



staff report

Agenda Item No. E-2

To: City of Imperial Planning Commission

From: City Planner

Date: October 4, 2023

Subject: **Victoria Ranch Specific Plan Amendment, to reflect land use changes, current information and conditions.**

Summary:

Applicant:	Tory Lessley 179 Sylvia Ct. Imperial Ca, 92251
Location:	Victoria Ranch
Request	Victoria Ranch Specific Plan Amendment, which updates the Victoria Ranch Specific Plan to reflect land use changes, current information and conditions.
Zoning:	Victoria Ranch-Specific Plan
General Plan:	Specific Plan
Environmental:	Mitigated Negative Declaration (certified December 17, 2003)
Staff Recommendation:	Approve, Subject to Conditions

Background

The Developer submitted a Specific Plan and Annexation Application in 2003 for a proposed 320-acre mixed use development project to include residential, commercial, and community facility land uses. The Specific Plan was adopted by the City of Imperial on December 17, 2003 with a subsequent conditional approval of a Subdivision Map for the project site on June 2, 2004. Final annexation was approved by LAFCo on July 22, 2004. The original Specific Plan and Subdivision proposal included 894 single family units, 405 multi-family units, 20± acres of commercial development and 42± acres of community facilities including the dedication of 12.84 acres for school facilities and 21± acres for recreational parks and open space areas.

In 2008 the Victoria Ranch Specific Plan was amended primarily as it related to a change in zoning designation for the original Unit 4A development. This 2023 update is based on the proposed amendments to the originally adopted and the previous amendments, as it relates to a change in zoning designation for Unit 4B from VR-10 to VR-3 as well as re-zone of Multi-family housing to VR-3 creating Unit 5A and Unit 6A. The multifamily which was lost to create Unit 5A and Unit 6A housing was swapped out for land in Unit 1E to compensate for the reduction in multi-family housing so that the land diversity would remain. Minor Zone Open Space Changes are included in the 2023 update to Units 1B, 1C, 4A which have been created to increase park space around the Victoria Ranch Specific Plan to provide the consumer with more recreational space. This Specific Plan amendment updates the Victoria Ranch Specific Plan to reflect land use changes and current information and conditions.

The overall footprint of the project site remains the same (Aten Road to the north, Cross Road to the west, Dogwood Road to the east, and the Central Drain Canal to the south). There are no material changes as it relates to the project site's overall land use assignment and land use densities, which are the primary determining factors in assessing environmental impacts (see table below).

Land Use	Adopted 2003 Victoria Specific Plan*	2005 Minor Revision	2008 Modifications	2023 Modifications	Net Change
Residential Land Use	1,299 DU	1,233 DU	1,298 DU	1,358 DU	60 SF
Single Family	894 SF	877 SF	942 SF	1,118 SF	+176 SF
Multi-Family	405 MF	356 MF	356 MF	240 MF	-116 MF
Neighborhood Commercial	19.58 acres	19.58 acres	19.58 acres	19.58	No Change
School Facilities	13.89 acres	13.89 acres	13.89 acres	30.45	+16.56 acres
Total Park/Open Space Areas	28.39 acres	28.39 acres	28.39 acres	11.83	-16.56 acres
Joint Use Parkland	9.1 acres	9.1 acres	9.1 acres	9.1 acres	No Change
Neighborhood Parkland	8.48 acres	8.48 acres	5.23 acres	5.23 acres	No Change
Park/Retention Basin	19.91 acres	19.91 acres	14.08 acres	14.08 acres	No Change
Electrical Power Substation	0 acres	2.06 acres	2.06 acres	2.06 acres	No Change

Project Location



General Plan Consistency and Compatibility with Surrounding Land Uses.

The current Land Use designation for the entire Victoria Ranch Subdivision is regulated by the adopted Victoria Ranch Specific Plan of 2003 and 2008. The specific plan provides for unique projects that require special development standards, involve development of uses in a comprehensive matter, and/or necessitate development regulations that are not currently allowed under the City’s current policies and regulations. The project site is located in an active agricultural field, and is surrounded by agricultural uses to the north, south and to the east. The area to the west of the Victoria Ranch Subdivision is the Border Patrol Headquarters and currently zoned R-1 Residential Single Family.

The specific plan Land use patterns and development densities are consistent with the capabilities of existing and planned public services and facilities, maintains a high standard of appearance of land and buildings consistent with the community character and offsets by high quality design, amenities, and mix of land uses. The Specific Plan accommodates the Housing Element goals and objectives for an adequate housing balance that meets the regional housing needs assessments.

Environmental Discussion/Analysis

The Environmental Evaluation Committee (EEC) reviewed the Victoria Ranch Specific Plan and Subdivision Map in 2003 and found that the project, as proposed, would create potentially significant impacts to agricultural resources, air quality, biological resources, geology and soils, noise, public services, parks and recreation, transportation and traffic, utility and service systems.

Mitigation measures were incorporated and the EEC determined that adoption of a Mitigated Negative Declaration (MND) would be appropriate. The environmental documents were circulated through the State Clearinghouse (SCH#2003111004) and a final Notice of Determination was officially filed with the County Clerk in December 2003.

Public Notification

The public hearing scheduled for October 11, 2023 was duly noticed in the Holtville Tribune and Calexico Chronicle newspaper of general circulation on September 28, 2023 and a Notice of Public Hearing was sent to all property owners within 300-feet of the property.

Recommendation

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, staff recommends that the Planning Commission recommends the City Council approval of Amendment to the Victoria Ranch Specific Plan.

Attachments

- Victoria Ranch Specific Plan 2023 Update
- RESO PC2023-09
- Conditions of Approval

RESOLUTION NO. 2023-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA. VICTORIA RANCH SPECIFIC PLAN AMENDMENT, WHICH UPDATES THE VICTORIA RANCH SPECIFIC PLAN TO REFLECT LAND USE CHANGES, CURRENT INFORMATION AND CONDITIONS.

WHEREAS, Victoria Homes, LLC submitted an application for an amendment, which updates the Victoria Ranch Specific Plan to reflect land use changes, current information and conditions.

WHEREAS, a duly notified public hearing was held by the Planning Commission on October 11, 2023, and

WHEREAS, upon hearing and considering all testimony and arguments, examining and analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the proposed Amendment to the Victoria Ranch Specific Plan 2023

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** an amendment to the Victoria Ranch Specific Plan; and
- C) All recommendations made by the Planning Commission are based on the following findings:
 1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
 2. The project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
 3. The initial environmental assessment shows that there is no substantial evidence that the proposed amendment to the Victoria Ranch Specific Plan may have a significant impact on the environment
 4. That any sensitive resources located within the area of the project or adjacent to the area of the project will be protected and not be significantly impacted by the project.
 5. The proposed amendments to the Victoria Ranch Specific Plan are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of a City's and its sphere of influence.
 6. The proposed amendments to the Victoria Ranch Specific Plan are consistent with the policies and the land uses of the existing City of Imperial General Plan.
 7. The proposed amendments to the Victoria Ranch Specific Plan are consistent with the objective of the City of Imperial Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 11th day of October 2023.

Planning Commission Chairman

ATTEST:

City Clerk

**CONDITIONS OF APPROVAL
FOR
AMENDMENTS TO THE VICTORIA RANCH SPECIFIC PLAN
AND SUBDIVISION WITH REVISIONS**

1. The project shall be subject to the use standards outlined in the updated Victoria Ranch Specific Plan 2023 and the City of Imperial development standards.
2. Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
3. The Developer/Applicant shall offer for dedication all rights of way, easements, or parcels of land required for both on-site and off-site construction of streets, pipelines, utilities and the storm water retention basin.
4. The Developer/Applicant shall pay all impact and capacity fees.
5. The Developer/Applicant shall pay any and all amounts as determined by the City of Imperial to defray all costs for the review of maps, drawings, reports, field investigations, or other activities related to compliance of this project with City ordinances and/or any other laws, regulations, or requirements that apply. No Final Tract Map shall record until such costs have been paid to the City.
6. All maps, plans, studies, cost estimates, designs and calculations required for this project shall be subject to the review and approval of the City Engineer, Department of Public Services and Department of Community Development prior to submittal for approval to record the Final Tract Map.
7. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of a Final Tract Map.
8. The Developer shall provide adequate financial assistance to offset the impacts to local law enforcement, fire and school services to ensure the level of service of these departments are not adversely affected by the estimated population increase as a result of the development of this project, including, but not limited to, the established Development Impact Fees.
9. The Developer/Applicant shall set aside two (2) public school sites for the El Centro Elementary School District. The subject school sites shall be of adequate size, configuration and location and shall be approved by the El Centro Elementary School District prior to recordation of any Final Maps. In the event that adequate school sites are not available within the project site due to conflicts with State Department of Education requirements, the Developer shall pay the appropriate school fees as determined by the El Centro Elementary School District.

10. The Developer shall comply with the City's Water Master Plan to ensure sufficient volume and flow of water. A hydraulic study must be submitted to the City to demonstrate that all water pipelines are adequately sized to serve domestic and fire protection demands. The Developer shall construct new water mains and storage facilities in the project area as necessary and build according to City development standards.
11. The Developer shall comply with the City's Sewer Master Plan to ensure sufficient handling of wastewater. The Developer shall improve the collection system through the construction of new sanitary sewer mains and lift stations where required and in accordance with City development standards.
12. Developer acknowledges that the potential pace of growth in the City and resulting demand on City services such as water and wastewater may result in such services not being available. Developer acknowledges particular concern with wastewater and agrees that capacity is not allocated until the recordation of a Final Map. In order to address a shortage in wastewater capacity, the parties may agree upon the payment of the project's pro rata share for the construction of a new wastewater treatment plant to respond to this project's wastewater demand.
13. The Developer/Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. Lighting improvements shall include street lights on all improved roadways, all interior streets, at all intersections, at bus stops, pedestrian linkages, and at mail kiosks. The lighting plan shall be reviewed and approved by the City of Imperial Planning and Building Departments.
14. A Landscaping Plan shall be submitted to the City of Imperial for review and approval prior to the recordation of a Final Tract Map. Landscaping shall be provided in all parks and pedestrian linkages. Where perimeter walls are installed, landscaping shall also be provided. All landscaped areas shall be irrigated with automatic sprinkler systems.
15. All residential lots and common areas shall be landscaped as follows:
 - a. Each front yard shall have a minimum of one (1) tree and five (5) shrubs planted by the Developer.
 - b. All trees used in landscaping, shall be a minimum of fifteen (15) gallons in size and all shrubs shall be a minimum of five (5) gallons.
 - c. In compliance with SB 1383 State of California regulation and the City of Imperial's procurement requirement, compost and mulch from a CalRecycle Certified Composter shall be integrated in all landscaped areas. Proof of eligible compost supplier must be submitted to the City prior to the issuance of Certificate of Occupancy.
16. All mechanical equipment and air conditioning equipment shall be installed a minimum of three (3') from any property line.

17. The applicant shall effectively screen from view all ducts, vents, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Director. All required screening shall be provided prior to occupancy.
18. A Grading and Drainage Plan/Study shall be submitted to the City Engineer for review and approval. The Grading and Drainage Plan/Study shall address property grading and erosion control which shall include the prevention of sedimentation or damage to off-site properties. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of Imperial for review and approval. Best Management Practices shall be utilized to minimize or prevent storm water pollution. Prior to the recordation of a Tract Map, the Developer/Applicant shall provide the City with a letter from the Imperial Irrigation District (IID) stating that the plans have been reviewed and approved for the discharge of storm water onto IID facilities.
19. Storm drainage shall be designed to utilize catch basins at street intersections. Storm drain pipe lines, retention ponds with flow through systems shall be utilized if possible and the system shall pump out to the public drains. Temporary drainage systems shall utilize the same criteria. Facilities must be capable of primary treatment such as desiltation prior to discharge to public drain. For each phase, storm water basins(s) must be constructed to retain 110 percent of the required volume for that particular phase. The full build out of all retention basins must be completed prior to issuance of any building permit for the last phase for the project, unless required earlier by the City Engineer.
20. Construction sites shall control dust (PM-10) generation through implementation of the construction mitigation measures detailed in Regulation VIII of the Air Pollution Control District's CEQA handbook and as outlined in the Mitigation Monitoring Program. The Development Impact Fees for Air Quality shall be paid prior to issuance of any building permit. The City and the Imperial County Air Pollution Control District will jointly confirm that the fees have been fulfilled.
21. The Developer shall install a minimum six (6) foot decorative solid masonry wall along the perimeter boundaries. The material and color of all walls shall be decorative masonry units. The Planning Director may approve other decorative materials provided that decorative pilasters are installed and that no wood materials are used. Landscaping shall be provided along perimeter walls and along fences adjacent to any private or public streets.
22. All residential development within the project site shall be constructed using building materials and techniques such as dual pane windows, and increased insulation to decrease interior noise levels within dwelling areas to 45 dba or lower.
23. All on-site utilities including power lines, telephone lines, and cable television lines shall be installed underground. In the event that the utility companies, such as the Imperial

Irrigation District, determines that on-site utilities cannot be located underground, the Developer/Applicant may install such utilities as needed above ground.

24. The conditional approval of the Tentative Tract Map shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver. All mitigation measures outlined in the Victoria Ranch Mitigated Negative Declaration are hereby incorporated and made conditions of approval whether restated herein or not.
25. The Developer/Applicant shall obtain, pay for and comply with all permits from the Imperial Irrigation District, and other applicable agencies for all improvements within, across, or affecting the respective rights of way.
26. All Final Tract Maps shall provide for public utility easements adjacent to all street rights of way for underground power, communications and cable television systems. The actual width of all public utility easements shall be subject to the approval of affected utility agencies. All public utility easements shall be landscaped in a manner consistent with adjacent front yards and easements shall be maintained by the Home Owner's Association.
27. All off-site and on-site improvements shall comply with the City of Imperial Development Standards. Where no standards exist, the improvements shall be completed in accordance with the City Engineer's recommendations.
28. The Developer/Applicant shall comply with all requirements of the Imperial County Fire Department. Such requirements may include, but are not limited to, the location and sizing of fire hydrants, premise identification numbers (address numbers), and roadway access. All residential water pipelines shall be adequately sized to sustain 1,500 gallons per minute (gpm) for two hours plus peak demand in accordance with the latest edition of the National Fire Protection Association (NFPA) Codes and Standards. Pipeline sizes shall be the next largest standard size with readily available replacement parts (i.e., 12" pipelines for those identified as 10").
29. The Tentative Subdivision Map shall be valid for a period of two years following the City Council approval and the appeal period. The Developer may request time extensions in accordance with the Subdivision Map Act, but the granting of such time extensions is not automatic and is at the discretion of the City Council.
30. The Developer/Applicant shall record agricultural easements, to put new homeowners on notice regarding the noise, dust, odors and other potential impacts associated with active farming of nearby lands. The Developer/Applicant shall also make homeowners aware of the Imperial County Right to Farm Ordinance when they purchase new homes in the project area.
31. The Final Tract Map shall include an avigation easement for all lots created. In addition, all lots will be developed and sold with a hold harmless agreement with the City of Imperial and the County of Imperial Airport, and the US Naval Air Facility – El Centro.

The avigation easement shall be reviewed and approved by the Imperial County Airport Manager.

32. The Developer/Applicant shall agree to defend, indemnify and hold harmless the City of Imperial, Imperial County Airport, and the US Naval Air Facility – El Centro and their agents, including consultants, officers and employees from any claim, action or proceeding against the City, County Airport, or Naval Air Facility or their agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Victoria Ranch Specific Plan and associated Subdivision Map. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, or expert witness costs that may be asserted by any person or entity, including the Developer/Applicant arising out of or in connection with the approval of the Victoria Ranch Specific Plan and associated Subdivision Map, including any claim for private attorney general fees claimed by or awarded to any party from the City, County Airport or Naval Air Facility.
33. All conditions of approval for this Tentative Map shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

2023

Victoria Ranch Specific Plan 2023 Update

PREPARED FOR THE CITY OF IMPERIAL
PREPARED BY DUBOSE DESIGN GROUP & DEVELOPER

DUBOSE DESIGN GROUP, INC | Address: 1065 W. State Street El Centro, CA Ph. (760) 353-8110

1. INTRODUCTION

The Victoria Ranch Specific Plan Amendment was made feasible with the acquisition of 320 net acres of undeveloped farmland purchased for development and annexed into the City of Imperial in 2004. The land was approved for annexation into the City of Imperial upon a LAFCo approval on July 22, 2004. The initial Specific Plan for Victoria Ranch was prepared in 2003 and adopted by the City of Imperial on December 17, 2003. In 2008 the Victoria Ranch Specific Plan was updated is based on proposed amendments to the originally adopted Victoria Ranch Specific Plan primarily as it related to a change in zoning designation for the original “Unit 4A” development. The Update to the Specific Plan in 2008 was adopted administratively in 2008.

This 2023 update is based on the proposed amendments to the originally adopted and the previous amendment done in 2008, as it relates to a change in zoning designation for “Unit 4B” from VR-10 to VR-3 as well as re-zone of Multi-family housing to VR-3 creating “Unit 5A” and Unit 6A”. The multi family which was lost to create “Unit 5A” and “Unit 6A” housing was swapped out for land in “Unit 1E” to compensate for the reduction in multi-family housing so that the land diversity would remain. Minor Zone Open Space Changes are included in the 2023 update to Units “1B”, “1C”, “4A” which have been created to increase park space around the Victoria Ranch Specific Plan to provide the consumer with more recreational space. This Specific Plan amendment updates the Victoria Ranch Specific Plan to reflect current information and conditions.

The proposed 2023 does reflect a change in both land use, and land use densities. In an effort to construct affordable single-family homes, Victoria Ranch would like to request a re-zone for Unit 4B, encompasses an approximate 16.50 gross acres. The proposed increase in density for this area is an allowance in individual lot size from 10,000 square foot minimums to 3,000 square foot minimum in net square feet. The Victoria Ranch Specific Plan 2023 Amendment incorporates how these proposed changes may or may not impact services, facilities and infrastructure.

School facilities will be provided by the corresponding school district and said district will share in the responsibility of providing and maintaining new parks with the City of Imperial. The City will provide overall operation and maintenance of public infrastructure and facilities to Victoria Ranch.

This document is a comprehensive plan designed to provide policy and design guidelines for any new development within the Victoria Ranch Specific Plan Area that will include the following:

- **1,118** new single family dwelling units;
- **240** new multi-family dwelling units;
- **30.45** acres to accommodate new school facilities (Elementary & Middle School). ;
- **28.39** acres of joint use park land; and
- **19.58** acres to accommodate nearly 500,000 square feet of convenient new shopping facilities;

A. Authority and Purpose

The Victoria Ranch Specific Plan Amendment has been prepared pursuant to the provisions of California Government Code Section 65450, *et seq.*, which grants counties and cities the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementing the agency's General Plan. A Specific Plan, unlike a General Plan depicts local streets, individual parcels, and specific land uses. Further, a Specific Plan is designed to

address site-specific issues, such as building setbacks and visual appearance, as well as project-wide infrastructure, such as circulation, utilities, and public services. While a General Plan examines an entire city or county, a Specific Plan concentrates on the individual development issues of a sub-area within a General Plan boundary.

B. Background

Victoria Homes, LLC submitted a Specific Plan and Annexation Application in 2003 for a proposed 320 acre mixed use development which was subsequently approved. Victoria Homes and the City of Imperial, via The Holt Group, Inc. as an authorized agent of the City of Imperial, have worked together to create the Victoria Ranch Specific Plan 2023 Update. This amendment is designed to update, consistent with City Council Approvals, the established policies and development guidelines for this planned community. The Authority and Scope in Chapter 2 of this Specific Plan ensures that this plan is consistent with State and local guidelines.

C. Detailed Specific Plan Purposes

The purpose of the Victoria Ranch Specific Plan is to provide a comprehensive program for the development of approximately 320 acres into a mixed use, residential community. This plan is designed to be in conformance with the City of Imperial's General Plan adopted in 1992.

The 2023 Specific Plan Amendment is structured to demonstrate how the project will develop, corresponding regulatory system(s), amenities and services, and phasing of development based on most recent approvals and conditions. The Victoria Ranch Specific Plan amendment will incorporate mitigation measures to lessen any potential impacts to the surrounding land uses and will evaluate whether the proposed changes are planned within the context of the various planning laws and the California Environmental Quality Act (CEQA).

D. Conditions & Community Setting

The City of Imperial is located within Imperial County, California (Refer to Figure 1). Situated in the southeast corner of California, Imperial County shares its borders with San Diego County to the west, Riverside County to the north, the Colorado River and the State of Arizona on the east and Mexico to the south. The City of Imperial can be characterized as an urban desert bedroom community surrounded by a thriving agricultural industry. In recent years, the City of Imperial has experienced rapid growth, exemplified by a population growth of 16.4 percent between the years 1990 and 2000.

With a population of approximately 7,560 people in 2000, the City of Imperial's population is projected to grow to approximately 19,500 residents by the year 2015¹. The planned Community of Victoria Ranch is expected to contribute approximately 4,543 of these new residents².

The Victoria Ranch Specific Plan project area was historically utilized for agriculture land uses with the exception of a related sales office structure. Much of the surrounding area continues to function with agricultural operations except for areas to the east which have been rapidly developing into urban land uses.

E. Project Location and Site Description

1. Regional

The project area is found in Southern California in the City of Imperial and is located approximately three miles north of Interstate 8 and approximately one mile west of State Highway 111 (Refer to Figure 1). The project area lies approximately 50 feet below sea level in the arid southeastern region of the Colorado Desert. The project is approximately 14 miles from Mexicali, 90 miles from San Diego and 150 miles from Los Angeles.

¹ City of Imperial General Plan, May 5, 1992

² Based on an estimate of 3.5 per household

2. Vicinity/Site location

The Victoria Ranch Planned community has been developed on agricultural land that was recently annexed from the County of Imperial into the City of Imperial. The 320-acre site is a rectangular shaped area.

The Imperial Irrigation District (IID) has easements along or within the project area that consist of drains, canals and power transmission lines. A 100-foot power line easement is the most notable centralized feature running in a north/south orientation. The Central Drain's 100-foot easement is adjacent and parallel to the southern boundary of the project. The project area's boundaries are Aten Road along the north, Cross Road along the west, Dogwood Road along the east, and the Central Main Drain (Refer to Figures 2 and 3).

Refer to **Appendix A** for a legal description.

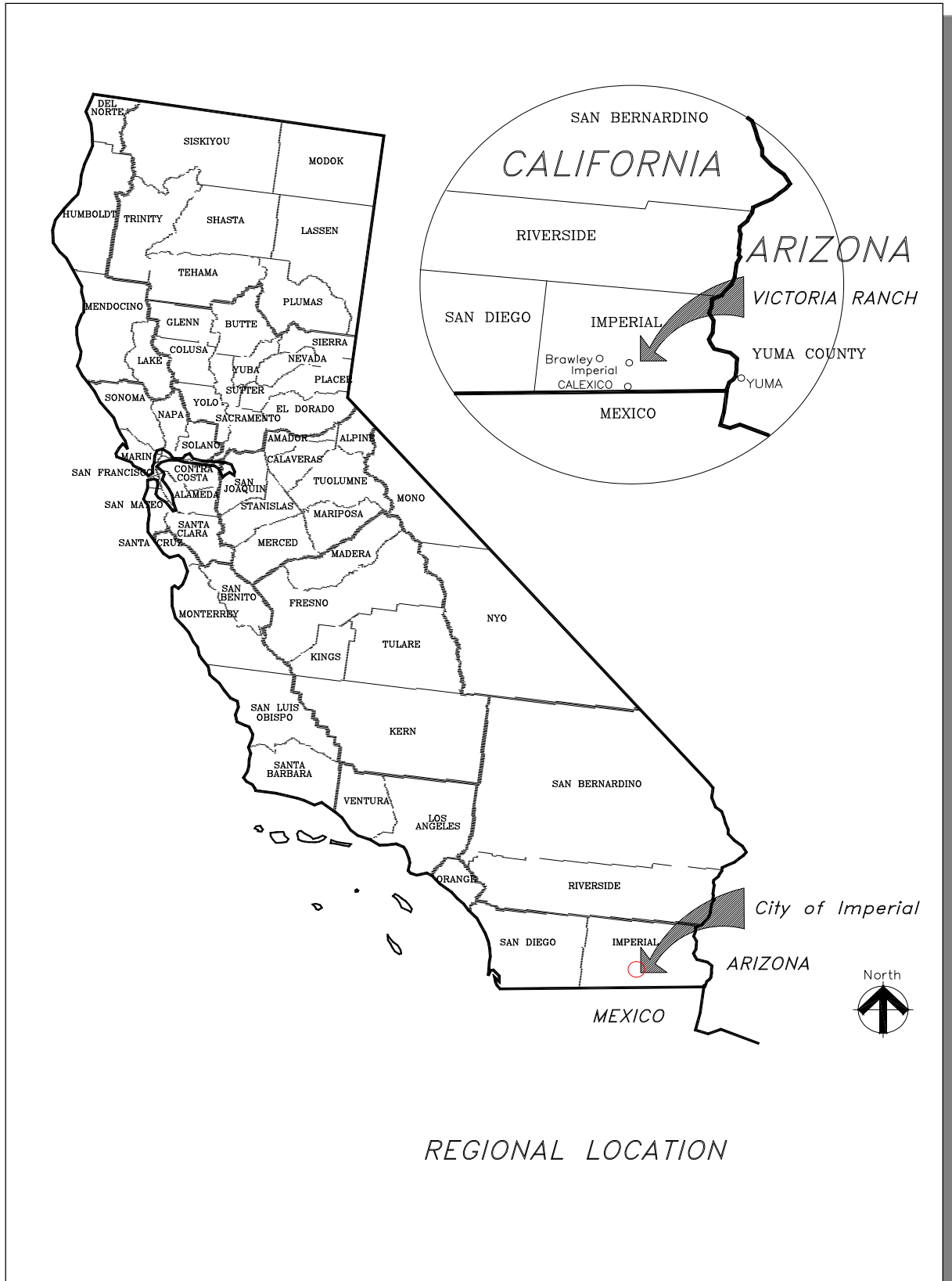
F. Environmental Findings and Issues Addressed in the Specific Plan

Development of the project area into a variety of densities and mixed land uses requires specific development standards that do not conflict with the Zoning Code or the General Plan of the City of Imperial. Design issues such as lot sizes, infrastructure design, location of facilities and relationships between one another are addressed with the Specific Plan. In addition, potential environment impacts to services and facilities, circulation and infrastructure, hydrology and open space areas are also considered pursuant to CEQA. Environmental and technical studies were conducted to assess any potential impacts that could arise as a result of the project. The following studies are found in Appendix D, Volume 2 of this Specific Plan.

- **Burrowing Owl Study**, Ultra Systems, March 31, 2003;

- **Noise Study**, Investigative Science and Engineering, June 27, 2003;
- **Soils Study**, Landmark Geotechnical, August 29, 2008.
- **Traffic Study**, Rancho Imperial/Victoria Ranch Traffic Study by Darnell 7 Associates, July 21, 2003

Preliminary analysis of the project area unveiled potential development and conservation issues that required special attention. Table 1-A outlines development and conservation issues that are addressed throughout this Specific Plan and that are intended to mitigate any potential impacts to levels less than significant.



REGIONAL LOCATION

Figure 1 – Regional Map

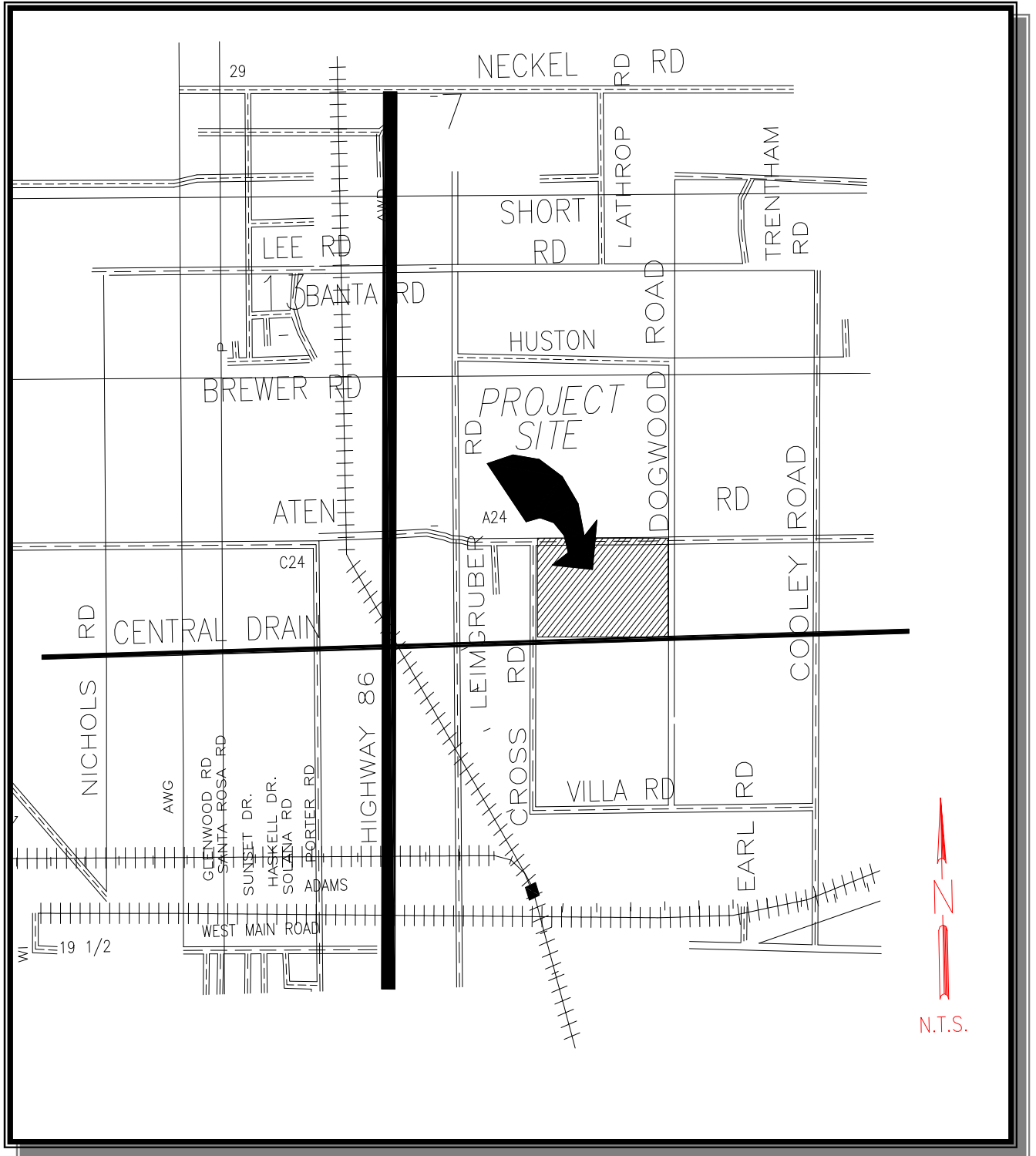


Figure 2 - Vicinity Map

Table 1-A
Development and Conservation Issues at Victoria Ranch

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

- Safe and adequate access for both private and emergency vehicles while complimenting the local circulation;
- Supplemental Traffic and Circulation Analysis

B. Providing and maintaining adequate facilities for the delivery of all public services to the residents of the project including:

- Law Enforcement Services;
- Fire Protection;
- City administration (parks and right-of-way);
- Sewer;
- Water;
- Electricity; and
- Storm Water Retention.

C. Other Environmental Concerns:

- Biological-Burrowing Owl;
- Open Space and Agricultural;
- Noise;
- Hydrology and Water Quality.

D. Phasing;

E. Providing a unique commercial neighborhood with a compatible mixture of commercial facilities;

F. Architectural variety and enhanced landscaping opportunities;

G. Maintaining design criteria and compliance with Plan Policies and Regulations.

The issues that have been identified above are addressed through goals, objectives, policies, and development standards found throughout the Victoria Ranch Specific Plan.

2. AUTHORITY AND SCOPE

This section provides an analysis of how the Victoria Ranch Specific Plan, and any amendments thereto, meet the State of California and the City of Imperial requirements.

The Victoria Ranch Specific Plan is bound by policy and specific development requirements identified throughout this plan making it a regulatory document.

A. Statutory Requirements

The Victoria Ranch Specific Plan and amendment addresses Sections 65451a, 65451b, 65451c, 65451d, and 65451e of the State of California Government Code as follows:

Chapter 5 of this Specific Plan details the distribution and extent of the proposed land uses of the Victoria Ranch Specific Plan (Section 65451a).

Chapter 6 provides an infrastructure plan and design guidelines that will support the land use (Section 65451b).

A chapter 5, 6, and 7 establish a phased development plan complying with the City of Imperial's General Plan, and providing standards for conservation, development, and utilization of natural resources (Section 65451c).

Chapters 10 and 11 provide implementation measures of regulations, programs, and financing measures for planned public works project's (65451d).

The Victoria Ranch Specific Plan as amended is consistent with and, in some instances, exceeds the City of Imperial's General Plan Goals and

Objectives.

To ensure consistency, the Specific Plan Amendment addresses each applicable goal and objective with a response. The following tables are goals and objectives in the City of Imperial General Plan and are divided into three major components and outlined below (Tables 2A through 2J).

1. Community Development
 - a. Land Use (Table 2-A);
 - b. Circulation (Table 2-B);
 - c. Housing (Table 2-C); and
 - d. Public Facilities (Table 2-D).

2. Environmental Management
 - a. Open Space (Table 2-E);
 - b. Conservation (Table 2-F); and
 - c. Parks and Recreation (Table 2-G).

3. Hazard Management
 - a. Noise (Table 2-H);
 - b. Airport (Table 2-I);
 - c. And Safety (Table 2-J)

General Plan Section Table 2-A COMMUNITY DEVELOPMENT LAND USE	
Goals	<p>Land uses should be planned and located to promote and retain the urban/rural residential character of Imperial through continuing to provide urban level services and uses in the developed areas, while providing development direction and growth management for the rural areas of the City. All development should be provided with adequate public services and facilities, which promote the character of the area.</p> <p>Appropriate mixes of land uses should be provided to ensure that adequate land is available for needed future development, and to ensure that the City plans for the projected 4.8 %¹ annual population increase projected for the City of Imperial 2020 and beyond. by encouraging the production of affordable housing and the creation of new jobs.</p>
Policies	<p><u>Distribution of Land Uses</u> <u>Policy 1 pg. 10</u></p> <p>A. Appropriate densities shall be established for new development projects, so that they will be compatible with the existing surrounding development.</p> <p><i>Response: The project will provide a mix of densities that will be compatible in design and architecture. The Specific Plan Amendment recognizes and addresses compatibility to adjacent land uses in Chapter 2.D.</i></p> <p>B. New urban development shall be adjacent to existing urban development on at least one side. Where questions of adjacency</p>

¹ City of Imperial 2021 Housing Element

General Plan Section	
	<p>Table 2-A</p> <p>COMMUNITY DEVELOPMENT</p> <p>LAND USE</p>
	<p>exist, it shall be determined by the City Council upon recommendation of the Planning Commission.</p> <p><i>Response: New development is occurring to the north (Refer to the Rancho Imperial Specific Plan) and west of the project area within the City of Imperial. To the south and east, the County of Imperial has designated the surrounding land uses as agriculture.</i></p> <p>C. New rural development shall be adjacent to existing rural development on at least one side. Where questions of adjacency exist, it shall be determined by the City Council upon recommendation of the Planning Commission.</p> <p><i>Response: The project does not include any rural development.</i></p> <p>D. Encourage new commercial development at appropriate locations throughout the City, such as at major intersections, where traffic can be adequately accommodated and where residential development would not be desirable due to environmental factors such as noise.</p> <p><i>Response: A commercial site will be located at the major intersection of Aten Road and Dogwood Road. A traffic study has been prepared to address traffic issues. Residential development will be in harmony with the commercial site. Policies in this Specific Plan Amendment will ensure compatibility for residential and commercial uses.</i></p> <p>E. Restrict new residential development to those areas with less than 65 dba noise exposure</p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p>levels from airport, traffic, rail or stationary noise sources.</p> <p><i>Response: To ensure that noise levels do not exceed 65 dba, mitigation measures will be implemented in accordance with the Conditions of Approval that correlate with each tentative tract map. Mitigation measures, in general, are identified in the Acoustical Site Assessment (Appendix D, attachment D)</i></p> <p>F. Discourage the premature conversion of agricultural land to urban uses by preventing urban sprawl development patterns.</p> <p><i>Response: The City of Imperial has designated agricultural areas. The project area is designated SP, Specific Plan Overlay. The City has prevented urban sprawl by designating the zone as Specific Plan Overlay.</i></p> <p><u>Land Uses Compatibility Policy 2 pg.12</u></p> <p>A. Where land uses conflict, there shall be adequate buffering and/or setbacks required.</p> <p><i>Response: This project is expected to produce harmonious uses that are not expected to conflict with one another.</i></p> <p>B. The Land Use Compatibility Matrix (Table LU-1) shall be used to determine general levels of compatibility.</p> <p><i>Response: As required, this Specific Plan has all land uses referenced to the Land Use Compatibility Matrix.</i></p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p>C. In the event a question of compatibility exists between two uses/intensities, the lower intensity use shall take precedent.</p> <p><i>Response: All proposed land uses are compatible with one another, however, urban uses may not be compatible with some agricultural operations which are to remain in adjacent lands. Appropriate mitigation measures will be incorporated to mitigate any potentially incompatible land uses, as required.</i></p> <p><u>Public Service Constraints</u> <u>Policy 3 pg. 12</u></p> <p>A. The number of dwelling units in the City shall be limited to those, which can be adequately served, by public services or facilities.</p> <p><i>Response: All proposed dwelling units are expected to be serviced by public services and facilities that are identified in the City’s Service Area Plan.</i></p> <p>B. The City shall maintain current information concerning the capabilities of the public services it provides.</p> <p><i>Response: Refer to the 2015 City of Imperial Service Area Plan.</i></p> <p><u>Natural and Manmade Hazard Constraints</u> <u>Policy 4 pg.13</u></p> <p>A. Floodways shall be kept free and clear of any structure or other obstructions.</p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p><i>Response: The project area is not in a floodway or floodplain zone.</i></p> <p>B. Floodplains, if developed, shall meet Federal Emergency Management Agency (FEMA) requirements.</p> <p><i>Response: The project area is not in a floodway or floodplain zone.</i></p> <p>C. Public or quasi-public (churches, schools, hospitals) structures shall be located in low-risk seismic or geologic hazard areas appropriately designed to withstand a major seismic event.</p> <p><i>Response: All development within the project area will be required to comply with City requirements and the Uniform Building Code for seismic Zone 4.</i></p> <p>D. New residential land uses shall not be established within the runway protection zones or within the approach zones at a distance closer than one-half mile from the ends of the runways. Existing residential uses shall be allowed to remain within these areas.</p> <p><i>Response: The project area is not within a half mile of an airport runway.</i></p> <p>E. Commercial and industrial uses may be established within the approach zones or runway protection zones as allowed by the zoning district regulations, provided that heights shall be restricted to comply with FAA part 77 requirements.</p> <p><i>Response: The project area is not within a half</i></p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p><i>mile of an airport runway.</i></p> <p>F. Existing land uses located within the runway protected zones or approach zones may be expanded, or new uses may be established, as permitted for the zone in which the land is located; however, FAA part 77 height restrictions shall be complied with. Residential uses shall comply with policy 4 (D) as outlined.</p> <p><i>Response: The project area is not within a half mile of an airport runway.</i></p> <p><u>Single- Family Residential</u> <u>Policy 7 pg. 16</u></p> <p>A. Single- family residential land uses are encouraged to be located in in-fill areas adjacent to equivalent densities.</p> <p>B. New single- family residential projects shall be encouraged to have a variety of housing types and styles.</p> <p><i>Response: The project will include a policy that all homes shall have a variety of housing types and styles (Chapter 8).</i></p> <p>C. Manufactured housing units may be allowed in single- family residential areas.</p> <p><i>Response: Manufactured homes are not prohibited.</i></p> <p><u>Multiple- Family Residential</u> <u>Policy 8 pg. 17</u></p> <p>A. Multiple- family residential land uses shall be</p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p>located in areas where compatible with existing land uses and in close proximity to adequate circulation systems, transit availability, commercial areas, and provision of public services and facilities.</p> <p><i>Response: Multi-family land uses in the Victoria Ranch community are proposed along major roadways and are near proposed commercial land uses and public and transit facilities.</i></p> <p>B. Multiple -family residential projects should provide sufficient open space to balance the developed areas of the site.</p> <p><i>Response: The proposed multi-family units at Victoria Ranch will be limited to 60% lot coverage allowing the remaining lot for parking, landscaping, recreational facilities, and open space. Development requirements of Chapter 5 require compliance with the City's Zoning Ordinance, which outlines open space requirements.</i></p> <p>C. Multiple-family residential projects should provide sufficient recreational uses and activities such as playgrounds, picnic areas, and pools.</p> <p><i>Response: Development requirements of Chapter 5 require compliance with the City's Zoning Ordinance, which outlines recreational requirements. .These issues will be complied with and addressed upon review of improvement plans.</i></p> <p>D. Adequate parking based upon the number of bedrooms in individual units shall be provided.</p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p><i>Response: Development requirements in Chapter 5 outline required parking, which are consistent with the City of Imperial Zoning Ordinance.</i></p> <p>E. Adequate access shall be provided onto improved; City maintained roadways that can accommodate the increased project related traffic.</p> <p><i>Response: Development of the Victoria Ranch Community will include the necessary improvements and mitigation measures outlined in the Traffic Analysis for the Victoria Ranch planned community.</i></p> <p>H. Apartment projects shall be limited to 30 dwelling units per acre excepting provisions for low income housing as noted.</p> <p><i>Response: The maximum density proposed for multi-family units in Victoria Ranch will not exceed 22 dwelling units per acre.</i></p> <p>I. Apartments should be designed to accommodate both families and single individuals.</p> <p><i>Response: The Victoria Ranch Specific Plan Amendment provides a policy to ensure that multi-family units provide a mix of bedroom sizes.</i></p> <p><u>Commercial Policy 11 pg.20</u></p> <p>D. Neighborhood commercial centers should be designated and located in such a way so as to complement and not conflict with adjoining residential areas.</p>

General Plan Section	Table 2-A COMMUNITY DEVELOPMENT LAND USE
	<p><i>Response: The designated commercial area for Victoria Ranch is intended to primarily serve the Victoria Ranch Community with uses generally allowed in a neighborhood commercial zone.</i></p> <p><u>Land Use and Circulation Policy 14 pg.24</u></p> <p>A. No land use should be approved that will increase the traffic on a City roadway above the roadway’s existing design capacity at service level “C”.</p> <p><i>Response: Supplemental Traffic Studies and adequate mitigation measures upon tentative tract map review and approval will incorporate conditions to ensure that capacity does not exceed level “C” service.</i></p> <p>C. The land use pattern should encourage the use of public transportation by City residents.</p> <p>Response: All Victoria Ranch dwelling units are designed to be located within a ½ mile walking distance to public transit facilities which will facilitate use.</p>

General Plan Section Table 2-B COMMUNITY DEVELOPMENT CIRCULATION	
Goal	<p>The circulation system should promote the safe, efficient movement of people, goods and vehicles, and protect and enhance the environmental quality of Imperial.</p>
Policies	<p><u>Land Use and Circulation</u> <u>Policy 1 pg.37</u></p> <p>A. No land use should be approved that will increase the traffic on a planned or existing City street above the street's existing design capacity at service level "C" without adequate mitigation being provided such as additional traffic lanes or signalization.</p> <p><i>Response: Mitigation measures will ensure that capacity does not exceed level "C" service.</i></p> <hr/> <p><u>Access</u> <u>Policy 3 pg.43</u></p> <p>A. Access to all major streets should be restricted to approved points of ingress and egress through the relinquishment of access rights to the relinquishment of access rights to the City.</p> <p><i>Response: Primary and Secondary ingress and egress to Aten Road and Dogwood Road have been identified in the Specific Plan.</i></p> <p>B. Local streets should be used for access to major streets.</p> <p><i>Response: The project includes local collector streets that will direct traffic to major arterials.</i></p> <p>C. Where access to a major street is considered absolutely necessary, access shall be limited to</p>

<p>General Plan Section</p>	<p>Table 2-B COMMUNITY DEVELOPMENT CIRCULATION</p>
	<p>one point for 300 feet of frontage or one point per parcel, if the parcel has less than 300 feet of frontage.</p> <p><i>Response: No direct residential access to major streets is proposed. All homes and apartments will be accessed through local streets. Commercial access will be done in accordance to the Traffic Study recommendations.</i></p> <p>D. Combined access between adjacent properties shall be considered prior to allowing access to a major street to reduce the overall number and frequency of access points.</p> <p><i>Response: The project includes local collector streets that will direct traffic to major arterials.</i></p> <p>E. Access points along major and secondary streets should be located a minimum of 100 feet from the end of the curb return on all City streets.</p> <p><i>Response: The project shall adhere to this policy.</i></p> <p>F. Access points shall be coordinated with existing or planned access points on the opposite side of the street and with the breaks in medians.</p> <p><i>Response: The project shall adhere to this policy.</i></p> <p>G. Residential subdivisions shall not be approved with lot access directly to a major or secondary arterial street.</p> <p><i>Response: The project does not propose residential lot access directly to a major or</i></p>

General Plan Section	Table 2-B COMMUNITY DEVELOPMENT CIRCULATION
	<p><i>secondary arterial street.</i></p> <p>H. All residential lots shall have access directly to a local or Collector Street.</p> <p><i>Response: The project shall adhere to this policy</i></p> <p><u>Pedestrian Facilities</u> <u>Policy 6 pg. 45</u></p> <p>A. All urban standard streets shall have improved sidewalks on both sides of the street.</p> <p><i>Response: On site sidewalks shall be required as part of the Victoria Ranch Specific Plan.</i></p> <p><u>Local Streets</u> <u>Policy 7 pg. 46</u></p> <p>A. Local streets shall not be used to link arterial streets and create “short-cuts”.</p> <p><i>Response: The project shall be designed to discourage short cuts by posting speed limits, landscaping parkways and posting stop signs.</i></p>

General Plan Section	Table 2–C COMMUNITY DEVELOPMENT HOUSING ELEMENT 2000-05
Goal 1	It is the goal of the City of Imperial to seek and facilitate intergovernmental, public and private coordination and cooperation to ensure that

General Plan Section	Table 2–C COMMUNITY DEVELOPMENT HOUSING ELEMENT 2000-05
	<p>the City will have a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure. This goal can be achieved by adhering to the following policies.</p>
<p>Objective 1.1</p>	<p>Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.</p>
<p>Policies</p>	<p><u>Housing Policy 1.1.1.</u></p> <p>Continue to establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City. The goal shall be to meet the City of Imperial’s <u>fair share of the RHNA</u> of 146 housing units per year.</p> <p><i>Response: The Specific Plan allows for a variety of housing types and densities vary in a manner that would allow for housing affordability to all economic segments; nonetheless, the City shall coordinate with developers to ensure that Objective 1.1 is achieved under the Victoria Ranch Specific Plan.</i></p>

General Plan Section	Table 2–C COMMUNITY DEVELOPMENT HOUSING ELEMENT 2000-05
	<p><u>Policy 1.1.2.</u></p> <p>Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.</p> <p><i>Response: Victoria Ranch incorporates 19 gross acres of commercial land use that when developed will provide employment opportunities adjacent to or within walking distance of multi-family residential land uses.</i></p>
	<p><u>Policy 1.1.3</u></p> <p>Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.</p> <p><i>Response: Victoria Ranch incorporates 19 gross acres of commercial land use that when developed will provide employment opportunities adjacent to or within walking distance of multi-family residential land uses.</i></p>
<p>Goal 2.</p>	<p>Provide adequate housing opportunities, accessibility, and sites for all segments of the community.</p>

General Plan Section	Table 2–C COMMUNITY DEVELOPMENT HOUSING ELEMENT 2000-05
Policies	<p><u>Policy 2.1.3</u></p> <p>Provide opportunities for mixed-use development of well planned and designed projects combining compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.</p> <p><i>Response: Victoria Ranch is designed to provide a mix of land uses including residential, commercial, institutional that will provide employment center.</i></p>
	<p><u>Policy 2.3.3</u></p> <p>Encourage developers to include four and five bedroom units in their affordable rental complexes.</p> <p>Response: Victoria Ranch will not limit the size of rental units and will encourage 4-bedroom units as feasible.</p>
	<p><u>Policy 2.3.4</u></p> <p>Designate specific zones for homeless and farm worker housing subject to conditional uses permit as outlined in Policy 2.1.4;</p> <p>Response: Victoria Ranch does not prohibit group homes, transitional housing, or farm worker housing.</p>
Objective 2.4.	<p>To ensure that code amendments to development standards and/or processing requirements do not adversely impact housing costs.</p>

General Plan Section	Table 2–C COMMUNITY DEVELOPMENT HOUSING ELEMENT 2000-05
Goal 3.	To accommodate housing which is affordable to low and moderate income households.
Goal 4.	It is the goal of the City of Imperial to initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City’s existing housing resources for as long into the future as it is physically and economically feasible.
Policy	<p><u>Policy 4.1.8</u></p> <p>In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.</p> <p><i>Response: Victoria Ranch will provide affordable housing opportunities for the City of Imperial.</i></p>

B. HOUSING ELEMENT CONFORMANCE

1. Housing Needs

According to the Regional Housing Needs Assessment prepared by SCAG, the Housing Needs for 2006-2014 are stated at 1,794 new housing units. The City has yet to adopt an updated Housing Element to determine how this will be best accomplished. Nonetheless, Victoria Ranch plans to contribute approximately 484 new dwelling units under Phase I and Phase II, both of which are anticipated to include a variety of housing types and densities to support the housing needs within the 2014 Housing Element Plan Period. Specifically, these developed phases will contribute 319 new

single family residential units under Phase I and 265 new single family residential units and up to 140 multi-family units under Phase II.

2. Affordability

Price range for the units has not been determined, but homes are expected to range from \$160,000 to \$250,000 according to current market rates. Housing affordability is based on the overall housing costs at proportion of a households disposable income. The median household income in Imperial County² is \$53,800. The U.S. Department of Housing and Urban Development (HUD) determines the Area Median Income (AMI) for areas throughout the nation and updates the figure every year. Additionally, households earning 80% of the AMI are considered to be “lower-income” and this benchmark is currently for households earning \$43,050 or less for a household of four (and averaged accordingly for family size).

The maximum affordable sales price for a median income household is \$186,681 while the maximum affordable sales price for a household earning 80% of the AMI is \$141,980. These calculations are based on HUD’s recommendation that housing costs not exceed 30% of the gross monthly income of the owner occupant. For example, when calculating the maximum home sales price for a household who had a 100% or 80% of the AMI, the following were assumed: a down payment of 3%, the median annual homeowner’s insurance of \$600 and the median yearly property tax of \$2,500, and a mortgage payment for a 30 year fixed rate loan at prevailing interest rate.

A mortgage for a \$160,000 home would not meet the housing affordability standards for lower-income households as determined by HUD. Affordability, however, can be accomplished through subsidized first time homebuyer subsidies to help the City meet its goals. Additionally, approximately the multifamily unit sites can be developed through tax credit subsidies for additional affordable rental opportunities.

² [U.S. Census Bureau QuickFacts: Imperial County, California](#)

3. Inventory

Although the current Housing Element does not include the Victoria Ranch project area, the project area does follow the pattern of affordability in price ranges from the 160’s and above for those families earning up to 120% of the median income. This is accomplished with the smaller lot sizes that are proposed and the ability of the project to meet the above stated goals and policies.

By the end of all Phases, and if developed at the proposed densities, the Victoria Ranch development will result in 942 single family unities and up to 550 multi-family units.

General Plan Section	Table 2–D COMMUNITY DEVELOPMENT PUBLIC FACILITIES
Goal	The provision of public facilities and services should be at a level, which allows for adequate service at minimum cost and insures that developers pay their fair share to expand needed facilities.
Objective 5	The City should maintain a consistent level of quality water service through minimizing the impacts of new land use changes on the existing system.
Policies	<u>Water Services and Facilities</u> <u>Policy 5, p.189</u> A. The extension of water service facilities such as transmission lines or pumps to accommodate new development projects should be limited to one-half mile across an undeveloped area.
	<i>Response: All new water service facilities shall be phased in accordance to the phasing plan for</i>

General Plan Section	
Table 2–D COMMUNITY DEVELOPMENT PUBLIC FACILITIES	
	<p><i>Victoria Ranch. The project does not require extending water service facilities more than ½ mile over the undeveloped phases.</i></p>
	<p>B. The dedication, construction and maintenance of pumps, transmission and storage facilities to service new developments and expand the City’s water system capacity should be reviewed with each new development project application.</p> <p><i>Response: Victoria Ranch is included in the 2015 Service Area Plan for the City of Imperial and all improvement plans will be subject to conformance.</i></p>
	<p>C. All improvements to the existing water service system necessitated by the approval of new development project shall be financed entirely by the project proponent either by actual construction or by bonding.</p> <p><i>Response: Victoria Ranch, LLC shall comply with these requirements. Financing measures are discussed further in Chapter 11.</i></p>
Objective 6	<p>The City should maintain a consistent level of quality sewer service through minimizing the impacts of new land use changes on the existing system.</p>
Policies	<p><u>Sewer Service & Facilities Policy 6</u></p> <p>A. Sewer service capacity shall exist prior to the approval of any new development project application, which requires community sewer</p>

General Plan Section	Table 2–D COMMUNITY DEVELOPMENT PUBLIC FACILITIES
	<p>service.</p> <p><i>Response: Per the City’s Service Area Plan, the Victoria Ranch project is planned to be connected with existing City sewer and shall comply with conditions stipulated in tentative tract map approvals and improvement plans.</i></p>

General Plan Section	Table 2-E ENVIRONMENTAL MANAGEMENT OPEN SPACE
Goal	Open Space Goal
Objective 5	Maintain the agricultural drains within the Sphere of Influence Planning Area as permanent open space for wetland wildlife habitat.
Policies	<p><u>Wildlife Habitat Policy 5</u></p> <p>A. Prevent premature under grounding of agricultural drains when development occurs.</p> <p><i>Response: In the event that agricultural drains are required to be underground, the project will mitigate any potential impacts in coordination with the Imperial Irrigation District. The Central Drain will not be affected by the project.</i></p> <p>B. Preserve agricultural drains as open space to the maximum extent feasible through innovative project design.</p>

	<p>Response: <i>Agricultural drains to the south of the project area will not be altered and are not part of the project. Mitigation measures will ensure long-term preservation of the drains by incorporating a fence between the drain and the project.</i></p> <p>C. Coordinate with California Department of Fish and Game to develop mitigation measures when wildlife habitat open space is proposed to be eliminated.</p> <p>Response: A biological study was completed as part of this project and mitigation measures for potential impacts to the Burrowing Owl have been incorporated. Coordination with the California Department of Fish and Game will be done prior to any submittal of any grading or building permit.</p>
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General Plan Section	Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT
Goal	Conservation in Imperial should be concentrated in the areas of soils management, wildlife conservation, water conservation, and agricultural land preservation.
Objective 1	The City shall establish and maintain proper soil management techniques to reduce the adverse effects of soil-related problems such as shrink-swell behavior, erosion, run-off potential, and septic tank failure.
Policies	<p><u>Soil Management and Conservation Techniques Policy</u></p> <p>A. Development proposed in areas where there is high shrink-swell behavior causing expansive soils shall be required</p>

<p>General Plan Section</p>	<p>Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT</p>
	<p>to use appropriate construction techniques recommended by a registered engineer.</p> <p><i>Response: The project has performed and shall continue to perform geotechnical studies and reports and shall comply with soil and development recommendations per City requirements.</i></p> <p>B. Erosion shall be controlled during construction through proper planning and grading techniques.</p> <p><i>Response: Storm water Pollution Prevention Plan (SWPPP) will be prepared for the project prior to construction.</i></p> <p>C. Long-term erosion shall be controlled by vegetation replanting and the installation of proper drainage control devices where necessary.</p> <p><i>Response: Retention basins will include park and landscaping facilities that are included in the project. Joint use and maintenance by the school district and the City of Imperial should ensure long-term erosion control from the project site.</i></p> <p>D. The City shall adopt appropriate ordinances that ensure proper erosion control during both the construction phase and over the long-term.</p> <p><i>Response: Storm water Pollution Prevention Plan (SWPPP) will be prepared for the project prior to construction.</i></p>

General Plan Section	Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT
Objective 2	Water resources in the City should be conserved through the retention of the Irrigation District Canals for storm runoff, the protection of limited groundwater resources, and domestic conservation measures.
Policies	<p><u>Surface Waters</u> <u>Policy 2</u></p> <p>A. Canals in rural residential areas should be visually enhanced with landscaping. Landscaping must not restrict or hinder the general maintenance and upkeep of the canals.</p> <p><i>Response: There are no canals within the project area, however the Central Drain immediately south of the project is expected to remain. Significant measures will be done to ensure that the operation of the drain is not impacted.</i></p>

General Plan Section	Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT
	<p>B. In urban areas, [drains] should continue to be used for storm drain water; however, the protection of life and property may require the use of alternatives or other methods of controlling storm water flow in the future. Any plans to incorporate irrigation canals into a comprehensive storm drain system will be subject to review and approval by the Imperial Irrigation District.</p> <p><i>Response: Retention areas and drainage systems will be provided to serve the project area. If necessary and feasible, mitigation measures shall address runoff into the Central Drain subject to all required permits.</i></p>
Objective 4	<p>New construction and development should conserve water by minimizing water usage and waste.</p>
Policies	<p><u>Water Conservation Policy</u></p> <p>A. All residential construction shall be required to install low water volume toilets, showers, and facets.</p> <p><i>Response: All new homes shall be constructed with low water volume toilets, showers and facets.</i></p> <p>B. New development projects should install water-conserving appliances (washing machines, dishwashers).</p> <p><i>Response: California State Law requires that all residential clothes washers to be water</i></p>

<p>General Plan Section</p>	<p>Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT</p>
	<p><i>efficient and shall be complied with.</i></p> <p>C. The usage of primarily drought-tolerant native plants shall be required through review and approval of landscaping plans by City Staff.</p> <p><i>Response: Drought tolerant plant species shall be encouraged for right-of-way plantings within the project area. A landscaping plan will be submitted for the City’s review and approval prior to any planting.</i></p> <p>D. Use of xeriscape landscaping techniques for homes and business should be strongly encouraged.</p> <p><i>Response: The Victoria Ranch Specific Plan encourages xeriscape principles. See Chapter 9 for further details.</i></p> <p>E. Residential projects having common green areas and all commercial, manufacturing, and public projects shall be required to install automatic irrigation systems.</p> <p><i>Response: The project will be required to provide automatic irrigation systems in front yards of all single family homes and along public parkways where turf is planted and shall be reflected as such in the landscaping plan(s).</i></p> <p>F. The usage of drip irrigation shall be required where feasible.</p> <p><i>Response: Chapter 9 discusses xeriscaping</i></p>

General Plan Section	Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT
	<p><i>methods and implementation of irrigation, including drip irrigation.</i></p> <p>G. Alternate water conservation systems such as gray water usage in residences shall be examined and initiated, if feasible.</p> <p><i>Response: This project will not include “gray water” systems. Drip irrigation and xeriscaping are considered sufficient methods to conserve water at Victoria Ranch.</i></p> <p>H. New residential construction should be pre-plumbed for reclaimed water through a dual on-site distribution system. Anticipated non-portable uses include landscaping, lawn maintenance and crop irrigation. All reclaimed water systems shall be in compliance with the State of California Regional Water Quality Control Board guidelines and basin objectives as well as CEQA and NEPA guidelines.</p> <p><i>Response: Reclaimed water services are not provided by the City in this area.</i></p>
Objective 8	Conserve and protect sensitive wildlife habitat areas identified as such by the California Department of Fish and Game.
Policies	<p><u>Wildlife Conservation Policy 8</u></p> <p>A. Coordinate with the State Department of Fish and Game to ensure maximum conservation of wetland habitat along irrigation canals and drains.</p>

General Plan Section	Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT
	<p><i>Response: Prior to obtaining permits for grading or construction, the developer shall coordinate with the State Department of Fish and Game to ensure appropriate conservation measures at the project site. Although the burrowing owl has been located on-site, the developer and the City will ensure appropriate conservation measures are implemented</i></p> <p>D. Protect Burrowing Owl habitat to the maximum extent feasible.</p> <p><i>Response: Prior to obtaining permits for grading or construction, the developer shall coordinate with the State Department of Fish and Game. If feasible, the developer shall ensure protection to the Burrowing Owl to the maximum extent feasible.</i></p> <p>E. Prevent premature removal of burrows in canal and drain banks due to construction activity.</p> <p><i>Response: During construction the developer shall coordinate with the State Department of Fish and Game and/or work with a certified biologist. Measures will be taken to ensure appropriate conservation measures are in place prior and during construction at the project site.</i></p> <p>F. Coordinate with the State Department of Fish and Game to facilitate relocation of owls to the other suitable habitats when necessary.</p>

General Plan Section	Table 2- F ENVIRONMENTAL MANAGEMENT CONSERVATION ELEMENT
	<p><i>Response: Prior to obtaining permits for grading or construction, the developer shall coordinate with the State Department of Fish and Game to relocate Burrowing Owls from the project site where feasible.</i></p> <p>G. When development projects are approved in rural areas, ensure that appropriate mitigation measures are required to protect and conserve sensitive wildlife areas.</p> <p><i>Response: Although the project is located in a rural area, the site has been actively cultivated and holds no habitat value. Mitigation measures to protect any Burrowing Owls along the sites’ drainage canals will be implemented as necessary and feasible.</i> <i>(Refer to Appendix D, Attachment C.)</i></p>

General Plan Section	Table 2-G ENVIRONMENTAL MANAGEMENT PARK AND RECREATION
Goal 1	<p>Provide the current and future residents of the City of Imperial with ample recreation open space land, and with a variety of recreational programs to encourage maximum beneficial use of leisure time.</p>
Objective	<p>Provide 5 acres of recreation open space land for every 1,000 residents of the City.</p>

General Plan Section Table 2-G ENVIRONMENTAL MANAGEMENT PARK AND RECREATION	
Policies	<p><u>Park and Recreation Policy 1</u></p> <p>1. Cooperate with the Imperial Unified School District and El Centro Unified School District (as appropriate) to develop joint use recreation plans for all recreational open space in the City, including property under the control of the School District.</p> <p>Response: The developer has coordinated land use facilities with the school district and the City of Imperial. Coordination with the school district will continue throughout each construction phase of the project. The project exceeds the “5 acres of recreation per 1,000 residents” requirement.</p>
Goal 2	Enhance the services currently provided in the existing park facilities while seeking expansion of described services through a variety of methods
Objective 1	Provide park and recreational facilities at a level, which reflects the priority assigned to these facilities by City residents.
Objective 2	Locate park sites and recreation facilities within the City in a manner that fosters orderly development.

General Plan Section Table 2-G ENVIRONMENTAL MANAGEMENT PARK AND RECREATION	
Goal	<p>The City should develop a two-tier system of public parks devoted to meeting the recreational needs of its residents. The two-tier system of park organization shall include community, and neighborhood parks. The terms community and neighborhood shall include any area of land dedicated or bought for the public and improved for recreational use. These terms shall include land, which provides improved recreational areas oriented along the border of a natural feature, or a street, provided that the park site is at least 80 feet in width. The following general standards should be used for the development of community parks:</p>
Policies	<p><u>Parks and Recreation</u> <u>Policy 2</u></p> <p>A. Community parks should be approximately 20 acres in size and be located to serve a population of 10,000 within a two-mile radius.</p> <p><i>Response: The project area is expected to provide park areas according to City of Imperial standards.</i></p> <p>B. Access should be provided in close proximity to public transportation or make provisions for public transportation.</p> <p><i>Response: Victoria Ranch park areas are to be located within a ½ mile distance of transit facilities.</i></p> <p>C. Community parks should be graded and improvements provided, including but not limited to, adequate drainage, drought-tolerant landscaping, concrete walkways and automatic irrigation systems.</p>

<p>General Plan Section</p>	<p>Table 2-G ENVIRONMENTAL MANAGEMENT PARK AND RECREATION</p>
	<p><i>Response: The Victoria Ranch Specific Plan will require automatic irrigation or even drip-irrigation when feasible. Landscaping in the project area is expected to consist of drought-tolerant landscaping where it is feasible.</i></p> <p>D. When possible, community parks should be located adjacent to school sites or other public facilities.</p> <p><i>Response: The project area has parks strategically located next to areas reserved for new schools.</i></p> <p>E. Community parks should include a competition size swimming pool play fields for such activities as softball, football, soccer, racquetball and volleyball courts, picnic areas, and a community recreational center providing multi-purpose assembly rooms. The type and number of facilities located in a community park shall be subject to the review and approval of the City Council upon recommendation of the Planning Commission.</p> <p><i>Response: The City of Imperial will maintain and develop the park areas through coordination with the local school district. All improvements and services are to be identified in the City’s Service Area Plan.</i></p>

General Plan Section	
Table 2–H HAZARD MANAGEMENT NOISE	
Goal	Maintain the quiet rural residential nature of the community through the use of sensitive land use planning practices and appropriate noise mitigation measures.
Objective 1	The City should establish maximum noise levels for various noise-sensitive uses.
Policies	<p><u>Noise Policy 1</u></p> <p>A. The acceptable outdoor noise exposure level for rural and single family residential areas is 60 dba CNEL.</p> <p><i>Response: The project mitigation measures will ensure that this policy is met and that appropriate mitigation measures are taken. A noise study has been prepared for the project and is found in Appendix D, Attachment D Volume 2 of this Specific Plan.</i></p>
	<p>B. The acceptable outdoor noise exposure level for multiple-family residential areas is established at 65 dba CNEL.</p> <p><i>Response: The project will ensure that this policy is met and that appropriate mitigation measures are taken. A noise study has been prepared for the project and is found in Appendix F, Volume 2 of this Specific Plan.</i></p>

General Plan Section	<p>Table 2–H</p> <p>HAZARD MANAGEMENT</p> <p>NOISE</p>
	<p>C. In the event that acceptable outdoor noise exposure levels cannot be attained by various noise attenuation mitigation measures, indoor noise levels shall not exceed 45 dba CNEL.</p> <p><i>Response: The project will ensure that noise levels are mitigated to a level of under 65 dba or less than 45 dba indoors.</i></p>
	<p>D. 70 dba CNEL is established as the maximum outdoor noise exposure level for schools (public and private), libraries, churches, hospitals, nursing homes, parks and recreation areas. Interior noise levels for the uses in this section shall not exceed 40 db and building construction shall include appropriate noise attenuation techniques to ensure this goal can be achieved.</p> <p><i>Response: Traffic noise is expected to be a major noise producer for the project site. The school and public sites are located within the project area, away from high traffic areas. These sites are not expected to be impacted from surrounding traffic noise.</i></p>

General Plan Section	<p>Table 2–H</p> <p>HAZARD MANAGEMENT</p> <p>NOISE</p>
	<p><u>Noise Policy 2</u></p> <p>A. The location and distribution of land use throughout the City shall take into account the compatibility of different uses with the various levels of noise.</p> <p><i>Response: Traffic noise is considered to be the only major noise concern for the community. Appropriate measures within the community will be established to mitigate noise from land uses when necessary. Multi-family uses and commercial uses will be required to do individual noise studies to ensure compliance with the City’s General Plan and Zoning Ordinance.</i></p>
	<p>B. Any new development within the Airport Land Use Planning Area (see Technical Appendix) shall be limited to those uses defined as sensitive, moderately sensitive, and insensitive (see Table N-3).</p> <p><i>Response: The project is not located within the Airport Land Use Planning Area.</i></p>
<u>Objective 3</u>	<p>Traffic generated [noise] by major and secondary arterial streets shall be considered when planning improvements to the City’s circulation system.</p>

General Plan Section	<p>Table 2–H</p> <p>HAZARD MANAGEMENT</p> <p>NOISE</p>
	<p><u>Noise Policy 3</u></p> <p>A. The potential for increasing the general neighborhood noise levels shall be considered when planning improvements to the City’s circulation system.</p> <p><i>Response: Noise levels are expected to increase after development. A noise study that clearly identifies the mitigation measures to ensure compliance with the General Plan Noise Element has been prepared and proper mitigation shall be incorporated within each phase of development.</i></p>
	<p>B. In the event that it is determined that increased noise levels will result from an improvement to the circulation system, mitigation measures shall be required which reduce the noise levels to those determined acceptable.</p> <p><i>Response: The development of this project shall provide mitigation measures that are within the requirements of the City. See Appendix D.</i></p>
<u>Objective 4</u>	<p>Noise attenuation measures should be required to reduce noise to an acceptable level.</p>

General Plan Section	<p>Table 2–H</p> <p>HAZARD MANAGEMENT</p> <p>NOISE</p>
	<p><u>Noise Policy 4</u></p> <p>A. Where feasible, setbacks beyond the acceptable noise exposure level should be used to mitigate adverse noise conditions.</p> <p><i>Response: The project will include noise walls where it is necessary to mitigate noise impacts where setback distances are not adequate.</i></p>
	<p>B. Parcels affected by adverse noise levels should be properly site planned to reduce noise through the following measures:</p>
	<p>1. Uses that are compatible with higher noise levels should be located adjacent to noise generators to buffer noise from noise sensitive uses.</p> <p><i>Response: The project will include the necessary buffers to reduce noise levels to residential areas. Examples include walls, landscaping, and public open space areas.</i></p>
	<p>2. Clustering of commercial, office, or multiple family uses can reduce interior open space noise levels.</p> <p><i>Response: The Victoria Ranch Specific Plan does not prohibit a “clustering” approach to new multi-family or commercial development and are planned adjacent to each other.</i></p>
	<p>C. Architectural design in adverse noise areas should shield noise-sensitive uses through:</p>

General Plan Section	<p>Table 2–H</p> <p>HAZARD MANAGEMENT</p> <p>NOISE</p>
	<p>1. Appropriate entrance and window location;</p> <p><i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i></p>
	<p>2. Appropriate patio and balcony location;</p> <p><i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i></p>
	<p>3. Building projections and heights;</p> <p><i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i></p>
	<p>4. Internal arrangement of rooms; and</p> <p><i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i></p>
	<p>5. Location of air conditioning equipment at ground level.</p> <p><i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i></p>
	<p>D. Construction techniques should consider the following methods of noise reduction:</p>
	<p>1. Acoustical wall design;</p> <p><i>Response: The Victoria Ranch Specific Plan does not conflict with this policy.</i></p>

General Plan Section	
Table 2–H HAZARD MANAGEMENT NOISE	
	2. Use of dense building materials; <i>The Victoria Ranch Specific Plan does not conflict with this policy.</i>
	3. Acoustical windows (double glazed, double paned, thick and no operable windows); and noise –tight doors, ceilings, and floors. <i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i>
	E. Noise barrier walls and berms shall be required where other noise attenuation measures fail to reduce the adverse noise levels. <i>Response: The noise study for Victoria Ranch provides noise mitigation measures that do not conflict with this policy.</i>

General Plan Section	
Table 2–I HAZARD MANAGEMENT AIRPORT	
Goal	Preserve the Imperial County Airport as a viable facility while maintaining a balanced community with new residential, commercial, and industrial development.
Objective 1	Restrict noise sensitive land uses, which could be hazardous to aircraft operations by appropriate

General Plan Section	Table 2–I HAZARD MANAGEMENT AIRPORT
	land, use planning and zoning techniques.
Objective 2	Encourage compatible commercial and industrial development on and in the immediate vicinity of the airport.
	<p><u>Hazard Management Airport Policy 2</u></p> <p>A. Promote the continuing development of commercial and industrial uses west of La Brucherie Road and north of Aten Road, adjacent to the southwestern boundary of the airport.</p> <p><i>Response: At the corner of Aten and Dogwood Road, approximately 21.16 acres is reserved for commercial development.</i></p>

General Plan Section	Table 2–J HAZARD MANAGEMENT SAFETY
Safety Goal	Seismic hazards should be controlled to a level of acceptable risk through the identification and recognition of potentially hazardous conditions and areas.
Objective 1	The risk level to the residents should be controlled to an acceptable level through proper land use and public facilities planning.

General Plan Section Table 2–J HAZARD MANAGEMENT SAFETY	
	A. The Scale of Acceptable Risk for New Structures (Table S-1) shall be used when determining the location of future land uses. <i>Response: Appropriate mitigation measures will be implemented as identified in the geotechnical study in Appendix F.</i>
	B. Land uses should not be subjected to risks greater than the level suggested in the scale unless no other alternative exists. <i>Response: Appropriate mitigation measures will be implemented as identified in the geotechnical study in Appendix F.</i>
Objective 2	The City shall require that all geologic/geotechnical investigations for all “essential” and “low risks” projects contain a site-specific evaluation of peak horizontal ground acceleration.
	C. Standards for grading and construction should be maintained which provide for the mitigation of potential seismic hazards. <i>Response: Appropriate mitigation measures will be implemented as identified in the geotechnical study in Appendix F.</i>
Objective 5	The City should establish a capital improvements program for water system improvements to ensure adequate peak load water supply requirements can be met in the future taking into consideration the future population growth of the City.

General Plan Section Table 2–J HAZARD MANAGEMENT SAFETY	
	<p><u>Parkload Water Supply Requirements Policy 5</u></p> <p>D. Adequate water distribution and storage facilities will be maintained to ensure required fire flows from existing and future fire hydrants. All hydrants will provide at least a 1,000 GPM flow at a minimum residual pressure of 20 psi.</p> <p><i>Response: The project meets or exceeds this requirement (see Section 6.B.2)</i></p>
	<p>E. Developers of new projects will be required to provide the necessary water distribution facilities and fire hydrants to ensure that peak load water supply requirements for fire flows and domestic uses can be met.</p> <p><i>Response: the project shall meet all City requirements to provide the necessary water distribution facilities and fire hydrants.</i></p>

C. City of Imperial Specific Plan Overlay Zone

1. The Victoria Ranch Specific Plan is to be zoned under a Specific Plan Overlay Zone and will follow these incorporated guidelines, the City of Imperials Zoning Ordinance, Specific Plan Overlay Zones, Section 24.09.310 to 24.09.390. According to Section 24.09.310, Purposes, the following special development requirements shall apply:
 - a. To promote and protect the public health, safety, and welfare.

- b. To implement the objectives and policies of the General Plan.
- c. To safeguard and enhance environmental amenities and the quality of development.
- d. To attain the physical, social, and economic advantage resulting from comprehensive and orderly planned use of land resources.
- e. To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate light, air, sunlight, and open space; to promote and encourage conservation of scarce resources; to prevent overcrowding of land and undue concentration of population; to facilitate the creation of a convenient, attractive, and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services.
- f. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and encouraging more creative and imaginative designs for major development projects subject to large-scale community planning.
- g. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban amenities, and preservation of natural and scenic qualities of open space.
- h. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an over-all development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

- i. A Development Plan Text shall be prepared and submitted by the developer for approval. The Development Plan Text may incorporate uses by reference to specific base zone provisions, or may establish specific use lists with definitions pertaining thereto.
- j. Existing uses within the Specific Plan Zone at the time of its establishment shall be deemed allowable and incorporated in the Development Plan, unless terminated, discontinued, or changed pursuant to a specific time schedule incorporated in the Development Plan Text.
- k. Unless otherwise provided by the Development Plan Text, public utility facilities and publicly owned facilities shall be allowable subject to a Conditional Use Permit.
- l. Unless otherwise provided by the Development Plan, Text, accessory uses or facilities shall be subject to the same use regulation provisions as the principle use or facility.
- m. Each allowable use in the Specific Plan Zone shall be subject to a Site Plan Review.
- n. Temporary Use pursuant to Section 24.11.110 and Home Occupations pursuant to Section 24.11.200 shall be allowable in each Specific Plan.

2. Property Development Standards: SP Zone

The Victoria Ranch Specific Plan meets or exceeds the requirements of the Specific Plan overlay zone requirements stated below.

a. General Requirements

- i. A Specific Plan Zone shall include a minimum area of 50 contiguous acres, under single ownership or otherwise subject to unified planning, construction, and development by a person, corporation, or other entity. Property owned public utilities;

local districts or local governments will not be counted toward the 50-acre minimum, but may be used as a connector of single ownership. The Minimum acreage requirement may be reduced in cases where the Specific Plan Zone provides greater protection of the goals and objectives of the General Plan.

- ii. A Specific Plan Zone shall be established upon application of a property owner, in accordance with procedures set forth in Section 24.19.600 (Zoning Map Amendment) and subject to the following provisions:
- iii. Submission of a Development Plan.
- iv. Determination by the Council upon recommendation of the Planning Commission that the establishment of the zone and approval of the Development Plan shall:
 - a) Provide for the development of a comprehensively planned community within the zone that is superior to development otherwise allowable under alternate regulations.
 - b) Provide for development within the zone in a manner consistent with the General Plan and with related development and growth policies of the City.
 - c) Provide for the construction, improvement, or extension of transportation facilities, public utilities, and public services required by development within the zone.
- v. **Development Plan:**
 - a) There shall be no minimum yard requirement for individual lots except as

established by a Development Plan, a Conditional Use Permit, or Site Plan Review.

- b) There shall be no minimum usable open space requirement for individual lots, except as established by Development Plan a Conditional Use Permit, or by Site Plan Review, and the Park Dedication Ordinance.
- c) There shall be maximum height of 35 feet or two stories within 50 feet of the exterior boundaries of the zone; the maximum height should be 50 feet or 4 stories whichever is less and no coverage requirement for individual lots, except as established by a Development Plan, a Conditional Use Permit, or by Site Plan Review.
- d) The maximum number of dwelling units within a Specific Plan Zone shall not exceed the ability of the City to provide services in accordance with the General Plan and applicable local ordinances; provided that the distribution of units within the Zone and the maximum residential density on any individual site or within designated portions of the Zone shall be governed by the Development Plan, Conditional Use Permit, or Site Plan Review.
- e) In the event the General Plan does not establish a maximum residential density for said site, the City Council, upon recommendation of the Planning Commission, shall determine the appropriate density based on detailed review of the Development Plan and Text and the provisions of this Section.

3. Special Requirements

- i. The Specific Plan Overlay Zone and all uses therein shall be designed and developed in a manner compatible with and complementary to existing and potential development in the general vicinity of the zone. Site planning on the perimeter shall provide for the mutual protection of the zone and surrounding property from potential adverse influences.
- ii. All public streets within or abutting the development shall be dedicated and improved to City specifications for that particular classification of street. Private streets within the development shall be dedicated and improved to City specifications for that particular classification of street. Private streets within the development shall be irrevocable offered for dedication and maintained for their intended purpose by means acceptable to and enforceable by the City. Consideration of other forms of access, such as pedestrian ways, courts, plazas, driveways, horse trails, bike trails, or open parking lots offered for dedication may be made at the time of the Development Plan and Text consideration as a means of meeting requirements for open space or park dedication requirements.

4. Performance Standards: SP ZONE

- i. All development within a Specific Plan Overlay Zone shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of water course, drainage areas, canals, and similar features, and shall otherwise be so designed in as much as possible, to use and retain or enhance the natural features and amenities to the best advantage.

- ii. Mechanical and electrical equipment, including air conditioners, antennas, pumps, heating or cooling or ventilating equipment, exterior lighting, or similar equipment shall be located and operated in a manner so as not to unreasonably disturb the peace, quiet, and comfort of neighboring residents. Excluding roof-mounted solar collector panels and decorative exterior lighting, all such equipment and devices shall be screened from view from an abutting street, and shall not be located in a street yard.
- iii. All areas for storage of maintenance equipment, and all service areas including refuse storage and collection facilities, shall be enclosed by a fence, wall, and/or landscape screen.
- iv. All uses within a Specific Plan Overlay Zone shall provide off-street parking and loading facilities pursuant to Section 24.13. The applicant may apply for and receive relief from Section 24.13 at the time of Site Plan Review consideration by the Planning Commission and approval of the City Council, when verified proof has been submitted through specific examples of existing projects and / or expert testimony that supports reduced parking standards or stalls.
- v. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities.
- vi. Additional site development regulations and performance standards applicable to individual uses or designated portions of a Specific Plan Zone may be established by the Development Plan Conditional Use Permit, or Site Plan Review approval pursuant to the Development Plan.

5. Pre-Application Procedure

- a. Prior to submitting an application for a Specific Plan Overlay Zone, or implementation thereof, the applicant or prospective developer shall hold preliminary consultations with the Director of Planning and other City officials to obtain information and guidance before entering into binding commitments incurring substantial expense in the preparation of plans, surveys, and other data. Such preliminary consultations should be relative to a conceptual development plan which includes, but is not limited to, the following:
 - b. Proposed land uses to be developed within the zone.
 - c. Development concepts to be employed.
 - d. Schematic maps, illustrative material, and narrative sufficient to describe the general relationships between land uses, and the intended design character and scale of principle features.
 - e. A preliminary time schedule for development, including quantitative data, such as population, housing units, land use acreage, and other data sufficient to illustrate phasing of development and potential impact on public service requirements.
 - f. Following initial preliminary consultations pursuant to this section, the Director may require submission of a housing market analysis, satisfactory to the Director of Planning demonstrating the need for housing by price range and number of dwelling units. Such analysis may be requested as a part of the pre-application review procedure, may be made a requirement for submission of an application for a Specific Plan Overlay Zone or implementation thereof, or may be requested as part of the environmental assessment or EIR.

- g. Following initial preliminary consultations pursuant to this section, the Director may require submission of a commercial and / or industrial market analysis satisfactory to the Director of Planning for any proposed shopping center or major commercial and / or industrial uses, showing the need for such uses in the location required and the inadequacy of existing zoned sites to meet this need. The market analysis shall include, but not limited to, the following:
 - h. Determination of potential trade area.
 - i. Determination of potential employment area.

D. Compatibility of the Specific Plan to Neighboring Jurisdictions and Land Uses

Compatibility to existing and future land uses was analyzed for the project. From a residential perspective, potential impacts from traffic, noise, commercial, and agricultural operations could result in unacceptable levels of dust, noise, odor, and traffic noise. The project, however, has been modified to incorporate adequate mitigation measures to reduce any potential impacts and shall continue to be conditioned during the tentative tract map review process.

By referencing the Land-Use compatibility Matrix of the City of Imperial's General Plan, there are no foreseen incompatible uses that are proposed. Residential uses next to commercial, agricultural, and traffic will be mitigated to desirable levels.

Steps to provide buffers such as sound walls have been proposed as mitigation measures for noise. The 100-foot Central Drain along the southern boundary of the project will also serve as a buffer from agriculture uses to the south. Walls, fences, and landscape buffers will ensure the quality of life efforts of the City.

There are no known planned open space preserves or parks planned to the south of the project area which will fall into the jurisdiction of the City of El Centro. North of the project area is to consist of a mix of residential and commercial

development.

Victoria Ranch includes two school sites. The school district and the City of Imperial are encouraged to ensure future school facilities impacts and compatibility in the future.

The nearest airport is approximately one-mile away and the project will not be impacted or impact any airport zones.

An overhead utility easement belonging to the Imperial Irrigation District (IID) runs north south within the project area. Due to its size, the overhead will not be undergrounded, but will be replaced by new structures that will allow for access to the project site. A 20' wide landscaped median will encompass the utility easement and a 40-foot right of way on each side of the median will separate the utility easement from the two retention basin sites (See Chapter 9). Canals and drains that run through the project area will be undergrounded in accordance to IID requirements.

Prior to annexation the project area was designated "Urban Area" by the County of Imperial. There are no known compatibility or conflicting land use issues with this plan to each of the neighboring jurisdictions. If necessary, the Specific Plan will be amended during the public review to address any significant issues that arise.

3. GOALS AND OBJECTIVES

The Primary goal of the Victoria Ranch Specific Plan is:

“To establish a quality planned residential community that will offer various housing opportunities that provide a “walkable” community with schools, recreation, and neighborhood commercial facilities.”

Each of the following goals, objectives with policies are stated in Chapter 5, Chapter 6, Chapter 7 and detailed with project specific applications.

A. Residential

1. Goal - Develop a harmonious residential community with mixed residential uses located near employment opportunities, open space and park facilities, and commercial services within walking distance.

Objective 1

To provide a compatible mix residential uses.

Objective 2

To provide higher density residential units near major roadways, transit stops, commercial centers and public facilities.

B. Commercial Development

1. Goal - Provide a well-designed, high quality neighborhood commercial development that will provide for a variety of space and shop areas for both the Victoria Ranch and the surrounding communities.

2. Goal - Provide for parking facilities that are easily remembered, cooled by a tree canopy, and a short walk to the shops.

3. Goal – Provide adequate pedestrian, bicycle, and transit facilities to the Victoria Ranch Community.

4. Goal – Provide facilities compatible to the Victoria Ranch Community in design and architecture.

Objective 1

Design facilities that are attractive with the Victoria Ranch community and the City.

Objective 2

Design the project with a mixture of neighborhood store sizes for a variety of business owners to display and sell their product.

Objective 3

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

Objective 4

Commercial facilities that encourage neighborhood commercial services and alternative modes of transportation such as pedestrian friendly designs.

C. Transportation and Circulation

1. Goal - Design a pedestrian, bicycle, and traffic circulation system that will provide a safe and enjoyable outdoor experience with easy access to the shops and services within the community.

Objective 1

Provide both primary and secondary points of ingress and egress to accommodate emergency vehicle access, and efficient traffic flow in and around the project.

Objective 2

Where feasible, provide roadway improvements that include facilities for bicyclists.

D. Sewer, Water, and Storm drains

1. Goal - Retain and improve all infrastructure facilities and services.

Objective 1

Utilize existing City of Imperial facilities sewage collection lines and water distribution lines and provide the mechanisms for a needed sewer and water infrastructure improvements to existing facilities to accommodate development not adequately served by existing infrastructure.

Objective 2

Construct a storm water drainage and retention system to accommodate the majority of the onsite storm water runoff generated by the maximum theoretical design storm.

E. Open Space and Environmental Goal and Objectives

1. Goal - Provide recreational and open space opportunities to enjoy outdoor passive recreational experiences while preserving or mitigating impacted natural habitats and/or sensitive plant and animal species.

Objective 1

Provide open space/recreational facilities that meet or exceed City zoning requirements while taking the seasonal weather into consideration.

Objective 2

Work with California Fish and Game to minimize impacts of any sensitive plant/animal species.

F. Noise Goal and Objectives

1. Goal - Minimize indoor and outdoor noise environments.

Objective 1

Where, possible, provide noise barriers to reduce noise impacts to adjacent land uses and to onsite projects as they are proposed and, if needed, provide alternatives to project proponents and project reviewers.

G. Air Quality Goal and Objectives

1. Goal – To provide measures that minimize the impact of greenhouse gases and airborne particulate matter.

Objective 1

Provide public transportation loading and unloading facilities as well as walking opportunities and bicycle paths to reduce the dependence on the automobile.

Objective 2

Provide trees and landscaping throughout the project and along main roadways to minimize the potential for airborne dust.

H. Phasing Goal and Objectives

1. Goal - Provide a phased and efficient development whereby all necessary infrastructure improvements and services are provided during the entire development period of the project.

I. Architectural Design Guidelines Goal and Objectives

- 1. Goal - Provide architecturally compatible structures that are compatible to each other within the community and the surrounding environment.**

J. Landscape Guidelines Goal and Objectives

- 1. Goal - Provide a landscape design that identifies the Victoria Ranch Community reflects the scale and hierarchy of vehicular travel ways, and compliments the architectural design of homes, public facilities, and commercial center.**

Objective 1

Xeriscape landscaping techniques using drought tolerant plant species shall be encouraged along right-of-way and parkway plantings within the project area.

Objective 2

Residential projects having common green areas shall be required to install front yard landscaping and automatic irrigation systems.

Objective 3

Public and commercial areas shall incorporate appropriate landscaping and automatic irrigations systems requiring the usage of drip irrigation shall be required where feasible.

K. Administration & Enforcement Goal and Objectives

- 1. Goal - Provide a tool that will ensure community character throughout the life of the community.**

Objective

Procedures shall be identified that will help enforce standards and provide guidelines to amend the Specific Plan.

L. Finance Goal and Objectives

- 1. Goal - To identify methods of financing to guide development and to maintain infrastructure for the future.**

Objective

A financing plan shall be established to augment to the City's ability to provide and maintain master public improvements to serve the new community.

4. EXISTING ENVIRONMENT

This section provides an analysis of currently existing land uses and conditions at the project site. The analysis from this chapter was the foundation of the plan's design. This section includes an analysis of existing adjacent land uses and the project's compatibility and relationship of the Specific plan to all applicable plans from neighboring jurisdictions.

A. City of Imperial Land Use

The project area is within the City of Imperial's city limits. The City of Imperial General Plan designates the project area as Specific Plan Overlay (SP) (1992 ed. as amended in 2004) (See Figure 3). The following defines the zoning designation for the site.

1. SP Zone

The City of Imperial Zoning Ordinance defines SP as:

The Specific Plan overlay Zone is included in the Zoning regulations to achieve the following purposes.

- a. To promote and protect the public health, safety, and welfare
- b. To implement the objectives and policies of the General plan.
- c. To safeguard and enhance environmental amenities and the quality of development.
- d. To attain the physical, social, and economic advantage resulting from comprehensive and orderly planned use of land resources.
- e. To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate light, air, sunlight, and open space; to promote and encourage conservation of scarce resources; to the creation of a convenient, attractive, and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of

- adequate and essential public services.
- f. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and encouraging more creative and imaginative designs for major development projects subject to large-scale community planning.
 - g. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban amenities, and preservation of natural and scenic qualities of open space.
 - h. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an over-all development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

Build out – According to the property development standards the project site meets the minimum area of 50 contiguous acres, under the single ownership of Victoria Ranch. The planned Community of Victoria Ranch is expected to contribute a residential population of approximately 4,543 over 320 acres.¹ as planned, however, if maximum densities are applied to the multi-family designated, this figure could increase up to 4,543 residents using the same multiplier of 3.5 persons per unit.

¹ Based on an estimate of 3.5 per household



**AERIAL OF PROJECT SITE 2023
VICTORIA RANCH**

B. Existing Circulation

The project area is located adjacent to or near major roads and highways. The following identifies the existing circulation for the project area.

1. Local Roads

Primary access to the project will be from Aten, Cross and Dogwood Road. Aten Road traverses east and west through the project area, Cross Road traverses north/south on the western boundary, and Dogwood Road traverses north and south on the eastern boundary. To the west of the project is Cross Road. Both Aten and Dogwood Road are designated as Major arterials within the Circulation Element of the City of Imperial. Detailed information on these roads are found in the Traffic Study prepared by Darnell & Associates, dated July 21, 2003.

2. State & Federal Highways

The nearest state highways are Highway 111, 3 miles, and Highway 86, 1.5 miles. The nearest Federal Highway is Interstate Highway 8, 3 miles. Existing regional access to the City of Imperial is provided via Interstate 8, State Route 111, State Route 8, State Route 78, State Route 86, and State Routes 115. The existing conditions of these routes are described below:

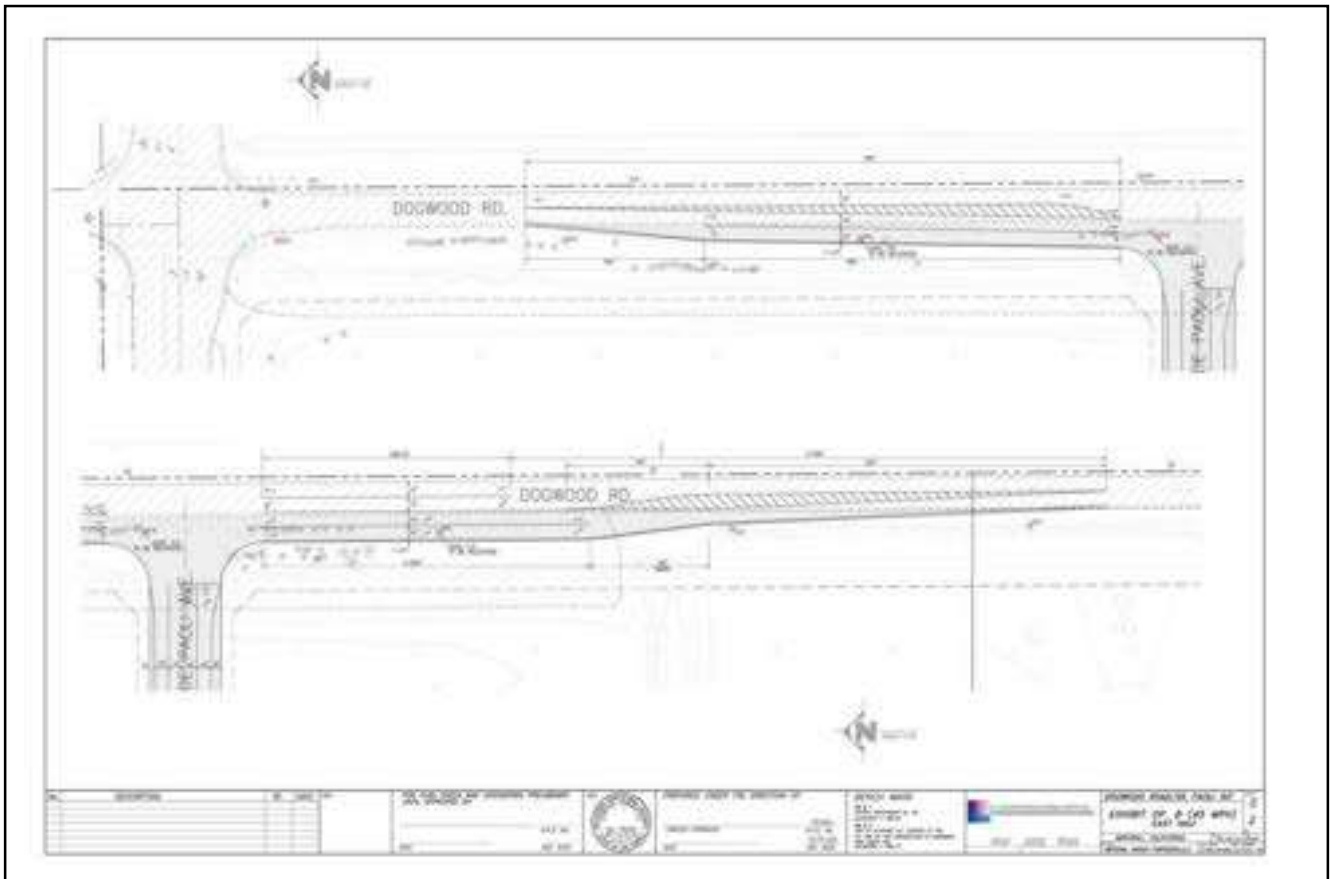
a. Federal Interstate Highway 8

Federal Interstate Highway 8 is the primary east/west route through the County between San Diego and Yuma, Arizona. It is constructed with two travel lanes in each direction with complete grade separation at all intersections. The volumes on this facility

range between 6,200 average daily trips (ADT) to 22,900 ADT.

- b. State Route 111 (SR-111)** commences at the international border at Calexico and consists of two travel lanes in each direction north to I-8. Traffic volumes on these segments range between 22,000 and 41,000 ADT. North of I-8, SR-111 narrows to a two lane undivided roadway providing connection to Brawley, Calipatria, and along the eastern shore of the Salton Sea to the Riverside County City of Indio where it connects with I-10. Daily traffic volumes north of I-8 range are 12,100 ADT, decreasing to 3,500 ADT south of the Riverside County line.
- c. State Route 86 (SR-86)** is generally a north/south route, primarily constructed with two travel lanes in each direction. This facility runs from I-10 in Indio, parallels the western side of the Salton Sea, joins with SR-78 south of Salton City, continues through Westmorland to Brawley, then splits from SR-78 and continues south through Imperial and El Centro to I-8. South of I-8, it serves the community of Heber and terminates at SR-111. Daily traffic volumes on SR-86 in the unincorporated portions of the County vary between 4,100 ADT (north of SR-78) to 13,500 ADT south of Brawley. Ultimately, Caltrans has plans to widen and realign SR-86 to four lane conventional highway and expressway standards between I-8 and the Riverside County line.

- d. **Dogwood Road** is a north/south route constructed as a two (2) lane, one in each direction, undivided roadway. The current cross section of Dogwood Road is approximately equivalent of that of a Collector Street, capacity of 7,100 ADT at LOS C. The County of Imperial Circulation and Scenic Highways Element lists Dogwood Road as having the proposed future classification of a Major Arterial with a capacity of 29,600 ADT at LOS C. (Please see 11X17 Dogwood RD. Exhibit end of Chapter 4).



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- e. **Aten Road** is an east-west four-lane undivided roadway with a 54-foot paved width all the way to SR 111. Bike lanes or bus stops are not provided and the speed limit is posted at 40 mph for the segment abutting Victoria Ranch. A portion of Aten Road from Dogwood Road to SR-111 is designated as a Class I bike route. Curbside parking is prohibited along both sides of the roadway commences west of Forrester Road and terminates at SR-111.

Currently this section of Aten Road has a cross section equivalent to that of a secondary arterial, capacity of 27,400 daily traffic volumes at a LOS of C. Aten Road in the unincorporated portions of the County vary between 1,270 ADT (west of Forrester Road) to 8,360 ADT (east of Dogwood Road).

- f. **Cross Road** to the southern limits of the Sphere of Influence is classified as a secondary arterial with 80 feet of right-of-way and pavement at a 50 foot width to accommodate two travel lanes. The roadway segment is improved to accommodate traffic from neighboring development. The speed limit on secondary arterials is typically 35 mph. As with major arterials, access points are controlled to allow for the safe and uninterrupted flow of traffic. Residential lots will not have access directly onto secondary arterials and on-street parking is prohibited.

3. Transportation Services/Facilities

The project area is served or is within the area of service by the following transportation services.

a. Transit

Currently the Imperial County Transit system services the project area. The transit route schedule currently exists on designated areas along Aten Road and Dogwood Road.

b. Bicycle

There are bikeways within the project area. Aten Road is designated as a Class I Bikeway. A Class I Bikeways serves the exclusive use of bicycles and pedestrians and are generally not shared with motor vehicles. The minimum width of a two-way bike path is 8 feet (2.4 m).



Existing Class I Bike Lane on Aten Road

c. Pedestrian

Phase 1 of the project site has completed sidewalks that currently accommodate pedestrian use. Several development units, within the Specific Plan area have integrated pedestrian green belts into the tentative tract map design.

d. Rail

The [Union Pacific Railroad](#) serves the Imperial County with freight rail services to Mexico. The railroad is approximately ½ mile from the project site.

e. Truck

Commercial truck services include common carriers for local, regional, and interstate services that travel along the major roads identified earlier. Dogwood Road facilitates transport to a regional Landfill.

f. Air Traffic

The [Imperial County Airport](#) is located within the city limits of Imperial. The County airport has general aviation facilities and provides scheduled passenger service to Los Angeles, Phoenix, and other destinations in Arizona and California. The project site is approximately 2 miles from the airport.

g. Commercial Bus

Greyhound provides commercial bus services to the region. The nearest Greyhound facility is located in the City of El Centro, approximately 4 miles south. The other commercial bus service provided in the City of Imperial is the Imperial Valley Transit. The IV transit provides regional transportation services for the incorporated and unincorporated jurisdictions in Imperial County.

h. Projected Traffic Conditions As Updated

The traffic generated by the full build-out of the Victoria Ranch project site will be substantial and was originally anticipated at 12,150 Average Daily Trips (ADT) under the 2023 Specific Area Plan which is still consistent in the 2023 update and related Traffic Study. The overall impact in land use density would increase by 186 daily vehicle trips per the 2023 modified project proposal; vehicle trips are generally calculated higher per single family units than per multi-family units, 10 and 6 daily trips per unit respectively. The increase is negligible and constitutes less than a 2% increase to residential related traffic.

The 19.58 acres of neighborhood commercial uses were anticipated to generate 23,424 ADT and the two schools are estimated to generate an additional 2,180 ADT. The 186 increase in vehicle trips resulting from the proposed modifications is insignificant, and the original mitigation measures will continue to be adequate in mitigating traffic and circulation related impacts. The mitigation measures are summarized in Chapter 6 of this Specific Plan and further detailed in the 2003 Traffic Study by Darnell and Associates.

C. Water, Sewer, and Storm water

1. Water Supply

The Victoria Ranch project area will receive domestic water service from the City of Imperial as Phases develop. The primary City owned water service line is a 12-inch water main along Cross Road. Potable water facilities will be extended to the project site for each phase and continue to be owned/maintained by the City of Imperial.

The City of Imperial Water Treatment Plant has a design capacity of approximately 7.0 million gallons of treated water per day (MGD). The plant currently provides potable water services to approximately 3,700 connections and operating just below 60% capacity. The City has an additional storage capacity of 6.0 MG (three separate stations with 2.0 MG capacity each). The City three pump stations maintain sufficient water pressure of 53 psi. One main station is at the water treatment plant (with three pumps) a second station is located near Cross Road and Fonzi Road and a smaller station (2 pumps) is located at the northeast corner of 13th and "O" Street. The 2008 modifications would not significantly impact water demand.

The City of Imperial, however, will ultimately supply 7 million gallons of water per day to the Specific Plan Area. Water rates are \$9.00 plus \$1.04 for every 100 cubic feet (748 gallons) used. Development impact fees will be used to accommodate expanded facilities to meet the projected water demand of the project.

2. Sewer Services

The Victoria Ranch project area is currently served by the City of Imperial with wastewater services. The

nearest sewer pump station is at the corner of Cross-and Aten Road. A 12-inch sewer main runs along Cross Road and is owned by the City of Imperial. Potable sewer facilities will be extended to the project site and continue to be owned/maintained by the City of Imperial.

The development of the project area will result in the generation of significant amounts of wastewater. The Wastewater Treatment Plant has a total treatment design capacity of 2.4 million gallons per day (MGD) resulting from a 2007 expansion. The average daily flow entering the Imperial Wastewater Treatment Plant is 1.3 MGD, or 1,300,000 gallons per day for a remaining design capacity of 1.1 MGD or approximately 2,850 residential units (based on a 3.5 household size and wastewater generation rate of 100 gallons per capita). The wastewater does not have sufficient capacity to serve the entire Victoria Ranch Specific Plan through build-out and will need to be expanded. In addition, the City recently approved Tentative Maps for Mayfield (Doyle Ranch), Bratton, Sky Ranch, Din Subdivision, and an industrial park. Prior to the recordation of any Final Map, the City of Imperial requires that a subdivision agreement be in place to ensure that adequate wastewater facilities will be provided for. Furthermore, development impact fees are collected to cover future expansion needs.

3. Storm water & Drainage

The project area is located within the Colorado River Basin. Within this basin is the Salton Sea that is primarily fed by run-off from the Imperial County region. The Imperial Irrigation District (IID) maintains a drainage system that eventually feeds into the Salton Sea. To the south of the project site is the IID's Central Drain. The Central Drain runs from

east to west along the southern boundary of the project site. Farm irrigation runoff from the agricultural operations currently drains into this system.



Central Drain running east/west on the southern boundary

D. Existing Public Utilities and Energy

1. Electricity

Imperial Irrigation District (IID) issued the Victoria Ranch Subdivision a Will Serve Letter December 10, 2019. The IID outlines a plan of service which states that the IID, “Will accommodate the power request for the area through the IID’ primary analysis.

IID will accommodate the project by extending new distribution backbone feeders. Installing a new capacitor bank and reconductoring portions of the distribution circuits to allow the reconfiguring of the distribution lines serving this area at the expense of the developer. The District’s ability to provide services from existing infrastructure is based on current available capacity, which may be impacted by future development in the Aten Rd. and Dogwood Rd, area.

The developer must comply and meet the IID’s will serve letter dated December 10, 2019²

There is a 3-acre easement for electrical utility services to potential service the project site if necessary.

2. Natural Gas

Currently The Gas Company has been the purveyor of the developed component of Phase 1. Throughout the continued development of the project The Gas Company will be the purveyor of natural gas for the project area. There is a major pressurized gas main located in Dogwood Road. There is also a gas main

² Copy of Will Serve Letter provided to the City of Imperial.

located in Aten Road. The natural gas distribution within the project area will be coordinated with The Gas Company and Victoria Homes.

3. Telecommunications

- a. **Landlines** – Telecommunication services are generally provided to the City from AT&T and cable and internet services are provided by Time Warner Cable. Since the development of Phase 1 some of the telecommunication providers of the site have been Time Warner Cable and AT&T.
- b. **Cellular** - There are no cellular or wireless facilities at the project area. Most Cellular providers do have existing coverage in the project area.

Imperial Irrigation District (IID) overhead utility lines running north/south.

E. Environmental

The current Land Use of the project site is regulated by the adopted Victoria Ranch Specific Plan and any approved amendments thereto. The project is bounded by two drainage channels, the IID Central Drain along the southern boundary and IID Central Drain 7 along the northern boundary of the project site. The following will define the pre-development conditions for Open Space, Geology and Soils, Noise, Safety, and Biological.

1. Open Space

The City of Imperial General Plan defines open space as any parcel or area of land or water, which is essentially unimproved and devoted to an Open Space Use. Open Space land may include preservation of natural resources, managed production of resources, outdoor recreation, and public health and safety.

Open Space land may include any of the following areas... *“Open space used for the managed production of resources, including but not limited to, forest lands, rangelands, agricultural lands and areas of economic importance for the production of food or fiber...”*

According to the Imperial County Important Farmland 2006 Map that is produced by the California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program. The project area originally consisted of approximately 30 acres of Prime Farmland and 300 acres of Farmland of Statewide Importance. The area however, was designated by the County of Imperial for Urban development, prior to the 2004 annexation.

2. Geology

A preliminary geotechnical and engineering evaluation was prepared by LandMark Consultants in August of 2003. The study concluded that there were no project limitations that would result from the existing soil conditions. The most significant geologic hazard to the proposed project was found to be the potential for strong seismic shaking due to the project's proximity to the Brawley, Superstition Hills, and Imperial Faults as well as the potential for moderate soil expansion. The project site is located in Seismic Zone 4. Structures would need to be designed in accordance with the values and parameters given within the California Building Code to mitigate potential earth shaking and soil expansion heave. The original findings and mitigation measures would not be affected by the proposed 2023 modifications.

3. Soils

Utilizing the Soil Survey of Imperial County, published by the U.S. Department of Agriculture Soil Conservation Service (SCS 1981), four differing soil types were identified within the project boundaries. They include: Holtville silty clay, Imperial silty clay, Imperial-Glenbar silty clay loams, and Meloland very fine sand loam.

The Holtville soil is most commonly found on the project site while the Imperial soil is located primarily in the western and eastern portions of the project area. A geological and geotechnical evaluation prepared by Landmark Consultants, Inc. details the existing soils (Appendix F).

4. Biological

- a. Ultra Systems prepared a biological survey on April 2, 2003. It was determined through a biological survey in 2003 that development of the site at the proposed location could potentially result in significant impacts to the Burrowing Owl which is listed as a species of special concern by the California Department of Fish and Game. The project site and perimeter environment were found to support Burrowing Owls and their breeding. Therefore, development of the proposed project site, regardless of land use intensity could potentially impact this protected species. The site will continue to require a biological assessment prior to any construction activities. A burrowing owl survey will need to be performed 60 days prior to any grading activities. Construction of the project will continue to comply with all original mitigation measures.



Burrowing Owl

Athene cunicularia

California Department of
Fish and Game "Species of
Special Concern"

5. Parks and Recreation

- a. The project currently has one park developed under Phase 1 and proposed open space parks and recreation at every phase of development.

6. Noise

- a. A noise study was prepared for this project site by Investigative Science and Engineering Inc. in June 2003 to calculate future traffic noise impacts throughout the year 2020. The study contains findings and recommendations to minimize and mitigate identified significant noise source impacts. Measures include architectural design, construction material and techniques and a combination of six and seven foot high screen walls along the perimeter of the project site. The noise study did not address aircraft noise. However, the noise analysis prepared for the Imperial County Airport indicates the project site is outside of the 60 dba CNEL noise contours for both runway 8-26 and the main runway (32-14). No mitigation measures are therefore required for airport related noise impacts and since the proposed land use locations will not change as a result of the proposed 2023 modifications, the original recommendations and mitigation measures will continue to be enforced. All noise levels will be brought to acceptable thresholds.

F. Existing Public Services

1. Police Protection

This site is within the City of Imperial and is

dependent on police protection from the City of Imperial Police Department. The planned new development will have a potentially significant impact on public safety. The additional population within the area will require additional police officers. In order to accommodate the additional public safety staff, a new police and fire substation is planned for construction on the north side of Aten Road, within the Rancho Imperial Specific Plan area. This new 15,000 square foot substation will also serve the Victoria Ranch Specific Plan area. Police Impact Fees are collected as building permits are issued to help offset these costs which are collected per unit. Since the net decrease in units is negligible at -1, the 2023 modifications would not result in changes to the original findings.

2. Fire Protection

Fire protection for this area is provided by the Imperial County Fire Department, whose secondary station is about 3.5 miles to the north west of the project area. In addition, a new police and fire substation is planned for construction on the north side of Aten road, within the Rancho Imperial Specific Plan area. This new 15,000 square foot substation will also serve the Victoria Ranch Specific Plan area. Fire Impact Fees are collected as building permits are issued to help offset these costs which are collected per unit. Since the net decrease in units is negligible at -1, the 2023 modifications would not result in changes to the original findings.

3. Medical Services

Medical (emergency) services for this site are currently provided by an independent ambulance provider in conjunction with two hospitals. The El Centro Regional Medical Center and the Brawley Pioneers Hospital are the two Regional primary care

facilities. There are of course a number of private physician offices and urgent care centers also available.

4. Solid Waste Disposal

Solid waste service in the area is available from private collection companies such as Allied Waste for disposal at local landfills. The Allied Imperial Landfill accepts Class III (municipal) waste at its facility located approximately 6 miles northeast of Victoria Ranch on SR111. Recycling facilities are limited to privately owned and operated drop-off centers in the City of Imperial and neighboring cities.

5. Schools

a. Public

There are no public schools currently on-site, however the project area falls within the El Centro Elementary School District and the Central Union High School District. The Victoria Specific Plan has incorporated the sites for the future development of two (2) new schools in 13.89 acres for the construction of an elementary school and middle school and an additional 9.1 acres for joint use open space/park facilities. School impact fees are also required to be paid to the school district at the time of building permit issuance to help offset the cost of new school construction. The proposed 2023 modifications would not result in a change to the original findings and mitigation measures. Facilities to accommodate the projected student load would be able to be supported on the reserved acreage.

b. Imperial Valley College

The Imperial Valley College is approximately 3 miles east of the project area. IVC is an accredited college providing numerous courses of study and majors. Imperial Valley College offers the following academic programs: Associate degrees, Certificate programs, basic skill courses, and community education classes. The instructional program is divided into a number of academic divisions and units. These include: Applied Sciences, Behavioral Science/Social Science, Business, Child, Family and Consumer Sciences, English, Exercise Science/Wellness/Sport, Humanities, Industrial Technology, Nursing Education, Health Technologies, and Emergency Medical Services, and Science, Math and Engineering.

c. San Diego State University

The Imperial Valley Campus is a branch campus of San Diego State University serving the southern California region. SDSU is a fully accredited four year higher education college providing a wide range of programs and majors. The degree programs at SDSU are offered in the following divisions: Arts and Science, Education, and Professional Studies.

G. Surrounding Land Uses

The project area currently lies within the City of Imperial. The current surrounding land uses include recent residential development and agricultural land uses in the unincorporated area. A residential Master Plan for the City of Imperial is currently in the planning stages and the draft plan identifies new residential and commercial development north of the project area.

The surrounding General Plan land use areas to the Victoria Ranch Planned Community are as follows:

- a. North: A2U –County of Imperial-
- b. South: A2U –County (City of El Centro Sphere of Influence)
- c. East: A2 –County of Imperial –General Agriculture
- d. West: R-1 –City of Imperial –Residential Single Family

- Property directly east of the project area is within the County of Imperial’s jurisdiction. This area is zoned A-2, General Agriculture Area. This zone is defined as:

“...Areas that are suitable and intended primarily for agricultural uses (limited) and agricultural related compatible uses.”

In addition, the property south of the project area is also designated by the County as Urban Area and is located within the City of El Centro’s sphere of influence.

“Urban Areas are General Plan designations that provide for a range of permitted land uses within specific geographic areas of the County”.

And,

...“It is anticipated that these [urban] areas will eventually be annexed or incorporated and should be provided with the full range of public infrastructure”

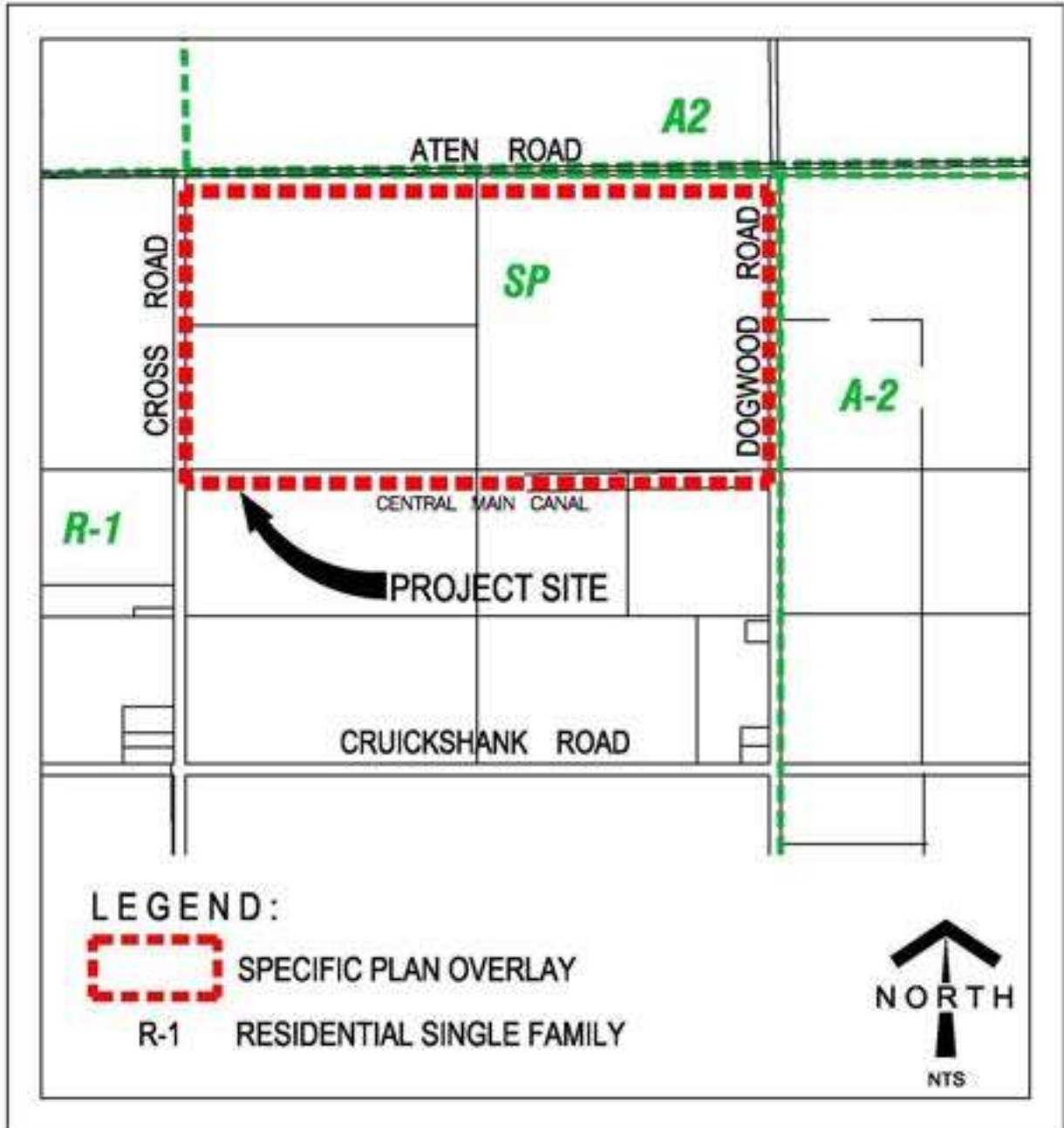
The City of El Centro's General Plan designation for the southern property is Low-Density Residential. Low-density Residential is defined as:

"...Is intended to provide for single family residential development on lots of not less than 6,000 square feet for each dwelling unit. The overall density would range from five (5) to seven (7) dwelling units per gross acre. This density classification allows for the typical subdivision pattern found in El Centro and throughout Southern California."

2. **Agricultural Uses** –Agricultural uses exist to the South, East, and North of the project area.
3. **Residential** – There is a residential development project west and northwest of the project area.
4. **Commercial** – There are no commercial facilities adjacent to the project area.
5. **Industrial** – There is an administrative/industrial facility located directly west of the project area.
6. **Open Space/Parks** – There are no existing or designated open space or parks in the immediate area.
7. **Schools** – There are no existing schools in the immediate area.
8. **Airport** – The nearest airport is located 2 miles west. The project area does fall within the airport sphere of influence.



*2023 View of project site looking south from the intersection of
Aten Road and Cross Road*



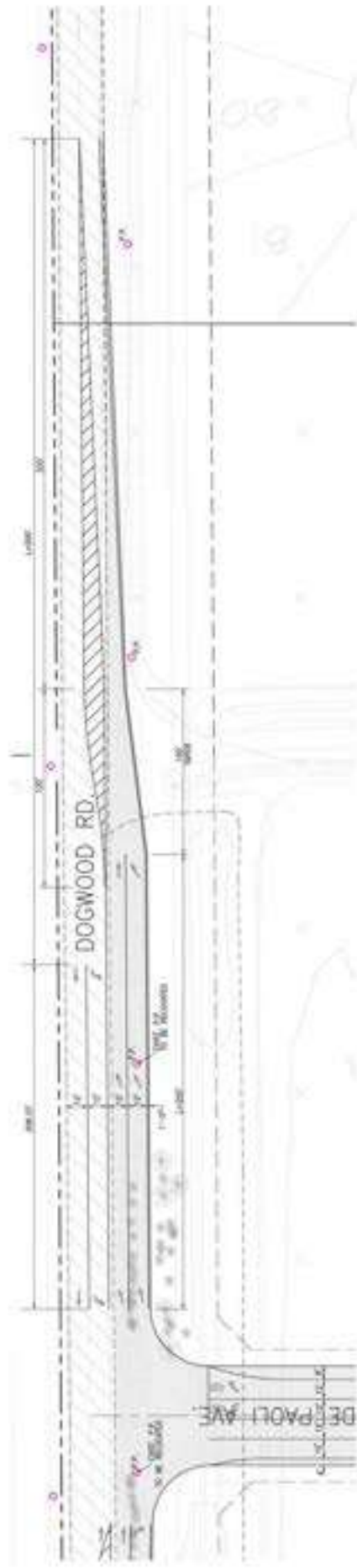
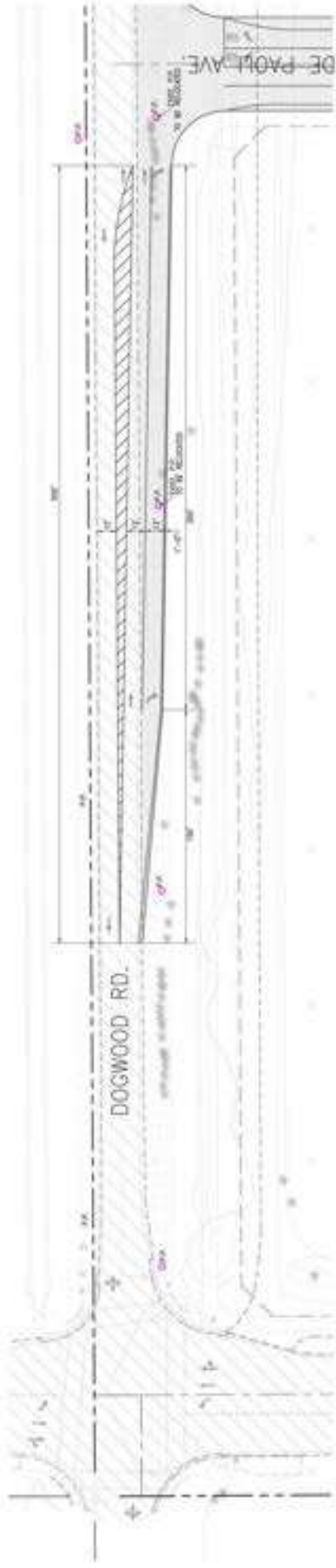
LAND USE DESIGNATION MAP VICTORIA RANCH

Figure 3—2023 Land Use Designation of Project Site and Surrounding Areas

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Figure 4 on Next Page



6. CIRCULATION AND INFRASTRUCTURE PLAN

Victoria Ranch will necessitate public services and facilities such as fire and law enforcement services and street and storm drain facilities. The City of Imperial's Service Area Plan¹ has identified the services that will be provided by the City for a coverage area that includes the Victoria Ranch Specific Plan project area. Other types of services that will be provided by the City include water and sewer services.

This section of the Victoria Ranch Specific Plan identifies the essential infrastructure needs to support the planned development of Victoria Ranch. The following areas are discussed:

- 1) Transportation and Circulation;**
- 2) Wastewater;**
- 3) Potable Water Services;**
- 4) Storm drain; and**
- 5) Dry Utilities (Electrical, Cable, Telephone, Cellular, Fiber Optic)**

Infrastructure needs are determined based on the expected area of land use and maximum population. The area of land use consists of the following:

School	=	30 acres
Open Space	=	20 acres
Commercial	=	20 acres
Multi-Family	=	9 acres
Single-family	=	223 acres

When determining density for the project area, a maximum population factor is applied to ensure long-term capabilities. Economic conditions, however, could increase the density of the project area by allowing a 2nd dwelling unit on the same lot. The

¹ 2003 Adopted City of Imperial Service Area Plan
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following table (6-A) is an estimate of population at Victoria Ranch.

<u>Land Use</u>	<u>Service Density Units</u> (EDU* per Acre)	<u>Service Population</u> (persons per EDU)	<u>Total Area</u> (in Acres)	<u>Total Service Population</u>
Commercial	17*	2.5	19.58	832
Multi-family	20**	3.5	27.59	1,931
Single-family	4.5	3.5	208.9	3,290
			Total	6,053
<p>*EDU=Equivalent Dwelling Unit Residential EDU= 1 Dwelling Unit Non Residential EDU= 2,566 square feet</p> <p>**This is the allowable maximum; however, the project is proposing 18.5 units per acre.</p>				

A. Transportation & Circulation

The project site is abutting two primary arterials, Aten Road and Dogwood. These roadways are key regional corridors for the region and carry large loads of traffic even without the Victoria Ranch Development. Vehicular traffic, however, was not the only mode of transportation taken into consideration in project design, but included thoughtful consideration to pedestrian traffic, bicycle traffic and public transit.

A Traffic Analysis for the project area was prepared by Darnell and Associates on July 21, 2003. The Study assessed the anticipated traffic patterns to and from the project area and in the

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surrounding vicinity. The Study recommended a number of roadway improvements, the adoption of a Traffic Impact Fee program, and supplemental traffic studies as additional phases of the project develop. The 2003 Study identified mitigation measures to be implemented during each phase of the development. Those mitigation requirements are summarized in the following table.

Summary of Project Impacts and Mitigation Requirements – Roadway Segments						
Near Term Cumulative Conditions						
Roadway Segment	Existing + Others + Victoria Ranch (Phase I)		Existing + Others + Rancho Imperial (Phase I)		Near Term Cumulative	
	Significant	Mitigation	Significant	Mitigation	Significant	Mitigation
Dogwood -South of Aten	None	Improve to 2C	Yes	Improve to 2C	Yes	Improve to 2C
Worthington -La Brucherie to Clark	None	None	None	Improve to 3C	Yes	Improve to 3C
2023 Conditions						
Roadway Segment	2010 + Victoria Ranch (Phases I-III)		2010 Rancho Imperial (Phases I-III)		2010 + Victoria Ranch + Rancho Imperial	
	Significant	Mitigation	Significant	Mitigation	Significant	Mitigation
Aten Road -Austin to La Brucherie	None	None	Yes	Improve to 4SA	Yes	Improve to 4SA
-SR 86 to Clark	None	None	Yes	None	Yes	Improve to 4MA
Clark Road -Aten to Rancho-3	None	None	Yes	Improve to 4SA	Yes	Improve to 4SA
-Rancho-3 to Huston	None	None	Yes	Improve to 3C	Yes	Improve to 3C
Dogwood Road -South of Aten	Yes	Improve 2C	Yes	Improve to 2C	Yes	Improve to 2C
-Aten to Neckel	None	None	Yes	Improve to 3C	Yes	Improve to 3C
2C=2-lane Collector 3C=3-Lane Collector						

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4SA=4-Lane Secondary Arterial
 6P=6-Lane Primary Arterial

To reduce the dependence on vehicle usage, alternative modes have been considered for Victoria Ranch. The alternative modes are identified as walking, bicycling, and public transit. A Circulation Map is found in Figure 8.

This Specific Plan identifies minimum standards for each mode consistent with the City of Imperial’s Development Standards. The following details the development requirements for transportation infrastructure at Victoria Ranch.

1. Roadways



Aten Road and Cross Road (2023)

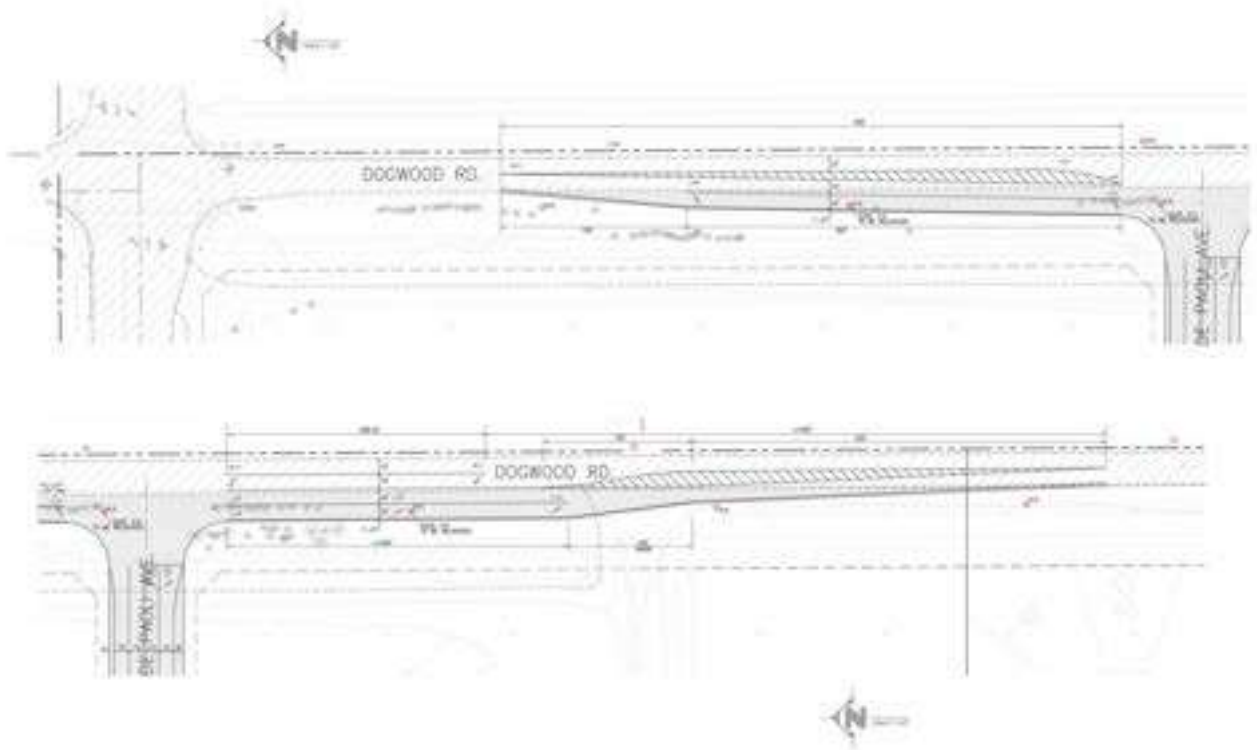
The project will require two types of right-of-way within the project area. Figure 10 provides the minimum construction requirements. Right-of-way widths could be expanded to allow for additional project amenities such as medians, parkways, and bikeways. All on-site facilities shall be constructed to City of Imperial design standards unless noted otherwise in this specific plan.

- a. **Interior Roadways-** All primary interior streets shall consist of two travel lanes (80-foot wide or greater), two parking lanes, concrete curb-gutters and concrete sidewalks. The project area shall accommodate a Class II Bicycle Route. Street design shall meet the City of Imperial requirements.
- b. **Project Entryways-** The primary entrance street (Legakes) shall have double travel lanes in both directions,

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with no on street parking. Contiguous to the street shall be concrete curbs-gutters and sidewalks. Street design shall meet the City of Imperial development standards. Legakes Ave.

- c. **Cul-de-sacs-** The cul-de-sac streets within the subdivision shall be two travel lanes, 60-foot right-of-way with two parking lanes. Contiguous thereto shall be concrete curb-gutters and sidewalks. Cul-de-sac radius shall be a minimum of 50-foot radius. Street design shall meet the City of Imperial development standards.
- d. **Major Arterials (service roads) -** Aten Road, Dogwood Road and Cross Road shall be mitigated against any potentially significant impacts to accommodate a steady flow of traffic. These roads that bound the project area shall be improved to City standards.



Revised Dogwood Improvements Specific Update 2023

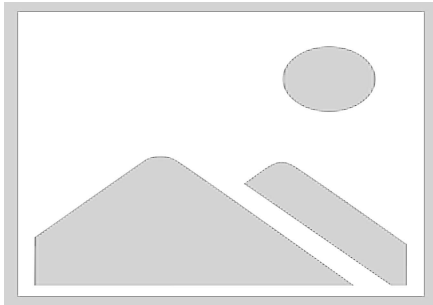
2. Transit Facilities

Transit facilities to support the expected population will be necessary within or along the project area. At a minimum, it is recommended that a transit facility be placed near the Aten Road and Dogwood Road intersection, near the commercial land use area. A second facility should be located along Cross Road, south of the Aten Road intersection. A turnout should be provided at each stop to provide adequate and safe bus parking (See Figure 8). The actual location shall be coordinated with County Transit. All facilities shall meet County Transit requirements.

Dogwood Road is classified as a Prime Arterial. Dogwood Road currently links four cities in Imperial County: Calexico, El Centro, Imperial and Brawley. Due to its arterial status, the Victoria Ranch recognizes the need for potential transit right-of-way along Dogwood Road. Dedication for right-of-way should include reservations for future transit routes that could include light rail or rapid bus services (See Figure 8). The required ROW for Dogwood is 136 feet minimum. Dogwood Road will be improved with Phase 4, with turn lanes as shown in exhibit.

In an effort to ensure air quality goals are met, future transit should be designed to run on alternative fuels, such as natural gas. Victoria Ranch will further encourage a Natural Gas facility at the Commercial designated site.

3. Bicycle Routes



A Class I bicycle route along Aten Road has been identified in the City’s Bicycle Master Plan which connect with Imperial County’s Bicycle Master Plan. It is therefore required that a connecting Class II bicycle route be provided along the major corridors within the Victoria Ranch community that will link to the Class I route (see Figure 7). Aten Road should be planned to include the 4 to 5-foot right-of-way for future Class I Bicycle facilities. All Bicycle routes shall meet the design guideline standards identified in the City of Imperial Bicycle Master Plan (**Appendix E**).

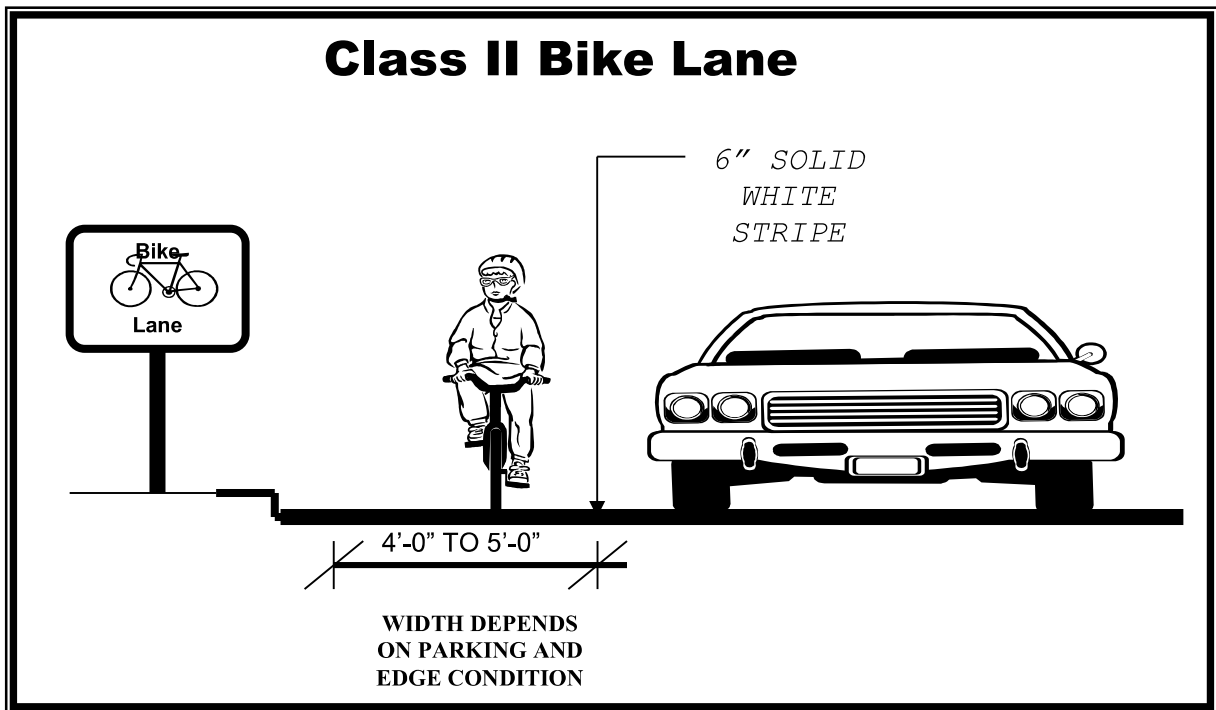


Figure 7 Bike Route Example

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Pedestrian crossing through highway median, US Route 9 Saratoga Springs, NY.

- 4. Pedestrian** – Sidewalks shall be provided throughout all internal roadways and major corridors within the project area. Along major corridors with parkway, a 5-foot (City maintained) landscaped parkway between sidewalk and street shall be provided. Smaller capacity streets are required to provide a minimum sidewalk width of 4.5 feet combined with a 6-inch wide curb. All sidewalks shall be designed and built using the City of Imperial’s street standards. Crosswalks linking sidewalks and pedestrian linkages shall be minimum 8-feet.

Pedestrian linkages shall be provided where feasible and most effective. The purpose of pedestrian linkages is to provide safe pedestrian access out of a cul-de-sac to the project’s public amenities. Potential locations for pedestrian links are shown in (Figure 8). All pathways shall be located within a minimum 12-foot landscaped easement with a sidewalk or pathway constructed to a minimum width of 5-feet (Refer to Figure 9).



Figure 8 Circulation & Alternative Transportation Modes

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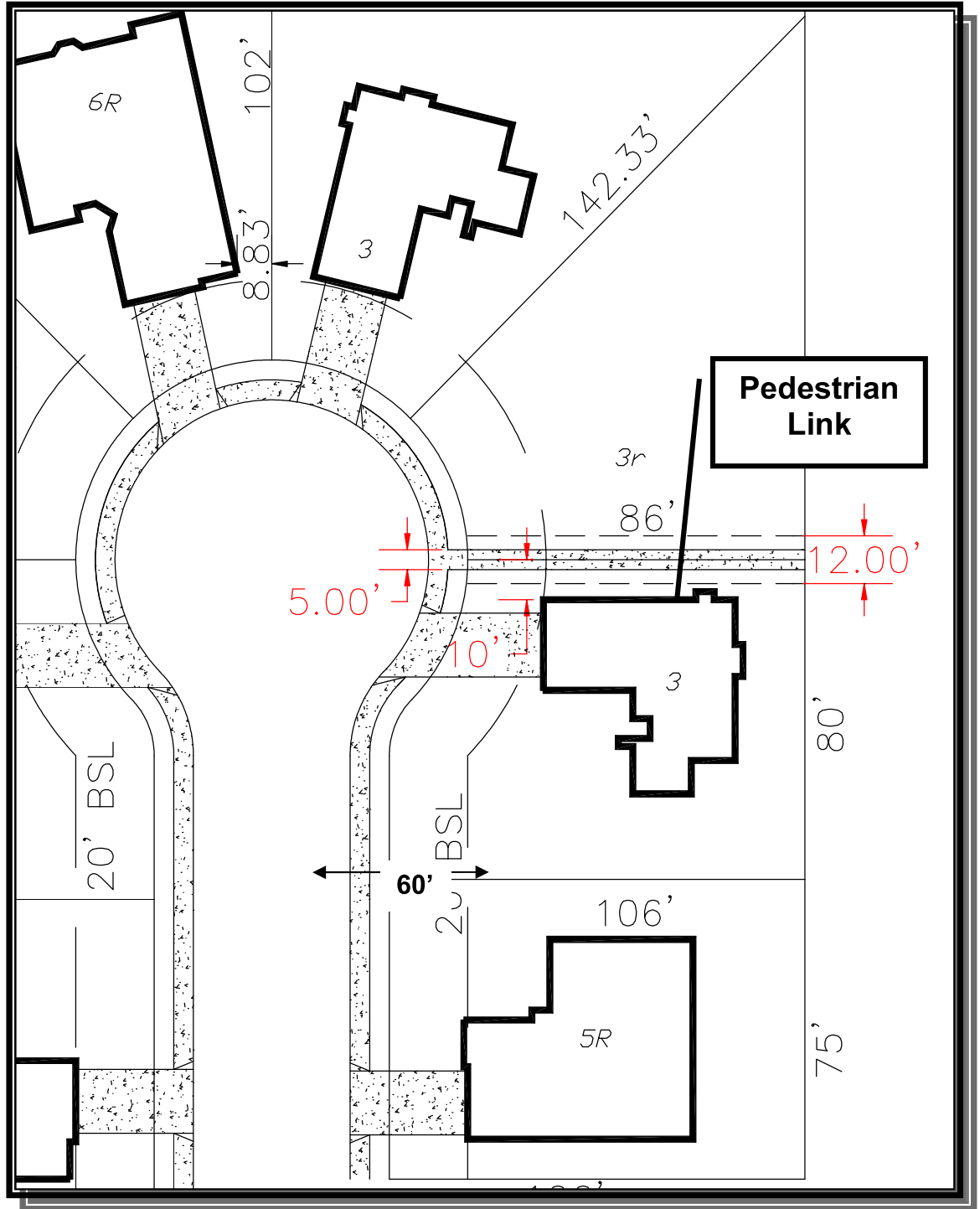


Figure 9 - Pedestrian Linkage Example on 7,000 Square Foot Lots at Victoria Ranch

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B. Sewer, Water, Storm Drain

This section provides data on expected capacity needs for Victoria Ranch. The recently adopted 2005 City of Imperial's Service Area Plan includes sewer and water capacity for Victoria Ranch. Phasing information on this infrastructure for Victoria Ranch is provided in Chapter 7 of this Specific Plan. Figure 10 generalizes the location for planned infrastructure.

1. Sewer

The City of Imperial will provide wastewater collection services for the project area. New sewer lines, a pump station upgrade and construction of an additional pump station have been identified as improvements that are needed to support sewer output capacity from Victoria Ranch. Victoria Ranch will utilize adequate pipe sizing to meet sewer demand.

The Wastewater Treatment Plant has a total treatment design capacity of 2.4 million gallons per day (MGD) resulting from a 2007 expansion. The average daily flow entering the Imperial Wastewater Treatment Plant is 1.3 MGD, or 1,300,000 gallons per day for a remaining design capacity of 1.1 MGD or approximately 2,850 residential units (based on a 3.5 household size and wastewater generation rate of 100 gallons per capita).

The current wastewater facilities do not have sufficient capacity to serve the entire Victoria Ranch Specific Plan through build-out and will need to be expanded. Prior to the recordation of any Final Map, the City of Imperial requires that a subdivision agreement be in place to ensure that adequate wastewater facilities will be provided for the new development.

2. Water

The City of Imperial will provide the water for the project area. The City of Imperial Service Area Plan reflects the water needs of the Victoria Ranch community.

Development of the Specific Plan project site with new residential and commercial uses will significantly increase the demand for City water. The City of Imperial Water Treatment Plant has a design capacity of approximately 7.0 million gallons of treated water per day (MGD). The plant currently provides potable water services to approximately 3,700 connections and operating just below 60% capacity. The City has an additional storage capacity of 6.0 MG (three separate stations with 2.0 MG capacity each).

The City's three pump stations maintain sufficient water pressure of 53 psi. One main station is at the water treatment plant (with three pumps) a second station is located near Cross Road and Fonzi Road and a smaller station (2 pumps) is located at the northeast corner of 13th and "O" Street. A 45-PSI pressure is assumed to be provided by the City of Imperial at the intersection of Aten Road and Cross Road.

New water lines and the location of fire hydrants will be detailed in the improvement plans. The following are expected water demands at Victoria Ranch.

Table 6-C ESTIMATED WATER DEMAND FOR VICTORIA RANCH				
Water Demand	Projected Population*	Gallons Per Day (GPD) Per Person	GPD Demand	Total Project Demand
Single-Family Units	3,913	100	391,300	523,800 GPD
Multi-Family Units (12.98 acres)	909**	100	90,900	
Commercial (19.58 acres)***	832	50	41,600	

* Based on an average of 3.5 persons per household

** Based on a maximum density of 20 units per acre
(NOTE: project is proposing only 13 units per acre)

***Based on 2.5 persons per EDU (EDU=2,566 sq ft) x 17 EDU per commercial acre
Based on 2023 Numbers, 2022 Projected Multi-Family Units have significantly dropped therefore this is a conservative number.

3. Drainage and Storm Drains

Storm drain facilities are planned for the project area to handle general urban run-off including three inches of rain within a 24-hour storm. All stormwater will drain, after treatment, into existing Imperial Irrigation District drainage facilities, and eventually into the Salton Sea.

The general urban runoff, often referred as “nuisance runoff”, can be piped directly into a treatment area, then into the Imperial Irrigation District drainage system. Various size and types of treatment areas can be located within Open Space (VR-OS) areas, within Commercial (VR-C) landscaping areas or adjacent to public parking lots.

During the grading plan development stage, the project will also be designed to include methods to reduce polluted water and to treat polluted water through methods that could

include bio-swales combined with the proposed retention basins. All retention and storm drain systems shall comply with the City of Imperial standards. The following outlines the minimum design requirements for the storm drain system.



a. Storm Drain System

All storm drain systems shall be designed to the City of Imperial and the California Regional Water Quality Control Board standards. To reduce pollutants Best Management Practices (**BMPs**) can be incorporated or designed in conjunction with the storm drain system to treat urban run-off prior to going into the Imperial Irrigation District system. Permits will need to be obtained from IID.

b. Retention Basins

Two primary 6-foot deep retention basins totaling approximately 14 net acres are required for Victoria Ranch. All retention basins shall be designed according to City of Imperial Standards, including the following:

- 1.) On-site retention basins provided for a specific parcel will detain 100% runoff.
- 2.) All discharge will go into the Imperial Irrigation District drainage system.
- 3.) The retention basins will be centralized and shall be no greater than 6-feet in depth. The retention basin will be sized for a 100-year/24 hour storm (assumed to be a total of 3 inches of rain). **The following formula is to be**

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used to determine the basin area size and depth:

$$\underline{Q = C I A}$$

- Q= Required storage
- C = Runoff coefficient (.85)
- i = Rainfall intensity total (3 inches)
- A = Area of basin in acres (320 gross acres)

$$Q = 3/12 \times .85 \times 320 = 68 \text{ ac-ft}$$

Assuming an acreage depth of 6-feet, the area for the retention basin needed is **14 net acres**.

4. Solid Waste Disposal

According to the U.S. EPA approximately 4.6² pounds of waste per person per day is produced. When applying this to the 4,543 maximum populations for the project area; approximately 20,898 pounds of trash could be produced daily.

The City of Imperial contracts with Allied Waste Management for trash removal. The nearest landfill facility owned by Allied Waste Management is located at 3354 Dogwood Road. Allied Waste has sufficient permitted capacity to meet the demand for the County demand for the next ten years. In addition, an additional 16 acres has been purchased by Allied Waste to meet future demand.

C. Dry Utilities

The developer shall coordinate with the City of Imperial and each utility provider, the installation of

² 1999 Estimate

dry utilities such as telecommunications, cable, electricity and natural gas services for Victoria Ranch. Parkway easements should be designed with landscaping and accommodate under grounding of utilities as required.

Landscaping and screening within or along these easements is encouraged. Gates and fences are discouraged, however if necessary, coordination should be done to screen large equipment.

The existing IID utilities such as the overhead power lines and Central Drain will continue to remain on site. Coordination should be done with the IID to ensure access for maintenance and service is allowed, while ensuring community character.

VICTORIA RANCH INFRASTRUCTURE MAP



FIGURE 10 INFRASTRUCTURE MAP

Figure 10 Infrastructure Map

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5. COMMUNITY DEVELOPMENT

This section will provide detailed information on the proposed Land Use plan and the development requirements for Victoria Ranch. The community development plan is a statement of development policies and includes the opportunities, issues, and analysis of data pertaining to the planned type, intensity, and location of land uses. The following table compares some of the existing land uses of the project area (Chapter 4) to proposed land uses.

Table 5-A – Existing and Proposed Land Use Designations - Victoria Ranch		
	Existing	Proposed
General Plan Designation	Residential Low, Residential Multiple Family, and Neighborhood Commercial	Residential Low, Residential Multiple Family, and Neighborhood Commercial Planned Unit Development
Zoning	Specific Plan Overlay (SP) VR-5 (Residential 5,000 sq ft min) VR-6 (Residential 6,000 sq ft min) VR-7 (Residential 7,000 sq ft min) VR-10 (Residential 10,000 sq ft min) VR-18 (Multi-family) VR-C Neighborhood Commercial VR-S School Site VR-OS Park and Public Use	Specific Plan Overlay (SP) VR-3 (Residential 3,000 sq ft min/PUD) VR-5 (Residential 5,000 sq ft min) VR-6 (Residential 6,000 sq ft min) VR-7 (Residential 7,000 sq ft min) VR-10 (Residential 10,000 sq ft min) VR-MF (Multi-family max 20 units/acre) VR-C Neighborhood Commercial VR-S School Site VR-OS Park and Public Use
Land Use	Planned Residential Community	Planned Residential Community

A. Community Development

The Victoria Ranch is a residential planned community that includes five densities of residential land uses with a small neighborhood commercial center, open-space areas and public schools.

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The Victoria Ranch single-family residential lot sizes range from a minimum of 3,000 square feet, with the largest lots planned at 10,000 square feet. Approximately 208.9 acres will accommodate single-family residences. A small portion of the site, approximately 13 will be reserved for multi-family residential development in the form of either apartments or condominiums. A total of approximately 20 acres are planned for neighborhood commercial facilities and the remaining acreage will go to roads, easements, parks, and schools.

The following land uses have been abbreviated and are referenced throughout this document and the land use map. They are shown and defined as:

◆ VR-3	Victoria Ranch 3,000 square foot lots
◆ VR-5	Victoria Ranch 5,000 square foot lots
◆ VR-6	Victoria Ranch 6,000 square foot lots
◆ VR-7	Victoria Ranch 7,000 square foot lots
◆ VR-10	Victoria Ranch 10,000 square foot lots
◆ VR-MF	Victoria Ranch Multi-Family (20 units/acre)
◆ VR-C	Victoria Ranch Commercial
◆ VR-S	Victoria Ranch School Site
◆ VR-OS	Victoria Ranch Park and Public Use

A total acreage of the project area is approximately 320 gross acres (Table 5-B).

Land Use	Acreage +/-
VR-3	48
VR-5	66
VR-6	60
VR-7	45
VR-10	0
VR-MF	13
VR-C	20
VR-S	26
VR-OS	20
ROW	32
Total Acres (Gross)	330

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The Land Uses are found in Figure 5. Table 5-C lists the Victoria Ranch Specific Plan Property Minimum Development Standards. The following requirements are the minimum unless otherwise stated:

Table 5-C Victoria Ranch Minimum Property Development Standards	VR-3	VR-5	VR-6	VR-7	VR-10	VR- MF*	VR-C
a. Net lot area (in sq feet)	3,000	5,000	6,000	7,000	10,000	7,500	N/A
b. Lot width (in feet)	50	50	55	60	80	150 int	50
						165 cor.	
c. Lot depth (in feet)	60	80	80	80	100	165 int.	
						135 cor.	
d. Cul-de-sac or odd-shaped lot width (in feet)	30	30	30	30	30	N/A	N/A
e. Radius (in feet)	50	50	50	50	50	N/A	N/A
f. Front yard setback (ft to garage)	20	20	20	20	20	20	12
g. Side yard setback, each side (in feet)	10	10	10	10	10	10	0/10
h. Side yard setback, street side (in feet)	5	10	10	10	10	20	20
i. Rear yard setback (in feet)	10	10	10	15	15	10	0
j. Lot coverage, <u>maximum</u>	50%	50%	50%	50%	40%	60%	60%
k. Building and structure height (maximum in feet)	35 feet or 2 stories, whichever is less, within 50-feet of the exterior boundaries; maximum height shall be no higher than 50-feet or 4 stories whichever is less						
l. Parking Spaces**	See City of imperial Zoning Code Section 24.13 Off-Street Parking						
m. Distance between buildings, exceeding 10 feet in height	5-feet for all residential, 10-feet for multifamily and commercial						

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Figure 5 Land Use Plan 2023
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1. Residential

The single-family residential land use areas within Victoria Ranch are designated as follows: VR 3, VR 5, VR 6, VR 7, and VR 10. Each of the single family residential designations reflects the square footage of the lots. As such, VR 3 reflects Victoria Ranch’s 3,000 square foot lots. The designation VR-3 also reflects a Planned Use Development (PUD). A PUD zone is intended for project areas where exceptional architectural design is achieved and special community amenities are provided. Victoria Ranch will accomplish both of these goals by incorporating amenities such as parks, and RV Storage while implementing imaginative architectural designs. Additionally, Victoria Ranch will strive to incorporate various footprint designs and construct appealing single-family homes.

a. Goals and Objectives

As mentioned in Chapter 3, the following goals and objectives have been identified for the residential component of the Victoria Ranch Specific Plan Amendment.

- i. **Goal** - To develop a harmonious residential community with mixed residential uses located near employment opportunities, open space and park facilities, and commercial services within walking distance.



Objective 1

To provide a compatible mix of residential uses.

Objective 2

To provide higher density residential units are encouraged near major roadways, transit stops, commercial centers and public facilities.

b. Residential Policy

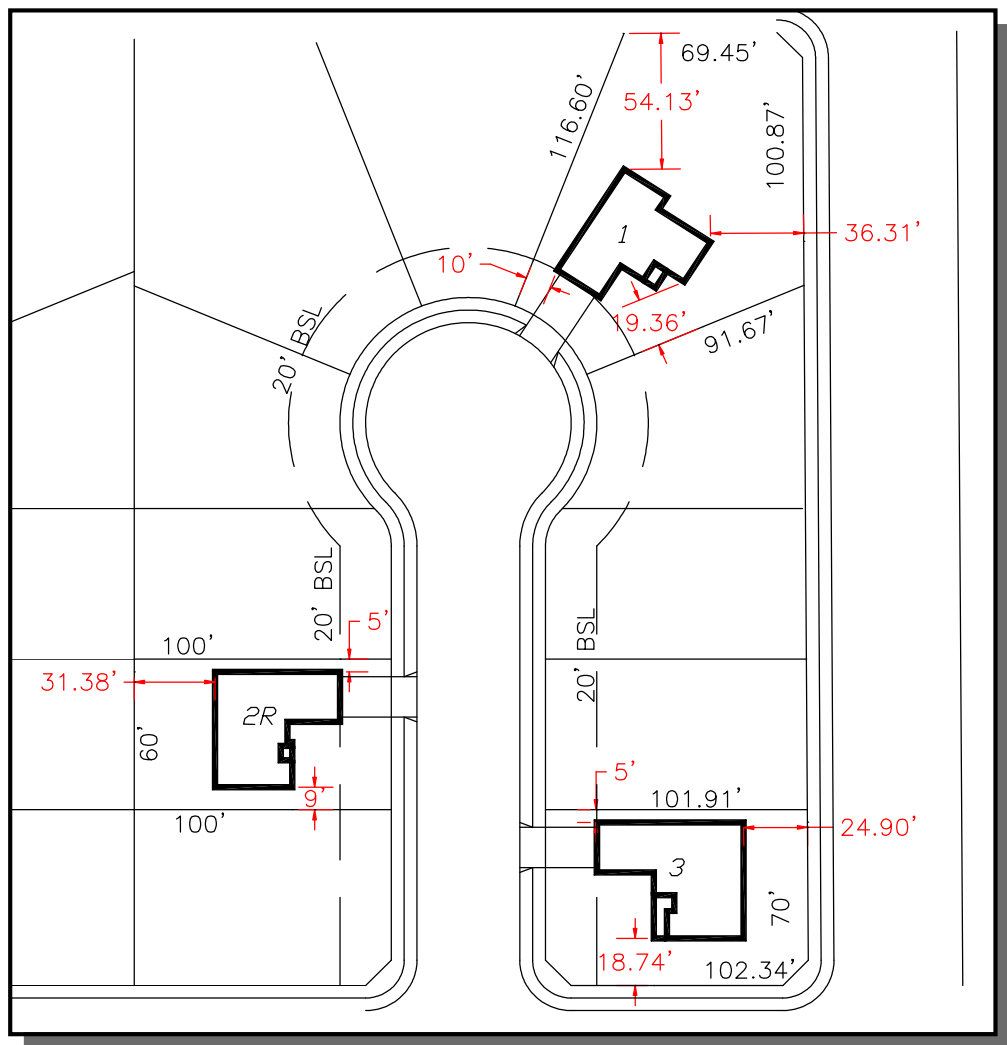
All residential projects within the Victoria Ranch Specific Plan Amendment project area shall meet the requirements

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of the most current City of Imperial Zoning Ordinance, Performance Standards, Sections 24.03.120 Property Development Standards, 24.03.130 Performance Standards, 24.03.140 Accessory Structures, and 24.03.150 Walls and Fences unless stated above. A footprint example is provided in Figure 6 to demonstrate how homes will meet minimum setback requirements.

1. **Multi-family units** – Multi-family units in the Land Use Plan are designated VR-MF and shall provide a mix of bedroom options (studio, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom).



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2. Victoria Ranch Commercial (VR-C)

The commercial land use designation for a 19.58-acre parcel located on the northeastern edge of Victoria Ranch is identified as Victoria Ranch Commercial (VR-C). The final lot layout and design of this parcel will be identified during Phase 4 of the development stage.

The VR-C land use area is expected to accommodate approximately 500,000 square feet of commercial buildings, 267,000 square feet of parking area, and 85,000 square feet landscaping. This section identifies the criteria for commercial development best suited for the Victoria Ranch community.

a. VR-C Goals and Objectives

- i. **Goal** - Provide a well-designed, high quality neighborhood commercial development that will provide for a variation of space and shop areas for both the Victoria Ranch and the surrounding communities.
- ii. **Goal** - Provide for parking facilities that are easily remembered, cooled by a tree canopy, and a short distance walk to shops.
- iii. **Goal** – Provide adequate pedestrian, bicycle, and transit facilities to the Victoria Ranch Community.
- iv. **Goal** – Provide compatible facilities to the Victoria Ranch Community in design and architecture.

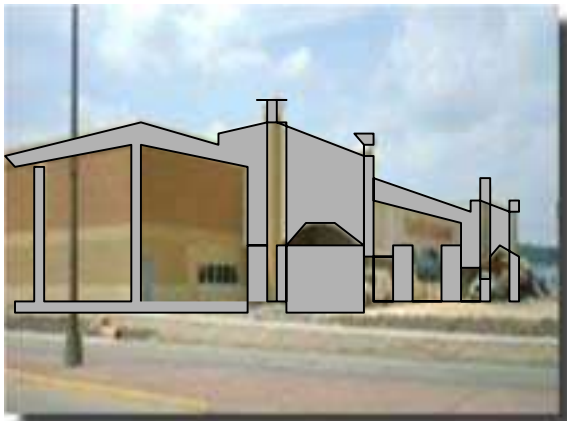


Figure 6 - Footprint Example, 6,000 square-foot lots. Footprints are based on

Objective 1

Design facilities that are attractive to the Victoria Ranch community.

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Objective 2

Design the project with a mixture neighborhood store sizes in order for a variety of business owners to display and sell their product.

Objective 3

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

Objective 4

Commercial facilities shall provide neighborhood commercial services and encourage alternative modes of transportation. Pedestrian friendly designs will be encouraged.

b. VR-C Policy

Unless specified in this plan, all commercial projects within the Victoria Ranch Specific Plan Amendment project area shall meet the requirements of the most current City of Imperial Zoning Ordinance for C-1 Zoning.

c. VR-C Development Standards**i. Signs**

No sign or outdoor advertising structure shall be permitted in any commercial land use area within the Victoria Ranch Community, except for permitted signs per Section 24.16 of the current City of Imperial Zoning Ordinance. A sign program shall be established with the following policies:

- * A comprehensive sign program shall be developed for multi tenant commercial centers with four or more tenants.

ii. Height and Setback Exceptions**Amended Victoria Ranch Specific Plan 2023 Update**

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Architectural features are permitted in commercial areas that create an aesthetic compliment or a focal point. These features could include a clock tower or similar design that may encroach into minimum setbacks.

Commercial architectural features over 35-feet shall be located a minimum 50-feet from the exterior boundaries and shall not exceed 50-feet or 4-stories.

Proposals for architectural features over 35-feet shall require approval by the City of Imperial Planning Commission to ensure that safety, architectural compatibility and appropriate building scale is achieved and maintained.

All uses that are located in the Victoria Ranch commercial center (VR-C) shall be in accordance with the standards and procedures contained in the City of Imperial Land Use Ordinance.

3. Victoria Ranch Schools (VR-S)

The El Centro Elementary School District has identified their need for school facilities within the Victoria Ranch Specific Plan area. The Imperial Unified School District and the El Centro School District have met with the developer and the City to determine their needs and requirements. The developer has agreed to dedicate land to the El Centro School District. The land use designation of (VR-S) has been assigned tracts of land, as depicted on the Land Use Map (Figure 5).

Only schools are permitted on these tracts. Schools shall be designed according to State of California requirements. All uses and their development within the VR-S land use areas are subject to the approval of the State of California. It is recommended that the school districts coordinate all development on these lands with the City of Imperial.

4. Victoria Ranch Open Space (VR-OS)

Open space areas and their conservation shall be provided through a “joint-use public recreational facilities agreement”

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between the City of Imperial and the El Centro Elementary School District. The areas designated as “Victoria Ranch Open Space” (VR-OS) provide an opportunity for schools and the City to jointly provide open space and recreational services. These areas are intended to serve as recreational and therefore should be prohibited from being developed for other than recreational uses. Portions of these open space areas are also intended to serve as retention basins during a 100-year flood. Because of the rare potential to flood, buildings within these areas should be prohibited. Chapter 6 discusses the role of retention basins in detail.

VR-OS land uses have been strategically located adjacent to school building facilities to provide the schools with their required recreational areas. The “joint-use” agreement between the City and the school district shall identify the goals, objectives, and policies for providing services, conserving, and maintaining public open space uses within Victoria Ranch.

Unless specified by the jurisdictional school district or this Specific Plan, all uses and development within VR-OS shall be subject to the City’s Zoning Ordinance under the Agriculture Zone, Section 24.09.400. The following uses shall be **prohibited** in the VR-OS land use designations:

- Raising of Farm Animals;
- Agriculture experimental facilities;
- Airports;
- Animal shelters and hospitals;
- Apiary;
- Cemeteries, crematories and columbarium and related facilities;
- Corporation yards;
- Farm worker housing;
- Mobile homes;
- Hospitals;
- Home Occupations pursuant to Section 24.11.200;
- Single-family dwellings;
- Public utility installations;
- Riding academies or stables;
- Kennels; and
- Keeping of any beehives.

a. Height and Setback Exceptions

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Aesthetically pleasing architectural features and monuments shall be permitted within public facilities. These, shall compliment their surroundings and create a focal point. Features and monuments, such as a clock tower or similar design elements may encroach into minimum setbacks.

All architectural features and monuments over 35-feet shall be located a minimum 50-feet from the exterior boundaries and shall not exceed 50-feet or 4-stories.

Proposals for architectural features and monuments over 35-feet shall require approval by the City of Imperial Planning Commission to ensure that safety, architectural compatibility and appropriate building scale is achieved and maintained.

7. INFRASTRUCTURE PHASING

The primary objective of the phasing plan for the Victoria Ranch planning area is to ensure that all necessary public facilities and services are provided in a timely and efficient manner. Infrastructure shall be coordinated in a cost effective manner and consider the entire development of the project before determining the adequacy of infrastructure development at each phase.

For the purposes of planning and evaluation of the implementation of the project, it has been assumed that Victoria Ranch will develop in four phases (see Figure 11). Based upon this phasing concept, technical studies have been prepared to determine the types and general location of improvements to accommodate each phase independently and the project as a whole. This information has, in turn, been utilized to develop preliminary costs for the project, and ultimately, a Financing Plan. The Financing Plan is further discussed in Chapter 10.

While the phasing has been identified, the timing of each phase is dependent on many factors, including:

- Market demand
- Economic conditions
- Growth in the Imperial Valley
- Growth along the U.S./Mexico international border
- Lot redesign

It should be noted that there are a number of permitting and/or oversight agencies that could impact the timing of phasing. The City of Imperial and other governmental agencies and special districts such as Caltrans, Imperial County, and the Imperial Irrigation District (IID) could impact the phasing. Sub-phasing within each phase is expected to be implemented by the developer via independent Tentative Tract Map processing. A change in phasing should be coordinated with the City (see Chapter 10 for additional information on phasing).

Below is a summary of the anticipated phases of development as shown in the tentative map.

A. Phase I—2004 to 2009

The first phase of development encompasses almost 80 acres and includes the construction of single-family homes, public right-of-way improvements and open space and parkland. This phase of Victoria Ranch consists of:

- Single-Family Residential—286 Units
- Public Right-of-Way Improvements—7.89 Acres
- Open Space Lot—0.72 Acres

1. The following primary infrastructure improvements are needed to serve these components:

a. Circulation—Phase I

During this phase, Cross Road will serve as the main access road to the project area. Prior to the issuance of a building permit for the final homes in Phase 1, the developer shall coordinate with the City of Imperial to ensure that all requirements have been met.

b. Water –Phase I

Domestic water will be provided by the City of Imperial via the City's water main on Cross Road. Development within the Phase I Planning Areas will receive service by connecting to this existing twelve-inch main. New water lines will be installed in accordance with the tentative map and City of Imperial's standards.

c. Wastewater—Phase I

A service line consisting of a twelve-inch main sewer line will connect to an existing sewer main on Cross Road. It may be necessary to upsize the sewer pumping station located at the northwest intersection of Cross Road and Aten Road.

d. Storm Drainage—Phase I

Storm drain and supporting facilities such as retention basins will be incorporated into the tract map and grading plans. The 8-acre retention basin located in

Phase II will be partially developed during Phase I. However, the developer may choose to provide a temporary basin within Phase 2.

B. Phase II—2009 to 2012

Phase II of Victoria Ranch encompasses almost 89 acres and includes the development of the following land uses:

- Single-Family Residential—296 Units
- Multi-Family Residential—0 Units
- Future School Facilities—13.70 Acres
- Public Right-of-Way Improvements—7.89 Acres
- Open Space Lot—5.6 Acres

1. The following infrastructure is needed to serve these components:

a. Circulation—Phase II

Improvements on Aten Road will be done as required by the City to serve Phase I and Phase II. However, primary access will continue to be through Cross Road until the early stages of Phase III. Access through Aten Road may be required upon the completion of Phase II and consist of half street improvements along the eastern boundary of Phase 2.

b. Water—Phase II

Domestic water will be provided by the City of Imperial. The developer should coordinate with the City regarding other development projects that may impact the future capacity of the existing water facilities and how it may impact Victoria Ranch.

During development within Phase I and Phase II, the planning areas will be served from an existing 12-inch water line along Cross Road and a new 14-inch line along Aten Road, as proposed by the City's Ultimate Water Master Plan 2020 (8/14/01). All new water lines shall be installed in accordance with approved engineered improvement plans, City standards, and the Tentative Map.

c. Wastewater—Phase II

A service line connects to a new pump station that is planned to be located off-site. The new proposed pump station would also eventually serve new development north of Aten Road. The pump station has been identified by the City's Ultimate Collection Plan 2020 (8/14/01). The pump station is likely to be placed 400-feet northwest of the IID utility easement on the north side of Aten Road. The location is to be ultimately approved by the City Engineer. Victoria Ranch will participate on this development per the Conditions of Approval of the processed Tentative Tract Maps.

d. Storm Drainage—Phase II

Storm drain and supporting facilities will be incorporated into the tract map and grading plans. The 8-acre retention basin located in Phase II will be completely developed during the Phase II stage.

C. Phase III—2012 to 2027

Phase III encompasses approximately 101 acres and is comprised of the following:

- Single-Family Residential—370 Units
- Multi-Family Residential—0 Units
- Future School Facilities—10.7 Acres
- Open Space/Retention Basin—15.50 Acres
- Public Right-of-Way Improvements—7.89 Acres

1. The following infrastructure is needed to serve these components:**a. Circulation—Phase III**

Improvements on Aten Road will be completely constructed along the western Phase III boundary to serve Phase I, Phase II and Phase III. The primary entrance from Aten Road shall be completed prior to the beginning of Phase IV.

b. Water—Phase III

Domestic water will be provided by the City of Imperial to accommodate the development associated with Phase III. The developer should coordinate with the City regarding other development projects that may impact the capacity of the existing water facilities and how the phasing of Victoria Ranch may be impacted. Development within the Phase's Planning Areas will be served from a new 14-inch water main extended from Phase II.

c. Wastewater—Phase III

New wastewater collection lines will extend from an existing sewer main constructed during Phase II.

d. Storm Drainage—Phase III

Storm drain and supporting facilities such as retention basins and "bio swales" will be incorporated into the tract map and grading plans. A 12-acre retention basin will be partially developed to accommodate storm water runoff from Phase III.

D. Phase IV—2026 to 2050

Phase IV constitutes approximately 60 acres and will include the following developments:

- Single-Family Residential 138 Units
- Multi-Family Residential 240 Units
- Commercial—19.58 Acres
- Open Space/Retention Basin—0.4 Acres
- Public Right-of-Way Improvements—7.88 Acres

1. The following infrastructure is needed to serve these components:**a. Circulation—Phase IV**

Improvements on Aten Road will be completed as required by the City of Imperial to serve Phases III and IV. A primary access point off of Aten Road shall be

completed prior to the building permit of any development in Phase IV.

b. Water—Phase IV

Domestic water will be provided by the City of Imperial to accommodate the development associated with Phase IV. The developer should coordinate with the City regarding other development projects that may impact the capacity of the existing water facilities and how Phase IV of Victoria Ranch may be impacted.

Development within Phase IV planning areas will be served from a main water line along Aten Road. A water line on Dogwood Road may be required to completely loop the water delivery system for the entire project. Water line infrastructure will be provided in accordance to any conditions placed on any Tentative Tract Map.

c. Wastewater—Phase IV

A new service line will connect to an existing sewer main within the Phase III sewer system. It may be necessary to upsize the sewer pumping station located at the northwest intersection of Cross Road and Aten Road. Wastewater impacts and fair share contributions shall be made by the developer in accordance with the Conditions of Approval of any Tentative Tract Map processed during Phase IV.

d. Storm Drainage—Phase IV

Storm drain and supporting facilities such as retention basins and “bio swales” will be incorporated into the tract map and grading plans. The 12-acre retention basin will be completely developed to accommodate storm water runoff from Phase IV.

E. All Phases

The developer will coordinate with the City of Imperial to ensure that all necessary circulation and infrastructure facilities meet the adopted City Standards and any Conditions of Approval placed during the Tentative Tract Map and Improvement Plan process.



Future urban runoff and water quality issues throughout the project area will be addressed during the grading and tentative map stage. Best Management Practices (BMPs) shall be incorporated to the maximum extent possible.

Upon 90 days from the completion of each phase, all landscaping should be in place unless stipulated otherwise under any Tentative Tract Map Conditions of Approval.



F. Electricity and Natural Gas



Electrical power will be provided to the Victoria Specific Plan area by the Imperial Irrigation District. A new electrical distribution substation site will need to be incorporated into the project site during Phase IV and requirements will be a responsibility borne to the Developer if deemed necessary. The Developer with the City shall coordinate with Imperial Irrigation District and other agencies to determine locations and phasing of these utilities.



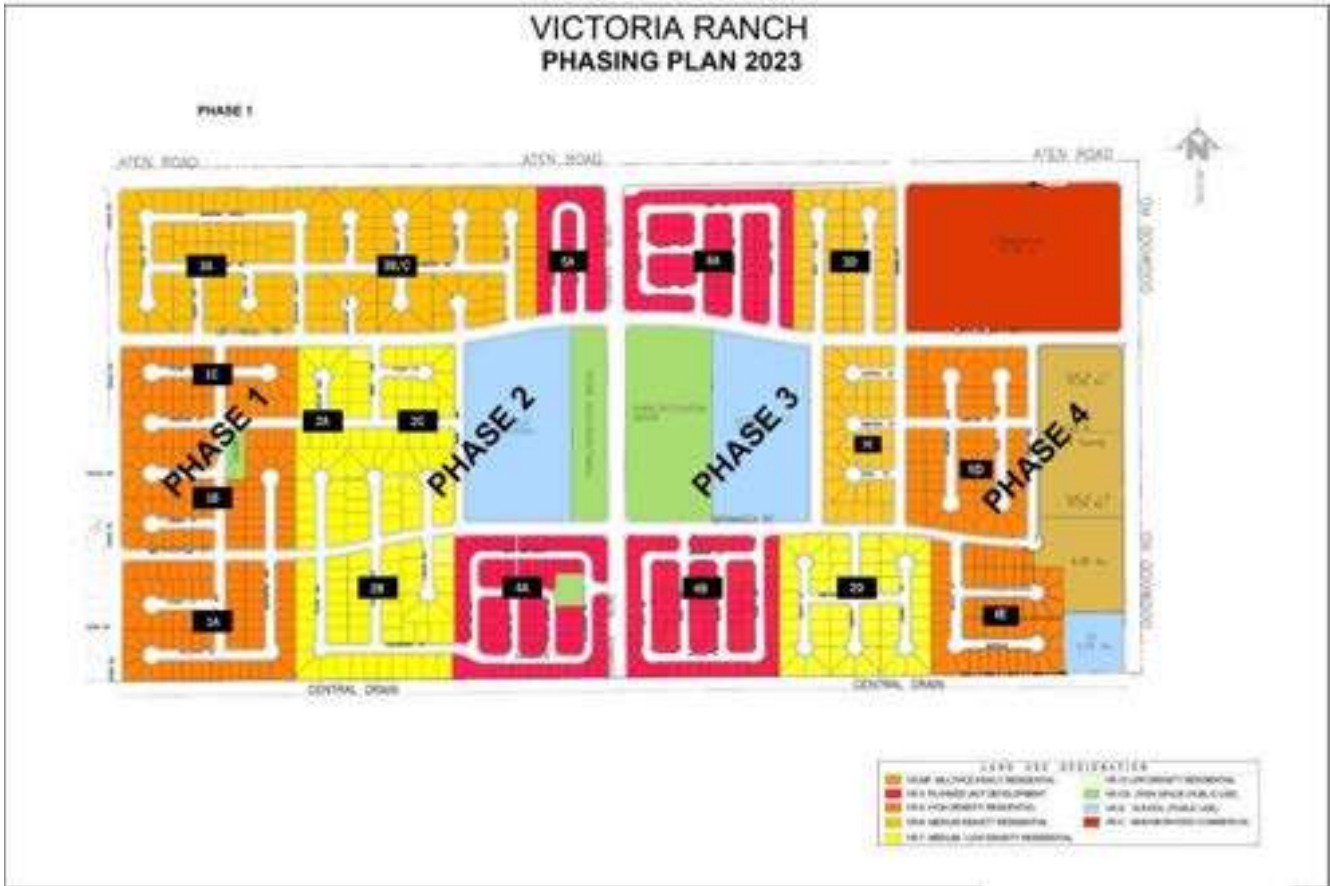
The new development projects will place an additional demand on natural gas facilities within the area. There is a major pressurized gas main located in Dogwood Road. There is also a gas main located in Aten Road. The natural gas distribution within the project area will be coordinated with The Gas Company and Victoria Homes.

Current Providers to
The City of Imperial

G. Cable and Telecommunications

The Developer shall coordinate with the respective agencies to determine locations and phasing of these utilities. All improvement plans shall be reviewed and approved by the City of Imperial.

Table 7-A Phase Summary Table per Tentative Map (Subject to Change)					
	Phase I	Phase II	Phase III	Phase IV	Total
Single-Family Residential	319	265	370	138	1,118 Units
Multi-Family Residential Units	0			240	240 Units
Commercial Area (net)	0	0	0	20+/-	20 +/- Acres
Public Space/ Recreational Area (net)	0.58 +/-	6.2 +/-			28.49 +/- Acres
School Site Dedication (net)	0	8.43 +/-		0	13.89 +/- Acres
Public Right-of-Way Improvements	7.89 +/- Cross Road & Interior Streets	7.89 +/- East Aten Road up to IID Easement & Interior Streets	7.89 +/- Interior Streets	7.88 +/- East Aten Road and Dogwood Road & Interior Streets	31.55 +/- Acres
Water Line Connection	Connect to Cross Road Waterline	Connect to Phase I development	Connect to Phase II development	Connect to Phase III development & close loop from Dogwood Road	N/A
Sewer Line	Connect to Cross Road Waterline	Connect to Phase I development	Connect to Phase II development	Connect to Phase III development	N/A
Storm Drain facilities to be provided	Yes and retention basin located east of Phase I up to IID Easement	Yes	Yes and Retention Basin east of IID Easement	Yes	N/A
New Dry Utilities	Yes	Yes	Yes	Yes	N/A



Please See Figure 11 for Phasing Map.

8. ARCHITECTURAL GUIDELINES

A. The following are general guidelines for Single-Family Residential Planning design:

1. Building Design



Example of proposed home planned for Victoria Ranch

- a. Two-story units with side or rear yards facing streets should incorporate architectural features to avoid a blank wall face.
- b. Building design should be consistent and complementary with the existing surrounding neighborhoods.
- c. Unbroken two-story homes at minimum setbacks should be avoided. As the vertical height of a home increases, it should have a corresponding step back from the street.
- d. Horizontal architectural elements should emphasize the following:
 - i.) Projections and recesses to provide shadow and depths;
 - ii.) Broad pitches and extensive overhangs; and
 - iii.) Covered porches or balconies.
- e. Chimneys should be simple in design to ensure a consistency of character and style. Free standing or exposed flues, veneers, and extravagant metal fireplace; caps should be discouraged.
- f. All air conditioning/heating equipment, soft water tanks, gas meters, and electric meters should be screened from public view.
- g. Use of reverse building plans that add articulation are encouraged.
- h. The design of accessory structures that require a building permit or are visible from the street should be architecturally consistent with the main structures.

2. Building Finishes/Color

- a. White to pastel colored stucco walls or wood siding should be encouraged on walls and exterior surfaces. Accent colors used to complement the wall surfaces are encouraged in moderation. Wood trim should be stained with light-colored, semi-transparent stains or painted as accent.
- b. Minimal use of tile, brick, river rock, wood timbers, stone and masonry are encouraged as design accents and trim if used in a contemporary expression. Heavy textures such as Spanish lace, swirl or heavy trowel are discouraged.
- c. Garage doors should be simple in design and meet specification. Metal doors, bold trim and patterns, and applied decoration are strongly discouraged on garage doors.

3. Roofs



- a. Principal roof forms should be gable or hip with pitches from 4:12 to 6:12. All roof material should be clay tile, concrete tile, slate or a City approved wood shake form approved materials and colors to ensure continuity in texture, color and character. Gambrel, mansard and “period” style roofs are discouraged, as well as flat roofs and antennas.
- b. Solar panels and systems are encouraged to be integrated into the roof design, flush with the roof slope, with frames colored to complement the roof.

B. The following are general guidelines for the Multi-Family Residential design in Victoria Ranch:

1. Building Design

Criteria above (8.A.1.) shall be applied in addition to the following:

- a. Accessory structures such as recreation rooms, clubhouses, as well as trash enclosures, laundry facilities, storage area, and mailboxes, should be architecturally consistent with the residential structures.
- b. Individual units within buildings should have varied setbacks to create interest in both architectural facades and in adjoining streetscape and common open space areas.
- c. Garages and/or carports may be detached but should be clustered in parking “courts” removed from through-traffic.

2. Building Finishes/Colors



- a. White to pastel colored stucco walls or wood siding is encouraged on walls and exterior surfaces. Accent colors used to complement the wall surfaces are permitted and encouraged in moderation. Wood trim should be stained light-colored, semi-transparent stains or painted as accents.
- b. Carport frames should be designed with wood or stucco treatment, with finishes complying with the approved material and color palette. A carport integrated with the architectural style of the development is strongly encouraged.
- c. Materials, roof forms and colors of detached garages should be consistent with the design of adjacent buildings.
- d. Outdoor storage and trash facilities should be properly screened; the architectural

features of these facilities should be consistent with that of the residential buildings.

C. The following are general guidelines for the Commercial building design in Victoria Ranch:

1. Building Design

- a. Architecture, which disaggregates massive buildings into smaller parts with greater human scale, should be encouraged to create a pedestrian friendly environment.
- b. All facades of a building should be considered in the design of a project. To this end, the following are encouraged.
- c. Incorporation, of varied planes and textures; natural, rather than manufactured, finishes; variety in window and door treatments; as well as other similar features.
- d. “Shadow play” through the use of deeply recessed or projecting features, including: pop-out window masses, built-up relief details, cornices, trim, recessed windows, and entrances.
- e. Variation in roofline and parapet treatments to create visual interest.
- f. Fully defined architecture on all facades facing public streets, including windows, doors, architectural details, and emphasized landscaping. In areas where the parking lot is located at the rear of the site, rear facades should be designed to be visually appealing.
- g. The architectural design and free standing signs should be consistent throughout the buildings on a parcel with no mixing of architectural or historical styles.
- h. Major commercial developments should incorporate unifying theme elements



Sacramento – Stone Lake
Master Planned Community
Source: HLA Group

intended to distinguish the project from other developments and which promote pedestrian orientation opportunities. These elements may include:

- i. Outdoor Cafes
- ii. Patios and Plazas
- iii. Gateways
- iv. Water Elements
- v. Kiosks
- vi. Carts
- vii. Flag Courts
- viii. Amphitheaters
- ix. Gardens
- x. Outdoor Markets
- xi. Trellises and Arbors
- xii. Colonnades
- xiii. Bell Towers
- xiv. Carillons
- xv. Theme Towers
- xvi. Gateways

i. All projects should distinguish between informal and formal areas.

j. The provision of shade structures is encouraged both within commercial developments and along adjoining streets. These may include:

- i. Pergolas
- ii. Trellises
- iii. Arcades
- iv. Verandas
- v. Colonnades
- vi. Bus Shelters
- vii. Porches

These structures should be planted with a combination of trees, vines, and shrubs to soften their visual character and enhance shade opportunities.



Clock Tower Example

- k. Doors and windows should be in proportion to the building and should be used to relieve broad expanses of facade.
- l. Buildings should be designed with doors; windows and entries clearly defined which provide access to park-like landscaped areas.
- m. Single structures, signs, and satellite buildings within a center should be unified through the use of common colors, building material, lighting, sign treatment and landscape architecture.
- n. Ancillary structures, such as trash and outdoor storage facilities, should be enclosed or screened from view, and should be architecturally integrated with the development which they serve.
- o. Commercial buildings should be designed in a manner, which is harmonious with surrounding residential neighborhoods. Building masses, height, and bulk should be comparable to that of nearby surrounding uses.

2. Architectural Finishes/Colors

- a. In addition to light or pastel colored stucco walls or wood siding, painted concrete walls are also allowed for walls and exterior surfaces on non-residential buildings.
- b. Prefabricated metal treads and pre-cast concrete treads on stairways are allowed on limited basis only for non-residential buildings.

3. Roof Treatments

- a. Conceal all rooftop equipment;
- b. Emphasize low-rise, varied roof character;
- c. Encourage strong geometry that is varied and staggered, to increase visual interest; and
- d. Spanish mission or American Indian pueblo styled roofs are encouraged.



LANDSCAPE REQUIREMENTS

The goal for the landscape section of the Victoria Ranch Planned Community Specific Plan is to provide a landscape design that identifies with the Victoria Ranch Community. The landscaping design should reflect the scale and hierarchy of vehicular travel ways and should compliment the architectural design of homes, public facilities, and the commercial center.

The following are objectives for the Landscaping at Victoria Ranch:

Objective 1: Xeriscape landscaping techniques using drought tolerant plant species shall be encouraged along right-of-way and parkway plantings within the project area.

Objective 2: Residential projects having common green areas shall be required to install automatic irrigation systems.

Objective 3: The usage of drip irrigation shall be required where feasible.

This chapter provides design standards for subsequent submittals of landscape plans as they relate to the improvements within the Victoria Ranch Planned Community. The landscape plan is a recommendation and is organized as follows:

- A. General Criteria for Design and Plant Material Selection.
- B. Landscape Plant Material List.
- C. Design Techniques for Specific Landscaping Conditions

A. General Criteria For Design and Plant Material Selection

The following criterion is used to create a framework for the design of landscape settings or zones (streets, entries, open space areas and selection of respective plant material within the “Victoria Ranch Planned Community”. They are as follows:

1. Landscape Principles
2. Streetscape Planting Design Criteria
3. Parcel/Lot planting Design Criteria

1. Landscape principles

Quality xeriscaping methods that will group drought tolerant trees, shrubs, and groundcovers with equivalent irrigation requirements will result in minimum water usage and maintenance.

Another fundamental of the landscape concept involves the use of proper horticultural practices. Using soil amendments and/or mulching around plants helps keep the root zone moist as well as discouraging weeds, a constant source of maintenance problems.

The design, installation, and maintenance of the individual landscaped areas within Victoria Ranch should observe the fundamentals of the landscape concept.

2. Streetscape Landscape Design Criteria

To provide an identity to the community; a single palm species should be selected to outline the outer boundaries and the major corridors within the community. Shade trees should be placed in-between.

The continuation of the Theme tree should continue inward within the community, however the spacing should be reduced. Shade trees should be placed in-between as often as possible. If feasible, theme trees

should be lighted at major intersections and along major corridors.

The Landscape Plant Material List below outlines a selection of characteristic trees for Victoria Ranch.

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

- i. Scale and hierarchy of associated arterials or streets.
- ii. Travel speed of individual arterials or street.
- iii. Design compatibility or image with adjacent land use or landscape setting.

Use of drought-tolerant ground cover or turf is only recommended at the major entry or secondary entrances, and individual parcel/lot entries that can be easily serviced.

Drip irrigation shall be used as a method to provide water to all landscaping, except in areas where turf is used.

The following are the guiding design components of the Landscape Master Plan:

a. Primary Roads (Aten Road, Cross Road and Dogwood Road)

Primary roads will have a prominent visual and aesthetic impact and reflect the scale and hierarchy of vehicular travel ways.

- i. Minimum tree size for parkways: 15-gallon containers or equal.
- ii. Theme tree-every 75 linear feet (See Figure 13);
- iii. Shade trees to landscape area ratio; Minimum of one tree every 40 linear feet of landscaped right-of-way

b. Major corridors within Victoria Ranch

- i. Minimum tree size, 15-gallon containers or equal
- ii. Theme trees every 50 linear feet.
- iii. Tree to landscape area ratio: maximum one tree every 40 linear feet of landscaped right-of-way.
- iv. Palms shall be lighted where it is deemed feasible.

c. Victoria Ranch Planned Community Neighborhood streets with parkway

In the event that parkway is provided or that tree wells are provided along neighborhood corridors, the following shall apply.

- i. Minimum tree size: 15-gallon containers or equal size.
- ii. Tree to landscape area ratio: Minimum one tree every 40 linear feet of landscaped right-of-way.
- iii. Palms shall be lighted where it is deemed feasible.

d. Victoria Ranch Imperial Irrigation District Median

The Victoria Ranch Planned Community entry areas and special intersections define the primary entry points and individual land use districts. The design intent of Victoria Ranch entry areas and special intersections is to identify community visual nodes (See Figure 12).

- i. Trees planted in the median shall not exceed a height of 30 feet.
- ii. Lawn as a groundcover should be used selectively within all entry areas and

Intersections. A small area where maintenance and safety are of concern, a low maintenance ground cover or desert landscaping is recommended.

- iii. Minimum tree size: 15-gallon containers.
- iv. Tree to landscape area ratio: One tree for every 40 linear feet of landscaped right-of-way and or setback area.

3. Parcel/Lot Landscape Design Criteria

Prior to the use of occupancy of any lot or premises, it is recommended that the lot or premises not devoted to buildings, structures, driveways, sidewalks, outdoor storage, or loading areas be landscaped. Areas designated for future development or expansion need only be required to adequately control dust and erosion.

- a. **Residential** - Landscaping must be provided and maintained on all residential parcels in accordance with the following standards:
 - i. All front- and side-yard areas shall be irrigated and landscaped.
 - ii. All required landscaping should include the planting of trees at a minimum ratio of one tree per lot. Trees shall be a minimum of 15 gallons or equal in size when planted.
 - iii. Landscaping shall include a balance mix of trees, shrubs, groundcovers and non-vegetation materials. Non-vegetative groundcover may include rocks, wood chips, pavers and other artificial cover.
 - iv. All irrigation systems shall contain an adequate backflow prevention device.

- v. All landscaped areas shall be maintained in a clean, neat, and healthy condition
- b. **Commercial and Open Space/Public Areas** - Landscaping must be provided and maintained on all commercial, parks, and public right of way parcels in accordance with the City of Imperial standards and the following:
 - i. All front- and side-yard areas in all land use zones must be landscaped.
 - ii. All required landscaping should include the planting of trees at a minimum ratio of one tree per 500 SF of landscaping. A minimum of 30% of the required trees shall be a minimum of 24-inch box size when planted. Other trees shall be a minimum of 15 gallons or equal in size when planted.
 - iii. For all off street parking areas of five or more spaces, 5% of the parking areas shall be landscaped. Required landscaping shall be evenly distributed throughout the parking area, including appropriate number of trees.
 - iv. Landscaping shall include a balance mix of trees, shrubs, and groundcovers. Groundcover shall be a minimum of 50% vegetative. Non-vegetative groundcover may include rocks, wood chips, pavers and other artificial cover.
 - v. All irrigation systems shall contain an adequate backflow prevention device.
 - vi. All landscaped areas shall be maintained in a clean, neat, and health condition. Maintenance shall include proper watering, fertilizing, weeding, removing litter, and replacement of plants when necessary.

- vii. All landscaped areas shall be designed to compliment surrounding areas and when necessary, serve to reduce and treat urban run-off.
- viii. Site plan submittals shall indicate type, size, and location of all landscaping material.
- ix. Retention basins should be incorporated as a landscape feature. Where possible, efforts shall be made to combine adjacent parcel basins. Combining basins will conserve usable front yard area and enhance overall street appearance.
- x. Retention basins should be designed to treat urban run-off when feasible.
- xi. All public sidewalks must provide for comfortable pedestrian passage by maintaining a minimum clear width of 5 feet .
- xii. **Tree Well Dimensions** – When applicable, design sidewalk tree wells to be 4' x 4' or larger. Modification to 3' x 5' may be acceptable where needed to provide minimum sidewalk width. Approval by the City is required for all wells smaller than 4' x 4'. Specify the engineering station location of the center of each tree well on the construction plans.
- xiii. **Tree Grates** – When applicable, specify the installation of cast iron tree grates in the village commercial area. Use only grates that can be altered to provide for growth of the tree trunk. Where tree grates are to be used to add to the usable sidewalk area, specify grates that meet requirements of the Americans with Disabilities Act.

The grate opening dimension is limited to 1/2 inch in the direction parallel to pedestrian travel.

Methods to control street damage from tree roots shall include root wells along all corridors.

B. Landscape Plant Material List

The following lists of trees are recommended for Victoria Ranch. The list does not include all the trees that may be appropriated for the planned community. In an effort to maintain a sense of continuity, order, and cohesive development design, the following trees are noted as recommended trees:



3. Theme Tree: Palm Tree

Palm trees, in the form of Fan Palms and Date Palms, are a prominent skyline feature and landmark of Imperial Valley. Palm trees are symbolic of the Valley’s indigenous landscape character, the low desert of the southwest region. Because of the palms’ unique and attractive contribution to the Imperial Valley landscape, palm varieties should be prominently woven in the landscape settings of the “Victoria Ranch Planned Community”. Specific palm tree varieties are recommended for the various streetscape zones.

- a. **Recommended Street Trees for Aten Road, Cross Road and Dogwood Road (Primary Roads). A singletree species should be selected.**

Tree Species	Common Name
<u>Washington filifera</u>	California Fan Palm
<u>Wahingtonia robusta</u>	Mexican Fan Palm
<u>Phoenix dactylifera</u>	Date Palm
<u>Brachychiton Populneus</u>	Bottle Tree
<u>Ficus retusa</u>	Indian Laurel Fig
<u>Fraxinus uhdei</u>	Evergreen Ash
<u>Acacia</u> rostellifera.	Skunk Tree
<u>Pistacia chinensis</u>	Chinese Pistache
<u>Querus virginiana</u>	Southern Live Oak
<u>Schinus molle</u>	California Pepper
<u>Ulmus parvifolia</u>	Chinese Elm
<u>Chamaerops humilis</u>	Mediterranean Fan Palm**
** Recommended Street Tree as for exterior boundary along Aten Road, Dogwood Road, and Cross Road. When trees interfere with IID above ground high voltage lines.	

b. Recommended Street Trees for Victoria Ranch major corridors.

Tree Species	Common Name
<u>Washington filifera</u>	California Fan Palm
<u>Wahingtonia robusta</u>	Mexican Fan Palm
<u>Phoenix dactylifera</u>	Date Palm
<u>Brachychiton populneus</u>	Bottle Tree
<u>Ceratonia siliqua</u>	Carob Tree
<u>Cupressus glabra</u>	Smooth Arizona Cypress
<u>Ficus retusa</u>	Indian Laurel Fig
<u>Fraxinus uhdei</u>	Evergreen Ash
<u>Lagerstroemia indica</u>	Crape Myrtle
<u>Olea europaea</u>	Olive
<u>Phoenix dactylifera</u>	Date Palm
<u>Acacia</u> rostellifera.	Skunk Tree
<u>Prosopis</u>	Mesquite
<u>Querus virginiana</u>	Southern Live Oak
<u>Schinus molle</u>	California Pepper
<u>Ulmus parvifolia</u>	Chinese Elm



** Primary street tree (100% minimum of plantings within street right-of way).

c. Recommended Street Trees for Main Entrance Area

Tree Species	Common Name
<u>Washington filifera</u>	California Fan Palm
<u>Wahingtonia robusta</u>	Mexican Fan Palm*
<u>Phoenix dactylifera</u>	Date Palm
<u>Brachychiton Populneus</u>	Bottle Tree
<u>Ficus retusa</u>	Indian Laurel Fig
<u>Fraxinus uhdei</u>	Evergreen Ash
<u>Acacia</u> rostellifera.	Skunk Tree
<u>Pistacia chinensis</u>	Chinese Pistache
<u>Querus virginiana</u>	Southern Live Oak
<u>Schinus molle</u>	California Pepper
<u>Ulmus parvifolia</u>	Chinese Elm
<u>Chamaerops humilis</u>	Mediterranean Fan Palm**

** Recommended Street Tree as for exterior boundary along Aten Road, Dogwood Road, and Cross Road. When trees interfere with IID above ground high voltage lines.

d. Recommended Street Trees for Medians and within the Imperial Irrigation District (IID) Easement (See Figure 12)

All landscaping within the medians shall not exceed 30-feet. The following are recommended plantings:

Tree Species	Common Name
Chamaerops humilis	European fan palm
Butia Capitata	Jelly palm
Neodypsis decaryi	Triangle Palm

<p>Triangle Scientific Synonym: Neodypsis decaryi</p>	<p>Name: <i>Neodypsis</i> <i>Dypsis</i></p>	<p>Palm <i>decaryi</i> <i>decaryi</i></p>
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Size: Slowly up to 20 feet (6 m). 20 feet in diameter (4.5 m)
Min. Temperature: 29°F (-2°C)
Water Requirements: Regular water
Sun Requirements: Light shade to shade
Origin: Madagascar
Leaf: Pinnate, Gray green leaves, upright, bending at the end., 15 feet long..
Trunk: circular, 12 inches. short.
Flower: Flower stalk coming from among the leaves.
Fruit: 0.75 inches. oval.
Seed: 0.5 inches. round.

Source: http://www.desert-tropicals.com/Palm/Neodypsis_decaryi.html

C. Design Techniques for Specific Landscaping Conditions

The following section outlines the recommended standards for specific streetscape design condition within the "Victoria Ranch Planned Community".

1. Medians
2. Intersections

Each of the above landscape areas can be found in one or more of the landscape zones.



European fan palm

1. Medians (Center Islands)

- a. The planting area of medians shall be a minimum width of 6 feet wide. Maintenance walks along curbs shall be a minimum width of 1.0 foot. Turn-pocket noses will not be planted, unless they are wider than 5 feet.
- b. Planting areas must be graded to drain excess surface water through a system of inlets and drainage pipes, and carried away to the street's storm drainage system. All required paved surfaces in medians and maintenance aprons shall be textured and colored concrete or inlaid pavers to complement other materials. High-flow drip irrigation shall be used in medians.
- c. Tree selections and spacing should allow for vehicle visual clearance at maturity.
- d. Groundcover and shrubs at intersections should not exceed a height of 36 inches.
- e. Planting concepts shall utilize drought-tolerant shrubs or turf substitutes.

b. Intersections

Victoria Ranch Planned Community intersections should reflect the quality and image of adjacent developments.

- a. In areas where parkways are provided, street trees shall be planted along the right-of-way of both sides of the meandering sidewalk.
- b. Planning for street trees must begin at the preliminary platting phase of development to insure thorough coordination with utilities, driveways and visual clearances for street intersections and traffic signage.
- c. Street trees within the major circulation area of the plan shall be lighted. Lighting design shall be uniform throughout the community.

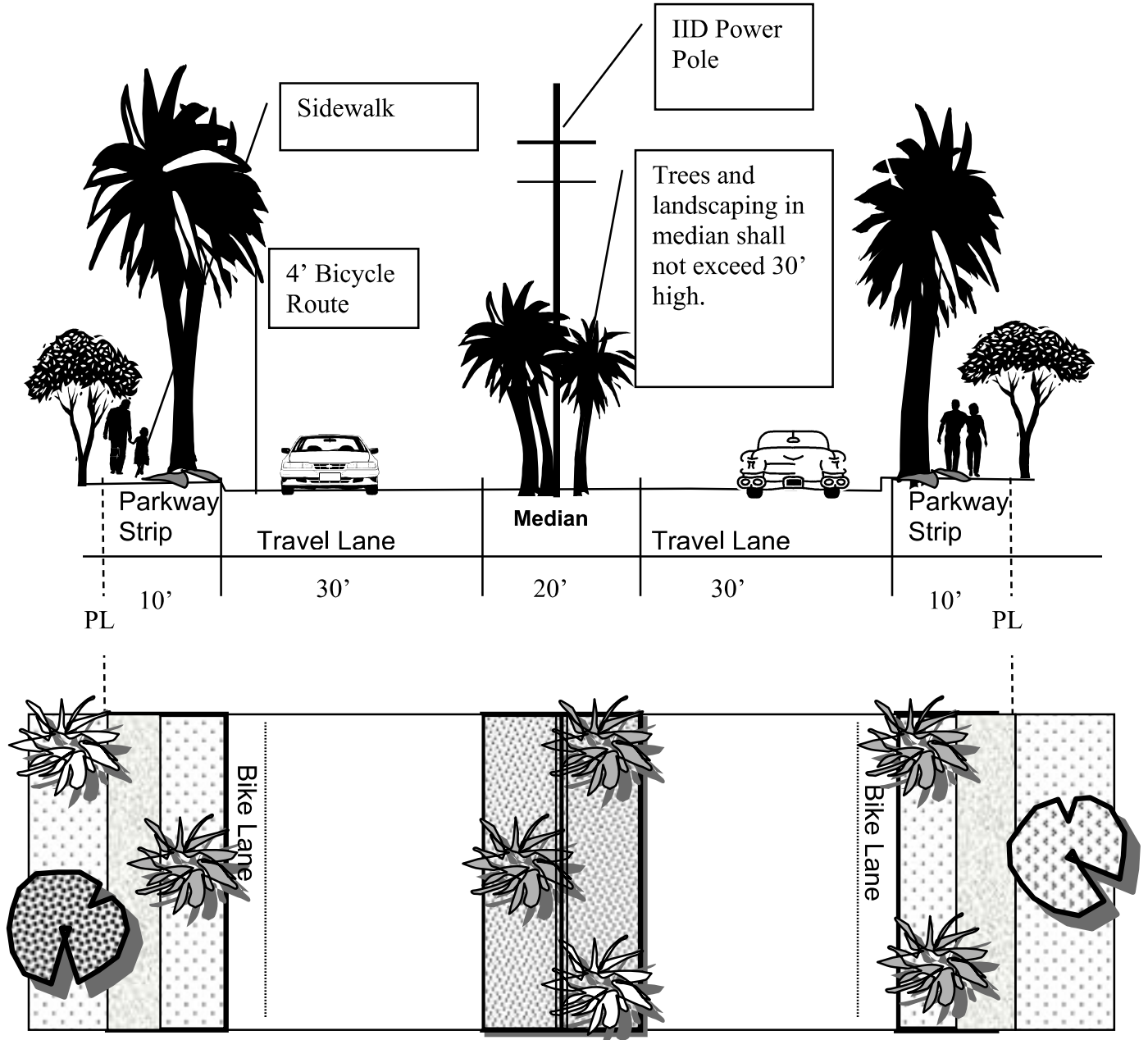


Figure 12 - Street right-of-way example

D. Maintenance

1. Landscape Maintenance

The owner of each property shall maintain all landscaping on a given property. Landscaping in public areas will be maintained through the Financing Plan addressed in Chapter 11.



Figure 13 – Conceptual Landscaping Plan

10. IMPLEMENTATION

This section will provide recommended enforcement procedures and amendment procedures for Victoria Ranch.

Within Victoria Ranch the same City policies and ordinances apply unless specifically discussed in this plan. In the event that there is a conflict between this plan and existing city ordinances, the provisions of the Specific Plan as approved and adopted by the City shall be deemed acceptable.

The goal of this section is to provide a tool that will ensure community character throughout the life of the community.

A. Monitoring and Enforcement

The City shall establish procedures that will help enforce standards and provide guidelines to implement and amend the Specific Plan.

The procedures, regulations, standards, and mitigation monitoring included in the Victoria Ranch Specific Plan and Environmental Determination will be administered and enforced by the following agencies:

1. Planning and Building Department
2. Public Works Department
3. County of Imperial Fire Department
4. City of Imperial Police Department

The City of Imperial has the principle responsibility to coordinate all monitoring, permitting activities for Victoria Ranch.

Monitoring of mitigation identified in the CEQA documentation shall be reviewed on an annual basis by the City of Imperial.

B. Specific Plan Amendments

Because the Victoria Ranch development will be developed over a period of approximately 10-25 years, it is anticipated that market conditions and development practices may change, thereby necessitating Specific Plan Amendments.

The Victoria Ranch Specific Plan may be amended at any time. The Director of Planning may approve minor modifications. For major modifications, the proposed amendment and environmental documentation will need approval by the City of Imperial Planning Commission or the City of Imperial City Council, subject to the procedures in effect at the time of the amendment.

1. Minor Modifications

The following modifications are considered minor in nature and do not require a Major Specific Plan Amendment.

- a) Phasing of construction, including combining of planning areas.
- b) Utility alignments and adjustments to phasing of utilities. Minor adjustments may include earlier construction, substitution of oversized facilities in adjacent phases, and similar adjustments.
- c) Utility service road alignments.
- d) Final facility sizing, and precise location of water, sewer, and storm drainage improvements.
- e) Change in utility and/or infrastructure servicing agency.
- f) Arterial or collector road alignment revisions where the roadway centerline moves less than 200 feet.

- g) Decrease in development density or intensity.
- h) Transferring of land use categories from one area of the Plan to another.
- i) Minor landscape and streetscape design modifications, which are consistent with the intent of the design guidelines contained in this document.
- j) Deletion of unnecessary drainage facilities or in fracture when recommended or approved by the City Engineer.
- k) Specific modifications of a similar nature to those listed above, which are deemed minor by the Planning Director, which is in keeping with the spirit and intent of the Specific Plan, and which are in conformance with the General Plan.
- l) The Planning Director shall have the authority to allow the “merging of lots currently shown on the Tract Map, in the event developer prior to recordation requests that one or more lots be combined, Planning Director shall take into consideration the requirements of the Victoria Ranch Plan, the Map Act, City Ordinance and the overall integrity of the Map. The Planning Director shall not have the authority to further divide any such lots.

2. Major Specific Plan Amendments

Area and Boundary Adjustments are considered major in nature and do require a Major Specific Plan Amendment.

Expansion of the project area or amendments to the Victoria Ranch Specific Plan will require approval by The City of Imperial City Council. Planning area boundaries as shown in this

Specific Plan are approximate. Precise planning area boundaries and acreage will be established by subsequent parcel maps, tract maps, plot plans and lot line adjustments. Acreage may vary due to more precise mapping.

All Specific Plan modifications, which do not meet the criteria for minor modifications stated above, shall be deemed to require a formal Amendment to this Specific Plan.

Specific Plan Amendments shall be processed pursuant to the provisions of the City of Imperial Zoning Code, and this Specific Plan.

C. Maintenance Responsibilities

1. Central Drain and Power Line

Maintenance of the Central Drain Main, under ground easements, and overhead power lines that belong to the Imperial Irrigation District (IID) will be the responsibility of the IID. The City of Imperial shall maintain all landscaping along IID easements.

2. Right-of-Way Landscaping

Maintenance of landscaping shall be the responsibility of the City of Imperial.

3. Park and Recreation

Parks and recreational areas shall be maintained by the City through a "Joint-Use" agreement between the City of Imperial, the El Centro Elementary District.

4. Circulation Infrastructure

All streets, pedestrian, transit, and bicycle infrastructure shall be maintained by the City of Imperial.

11. FINANCING

To provide and support the development, various financing measures are available for the City of Imperial to adopt for Victoria Ranch.

The developers, builders and future residents of the Victoria Ranch will be required to participate in the City implemented financing plan. The City of Imperial and the developer have tentatively agreed to use the following financing options for Victoria Ranch:

- A. A Community Facilities District with Mello Roos;**
- B. General Obligation Bonds; and**
- C. Fees and Exactions.**

Although A-C have been tentatively agreed upon, the final decision will be based upon the recommendations of the fiscal impact analysis provided by LAFCO.

A. Mello-Roos (Phase 1 and Phase 2 Only)

The Mello-Roos Community Facilities Act of the California Government Code (Sections 53311 et seq.) enables the City of Imperial to establish a community facilities district (CFD) and to levy special taxes to fund facilities and services for the Victoria Ranch community.

Proceeds of the Mello-Roos tax can be used for direct funding or to pay off bonds for capital facilities.

The following procedures (*in italics*) have been referenced and summarized from the State of California's Office of Planning and Research. Each of the following is considered specifically appropriate for this project:

- (1) The property owner of the project area should submit a signed petition (10% of the registered voters residing within the proposed district or by the owners of 10% of the land within the proposed district).*

(2) *Within 90 days of the initiation of proceedings, the City of Imperial must adopt a resolution of intention which will:*

- a) *Describe the boundaries of the proposed district;*
- b) *State the name of the proposed CFD;*
- c) *Describe the types of facilities and services to be provided or purchased within the district and any incidental expenses;*
- d) *State that a special tax, secured by recordation of a continuing lien on nonexempt property, will be levied annually. It must also specify the rate, method of apportionment, and manner of collection of the special tax in a way which will allow each landowner to estimate their tax liability;*
- e) *fix a time and place for a public hearing on the district formation;*
- f) *Describe any adjustment in property taxation necessary to pay prior indebtedness; and*
- g) *Describe the proposed voting procedure.*

By the time of the public hearing, the agency must have prepared and made available a report explaining the proposed purpose of the district and containing an estimate of costs. (State of California Government Code section 53321)

Advance notice of the hearing must be published in a newspaper of general circulation and a notice mailed to each landowner and registered voter within the proposed district. The notice must contain the text of the resolution of intention, the time and place of the hearing, and a description of the protest procedure. Written or oral protests against creation of the district, the proposed district boundaries or the particular facilities or services to be funded can be filed prior to or at the public hearing. Proceedings must be abandoned for a period of one year if protests are received from either:

- (1) *50% or more of the registered voters residing within the proposed district or six of such voters, whichever is more; or,*

(2) *The owners of one-half or more of the land in the district.*

If the protests relate to particular boundaries, facilities, services, or taxes, the legislative body may revise the proposed district to accommodate those concerns. If, upon conclusion of the hearing (and any continuances thereto), the legislative body decides to create the CFD it must adopt a resolution of formation. (State of California Government Code section 53321.5)

Because there are fewer than 12 voters for the project area, then a vote is held among the current landowners, with each acre of land or portion of an acre counting as one vote. At the time of writing of this document, there were only two known property owners. Landowner elections may be conducted by mail. An approval requires a two-thirds affirmative vote.

The City of Imperial should work with the developer to ensure prospective property buyers of their special tax obligations under a CFD by requiring:

- (1) Clearer disclosure of the potential special tax burden at the time of a CFD election;*
- (2) Designation by the legislative body levying the special tax of an agency to respond to public inquiries about current and future special tax levies; and*
- (3) Full disclosure of the tax by the agency and sellers to prospective property buyers.*

CFD formation proceedings may be initiated in an area proposed for annexation to a city when that city has filed a resolution of intention for annexation with the Local Agency Formation Commission. Actual formation will be contingent upon approval of the proposed annexation (Government Code section 53316). Furthermore, the legislative bodies of two or more local agencies can enter into a joint community facilities agreement or a joint powers agreement in order to finance cooperative improvements or services. Such agreements may also include state

or federal agencies. (State of California Government Code section 53313.5)

Upon formation of the CFD and levy of the special tax, a special tax lien will be recorded against all eligible properties in the district (Government Code section 53340). This and the other disclosure requirements noted above ensure that purchasers of taxable properties will have constructive notice of the existence of the special tax.

According to The Mello-Roos Community Facilities Act of the California Government Code,

The tax can be used to finance the purchase, construction, expansion, improvement or rehabilitation of real property with a useful life of five years or more (Government Code section 53313.5). It can pay for the following capital facilities: including, but not limited to:

- 1.) Local park, recreation, and open-space facilities (Government Code section 53313.5(a));**
- 2.) Parkway facilities (Government Code section 53313.5(a));**
- 3.) Elementary and secondary school sites and structures that meet the building area and cost standards of the State Allocation Board (Government Code section 53313.3(b));**
- 4.) Fire stations;**
- 5.) Highway interchanges;**
- 6.) Water and sewer systems;**
- 7.) Libraries (Government Code section 53313.5(c));**
- 8.) Child care facilities (Government Code section 53313.5(d));**

9.) *The undergrounding of utilities;*

10.) *Acquisition, improvement, rehabilitation, or maintenance of public or private property for the purpose of removing or cleaning up hazardous materials (section 53313.5);*

11.) *Work found necessary to bring public or private buildings into compliance with seismic safety standards or regulations (Government Code section 53313.5 (h));*

12.) *Any governmental facilities which the legislative body creating the CFD is authorized by law to contribute revenue to, own, construct, or operate (Government Code section 53313.5 (g));*

13.) *Acquisition, improvement, rehabilitation, or maintenance of real or other tangible property, whether publicly or privately owned, for the purpose of removal or remediation of any hazardous substance (Government Code sections 53314.6 and 53313.8); and,*

14.) *The repair and abatement of damage caused to privately owned buildings and structures by soil deterioration, provided (a) the vote on the question of imposition of the special tax is unanimous, and (b) the work to be financed is certified as necessary by local building codes (Government Code section 53313.5).*

A Mello-Roos CFD may also fund the following services on a pay-as-you-go basis:

- Police protection (including the provision of jails and detention facilities);*
- Fire protection and suppression;*
- Ambulance and paramedics;*
- Flood protection;*
- Recreation program and library services and additional funds for the operation and*

maintenance of parks, parkways, open space, museums, and cultural facilities (this final service cannot be approved through a landowner election); and,

- *Removal or remedial action for cleanup of any hazardous substance. (Government Code section 53313).*

A CFD tax approved by landowners' vote (i.e. when there are less than 12 registered voters in the proposed district) can only finance the above services to the extent that they are in addition to services that were already being provided to the area before the district was formed (Government Code section 53313).

Bonds may be issued to finance infrastructure (but not services) under the Mello-Roos Act. Debt service is paid from the proceeds of the district. However, in order to avoid defaults, the legislative body must determine before the sale of bonds that the value of the real property that would be subject to the special tax will be at least three times the principal amount of the bonds to be sold and the principal amount of all other outstanding bonds within the CFD boundaries secured by Mello-Roos special taxes and special assessments. This rule and the exceptions to it may be found in Government Code section 53345.8. Refer to Government Code section 53345 for the procedure for issuing bonds.

Issuing bonds secured by the proceeds of the CFD provides an immediate source of cash for CFD projects that can then be repaid over time.

Mello-Roos taxes are subject to reduction or repeal by initiative. Proposition 218 does not specify whether the qualifying signatures for an initiative must be gathered jurisdiction-wide and the question put to jurisdiction-wide vote, or whether the initiative is limited to that portion of the jurisdiction within the boundaries of the CFD.

B. General Obligation Bonds

The City of Imperial has the authority to issue general obligation (G.O.) bonds with 2/3 approvals of the jurisdiction's voters (Prop. 46 1986). These bonds are used to finance the acquirement and construction of public capital facilities and real property (see Government Code sections 29900 et seq., 43600 et seq., and Education Code section 15100 et seq., respectively).

According to the State of California, the City of Imperial can:

“Initiate a G.O. bond election by passing a resolution placing the proposed bond issue on the ballot. The resolution must specify the public project to be financed. Voter election packets must include information about the proposed increase in the tax rate, ballot arguments, and the specific uses of the proceeds of the bonds. If sources of income other than property taxes are to be used to service the bonds, the voter pamphlet must disclose the effects of that upon the projected tax rate.

Upon issuing a G.O. bond, the City of Imperial is authorized to levy an ad valorem property tax at the rate necessary to repay the principal and interest of the bonds.

The property taxes being appropriated to a G.O. bond issue do not count towards the jurisdiction's Gann appropriations limit. State law sets the maximum indebtedness, which entities may incur through G.O. bond issues. General law cities are limited to 15% of the assessed valuation of all real and personal property within their boundaries. Counties are limited to 5% of their assessed valuations. A unified school district is limited to 2-1/2% of its assessed valuation and an elementary or high school district is limited to 1-1/4% (Education Code sections 15106 and 15102).

G.O. bonds are backed by the full faith and credit of the issuing jurisdiction and are paid for by increasing

local property taxes above the limit imposed by Proposition 13. This security is attractive to potential investors. Accordingly, G.O. bonds will generally carry a moderate interest rate. In addition, G.O. bond issues do not require a reserve fund during construction of the authorized capital improvement.

Bond proceeds cannot be used for equipment purchases nor to pay for operations and maintenance.

C. Fees and Exactions

As conditions of approval, the City of Imperial can collect direct charges or dedications on a one-time basis.

The purpose of the fee or exaction must directly relate to the need created by the development. In addition, its amount must be proportional to the cost of improvement.

Fees can be categorized in four major classes:

- (1) Development impact fees (can be called "Victoria Ranch fees") which are levied on new development to cover the cost of infrastructure or facilities necessitated by that development;*
- (2) Permit and application fees which cover the cost of processing permits and development plans;*
- (3) Regulatory fees; and*
- (4) "Property related fees and charges," as defined by Proposition 218.*

Development impact fees continue to be governed by the Mitigation Fee Act (Government Code section 66000, et seq.) and do not require voter approval.

Traffic mitigation fees, infrastructure improvement fees, and fees for improving sewer and water systems to accommodate new development are common examples of development impact fees. "Exaction" is a broader term for impact fees, dedications of land, and in-lieu fees that are imposed to fund public improvements necessitated by the proposed

development. School facility fees, parkland dedication requirements, and road dedication and improvement are all examples of exactions.

A development impact fee is an exaction that is imposed as a precondition for the privilege of developing land. Such fees are commonly imposed on developers by local governments in order to lessen the impacts of increased population or demand on services generated by that development. Local governments derive their authority to impose exactions from two sources: the "police power" granted to them by the State Constitution; and/or specific state enabling statutes such as the Subdivision Map Act.

The Traffic Study prepared by Darnell and Associates (July 21,2003) has recommended that a Traffic Impact Fee program be adopted by the City of Imperial to offset the cost of improvements needed for Victoria Ranch and surrounding future developments.

The following alternatives are also available and could be considered:

1. Assessment Districts such as:

- a. Landscape and Lighting District (LLD)
- b. Facilities Benefit Assessment
- c. Fire Suppressor Assessment

VICTORIA RANCH LANDSCAPE PLAN 2023 UPDATE



LEGEND

-  PRIMARY ENTRANCE
 -  SECONDARY ENTRANCE
 -  BICYCLE FACILITIES
 -  TRANSIT
 -  BUS TURNOUT
 -  MEDIAN
 -  MAIN ENTRY AREA ROADS WITH PARKING
 -  PEDESTRIAN LINKS
 -  PARKING LOT
 -  Existing Trees (Phase 1 & 2)
 -  Proposed Planting According to Plant List
- Trees & Plants must adhere to the guidelines specified in Specific Plan.

NOTE: SINGLE FAMILY RESIDENTIAL 1 TREE PER LOT
 PALM TREES
 EVERY 75' ON THE PRIMARY ROADS
 EVERY 75' ON THE SECONDARY ROADS
 ALL OTHER TREES 40' MAX
 TREES EVERY 50' FT. ALONG THE MEDIAN (OR BASEMENT)
 30' HIGH MAX.