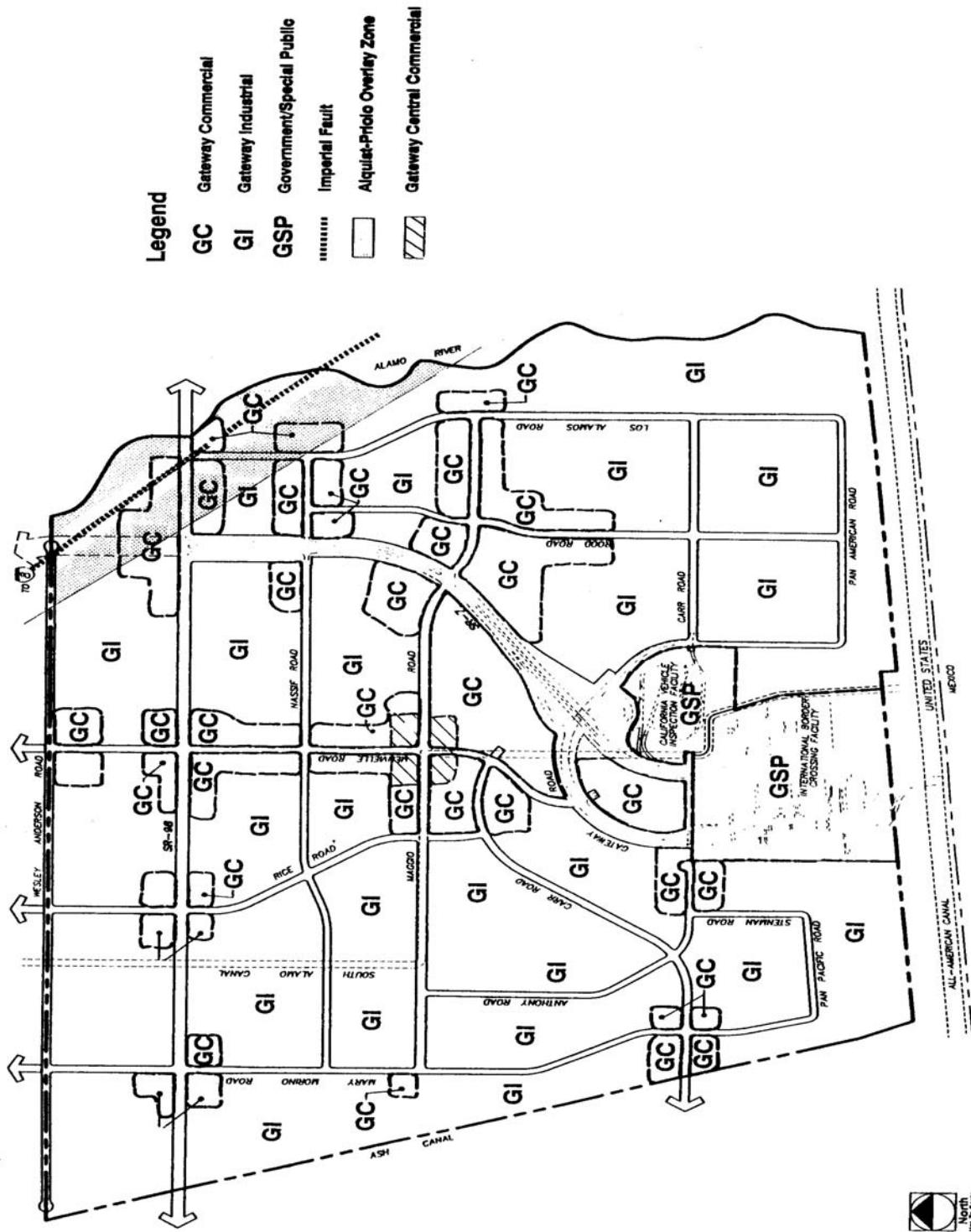
Based on the anticipated development to occur during the next 20-year period, the Gateway of the Americas Service Area Plan demonstrates the ability to provide municipal services to the CSA.

⁶ Gateway of the Americas Specific Plan, 1997 pg.I-2



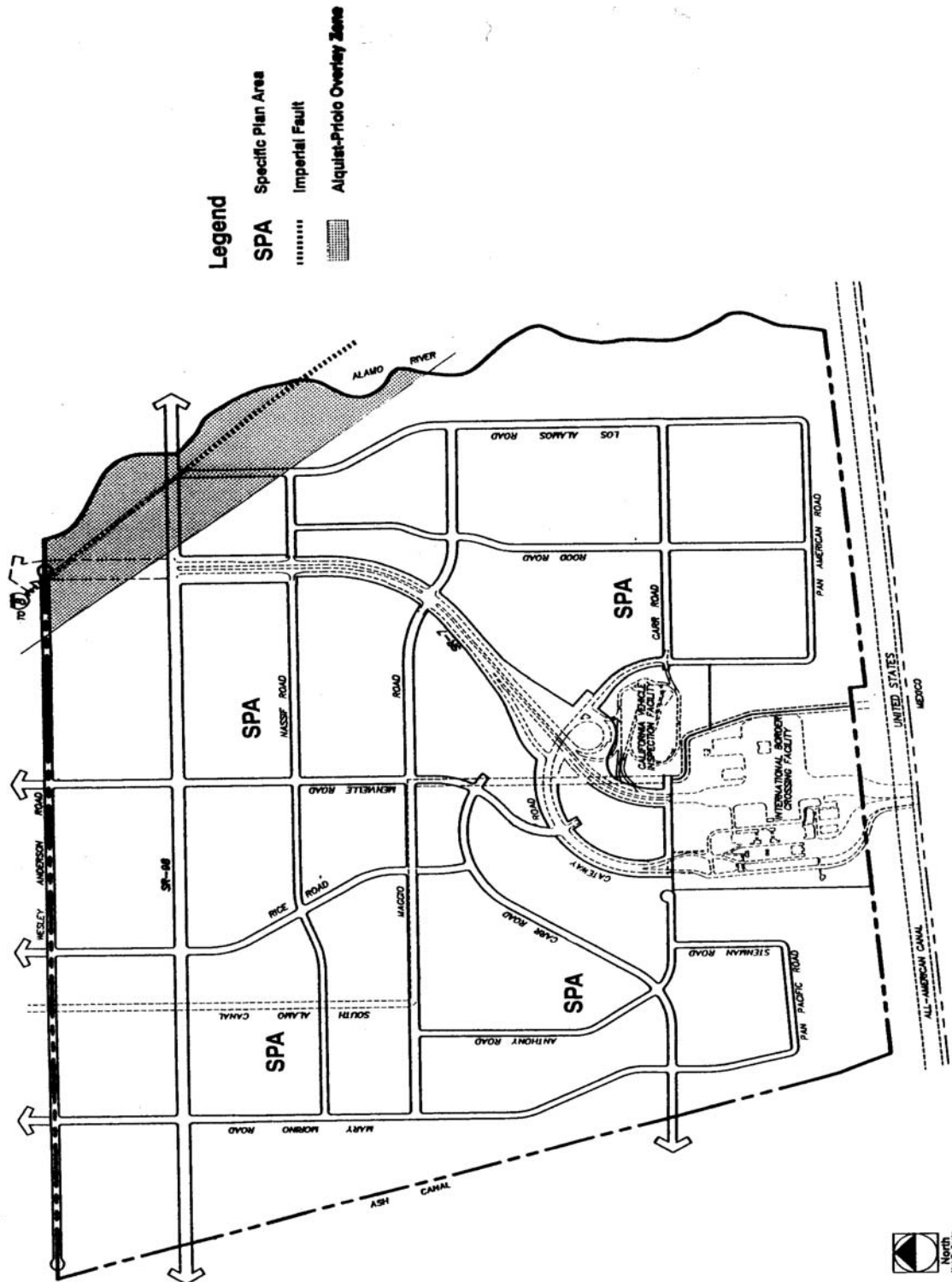
Source: Gateway of the Americas Specific Plan

Exhibit 2 - Regional Context



Source: Gateway of the Americas Specific Plan

Land Use Designations



Source: Gateway of the Americas Specific Plan

Exhibit 3 - Zoning

C. DEVELOPMENT PROJECTIONS

According to the Gateway of the Americas Specific Plan, there will be five land use types. Industrial land use will utilize the most acreage with 1,144 acres. Retail and commercial uses will utilize 277 acres. The Port of Entry and other uses related to it will utilize the remaining acres. The following table provides the build out projections for the CSA.

Table 2 – BUILD OUT DEVELOPMENT PROJECTIONS

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The following table provides the future development projections for the CSA for the next twenty years in five-year increments.

Table 3 – 20 YEAR DEVELOPMENT PROJECTIONS

Development Projections Sq.Ft.	
Year	Cumulative
2005	1,786,708
2010	7,385,039
2015	12,528,604
2020	17,270,328
2025	21,972,848

D. PUBLIC FACILITIES AND SERVICES

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

- Water Distribution
- Water Treatment
- Sewer Distribution
- Sewage Treatment
- Storm Drainage and Retention
- Landscaping
- Street Lights

Each facility is analyzed in detail based on the standards developed by LAFCO for Service Area Plans. For each service, the following information is provided:

- Description of the nature of each service to be provided.
- Description of the service level capacity from the service provider's facilities.
- Presentation of maps that clearly indicate the location of existing and proposed facilities, including a plan for timing and location of facilities.
- Identification of existing land use and a five-year projection of land use and land use controls.
- Identification of the anticipated service level to be provided.
- Demonstration that adequate services will be provided within the time frame provided.
- Discussion of any conditions, which may be imposed or required within the affected territory.
- Description of any actions, improvements, or construction necessary to reach required service levels, including costs and financing methods.
- Provision of copies of district enabling legislation pertinent to the provision of services and annexations.

Each facility analysis is divided into three sections, which discuss the above-mentioned information. These sections are:

- **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.

- **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.

III. PHASING PROJECTIONS

A. INTRODUCTION

The phasing projections section provides an estimate for where and when development within the service area will occur. Although phasing projections are difficult to predict with precision, they are beneficial to the planning of public facilities to ensure level of service standards are continually met.

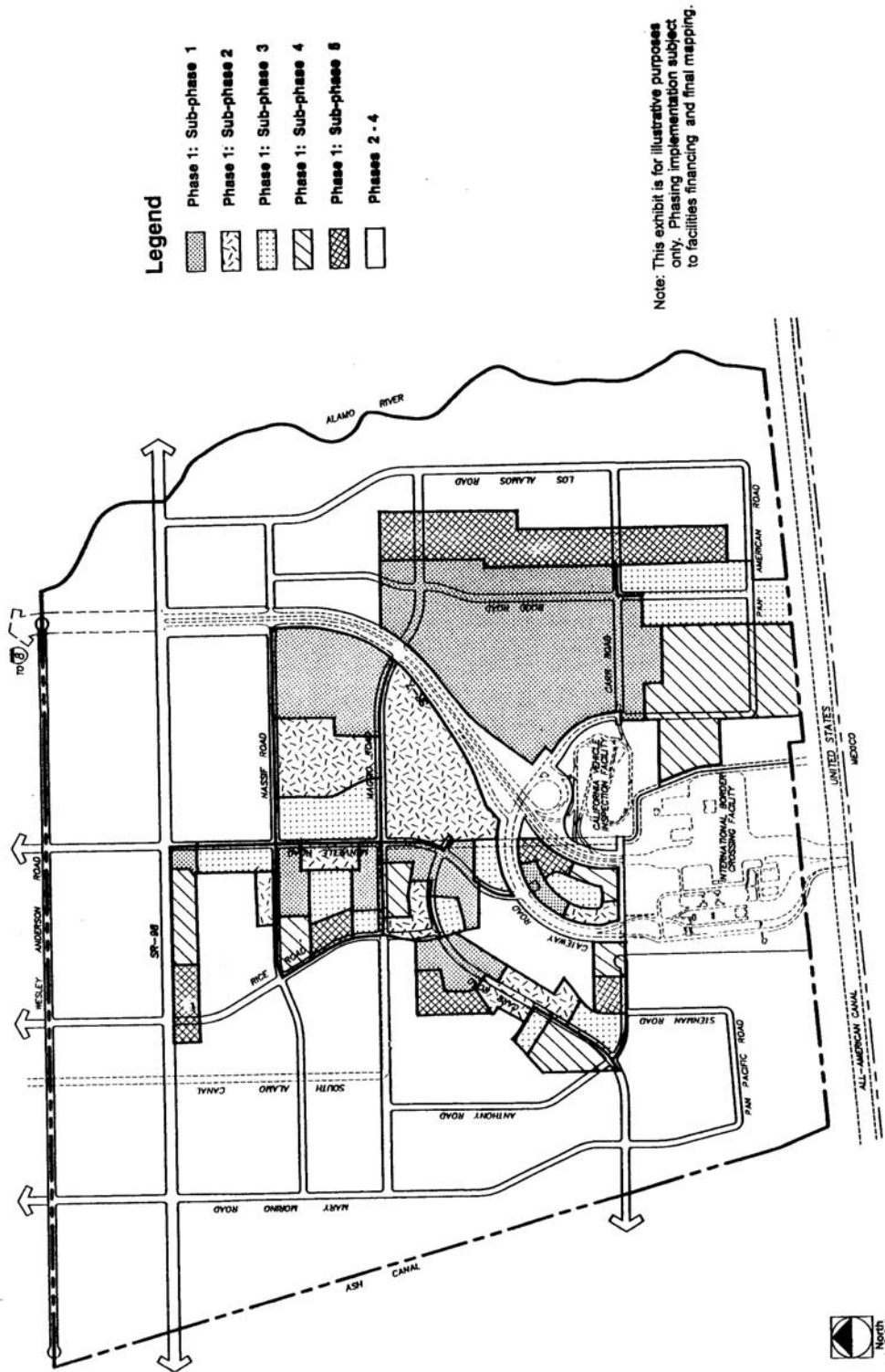
B. PHASING AREAS

The Gateway of the Americas Specific Plan states that the specific plan area will develop in four phases over a period of thirty years. The first phase (Phase 1) was divided into five sub phases “to allow a more precise view of the critical stages of the project”⁷.

As specified in the specific plan, Phase 1 consists of construction and/or installation of the basic backbone facilities required to support the development of the first approximate 460 acres of the project.

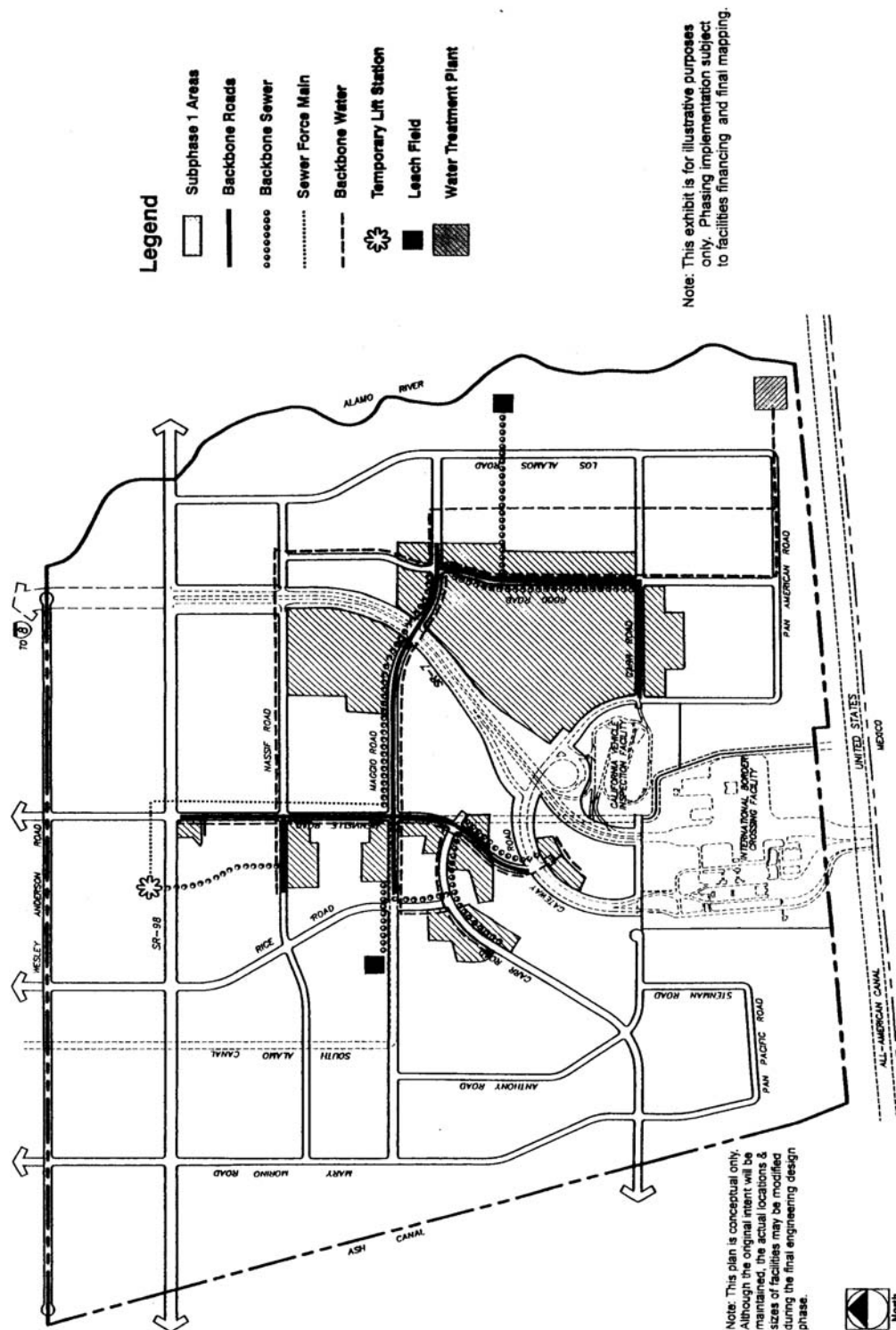
Development within Phases 2 – 4 was not site specific and was assumed to occur after the Phase 1 backbone infrastructure was installed. Development within these areas must demonstrate consistency with the Specific Plan, compliance with CEQA and annex into the CSA if the property is located within the special district sphere of influence. The Phasing Plan is as shown on page 19.

⁷ Gateway of the Americas specific Plan, page V-6



Source: Gateway of the Americas Specific Plan

Exhibit 4 - Phasing Plan



Source: Gateway of the Americas Specific Plan

Exhibit 5 - Sub phase 1 Backbone Infrastructure

C. LAND USE SURVEY

A land use survey was conducted for all areas within the service area. The land use survey determined all existing uses of land within the service area and was used to develop the nonresidential build out projections.

The Gateway of the Americas Specific Plan was used to determine the future development potential for all vacant and underutilized land.

The following information was obtained from assessor parcel maps, an on-site land use survey, and the Gateway of the Americas Specific Plan.

1. Residential Projections

Existing Dwelling Units -

All the existing dwelling units within the service area were determined during the on-site land use survey conducted. The existing dwelling units included single-family detached dwellings. A majority of the homes are situated in the northwestern quadrant of the service area.

It was determined through the land use survey that there are 11 existing dwelling units within the service area. As development of the service area continues these homes will be replaced with industrial or commercial uses.

Future Dwelling Units -

There is no future residential development anticipated within the service area.

2. Nonresidential Projections

Existing Nonresidential Square Footage -

The existing nonresidential square footage totals **Error! Not a valid link.** square feet. This amount includes **Error! Not a valid link.** commercial and **Error! Not a valid link.** industrial. The commercial uses include two fuel stations with mini-marts. The industrial uses include

warehouses and office space for Mexport, Mexmill, Pacific Rim, Aggregate Products, and the Romero offices⁸.

Future Nonresidential Square Footage –

The future nonresidential development is assumed to be constructed in phases based on the Gateways Specific Plan. The phasing plan provides for four phases to be developed over an assumed 30-year period. Phase 1 was divided into five sub-phases to provide for greater detail regarding the areas to be initially developed. This sub-phasing allowed for the preparation of backbone infrastructure improvement plans to support development. In order to ensure that adequate services and facilities are provided, the tentative maps and building permits will be reviewed for consistency with the Gateways Specific Plan.

Table 4 below provides the acreage and the building square footages assumed to be developed for the entire project area.

Table 4 – FUTURE NONRESIDENTIAL DEVELOPMENT PHASING

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IV. FACILITY ANALYSIS

The facility analysis consists of a review of the public facilities specifically identified in the Resolution of Intention to form the CSA and as revised by the Imperial County Public Works Department. These facilities include potable water conveyance and treatment, wastewater conveyance and treatment, storm drainage and retention, landscaping, and streets lighting. The facility analysis will address each of these facilities to demonstrate the adequacy of these facilities as development occurs within the CSA.

A. POTABLE WATER FACILITIES

All information contained in this section was acquired from the Gateway of the Americas Specific Plan, the Benefit Analysis Report – Backbone Infrastructure Facilities prepared by Dick Jacobs Associates, the Public Facilities Financing Plan prepared by David Taussig and Associates,

⁸ County of Imperial Building Department, March 2004.

conversations with the Imperial County Public Works Department and site specific improvements plans for water facilities.

Although there are no adopted “Performance Standards” for water distribution there are design criteria that must be met to ensure that adequate potable water treatment, supply, storage and fire flow needs are met.

1. Facility Planning and Adequacy Analysis

The Imperial Irrigation District (IID) supplies water to the Gateways development area from the Colorado River using a series of canals. With the exception of the package treatment plant constructed to service the Port Facility, there is currently no potable water system serving the development area.

The water treatment facility was originally planned to be located in the south east corner of the Gateways SPA. The facility is now located on 11.5 acres south of Nassif Road between Moreno Road and the Alamo Canal.

a. Inventory of Existing Facilities

The Gateways area is currently served by a package water treatment facility. The treatment equipment is contained in a 2,400 square foot building with the ability to treat **Error! Not a valid link.** gallons per day. The site also has the capacity to hold 1.8 million gallons of raw water and store 1,000,000 gallons of treated water⁹.

The water distribution lines included as a part of the backbone infrastructure are sized at 18 inches. The 12” or smaller lines are not included as a part of the backbone water transmission infrastructure.¹⁰ The 18-inch transmission lines are currently being utilized by the developed properties.

b. Adequacy of Existing Facilities

Based on the information contained in **Table 5**, the current demand for potable water is approximately **Error! Not a valid**

⁹ Gateway of the Americas Benefit Analysis Report Update

¹⁰ Benefit Analysis Report – Backbone Infrastructure Facilities, August 1998, Dick Jacobs Associates

link. gallons per day. Since there is the current ability to provide Error! Not a valid link. gallons per day and store 1,000,000 gallons of treated water, there is a current Error! Not a valid link. gallons per day surplus of potable water treatment and facilities. All water transmission lines are providing water to all developed properties.

c. Future Demand for Facilities

Table 5 also provides the anticipated demand for water facilities up to the year 2025. As specified previously, the current water treatment facility can produce up to Error! Not a valid link. gallons of potable water per day. By the end of year 2006, the demand for potable water will increase from Error! Not a valid link. gallons (based on assumptions in 2004) per day up to 384,473 gallons per day. Therefore, based on the anticipated development, by the end of this year there may be a deficiency of potable water. To meet demand, the expansion of the water treatment plant needs to occur prior to, or concurrent with each phase of development. Boyle Engineering is developing costs for the ultimate water treatment plant expansion.¹¹ The expansion of the treatment plant must occur prior to, or concurrent with each phase of development within the CSA. Improvements may be postponed to an appropriate time if development does not occur as assumed (e.g. year 2005 development calculations)

Based on the need to meet the requirements of the County Office of Emergency Services and the National Fire Protection Code, a total of 10 days of water storage holding capacity will be needed. This will be accomplished through the construction of additional reservoirs and by the water contained in the All American Canal and South Alamo Canal.¹²

¹¹ Gateway of the Americas Benefit Analysis Report Update.

¹² Gateway Specific Plan Program EIR, July 23, 1997, Lettieri-McIntyre and Associates

d. Phasing

The water treatment facility is of sufficient size to expand the facility in subsequent phases of **Error! Not a valid link.** gallons per day for a Phase 2 expansion and **Error! Not a valid link.** gallons per day for a Phase 3 expansion. The water treatment facility will be expanded as needed to ensure that an adequate supply of potable water is provided. Based on the anticipated demand for water facilities as shown on **Table 5**, the water treatment facility may require implementation of the phased expansions in 2006 (Phase II) and 2007 (Phase III). The Phase III improvements may meet the water demand up to the year 2011. At that time, additional treatment facilities may be needed.

Since future development within the specific plan area is market driven, water transmission lines beyond the backbone infrastructure will be installed as development occurs.

e. Opportunities for Shared Facilities

Due to the financial structure and the isolated location of the County Service Area, there are no opportunities for shared facilities. The issue of shared water facilities with the city of Holtville was analyzed in the *Water Facilities Analysis for the Gateway Project*. It was determined that sharing facilities with Holtville was cost prohibitive.¹³

The intent of the CSA is to provide necessary facilities for the anticipated development within the CSA boundaries that the county cannot provide. The water facilities provided are intended to serve only the CSA area.

2. Mitigation

The County of Imperial and the CSA should continue to pursue various means by which to obtain funding and provide adequate water treatment and distribution facilities for the existing and

¹³ Water Facilities Analysis for the Gateway Project, Wilson Engineering, March 12, 1997

future development areas within the specific plan area. The following are recommendations to maintain adequacy for water facilities.

- f. Maintain a 10-day storage supply of water.
- g. Maintain a minimum of 20 psi during maximum daily demand plus fire flow of 2,500 gallons per minute.
- h. A potable water supply shall be provided for all developing areas.
- i. All water system improvements shall be designed and constructed in accordance with Federal, State and local regulations.

3. Financing

Financing for the backbone improvements included as a part of the CSA is through capacity fees, user fees, benefit fees, and special assessments to the developed properties. User fees are paid by the developed properties based on the water amount used. The special assessment is collected as a part of the tax bill.

a. Current Funding Sources

Benefit Impact Fee

The backbone water infrastructure will benefit everyone within the CSA; therefore a benefit fee was established to pay for the primary water system improvements. According to the Benefit Analysis Report, the total cost for the backbone water system improvements is **Error! Not a valid link.**¹⁴. The Benefit Analysis Report provided a method for spreading the costs of the backbone facilities. Because there was no distinction between Commercial and Industrial land uses, the benefit fee amount for the backbone water system was set at \$2,831 per acre.

Since the preparation of the original Benefit Analysis Report, the fee amount has changed and is currently \$8,587 per

¹⁴ Benefit Analysis Report – Backbone Infrastructure Facilities, August 1998, Dick Jacobs Associates

acre¹⁵. A revision to the Benefit Impact Fee is currently being prepared and is anticipated to be in place in February 2006.

Water Capacity Fee

The water capacity fee is currently \$1.18 per gallon¹⁶. The fee is based on the estimated amount of daily waste use as calculated by the County for projects requesting a water meter. This is a one time fee payable at building permit.

Water Meter Connection

The water meter connection amount is the actual cost of material and installation. A deposit is required and is based on the size of the meter. The following are the deposit amounts¹⁷:

1" meter = \$1,200.00

2" meter = \$1,600.00

3" meter = \$2,500.00

Water Usage Charge

The water usage charge is \$0.0036 per gallon or \$3.61 per 1,000 gallons¹⁸.

Community Facilities District – CFD 98-1

On August 4, 1998, the Imperial County Board of Supervisors unanimously approved Resolutions 98-079 and 98-080 to authorize the levy of special taxes and to incur bonded indebtedness of CFD 98-1. The formal name of the district is "County of Imperial Community Facilities District No. 98-1 (Los Alamos International Center)".

The CFD covers 845.09 acres and the boundaries include the following assessor parcel numbers:

059-140-27

¹⁵ Gateway Specific Plan Area Fee Schedule, Valid as of 8/17/2004.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

059-210-15, 16,17,18,20
059-220-09, 15
059-280-03, 09, 10

The special tax to be levied is for an amount not to exceed \$40,000,000

CFD 98-1 finances improvements to a variety of capital facilities including water supply and water treatment facilities. The CFD also covers incidental expenses including planning, environmental and design of the facilities, costs for the creation of the CFD, and other incidental expenses for the construction, completion, and inspection of the facilities.

The maximum special tax for fiscal year 2004-05 is as follows:

Class/Description	2000 Property	2001 Property	2004 Property
1/Commercial (per Sq.Ft.)	\$0.5212	\$0.5315	\$0.5573
1/Industrial (per sq.ft.)	\$0.3476	\$0.3543	\$0.3715
3/Residential (per acre)	\$5,635.55	\$5,746.06	\$6,023.71
NA/Approved Property (per acre)	NA	NA	\$5,515.96
NA/Undeveloped Property (per acre)	NA	NA	\$5,515.96

b. Future Funding Sources

The CSA will continue to utilize the existing funding sources for water facilities.

Table 5 – POTABLE WATER DEMAND

Year	Commercial Building Square Footage	Commercial GPD	Industrial Building Square Footage	Industrial GPD	Maximum Daily Water Demand GPD
2005	921,276	129,247	865,432	110,376	239,623
2006	1,634,788	229,347	1,216,308	155,126	384,473
2007	1,895,495	265,922	2,067,035	263,626	529,548
2008	2,152,281	301,947	3,166,707	403,876	705,823
2009	2,509,038	351,997	3,827,295	488,126	840,123
2010	2,632,530	369,322	4,752,509	606,126	975,448
2011	2,756,023	386,647	5,677,723	724,126	1,110,773
2012	2,879,515	403,972	6,600,978	841,876	1,245,848
2013	3,003,008	421,297	7,526,192	959,876	1,381,173
2014	3,126,501	438,622	8,451,406	1,077,876	1,516,498
2015	3,226,471	452,647	9,302,133	1,186,376	1,639,023
2016	3,326,441	466,672	10,152,860	1,294,876	1,761,548
2017	3,426,411	480,697	11,003,587	1,403,376	1,884,073
2018	3,526,381	494,722	11,854,314	1,511,876	2,006,598
2019	3,626,352	508,747	12,705,040	1,620,376	2,129,123
2020	3,714,561	521,122	13,555,767	1,728,876	2,249,998
2021	3,804,730	533,772	14,406,494	1,837,376	2,371,148
2022	3,894,899	546,422	15,257,221	1,945,876	2,492,298
2023	3,983,108	558,797	16,107,948	2,054,376	2,613,173
2024	4,073,277	571,447	16,958,674	2,162,876	2,734,323
2025	4,163,446	584,097	17,809,401	2,271,376	2,855,473

Assumes 2,750 GPD/AC or 140 GPD/1,000 Sq.Ft. for Commercial Land

Assumes 2,500 GPD/AC or 128 GPD/1,000 Sq.Ft. for Industrial Land

Table 6 – BACKBONE WATER SYSTEM COSTS

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B. WASTEWATER FACILITIES

The wastewater facilities consist primarily of a wastewater treatment plant, lift stations and sewage conveyance lines. This section of the Service Area Plan will provide a description of the existing facilities, the adequacy of those facilities, the demand for future facilities and costs associated with wastewater treatment.

All information contained in this section was acquired from the Gateway of the Americas Specific Plan, the Benefit Analysis Report – Backbone Infrastructure Facilities prepared by Dick Jacobs Associates, the Public Facilities Financing Plan prepared by David Taussig and Associates, conversations with the Imperial County Public Works Department, and site specific improvements plans for wastewater facilities.

1. Facility Planning and Adequacy Analysis

The wastewater treatment facility is located on 17.8 acres at the east end of Zinetta Road adjacent to the Alamo River. Operation of the wastewater treatment facility is contracted with Water Quality Specialists of San Diego, Inc. The facility utilizes an Advanced Integrated Pond System (AIPS) for wastewater treatment. Treatment is currently limited to evaporation and percolation rates. This system is designed to minimize sludge production, energy demands, and personnel demands.

An NPDES permit¹⁹ has been obtained and allows for treated waster discharge into the Alamo River. The NPDES permit specifies that the wastewater treatment facility will be improved in three phases. Phase 1 allows for 0.0315 million gallons per day (MGD) of discharge, Phase 2 allows for 0.20 MGD and Phase 3 allows 1.10 MGD.

a. Inventory of Existing Facilities

The “As Built” plans²⁰ show that the current wastewater system includes two lined lagoons (Lagoon 1 and Lagoon 2), two unlined evaporation/percolation ponds, and three lift

¹⁹ California Regional Water Quality Control Board, Order No. R7-2003-0001, NPDES No. CA7000015.

²⁰ Gateway of the Americas Sewage Treatment Plant - As Built plans, signed May 21, 2002.

stations all connected through the backbone sewage conveyance system consisting of 12" pipes.

Current facilities (Phase I) have a design capacity of **Error! Not a valid link.** gallons per day (GPD)²¹. Each lagoon has been designed to accommodate 1.18 million gallons. This totals 2.31 million gallons or 315,900 cubic feet for the Phase I lagoon volume.

b. Adequacy of Existing Facilities

Assuming the maximum sewage generation rate of **Error! Not a valid link.** GPD per acre of commercially designated land and **Error! Not a valid link.** GPD per acre of industrially designated land, the current demand on the existing facilities is approximately **Error! Not a valid link.** GPD. The demand was determined by converting the **Error! Not a valid link.** gallons per day per acre factor used in the facilities analysis²² to **Error! Not a valid link.** gallons per day per 1,000 square feet of building. This was accomplished by the following formula:

$$(\text{Error! Not a valid link. gpd/ac} / (43560 \text{ sq.ft.} \times \text{Error! Not a valid link. coverage})) \times 1,000 \text{ sq.ft.}$$

By multiplying the 91.8 GPD per 1,000 square feet demand factor by the existing nonresidential square footage of **Error! Not a valid link.**, the resulting demand is **Error! Not a valid link.** GPD. Based on the existing capacity of **Error! Not a valid link.** GPD there is a current surplus of **Error! Not a valid link.** GDP.

c. Future Demand for Facilities

Table 7 on page 38 provides the anticipated demand for wastewater treatment facilities up to the year 2025. As specified previously, the current wastewater treatment facility has a capacity to handle up to **Error! Not a valid link.** gallons of effluent per day. By the year 2006, the demand for wastewater treatment will increase from **Error! Not a valid link.** gallons per day up to 183,079 gallons per day. Therefore, based on the anticipated development as shown on **Table 7**,

²¹ Gateway of the Americas Sewage Treatment Plant - As Built plans, signed May 21, 2002.

²² Designer's Statement Sewer Pump Stations and Sewer Treatment Plant, GS Lyon Consultants, Inc., May 5, 1998.

there may be a deficiency of wastewater treatment facilities as early as next year. Boyle Engineering is developing costs for the ultimate waste water treatment plant expansion.²³ The expansion of the treatment plant must occur prior to, or concurrent with each phase of development within the CSA. Improvements may be postponed to an appropriate time if development does not occur as assumed (e.g. year 2005 development calculations).

Close observation of the amount of development occurring should be maintained to ensure that the wastewater facilities are meeting demand.

d. Phasing

The wastewater treatment facility has been designed to expand the facility in subsequent phases of **Error! Not a valid link.** gallons per day for a Phase 2 expansion and **Error! Not a valid link.** gallons per day for a Phase 3 expansion. The total capacity for all three phases is 1.1 million gallons per day²⁴. Based on the anticipated demand for wastewater facilities as shown on **Table 7**, additional treatment facilities may be needed by the year 2015.

Wastewater transmission lines will be installed as development occurs.

e. Opportunities for shared Facilities

Due to the financial structure and the isolated location of the County Service Area, there are no opportunities for shared facilities. The intent of the CSA is to provide necessary facilities for the anticipated development within the CSA boundaries that the county cannot provide. The wastewater facilities provided are intended to be financed and to serve only the CSA area.

2. Mitigation

²³ Gateway of the Americas Benefit Analysis Report Update.

²⁴ Improvement Plans for Sewage Treatment Plant, "As Built" dated May 28, 2002

- a. All water system improvements shall be designed and constructed in accordance with Federal, State and local regulations.

3. Financing

Financing for the backbone improvements included as a part of the CSA is through capacity fees, user fees, benefit fees, and special assessments to the developed properties. User fees are paid by the developed properties based on the water amount used according to the use of the building. The special assessment is collected as a part of the tax bill.

a. Current Funding Sources

Benefit Impact Fee

The backbone wastewater infrastructure will benefit everyone within the CSA. A benefit fee was established to pay for the wastewater system improvements. According to the Benefit Analysis Report, the total cost for the backbone wastewater system improvements is **Error! Not a valid link.**²⁵. The spread of the improvement costs assumes an Equivalent Sewer Generation Factor (ESGF) of 1 per acre for industrial land and 2 per acre for commercial land based on the difference in sewage generation rates. The Benefit Fee was originally set assumed to be \$5,752 per acre for commercial and \$2,876 per acre of industrial land.

Since the preparation of the original Benefit Analysis Report, the fee amount has changed and is currently \$8,587 per acre²⁶ for both industrial and commercial land. A revision to the Benefit Impact Fee is currently being prepared and is anticipated to be in place in July of 2005.

Sewer Capacity Fee

The sewer capacity fee is currently \$1.45 per gallon²⁷. The fee is based on the estimated amount of daily waste use as

²⁵ Benefit Analysis Report – Backbone Infrastructure Facilities, August 1998, Dick Jacobs Associates

²⁶ Gateway Specific Plan Area Fee Schedule, Valid as of 8/17/2004.

²⁷ Ibid.

calculated by the County for projects requesting a water meter. This is a one time fee payable at building permit.

Sewer Connection Charge

The sewer connection charge amount is the actual cost of material and installation. The following are the deposit amounts²⁸:

4" Sewer Connection = \$750.00

6" Sewer Connection = \$775.00

Sewer Usage Charge

The sewer usage charge is based on the monthly water usage according to building use and is as follows²⁹:

Restaurant	\$5.35 / 1,000 gallons of water usage
Professional Office	\$1.65 / 1,000 gallons of water usage
Hotel	\$2.25 / 1,000 gallons of water usage
Service Station	\$2.30 / 1,000 gallons of water usage
Retail Establishment	\$1.90 / 1,000 gallons of water usage
Warehouse	\$0.80 / 1,000 gallons of water usage

Community Facilities District – CFD 98-1

On August 4, 1998, the Imperial County Board of Supervisors unanimously approved Resolutions 98-079 and 98-080 to authorize the levy of special taxes and to incur bonded indebtedness of CFD 98-1. The formal name of the district is “County of Imperial Community Facilities District No. 98-1 (Los Alamos International Center)”.

The CFD boundaries include the following assessor parcel numbers:

059-140-27

059-210-15, 16,17,18,20

059-220-09, 15

059-280-03, 09, 10

²⁸ Ibid.

²⁹ Ibid.

845.09 Acres

The special tax to be levied is for an amount not to exceed \$40,000,000

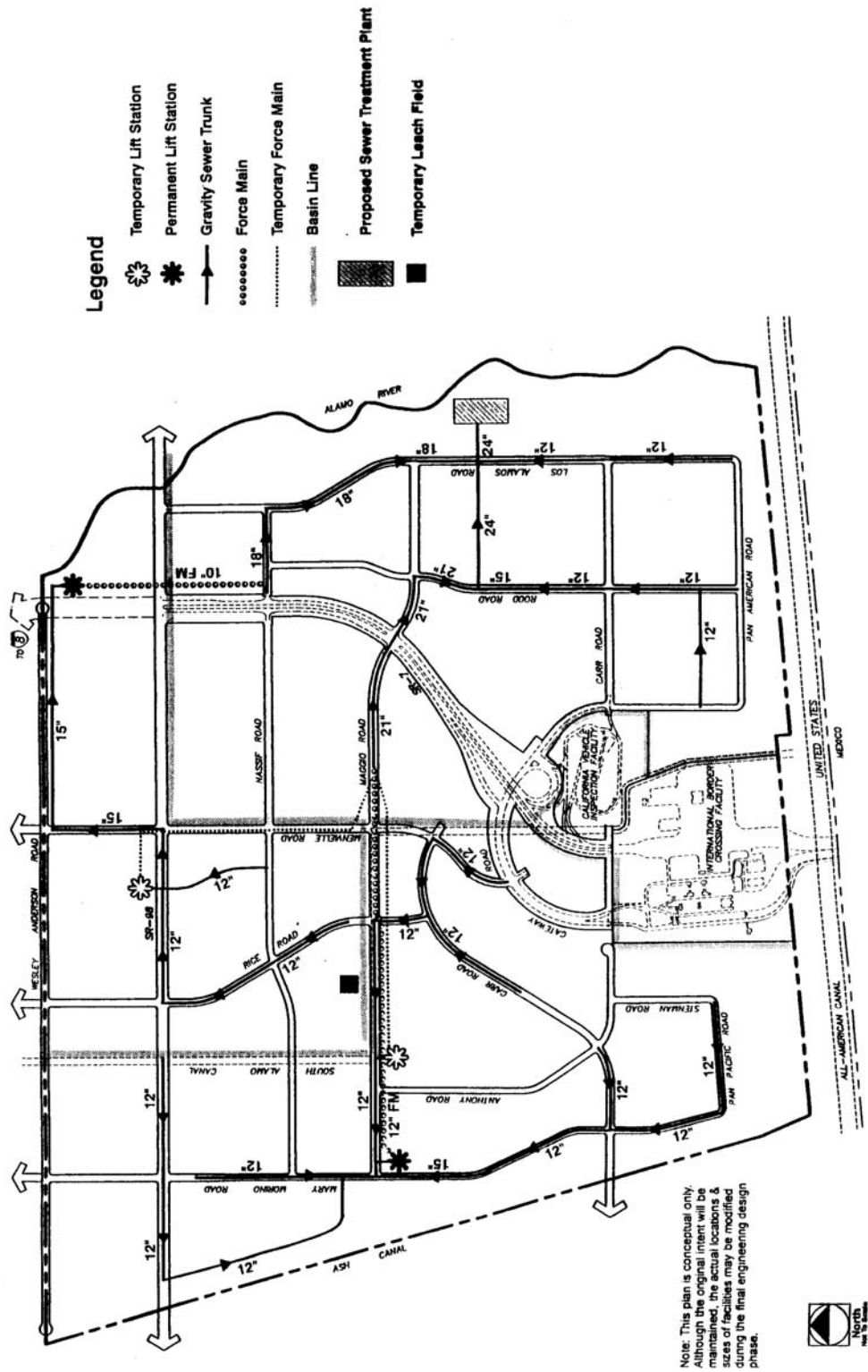
CFD 98-1 finances improvements to a variety of capital facilities including sanitary sewers and wastewater treatment facilities. The CFD also covers incidental expenses including planning, environmental and design of the facilities, costs for the creation of the CFD, and other incidental expenses for the construction, completion, and inspection of the facilities.

The maximum special tax for fiscal year 2004-05 is as follows:

Class/Description	2000 Property	2001 Property	2004 Property
1/Commercial (per sq.ft.)	\$0.5212	\$0.5315	\$0.5573
1/Industrial (per sq.ft.)	\$0.3476	\$0.3543	\$0.3715
3/Residential (per acre)	\$5,635.55	\$5,746.06	\$6,023.71
NA/Approved Property (per acre)	NA	NA	\$5,515.96
NA/Undeveloped Property (per acre)	NA	NA	\$5,515.96

b. Future Funding Sources

The CSA will continue to utilize the existing funding sources for wastewater facilities.



Source: Gateway of the Americas Specific Plan
Exhibit 7 - Sewer Concept Plan

Table 7 – WASTEWATER TREATMENT DEMAND

Year	Commercial Building Square Footage	Commercial GPD	Industrial Building Square Footage	Industrial GPD	Maximum Daily Wastewater Treatment Demand GPD
2005	921,276	75,198	865,432	35,320	110,519
2006	1,634,788	133,438	1,216,308	49,640	183,079
2007	1,895,495	154,718	2,067,035	84,360	239,079
2008	2,152,281	175,678	3,166,707	129,240	304,919
2009	2,509,038	204,798	3,827,295	156,200	360,999
2010	2,632,530	214,878	4,752,509	193,960	408,839
2011	2,756,023	224,958	5,677,723	231,720	456,679
2012	2,879,515	235,038	6,600,978	269,400	504,439
2013	3,003,008	245,118	7,526,192	307,160	552,279
2014	3,126,501	255,198	8,451,406	344,920	600,119
2015	3,226,471	263,358	9,302,133	379,640	642,999
2016	3,326,441	271,518	10,152,860	414,360	685,879
2017	3,426,411	279,678	11,003,587	449,080	728,759
2018	3,526,381	287,838	11,854,314	483,800	771,639
2019	3,626,352	295,998	12,705,040	518,520	814,519
2020	3,714,561	303,198	13,555,767	553,240	856,439
2021	3,804,730	310,558	14,406,494	587,960	898,519
2022	3,894,899	317,918	15,257,221	622,680	940,599
2023	3,983,108	325,118	16,107,948	657,400	982,519
2024	4,073,277	332,478	16,958,674	692,120	1,024,599
2025	4,163,446	339,838	17,809,401	726,840	1,066,679

Assumes 1,600 GPD/AC or 81.6 GPD/1,000 Sq.Ft. for Commercial Land

Assumes 800 GPD/AC or 40.8 GPD/1,000 Sq.Ft. for Industrial Land

Table 8 – BACKBONE SEWER SYSTEM COST

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C. STORM DRAIN AND RETENTION FACILITIES

The storm drain and retention facilities consist primarily of large storm waster lines, detention basins and associated appurtenances. This section of the Service Area Plan will provide a description of the existing facilities, the adequacy of those facilities, the demand for future facilities and costs associated with storm water drainage and retention facilities.

All information contained in this section was acquired from the Gateway of the Americas Specific Plan, the Benefit Analysis Report – Backbone Infrastructure Facilities prepared by Dick Jacobs Associates, the Public Facilities Financing Plan prepared by David Taussig and Associates, conversations with the Imperial County Public Works Department, and site specific improvements plans for wastewater facilities.

1. Facility Planning and Adequacy Analysis

Storm water drainage facilities are intended to provide adequate conveyance of storm water during the 100 year storm. The design of the drainage facilities is intended to keep the roadway system open as well as protect private property from flooding. Storm water will be conveyed to detention facilities either on-site or at locations prior to entering the Alamo River or the Ash Canal.

The existing “As Built” plan for the wastewater treatment facility identifies improvements that will occur in three phases. Each phase increases the influent flow capacity of the facility from 100,000 gallons per day up to 1.1 million gallons per day.

a. Inventory of Existing Facilities

The Phase 1 area of the Gateway development currently has a storm water drainage system in place. The system contains curbs and gutters along all permanent streets, storm drain inlets to the underground system, underground lines ranging in size from 18” up to 27” and temporary retention basins.

b. Adequacy of Existing Facilities

The design features are intended to meet the needs of a 100-year storm event. Such an event has not occurred. However, the area has experienced the effects of smaller storms and all facilities have operated adequately.

c. Future Demand for Facilities

As development occurs and impervious surfaces increase, the amount of storm water runoff will increase. Future facilities will be needed to carry storm water to its ultimate destination. In some cases the storm water will be conveyed to retention basins where it will percolate and evaporate. In other cases, the storm water will be conveyed to storm water outlets and flow into the Ash Canal west of the specific plan area or the Alamo River on the east side of the specific plan area.

d. Phasing

Improvements to the storm water drainage system will be provided as development occurs.

e. Opportunities for Shared Facilities

Since storm water runoff management is localized, there is not a need for shared facilities with other entities, with the exception of the Imperial Irrigation District. Some of the storm water runoff is expected to flow into the Ash Canal. Additionally, a majority of the Alamo Canal was placed underground within the specific plan area.

2. Mitigation

- b. On-site detention of the 100-year, 24-hour rainfall event.
- c. Parking areas will be designed to pond to a maximum depth of 6" during storm events.
- d. Prior to the issuance of a grading permit for any phase or unit of development, a detailed erosion/siltation control plan shall be

approved by the Imperial County Director of Public Works.

- e. Drainage facilities shall be routinely inspected and repaired as needed.
- f. Prior to the issuance of a certificate of occupancy for the first building within each phase or unit, all irrigation canals shall either be placed underground, covered, or fenced

3. Financing

Financing for the backbone storm water improvements included as a part of the CSA is financed through the Benefit Impact Fee, and special assessments to the developed properties. The impact fee is paid at building permit issuance and the special assessment is collected as a part of the tax bill.

a. Current Funding

Benefit Impact Fee

The backbone drainage infrastructure will benefit a large portion of the CSA. A benefit fee was established to help pay for a portion of the drainage system improvements. According to the Benefit Analysis Report, the total cost for the backbone wastewater system improvements is **Error! Not a valid link.**³⁰. The Benefit Fee covers several backbone infrastructure improvements and was originally set to be \$5,752 per acre for commercial and \$2,876 per acre of industrial land.

Since the preparation of the original Benefit Analysis Report, the fee amount has changed and is currently \$8,587 per acre³¹ for both industrial and commercial land. A revision to the Benefit Impact Fee is currently being prepared and is anticipated to be in place in July of 2005.

Community Facilities District – CFD 98-1

³⁰ Benefit Analysis Report – Backbone Infrastructure Facilities, August 1998, Dick Jacobs Associates

³¹ Gateway Specific Plan Area Fee Schedule, Valid as of 8/17/2004.

On August 4, 1998, the Imperial County Board of Supervisors unanimously approved Resolutions 98-079 and 98-080 to authorize the levy of special taxes and to incur bonded indebtedness of CFD 98-1. The formal name of the district is "County of Imperial Community Facilities District No. 98-1 (Los Alamos International Center)".

The CFD boundaries include the following assessor parcel numbers:

059-140-27
 059-210-15, 16,17,18,20
 059-220-09, 15
 059-280-03, 09, 10

845.09 Acres

The special tax to be levied is for an amount not to exceed \$40,000,000

CFD 98-1 finances improvements to a variety of capital facilities including storm water drainage facilities. The CFD also covers incidental expenses including planning, environmental and design of the facilities, costs for the creation of the CFD, and other incidental expenses for the construction, completion, and inspection of the facilities.

The maximum special tax for fiscal year 2004-05 is as follows:

Class/Description	2000 Property	2001 Property	2004 Property
1/Commercial (per sq.ft.)	\$0.5212	\$0.5315	\$0.5573
1/Industrial (per sq.ft.)	\$0.3476	\$0.3543	\$0.3715
3/Residential (per acre)	\$5,635.55	\$5,746.06	\$6,023.71
NA/Approved Property (per acre)	NA	NA	\$5,515.96
NA/Undeveloped Property (per acre)	NA	NA	\$5,515.96

Community Facilities District – CFD 02-1

On July 16, 2002, the Imperial County Board of Supervisors approved Resolutions 2002-73, 2002-74, 2002-75, 2002-76, 2002-77, 2002-78, 2002-79, 2002-80 and 2002-81 to establish a community facilities district, and to authorize the levy of special taxes and the issuance of special tax bonds for CFD 02-1. The CFD parcels included in CFD 02-1 are provided on Table 10.

The special tax to be levied is for an amount not to exceed \$2,550,638.

CFD 02-1 includes improvements to the South Alamo Canal including undergrounding. The CFD also covers incidental expenses including planning, environmental and design of the facilities, costs for the creation of the CFD, and other incidental expenses.

The following are the special taxes for CFD 02-1:

Assigned Special Taxes for Developed Property Zone 1 (Rice Property)	
Developed Property	\$579 per Acre

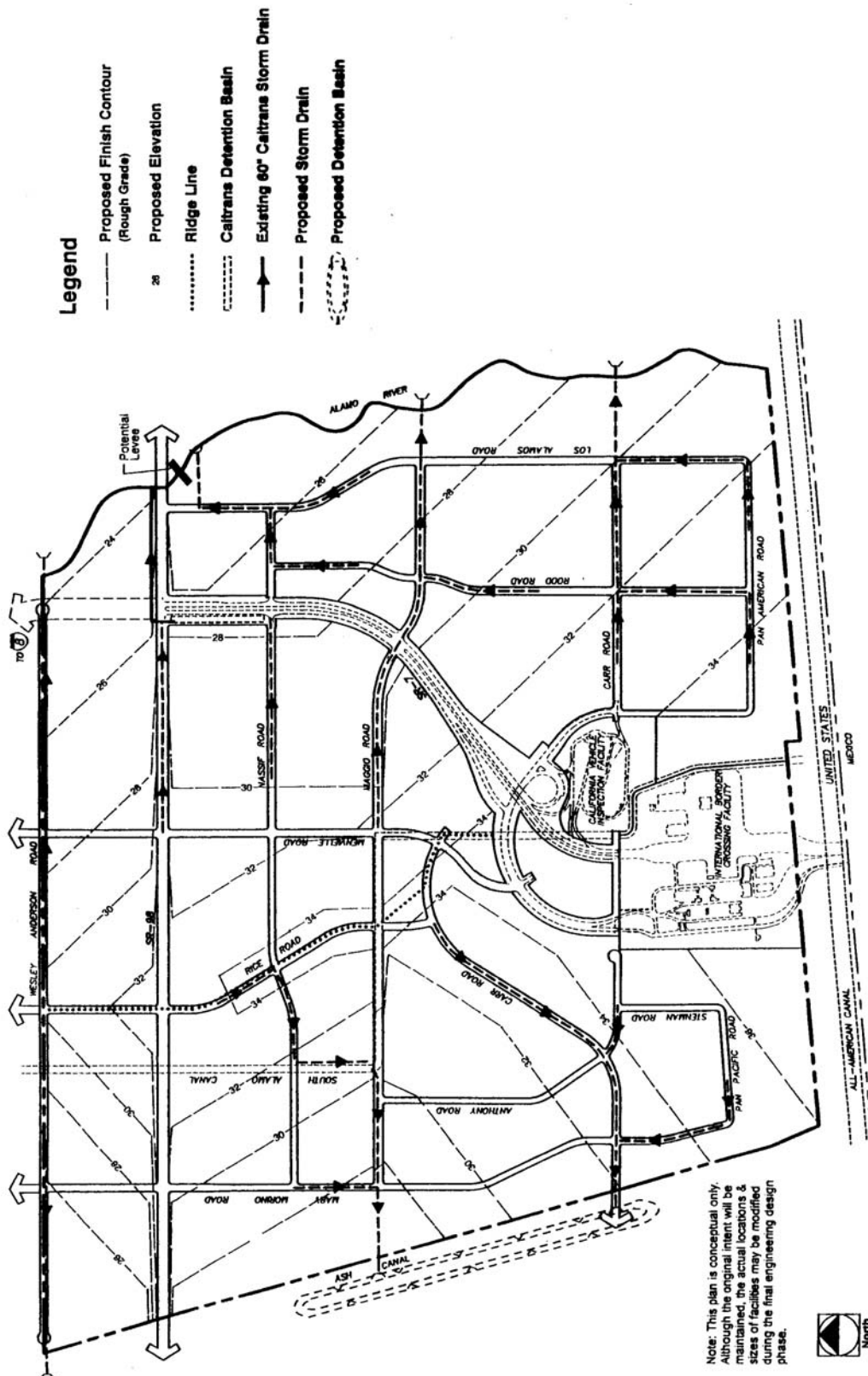
Assigned Special Taxes for Developed Property Zone 2 (Menvielle Property)	
Developed Property	\$417 per Acre

Maximum Special Taxes for Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property Zone 1 (Rice Property)	
Undeveloped Property	\$718 per Acre

Maximum Special Taxes for Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property Zone 2 (Menvielle Property)	
Undeveloped Property	\$517 per Acre

b. Future Funding Sources

The CSA will continue to utilize the existing funding sources for drainage facilities.



Source: Gateway of the Americas Specific Plan
Exhibit 8 - Drainage Concept Plan

Table 9 - BACKBONE DRAINAGE SYSTEM COST

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Table 10 – List of Parcels Subject to CFD 02-1

<u>Owner</u>	<u>Assessor Parcel Number</u>
County of Imperial	059-363-01, 02, 05, 06, 07, 09
Eric D. & Frances M. Rice	059-361-01 059-362-01 059-363-03, 04, 08 059-364-01 059-371-01 059-372-01, 02, 03, 04
Edward S. & Linda L. Menvielle	059-439-02
Joseph J. & Cynthia L. Menvielle	059-210-36, 37, 38, 39, 41 059-431-01, 02, 04, 05, 06, 07, 08 059-432-01 059-433-01, 02, 03, 04, 05, 06 059-434-01 059-435-01, 02 059-436-01, 02, 03, 04, 05, 06, 07 059-437-01, 02, 03, 04, 05 059-438-01, 02, 03, 04, 05, 06, 07, 08, 09, 10

D. LANDSCAPING FACILITIES

Landscaping in the street right-of-way plays a critical role in the aesthetics of the Gateway Specific Plan area. The specific plan provides landscape design guidelines for the highways, major arterials, and the industrial and commercial streets. The highways (Highway 98 and SR-7) are the responsibility of CalTrans and are therefore not included in the analysis of the service area plan for the Gateway County Service Area (CSA). The analysis of landscaping facilities provided in this Service Area Plan is based on landscape medians only, and does not include frontage landscape along either side of the street. Two streets within the CSA will contain landscape medians; Menvielle Road and Maggio Road.

1. Facility Planning and Adequacy Analysis

The major arterials and industrial and commercial streets within the specific plan area will be maintained by the CSA. The design guidelines are provided in the Gateways Specific Plan. Xeriscape landscaping principals are suggested to decrease the amount of water usage. These landscaping guidelines should decrease the overall cost of maintenance.

a. Inventory of Existing Facilities

The existing landscape medians along Highway 98 and SR-78 being, and will continue to be maintained by CalTrans and is not a part of this analysis.

Currently, there are no other existing landscape medians constructed within the CSA.

b. Adequacy of Existing Facilities

Currently, there is no development located near these future landscape medians and non current demand; therefore, there is no existing deficiency for these facilities.

c. Future Demand for Facilities

As development occurs, there will be a demand for 57,800 square feet of landscaping medians within the Service Area³² and will be located as follows:

- Menvielle Road (41,000 square feet) – from Hwy 98 to State Route 7.
- Maggio Road (16,800 square feet) – from Menvielle Road to State Route 7.

The Specific Plan outlines recommended standards for specific design conditions for median construction within the Gateway Service Area³³ as follows:

1. The planting area of medians shall be a minimum of 6 feet wide.
2. Planting areas must be graded to drain excess surface water through a system of inlets and drainage pipes, and carried away to the street's storm drain system.
3. Tree selections and spacing should allow for vehicle visual clearance at maturity. Groundcover and shrubs should not exceed a height of 36 inches. Planting concepts shall utilize drought-tolerant shrubs or turf substitutes.

d. Phasing

The actual construction and planting of the landscape medians will be by adjacent developers and will be installed at the time this development occurs. All development within the CSA will be conditioned to pay annually into the CSA for maintenance of these medians.

³² Public Works Department Letter dated September 7, 2005

³³ Gateway Specific Plan

e. Opportunities for shared Facilities

There are no opportunities for shared facilities due to the limited area of landscape medians within the CSA.

2. Mitigation

Mitigation will be the actual construction and planting of the median islands at the time adjacent development occurs.

3. Financing

Financing for the construction of landscape is provided by the developers of properties located adjacent to these medians within the CSA.

The CSA is currently set up to collect monies for landscape maintenance. It is recommended that this vehicle be expanded to include the maintenance of landscape medians.

a. Current Funding

There is no current funding for the maintenance of landscape medians, since there are no existing landscape medians within the CSA.

b. Future Funding Sources

Developers shall fund the construction of landscape medians through improvement fees paid as a condition of approval created by the County.

The County shall maintain all landscape medians through the General Fund. Other future funding sources may include CFD fees and/or the creation of Street lighting and Landscape Annexation Districts.

c. Costs

The typical costs for landscape maintenance is within range of \$.04 to \$.06 per square foot per month. Costs include watering, weeding and mowing. For median islands, these costs tend to be the lower end of the range because labor costs for mowing are usually not necessary. This report assumes the cost of \$.05 per square foot per month. Based on the number of square feet of commercial and industrial development, at CSA build out, the total annual cost is as follows:

Total median square footage

$$57,800 \text{ sf} \times .05/\text{sf}/\text{month} = \$2890 \text{ per month}$$

$$\$2,890/\text{month} \times 12 \text{ months} = \$34,600 \text{ per year}$$

$$\begin{array}{rclcl} \text{Total cost per year} & / & \text{Total build out sf} & = & \text{Cost per 1000sf/month} \\ \$34,680 & / & 21,972,848 & = & \$1.58/1000\text{sf}/\text{month} \end{array}$$

E. STREET LIGHTS FACILITIES

Street lighting in the street right-of-way plays a critical role in the safety and night visibility functions of the Gateway Specific Plan area. The specific plan does not provide street light design guidelines for the highways, major arterials, and the industrial and commercial streets. The highways (Highway 98 and SR-7) are the responsibility of CalTrans and are therefore not included in the analysis of the service area plan for the Gateway County Service Area. The analysis of street light facilities provided in this Service Area Plan is based on existing and proposed street lights within the public right-of-way, and does not include signal lights or lighting of private property.

1. Facility Planning and Adequacy Analysis

Street lights located along industrial and commercial streets within the specific plan area will be maintained by the CSA. There is no street light design guidelines provided in the Gateways Specific Plan. All analysis is based on information provided by the Department of Public Works.

a. Inventory of Existing Facilities

Street lights along Highway 98 and SR-78 have been and are being maintained by CalTrans.

There are a total of 41 existing street lights currently in place and are unevenly spaced on the following streets:

- Rood Road (14 total)
- Maggio Road (3 total)
- Zinetta Road (6 total)
- Stergios Road (7 total)
- Carr Road (6 total)
- Clara Nofal (2 total)

b. Adequacy of Existing Facilities

The existing street light facilities are adequate for the current commercial and industrial developments in the area.

c. Future Demand for Facilities

As development occurs, there will be a demand for more street lights within the Gateway Service Area. Although there is not a development standard for street lights within the Gateway Specific Plan, the County Public Works Department is recommending 29 specific locations for street lights within the CSA³⁴. These are as follows:

- Menvielle Road (10 total)
- Carr Road (6 total)
- Maggio Road (6 total)
- Rood Road (1 total)
- Nassif Road (6 total)

d. Phasing

Street lights will be constructed as frontage improvements for developments along the major streets occur.

e. Opportunities for shared Facilities

Since street light facilities are localized, there is no opportunity for shared facilities with other entities.

2. Mitigation

Mitigation will be the actual construction and maintenance of the street lights at the time adjacent development occurs.

³⁴ Exhibit – “Street Lights, Calexico Division, Imp. Cnty Gateways C.S.A.”

3. Financing

Financing for the construction of street lights will be provided by the developers of properties located within the areas that are adjacent to proposed street lights within the CSA.

The CSA is currently set up to collect monies for street light maintenance.

a. Current Funding

All current funding for street light maintenance is set up through the CSA.

b. Future Funding Sources

Developers shall fund the construction of street lights through improvement fees paid as a condition of approval created by the County.

The County shall maintain all street lights through the CSA. Other future funding sources may include CFD fees and/or the creation of Street lighting and Landscape Annexation Districts.

c. Costs

The typical costs for landscape maintenance is within range of \$17.82 per street light per month. Costs include electricity and maintenance. Based on the number of square feet of commercial and industrial development, at CSA build out, the total annual cost is as follows:

Total number of existing and proposed street lights:

$$70 \times \$17.82 \text{ per month} = \$1,247.40 \text{ per month}$$

$$\$1,247.40/\text{month} \times 12 \text{ months} = \$14,968.80 \text{ per year}$$

$$\begin{array}{rclcl} \text{Total cost per year} & / & \text{Total build out sf} & = & \text{Cost per 1000sf/month} \\ \$14,968.80 & / & 21,972,848 & = & \$0.68/1000sf/\text{month} \end{array}$$

V. FINANCING

A. INTRODUCTION

This section of the Service Area Plan discusses various financing mechanisms available to the CSA, how each existing facility is currently financed, and how future financial demands for these facilities can be ensured.

County Service Areas can generate revenue from property taxes, the collection of fees and from levying special taxes. Below is a list of some of the common funding sources available to CSA's.

B. FINANCING OPPORTUNITIES AND CONSTRAINTS

- 1. Property Taxes**
- 2. Landscape and Lighting Act**
- 3. Revolving Fund**

In accordance with Government Code 25210.9c.(a) "Pursuant to a resolution adopted by a four-fifths vote of all the members of its board of supervisors, a county may appropriate any of its available moneys to a revolving fund not to exceed one million dollars (\$1,000,000) to be used for the acquisition of real or personal property, environmental impact studies, fiscal analysis, engineering services, salaries, wages, services, supplies, or the construction of structures or improvements needed in whole or in part to provide one or more extended services to a county service area located wholly within the county. The revolving fund shall be reimbursed from service fees, connection charges, tax revenues, or other moneys available from the service area and no sums shall be disbursed from the fund until the board has, by resolution, established the method by and the term, not exceeding 10 years, within which the county service area is to reimburse the fund. The service area shall reimburse the fund for any amount disbursed to the service area within 10 years after disbursement, together with interest at the current rate per annum received on similar types of investments by the county as determined by the county treasurer."

4. Benefit Assessment Act

The Benefit Assessment Act allows assessments to be levied to finance maintenance and operation of drainage, flood control, streets, and street lighting.

5. Development Impact Fees

Development Impact Fees can be a significant funding source to finance large scale public facilities. These fees are intended to ensure that new development pays its proportional share of public facilities based on the impacts created by the new development. In concept, the CSA levies a fee that will provide the source of income to pay for capital projects. Development Impact Fees can be used for the following public facilities:

- Law Enforcement
- Fire Protection
- Streets
- Traffic Signals
- Storm Drainage
- Water Treatment and Distribution
- Wastewater Treatment and Conveyance
- General Facilities
- Open Space Acquisition
- Park Land & Facilities
- Public Library

6. Developer/Builder Contributions

Many of the drainage, sewer, water, and circulation improvements required as a result of new development can be directly funded and constructed by the developer and/or builder through private funding sources. Facilities earmarked for developer/builder funding are typically those that benefit only the development occurring and normally would have been imposed as a condition of approval of a tentative map under the county's existing development review.

7. User Fees

User fees are usually authorized by statute for specific uses and are typically required for monthly services. The fees are used as a revenue source to maintain the systems in proper operating condition and for the construction of facilities needed to meet demand.

8. Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act allows for the levy of special taxes to finance capital improvement projects as well as public services including maintenance and operations. A community facilities district is formed to identify the specific area upon which the special taxes are levied.

The special taxes include

9. State and Federal Funding

Various government programs are available at the State and Federal levels to assist in financing capital facilities and services. Most funding sources at the State level require an application requesting assistance and specify the projects or purposes for which the funds can be used. Financial assistance from the State can include grants, low interest loans, and matching funds. At the Federal level, financial assistance includes grants and federal matching funds for state run assistance programs. State and Federal funding sources include, but are not limited to the following:

C. FACILITY FINANCING

1. Potable Water Facilities

a. Current Funding

The current funding sources have been previously described within the water facilities chapter and are as follows:

Benefit Impact Fee
Water Capacity Fee
Water Meter Connection
Water Usage Charge
Community Facilities District – CFD 98-1

Maintenance and Operation Assessment

b. Cost Avoidance Opportunities

In order to reduce the water facilities maintenance and operation costs, the CSA has outsourced these services. This outsourcing allows the CSA to closely monitor the cost for services and creates the ability for competitive bidding during contract renewals. Due to the formation of the CSA, all services provided only benefit those within the CSA therefore providing for greater efficiency.

c. Recommended Funding

The current financing and fee structures must be monitored annually to ensure that sufficient funding is available for the continued maintenance and operation of the water facilities. The Benefit Impact Fee must be implemented to help offset the costs for the capital improvements installed and to be installed. State and Federal grant and loan programs may be available to assist in the funding of future facilities. It would be prudent for the CSA management team to continue to discuss alternative means by which to fund future facilities.

2. Wastewater Facilities

a. Current Funding

The current funding sources have been previously described within the Wastewater Facilities chapter and are as follows:

Benefit Impact Fee
Sewer Capacity Fee
Sewer Connection Charge
Sewer Usage Charge
Community Facilities District – CFD 98-1
Community Facilities District – CFD 02-1
Maintenance and Operation Assessment

b. Cost Avoidance Opportunities

In order to reduce the sewer facilities maintenance and operation costs, the CSA has outsourced these services. This

outsourcing allows the CSA to closely monitor the cost for services and creates the ability for competitive bidding during contract renewals. Due to the formation of the CSA, all services provided only benefit those within the CSA therefore providing for greater efficiency.

c. Recommended Funding

The current financing and fee structures must be monitored annually to ensure that sufficient funding is available for the continued maintenance and operation of the sewer facilities. The Benefit Impact Fee must be implemented to help offset the costs for the capital improvements installed and to be installed. State and Federal grant and loan programs may be available to assist in the funding of future facilities. It would be prudent for the CSA management team to continue to discuss alternative means by which to fund future facilities.

3. Storm Drain and Retention Facilities

a. Current Funding

The current funding sources have been previously described within the water facilities chapter and are as follows:

Benefit Impact Fee
Community Facilities District – CFD 98-1
Community Facilities District – CFD 02-1
Maintenance and Operation Assessment

b. Cost Avoidance Opportunities

c. Recommended Funding

The current financing and fee structures must be monitored annually to ensure that sufficient funding is available for the continued maintenance and operation of the drainage facilities. The Benefit Impact Fee must be implemented to help offset the costs for the capital improvements installed and to be installed. State and Federal grant and loan programs may be available to assist in the funding of future

facilities. It would be prudent for the CSA management team to continue to discuss alternative means by which to fund future facilities.

4. Landscape Facilities

a. Current Funding

The current funding sources have been previously described within the Landscape Facilities chapter and are as follows:

There is no current funding for the maintenance of landscape medians, since there are no existing landscape medians within the CSA.

b. Cost Avoidance Opportunities

There are no cost avoidance opportunities within the CSA for landscape medians.

c. Recommended Funding

The CSA is currently set up to collect monies for landscape maintenance. It is recommended that this financial vehicle be expanded to include the maintenance of landscape medians.

5. Street Lights Facilities

a. Current Funding

The CSA is currently funding the maintenance of street lights from a general fund.

b. Cost Avoidance Opportunities

There are no cost avoidance opportunities within the CSA for Street light maintenance.

c. Recommended Funding

The CSA is currently set up to collect monies for street light maintenance. It is recommended that this financial vehicle be expanded.

VI. APPENDICES

Industrial Land within the Gateway of the Americas Boundaries

Commercial Land within the Gateway of the Americas Boundaries

Government/Special Public Uses within the Gateway of the Americas Boundaries

California Regional Water Quality Control Board - NPDES Permit # CA7000015

Gateway Specific Plan Area Fee Schedule

Community Facilities District 98-1

Minute Order of Imperial County Board of Supervisors

Resolution No. 98-079

Resolution 98-080

Community Facilities District 02-1

Minute Order of the Imperial County Board of Supervisors

Resolution No. 2002-73

Resolution No. 2002-74

Resolution No. 2002-75

Resolution No. 2002-76

Resolution No. 2002-77

Resolution No. 2002-78

Resolution No. 2002-79

Resolution No. 2002-80

Resolution No. 2002-81

