

HEBER PUBLIC UTILITY DISTRICT

2012

SERVICE AREA PLAN

Approved by LAFCo on November 15, 2012

Adopted by HPUD on December 20, 2012

PREPARED BY:

The Holt Group, Inc.



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1.0 INTRODUCTION

1.1 HISTORY OF THE MUNICIPAL SERVICE REVIEW/SERVICE AREA PLAN

In 1997, Assembly Bill (AB) 1484 established the Commission of Local Governance for the 21st Century. The role of the Commission of Local Governance was to evaluate local government organization and operational issues and develop a statewide vision and determine how the State should grow. The Commission in their final report identified four critical findings, as follows:

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

Within this framework, the Local Governance Commission concluded that Local Agency Formation Commission's (LAFCO's) powers should be expanded and be a participant in regional growth and planning forums. Further, the Local Governance Commission recommended that State law be amended to require that spheres of influence be regularly updated and that LAFCO's initiate periodic regional municipal service reviews, also known as service area plans, to ensure the efficient provision of governmental services. A sphere of influence is defined by law as a "...plan for the probable physical boundaries and service area of a local agency, as determined by the commission" (GC 56076).

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

1.2 PURPOSE OF THE SERVICE AREA PLAN

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

Commission with a detailed description and analysis of how facilities will be provided in the proposed sphere of influence.

1.2.1 Requirements of a Service Area Plan

The requirements of the contents of a service area plan are determined by the State's Government Code. Once a service area plan is prepared, it must be reviewed by the local commission. LAFCO review of public services is in response to the identified need for an orderly and efficient public service structure which will support California's anticipated growth. Per Government Code Section 56430, LAFCO shall prepare a written statement of its determinations with respect to each of the following:

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

1.2.2 Imperial County Local Agency Formation Commission

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

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

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

1.2.3 Current Status of the Heber Service Area Plan

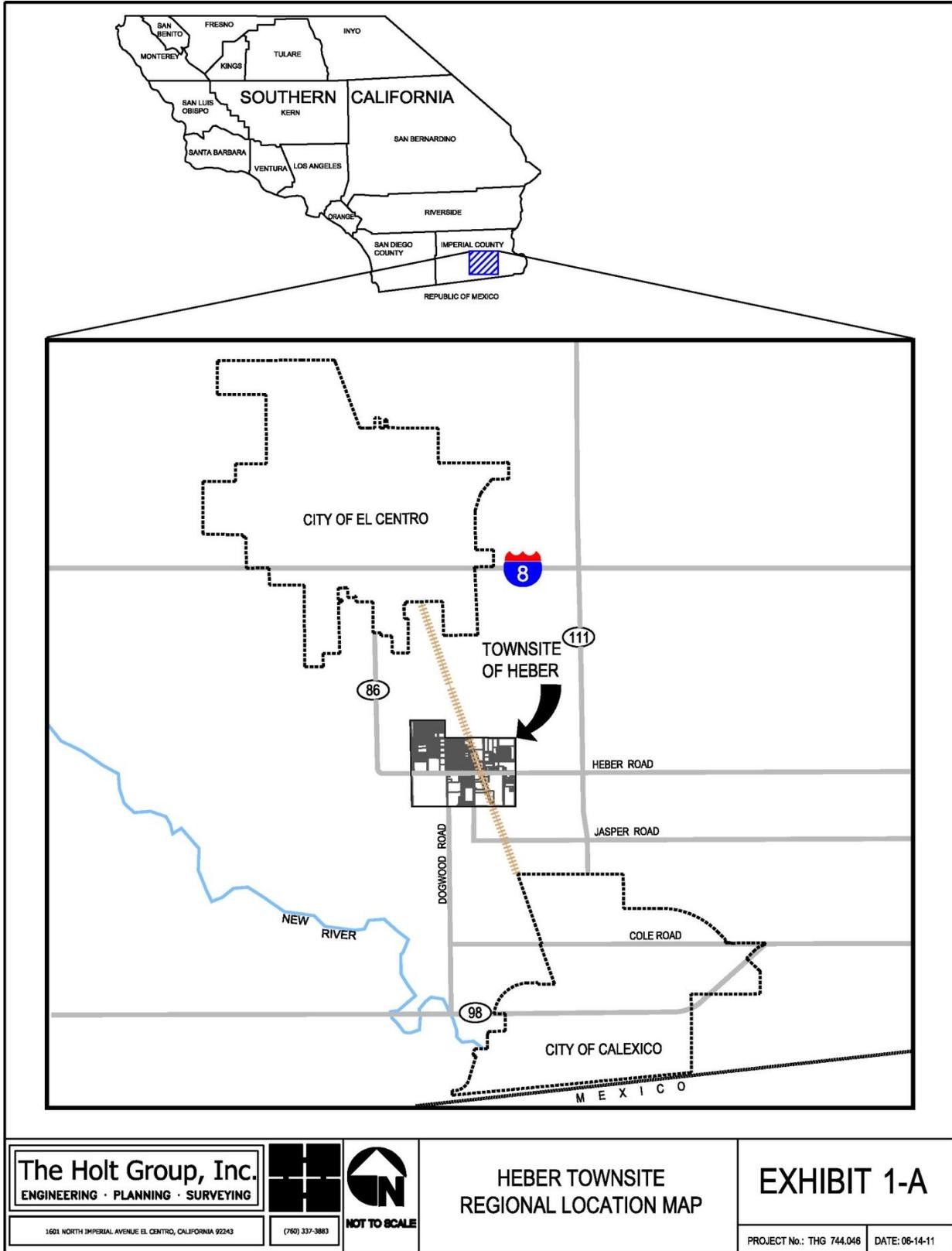
The existing Heber Public Utility District Service Area Plan (SAP) was prepared in 2004 by Nolte Associates Inc. and was adopted by LAFCO on July 22, 2004. Although the existing Service Area Plan discusses Parks and Recreation, Water Distribution facilities and services and the Wastewater System facilities and services, it excludes discussion regarding the following facilities and services: administrative, drainage, fire, law enforcement, library, and circulation. These facilities/services are not all provided by the Heber Public Utility District, however, their inclusion in the Service Area Plan is necessary. A comprehensive discussion of all services is necessary to demonstrate that there will be sufficient public facilities to provide public services within the sphere of influence. This information is critical for the orderly growth and development of the community and to ensure any potential service deficiencies are addressed with the corresponding agency.

1.3 BACKGROUND ON HEBER AND THE HEBER PUBLIC UTILITY DISTRICT

The Townsite of Heber is a small community uniquely situated between the two most populated cities within Imperial County, El Centro and Calexico. Heber is an unincorporated community within Imperial County and partially serviced by the County of Imperial and other public agencies, including a school district and public utility districts. The Heber Public Utility District was formed in 1931 under the Public Utility Act of 1921 for the specific purpose of providing wastewater and water services to the Heber community. A district is different from a city in that it delivers a limited number of public services to a geographically limited area and does not have police authority.

Geographic Location of Heber

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



Heber Public Utility District

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

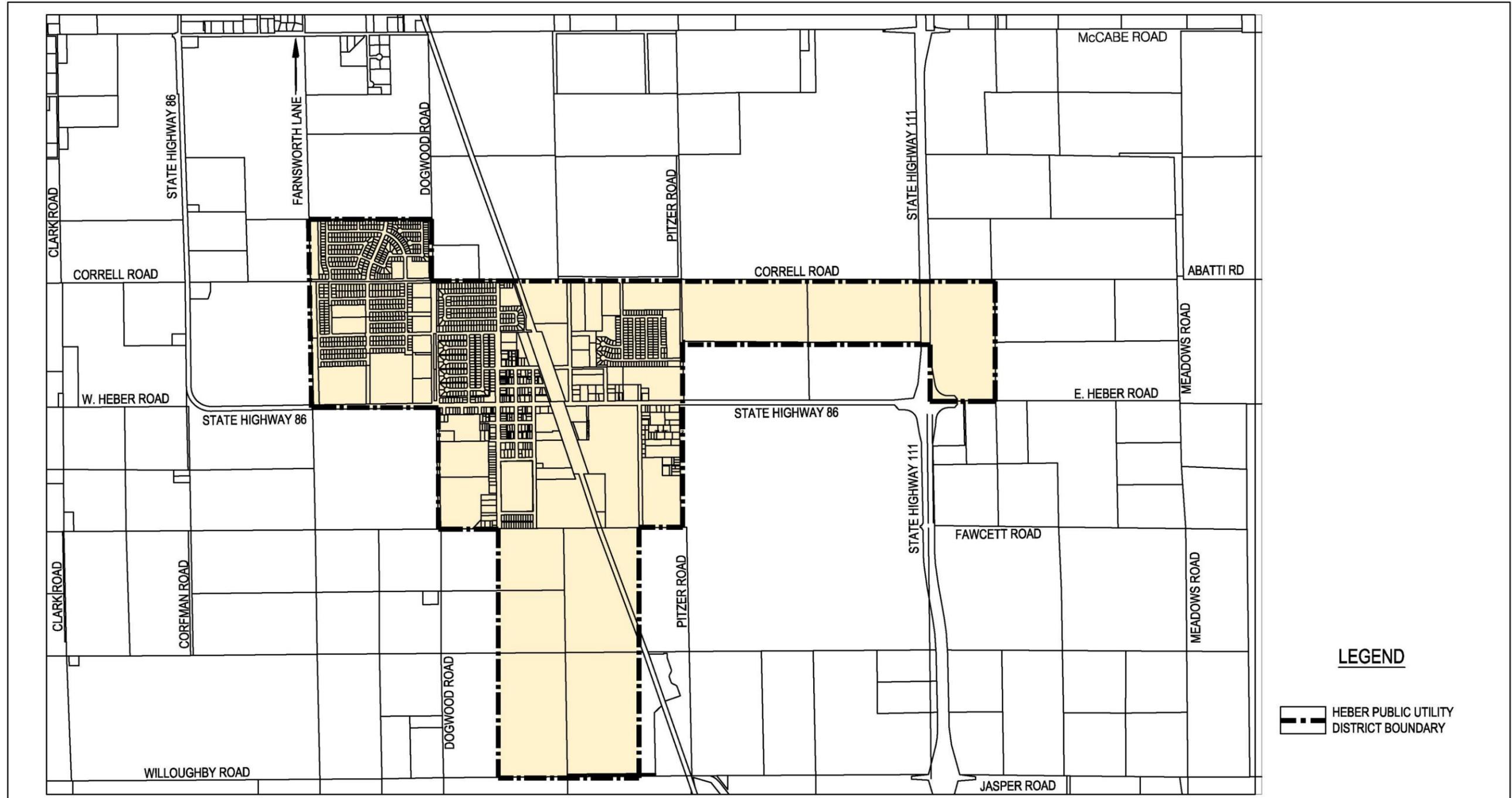
Official District Boundary

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

Annexing Land Into District Boundary

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

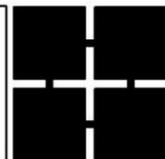
¹ Number of Registered Voters Within the Heber Public Utility District per Imperial County Elections Office on July 25, 2011 at 1:43 PM.



LEGEND

 HEBER PUBLIC UTILITY DISTRICT BOUNDARY

The Holt Group, Inc.
· ENGINEERING · PLANNING · SURVEYING



NOT TO SCALE

HEBER PUBLIC UTILITY DISTRICT BOUNDARY

EXHIBIT 1-B

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243

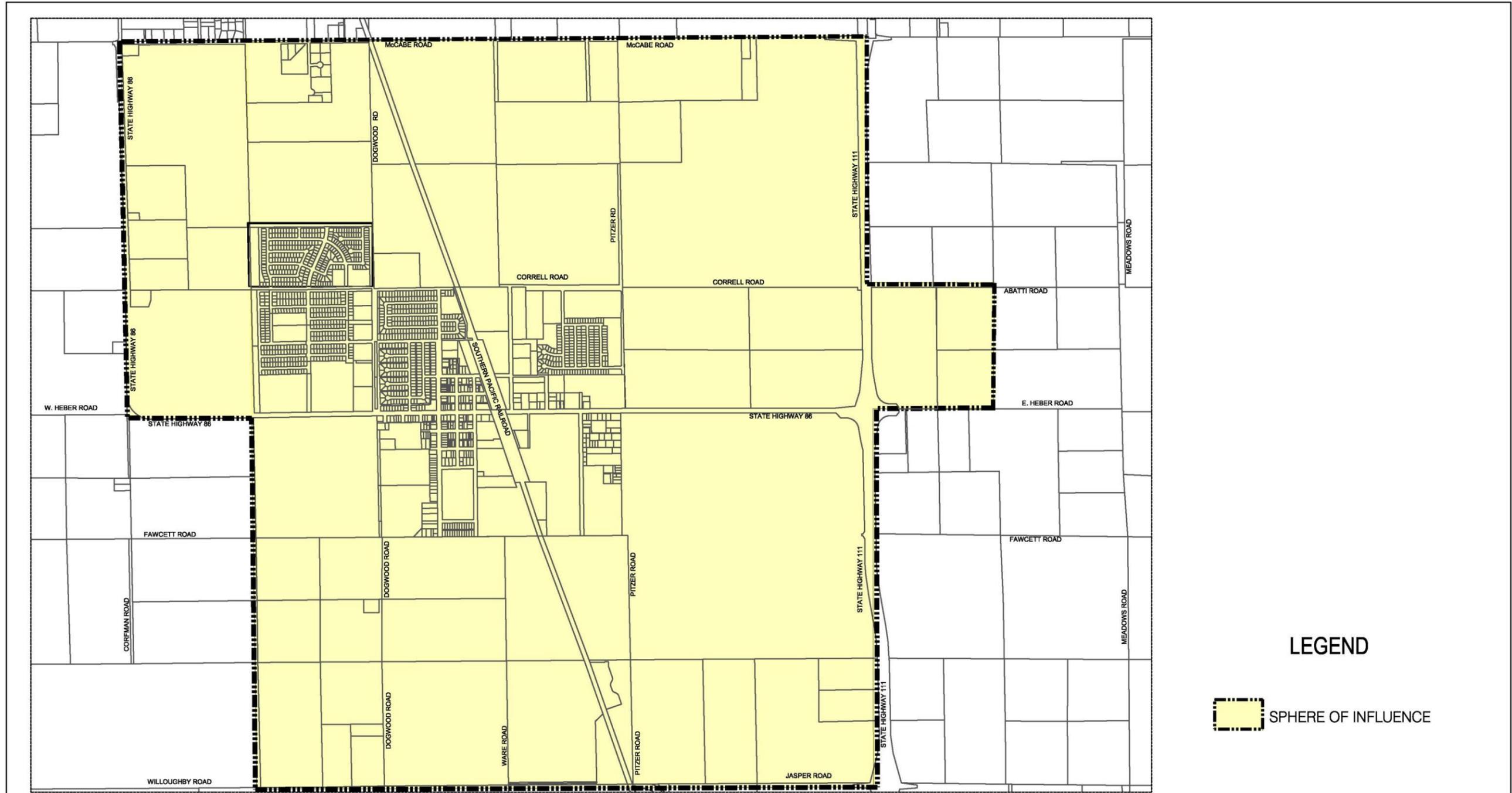
760-337-3883

PROJECT NO
THG 744.048P

DATE:
03-02-2012

Heber District Sphere of Influence

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



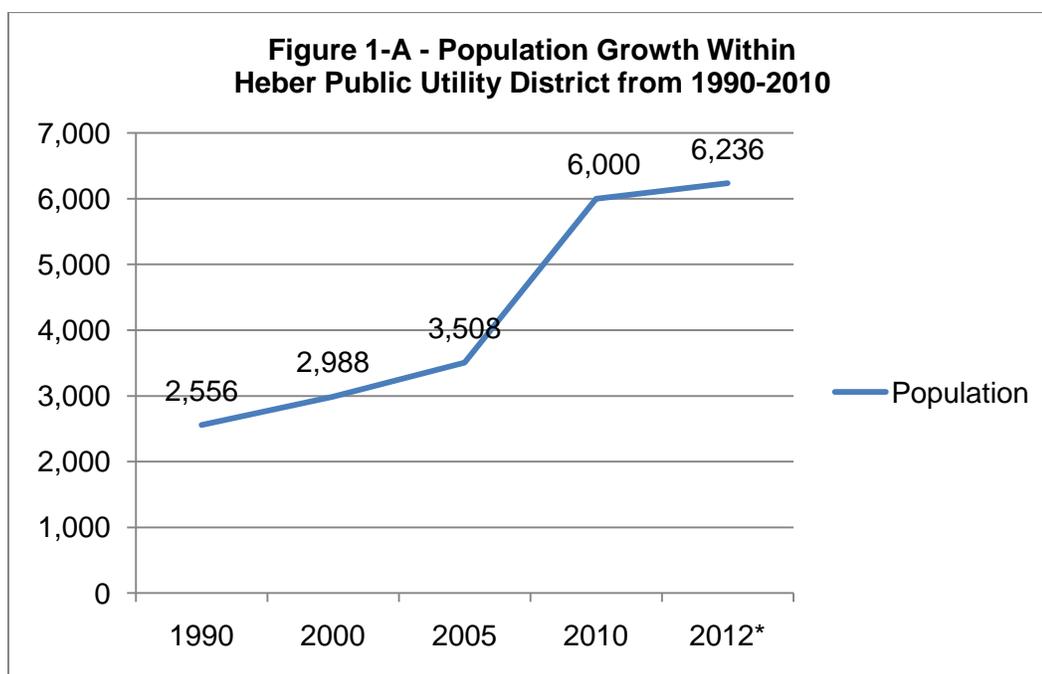
LEGEND

 SPHERE OF INFLUENCE

<p>The Holt Group, Inc. ENGINEERING PLANNING SURVEYING</p>		 NOT TO SCALE	<p>HEBER PUBLIC UTILITY DISTRICT SPHERE OF INFLUENCE</p>	<p>EXHIBIT 1-C</p>		
<p>1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243</p>	<p>760-337-3883</p>			<table border="1"> <tr> <td data-bbox="2489 1749 2719 1798"> <p>PROJECT NO THG 744.046P</p> </td> <td data-bbox="2719 1749 2825 1798"> <p>DATE: 03-01-2012</p> </td> </tr> </table>	<p>PROJECT NO THG 744.046P</p>	<p>DATE: 03-01-2012</p>
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Population and Demographics

Although Heber is a sparsely populated unincorporated community with a current population estimate of 6,000 (based on residential service connections), Heber is part of the El Centro Metropolitan Statistical Area which has a much larger population base, estimated at 39,902 persons and is influenced by regional growth. Over the last two decades Heber has experienced significant growth and development. From 1990 to 2000, the Heber population increased from 2,556 persons to 2,988 persons, per the US Census Bureau. From 2000 to 2005, the population increased from 2,988 to 3,508 per the Imperial County Planning Department. In 2010, the calculated population was 6,000 persons based on 1,500 residential connections x 4 (number of average persons per dwelling unit) (Imperial County Planning Department). Thus, from 1990-2010, the Heber Public Utility District Service Area grew by approximately 135 percent. This can be directly attributed to the construction boom experienced between January 2005 and December 2006 under which 700 building permits were issued for residential construction. Additionally, during the period of January 2006 to December 2007 two multi-family projects were constructed, resulting in the addition of 112 residential units.



Source: Heber Public Utility District Website, Accessed December 28, 2010

*Year 2012 projections based on 2010 Census Data based on 3.91 persons per household and 1,595 water connections in 2012.

Another significant factor contributing to the population growth may be attributed to population demographics. Over 97 percent of the Heber population is Latino. Culturally, Latinos tend to share households with extended family members. Heber's average household size of 3.91 persons per household is significantly larger than the County's 3.34 persons per household or the State's average at 2.90 persons per household (US

Census, 2010). These statistics are important in determining what the service needs of the population are.

1.4 PUBLIC FACILITIES AND SERVICES PROVIDED

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

1.5 GENERAL OUTLOOK ON POPULATION GROWTH

The Heber Public Utility District service area has experienced rapid and significant residential growth over the last decade (2000-2010). From 1990 to 2000 the service area's growth was 1.6 percent (Source: Water Treatment Plant Preliminary Engineering Report, 2008). However, from 2000 to 2010 the service area's growth was 108% (2000 and 2010 US Census). The growth rate was calculated using population estimates for Heber's Zip Code in the years, 2000 and 2010. Rather than using Heber's Census Designated Place Boundary which only encompasses Heber's core area, using the Zip Code boundary is a more accurate reflection of the District's Service Area Boundary. Several factors have contributed to this growth. The Townsite of Heber is immediately south, and within 2 miles of the premier development in the Imperial Valley region – the Imperial Valley Mall. Additional high end commercial and business development are planned in the immediate vicinity of the Imperial Valley Mall.

There is a vibrant population outlook associated with new development planned within HPUD's Sphere of Influence. HPUD's service area, and thus potential growth areas, are comprised of relatively large tracts of vacant, low-priced farmland that has captured the market interest of residential developers. Heber is also near or intersected by several major arterial roadways, including Highway 86, Highway 111, Interstate 8 and Dogwood Road. Highway access makes Heber an attractive location for residential, commercial, and industrial development. As an example, the Imperial Center is a planned commercial development that is expected to significantly contribute to the growth and demand of HPUD services. All of these factors have significantly contributed to Heber's growth rates and it is expected that the growth trend will continue. At the time of the preparation of the Service Area Plan it was estimated that HPUD could have a population base of over 22,000 residents by the year 2030. These figures and projections highlight the importance of planning services to adequately serve the

projected population. Population trends and projections are further discussed under **Section 3 Growth and Phasing Projections.**

1.6 ORGANIZATION OF THE SERVICE AREA PLAN AND CONTENTS

This Service Area Plan discusses the services currently provided by the Heber Public Utility District, estimates the current and future demand for such facilities and services, and describes how necessary facilities and services will be or may be developed or improved on to meet population demands. Additionally, the Service Area Plan discusses services purveyed by Imperial County and their adequacy based on demand. The intent of the Service Area Plan is to demonstrate the District's ability to provide adequate services within the sphere of influence boundaries in the event of new development with the District Boundaries or new annexation into the District Boundaries. An approximate 20-year planning period is used to forecast growth and the estimated facility and service demands are based on population projections in five-year increments until 2030.

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

Section 1.0 – Introduction: Provides a brief description of the Heber townsite and the Heber Public Utility District as well as the general characteristics of the Service Area Plan.

Section 2.0 – Executive Summary: Provides a brief summary of the Service Area Plan for the Heber Public Utility District and highlights critical information regarding performance standards, existing facilities, demand, mitigation, funding sources, annual budget and cost per capita.

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

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

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

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

2.0 **EXECUTIVE SUMMARY**

2.1 **PUBLIC FACILITY ANALYSIS**

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

2.1.1 **Services Provided by the Heber Public Utility District**

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

2.1.1.1 Administrative Facilities Findings	
Performance Standard	None Applied
Existing Facilities	2,700 square feet reserved for offices & administrative functions.
Existing Demand	450 square feet of office space per 1,000 in population
Adequacy	The current administrative offices for District Staff are adequate.
Future Demand	No additional facilities warranted through 2020.
Mitigation	No mitigation necessary during this planning period.
Funding Sources	Current: Imperial County, HPUD Water Fund and Wastewater Fund Future: Imperial County, HPUD Water Fund and Wastewater Fund
Annual Budget	Approximately \$55,000 for building repairs and/or utilities of administrative offices (salaries and all other costs budgeted under Water and Sewer Funds).

2.1.1.2 Parks and Recreation Facilities Findings	
Performance Standard	5 acres per 1,000 in population
Existing Facilities	21.53 acres of parkland
Existing Demand	30 acres (based on population of 6,000)
Adequacy	Imperial County, and thus the District, are currently not meeting the performance standard ratio of 5 acres for 1,000 in population and are deficient 8.47 acres.
Future Demand	By 2020 with approved development: 63.39 acres (12,678 population) By 2030 with approved development: 92.05 acres (18,409 population)
Mitigation	Require dedication from new developers and pursue Federal and State grants in cooperation with County
Funding Sources	Current: Property taxes and a CFD for McCabe Ranch I. Future: Property taxes and new CFD's.
Annual Budget	Approximately \$175,000

2.1.1.3 Solid Waste Services and Facilities Findings	
Performance Standard	Customer Service Performance Standards under contract
Existing Facilities	Allied Waste Landfill and other landfills located throughout Imperial County
Existing Demand	Existing demand is 2,788 tons annually.
Adequacy	Services are being provided adequately
Future Demand	No additional facilities warranted through 2020
Mitigation	No mitigation necessary during this planning period
Funding Sources	User fees and administrative fees.

2.1.1.4 Wastewater Treatment and Sewer Capacity Findings	
Performance Standard	Must meet or exceed peak demand and meet effluent discharge requirement of the RWQCB.
Existing Facilities	Treatment Capacity: 0.81 MGD
Existing Demand	Average Annual Demand up to 0.6 MGD (2006)
Adequacy	The treatment facility under construction in 2012 will result in adequate services for projected demand.
Future Demand	2015: 1.2 MGD; 2020: 2.4 MGD
Mitigation	Facilities will be constructed as designed and shall be expanded as needed by new development and annexations
Funding Sources	Current: Wastewater Fund and grant resources. Future: Wastewater Fund and grant resources as available.
Annual Budget	Approximately \$810,000

2.1.1.5 Water Treatment and Distribution System Findings	
Performance Standard	Require minimum flow, pressure, and storage requirements, and minimum quality standards established by the California Department of Public Health (CDPH).
Existing Facilities	Treatment Capacity: 2.0 MGD Storage Capacity: 5.45 MGD (1.7 MGD + 0.75 MGD+ 3.0 MGD)
Existing Demand	In 2006 the maximum day demand for water was 2.246 MGD, exceeding the Plant's rated capacity
Adequacy	The water treatment facility will not be able to support the projected demand beyond 2015.
Future Demand	A Water Treatment Plant Expansion will be needed within the next five years.
Mitigation	Funding sources must be secured for the construction of a new Water Treatment Plant. Designed facility must be constructed prior to issuing development permits and/or prior to annexation of new development.
Funding Sources	Current: Water Fund Future: Water Fund and grant resources as available.
Annual Budget	Approximately \$975,000

2.1.2 Services Provided by Imperial County

This section provides an overview of findings for the following facilities and services administered, financed, and implemented by Imperial County, in whole or in part: Fire Facilities, Law Enforcement, Library Facilities, and Transportation Facilities. The findings for each of these sections and the discussion in Section 5.2 – Services Provided by Imperial County are based on the Draft Municipal Service Review prepared for the County of Imperial by Hofman Planning and Engineering.²

2.1.2.1 Fire Facilities Findings

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

2.1.2.2 Law Enforcement Findings

The service demand is currently deficient eight (8) officers as of the date of this Service Area Plan. The calculated demand is for 56 officers, and the Sheriff's office is currently operating with 48 officers dedicated to patrol.

2.1.2.3 Library Facilities Findings

The current library service levels for the Heber population are currently substandard given the current population. The library station operates a limited amount of hours thus restricting accessibility to the community.

2.1.2.4 Transportation Facilities Findings

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

2.1.3 Services Provided by Others

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

² Although the Imperial County Municipal Service Review has been under review by Imperial County since January 2011, as of June 2012, Imperial County has not commented on the document. As such, the Municipal Service Review has not been and adopted by LAFCO.

2.1.3.1 Drainage Facilities Findings

There are several areas within the Heber Townsite that hold stagnant water during and after storm events. Deficiencies are primarily due to lack of surface storm water carriers even as curb and gutter and regional storm water collection.

2.1.3.2 Lighting Facilities Findings

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

2.1.3.3 School Facilities Findings

The existing Heber Unified School District facilities are adequate to meet the educational needs of the current population. The Heber Unified School District, however, will not be able to meet the expected demand from the projected population growth. Other School Districts, such as McCabe and El Centro School District from projected development demand.

3.0 GROWTH AND PHASING PROJECTIONS

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

3.1 EXISTING LAND USE

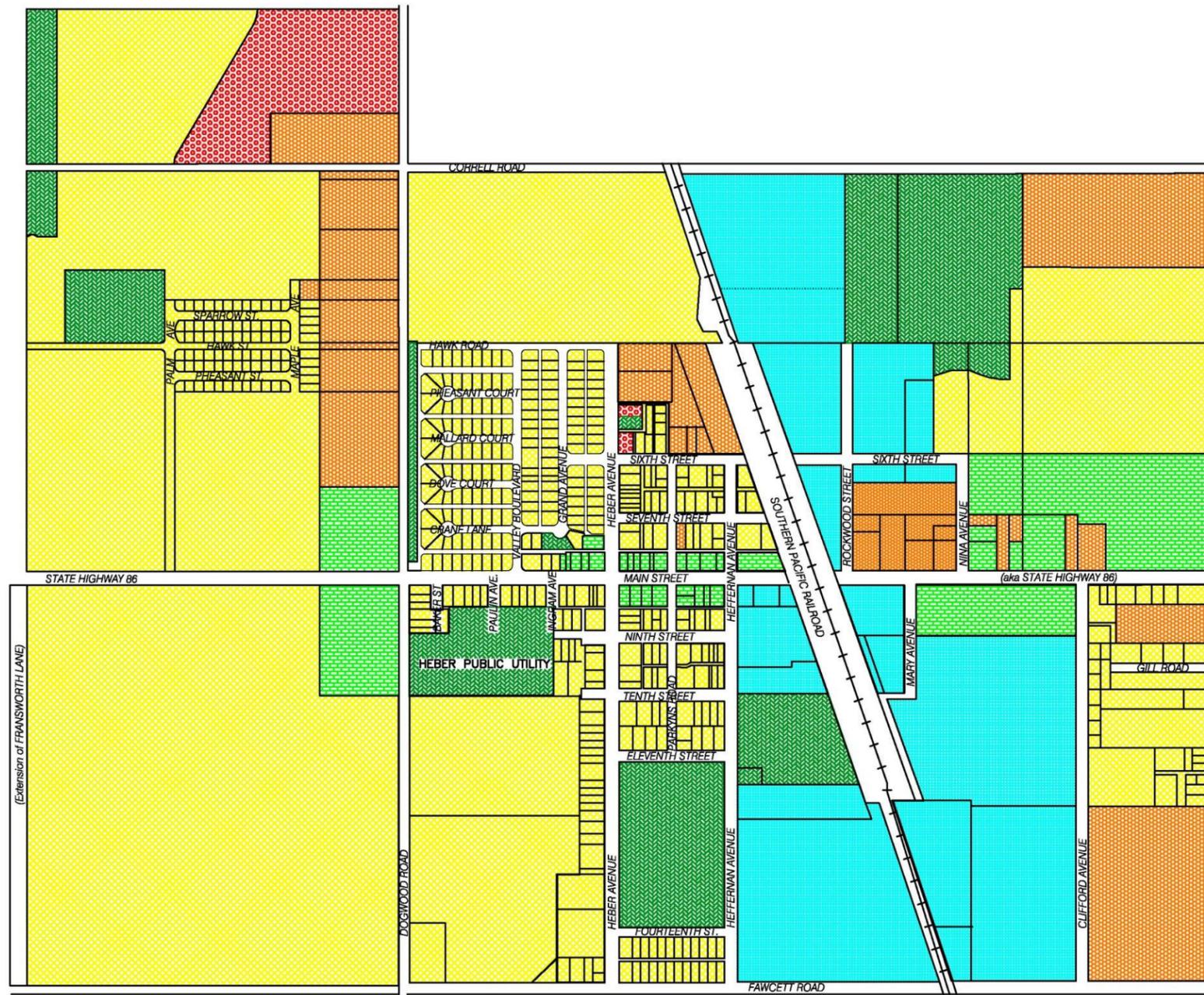
Although the District's service area has grown rapidly in the last decade, it is small in comparison to nearby Cities. For example, the City of El Centro and its sphere of influence area is about 16,000 acres of land (El Centro Service Area Plan, 2005). The City of Calexico and its sphere of influence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

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

3.1.1 General Plan Land Use Policy

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

There are also Specific Plan Area designations outside of the Heber Townsite but within the Heber sphere of influence. In order to develop outside of the District boundaries and within the HPUD Sphere of Influence, it is necessary for interested developer's to prepare a specific plan as land use restrictions have not been adopted for urban use. The purpose of the specific plan is the systematic implementation of the general plan for all, or part, of the covered area by the



- DESIGNATIONS**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - General Commercial
 - Government/Special Public
 - Light Industrial
 - Medium Industrial

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**HEBER URBAN AREA MAP
IMPERIAL COUNTY LAND USE ELEMENT**

Adopted March 11, 1997 and revised September 10, 2004

EXHIBIT 3-A

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PROJECT NO
THG 744.046P

DATE:
09-07-2011

general plan and pre-determines zoning. California Government Code Section 65451 of the Government Code mandates that a specific plan specify all of the following in detail:

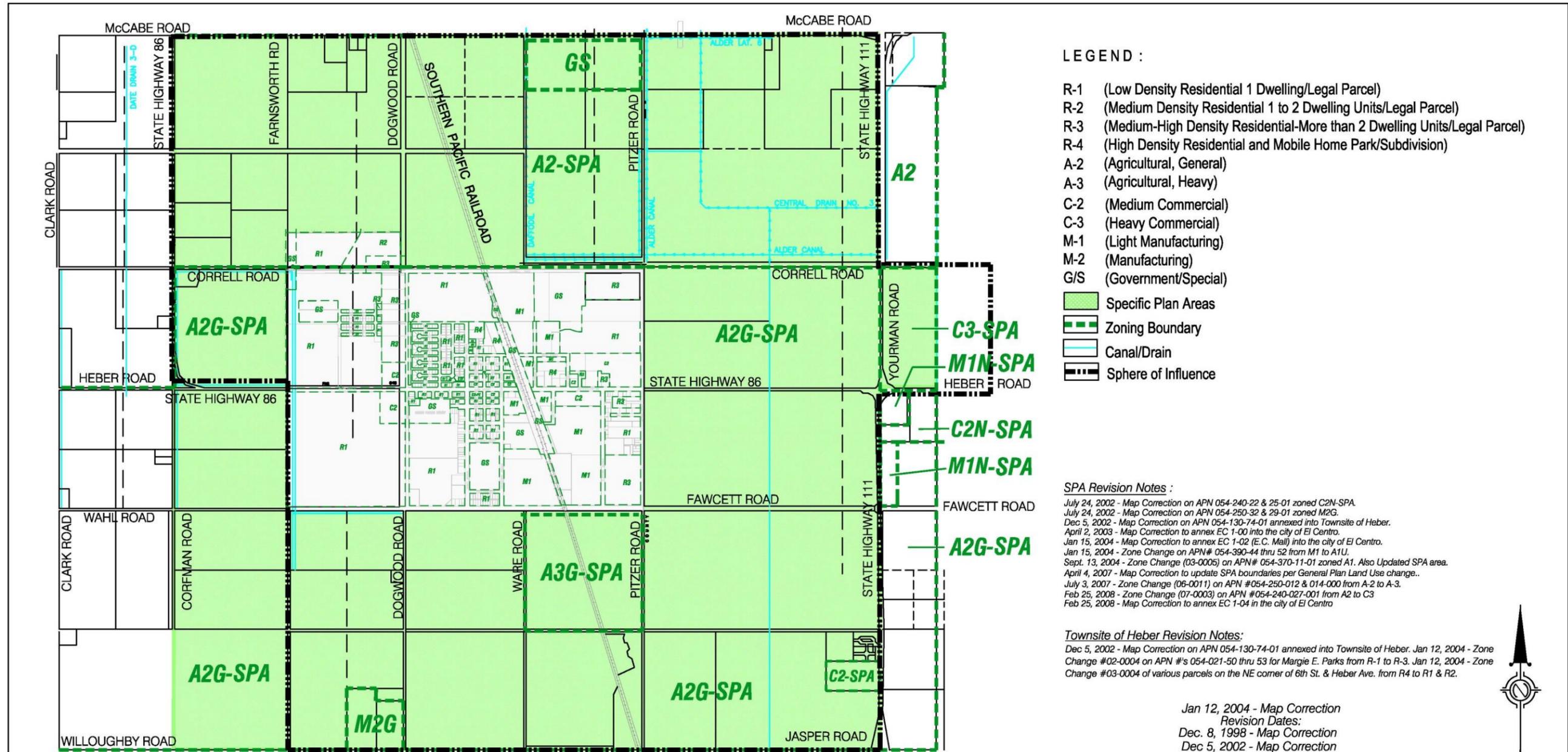
1. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
2. *The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and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

The land use designations are amended or updated periodically with the most recent edits occurring in March 2007. Currently there are over 387 acres designated as Specific Plan Areas surrounding the Heber Townsite.

3.1.2 Zoning

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

Areas outside of the District Boundaries necessitate the development and adoption of Specific Plans which assign various types of zoning designations, each with respective density and development standards. One of the most recent Specific Plan Areas under Development is the Imperial Center which is adjacent to the Highway 111 and consists of over 77 acres zoned ICCZ (Imperial Center Commercial Zone). McCabe Ranch II, also a Specific Plan, was approved by the County Board of Supervisors on August 10, 2010 and incorporates a diverse land use. McCabe Ranch II proposes various types of residential development, commercial areas, two schools and recreational areas.



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map. Adopted by M. O. # 19 (d) on Mar. 21, 1998 effective July 1, 1998.



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PROJECT NO THG 744.046P	DATE: 03-01-2012					

3.2 PLANNED LAND USES

Within the established Heber Public Utility District Sphere of Influence, there is ample opportunity for land development. Over 600 acres are vacant and undeveloped in addition to the 736 acres already currently under a Specific Plan. The existing sphere of influence boundaries are McCabe Road to the north, Willoughby Road/Jasper Road to the south, Date Drain 3 to the west, and State Highway 111 to the east, with the addition of an area east of Highway 111 between the crossroads of Heber Road and Abatti Road which extend further to the east, as illustrated by **Exhibit 1-C – Heber Public Utility District Sphere of Influence**.

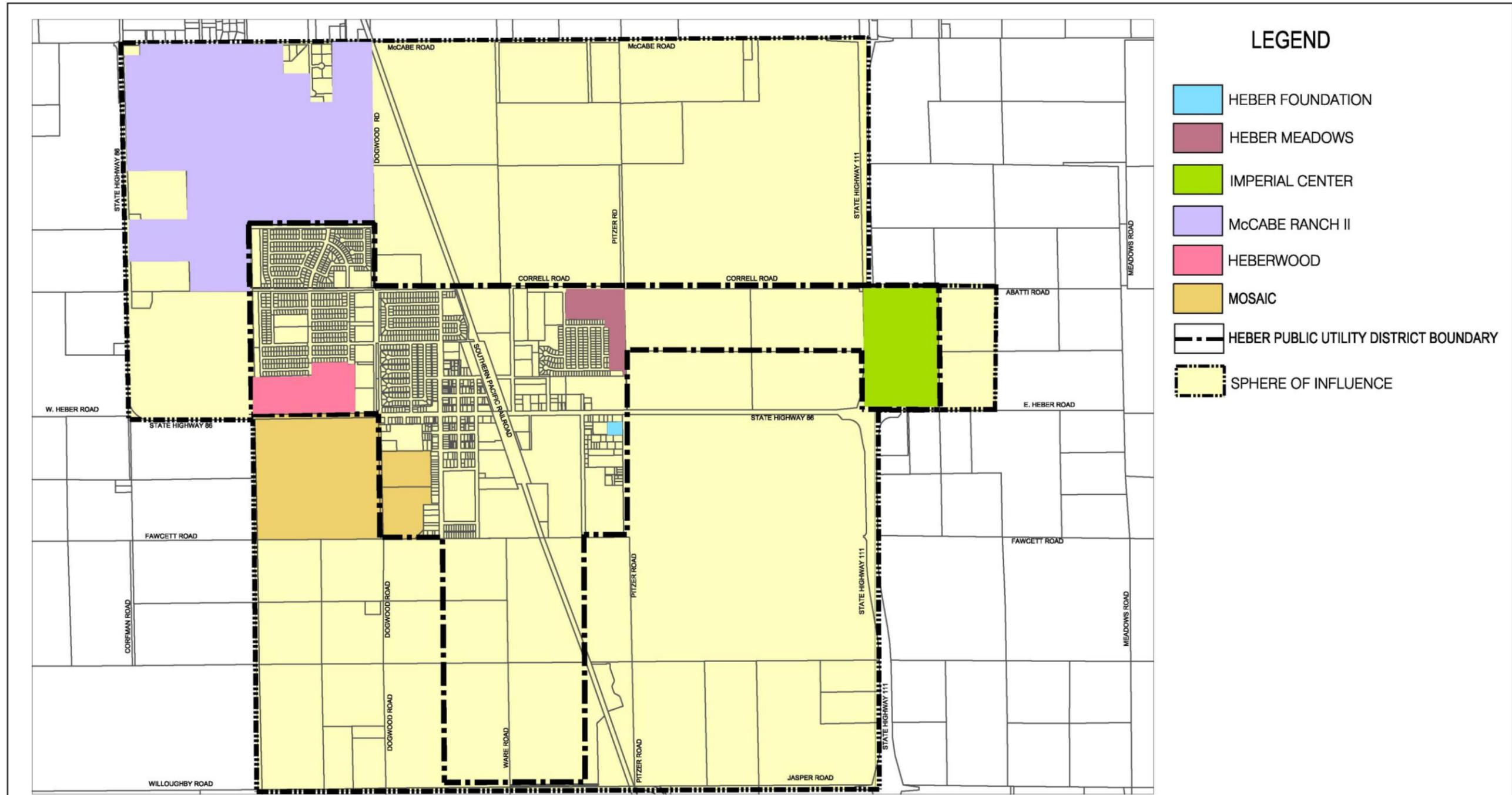
As previously noted, land use within the Heber Public Utility District is governed by Imperial County’s Zoning Ordinance which is guided by the goals and policies established under Imperial County’s General Plan. It is important to underscore that the Heber Public Utility District does not have land use authority and works closely with Imperial County regarding new development proposals and service considerations to insure planned land uses are consistent with one another. Specific Plans allow for a more comprehensive approach to land use planning. A number of Specific Plans have been prepared and submitted to the District for service consideration and to Imperial County for zoning and development approval. A specific plan listing with proposed land uses is listed on **Table 3-A**.

Table 3-A
Specific Plan Areas to be Serviced by HPUD

Specific Plan	Proposed Land Uses	Status*
Imperial Center	Commercial, Public Facilities (Water and Wastewater Treatment Plants)	SP Approved on April 10, 2007 by I.C. Board of Supervisors Annexation approved on June 8, 2012
McCabe Ranch II	Residential Commercial, Parks, Schools	SP Approved on August 10, 2010 by I.C. Board of Supervisors Pending Annexation
Mosaic	Residential, Commercial, Parks, Public Facilities (Expansion of Heber Essential Services Building)	On hold by Developer. Per I.C., the project file remains "active."

*Source: Imperial County Planning and Development Services Staff, August 23, 2011

These Specific Plans account for the future development of over 2,490 single-family residential units, over 964 multi-family units and approximately, 90.9 acres of commercial development, if developed as planned. Refer to **Exhibit 3-C – Planned Development Within Heber Public Utility District’s Sphere of Influence** which delineates Specific Plan Areas.



LEGEND

- HEBER FOUNDATION
- HEBER MEADOWS
- IMPERIAL CENTER
- McCABE RANCH II
- HEBERWOOD
- MOSAIC
- HEBER PUBLIC UTILITY DISTRICT BOUNDARY
- SPHERE OF INFLUENCE

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**PLANNED DEVELOPMENTS
WITHIN HEBER PUBLIC UTILITY DISTRICT
SPHERE OF INFLUENCE**

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

3.2.1 Development Process

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

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

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

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

3.3 PROJECTED POPULATION INCREASE

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

Anticipated Projects Within HPUD Sphere of Influence

Population projections can be completed based on the number of anticipated projects and their proposed densities. As of the date of this Service Area Plan, three Specific Plans had been submitted to the District and to Imperial County for service consideration and development approval: Imperial Center, McCabe Ranch II, and Mosaic. Of these Specific Plans, McCabe Ranch II and Mosaic are directly accounted for in the population projection analysis. Imperial Center constitutes commercial development and does not include any residential development. Any indirect impact from the Imperial Center is accounted for under a gradual regional growth rate. The following is a brief description of the Specific Plan projects in progress as previously identified under **Table 3-A – Specific Plans Areas to be Serviced by HPUD:**

Imperial Center – *The Imperial Center was approved by the Imperial County Board of Supervisors on April 10, 2007. The Imperial Center consists of commercial development within a 77.64-acre parcel located at the northeast corner of Highway 111 and Heber Road. The anticipated land uses at the Imperial Center would provide a variety of commercial land uses including a wholesale outlet, multiplex cinema, hotel, convenience market, and several pads for additional retail space. This project is pending final recordation of maps and recordation of annexation to the Heber Public Utility District.*

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

Mosaic – *The Mosaic Specific Plan area consists of the development of approximately 201.5 acres. The Specific Plan area is generally comprised of two areas, a 159.7-acre parcel on the west side of Dogwood Road and a 41.8-acre parcel on the east side of Dogwood Road. The project would include approximately, 1,154 dwelling units, 2.7*

acres of commercial space, 25.2 acres of open space and 15.5 acres of public facilities which would be dedicated for the expansion of Heber Public Utility District's Water Treatment Plant and administrative facilities. At full build-out, this project would generate approximately, 4,616 residents. The Specific Plan for this project had not been approved by the Imperial County Board of Supervisors as of the date of the approval of this Service Area Plan. It is anticipated that this project will not be substantially developed until after ten (10) to fifteen (15) years from the adoption of this SAP.

Current Population and Projection for the Next 20 Years

The population projections that follow are based on historic population growth rates and anticipated projects. For the Heber population projections, a growth rate of 2.28 percent³ has been determined as adequate. According to Imperial County's Municipal Service Review (2011), the average annual growth rate over the last 40-year period for the countywide population is 2.28 percent.⁴ This growth rate is a modest rate to apply to the projected population growth for the Heber community for the entire twenty (20) year planning period analyzed under this Service Area Plan. Planned development as noted in the prior discussions may significantly alter these population growth projections and are therefore discussed as probable scenarios affecting service demand.

From 2000 to 2010, the number of housing units rose 27.7 percent in Imperial County.⁵ The Heber Public Utility District Service Area had a base population of 3,508 as of 2005. **Figure 1-A – Population Growth Within Heber Public Utility District from 1990-2010** documents the spike in growth to 6,000 by 2010, representing a 71 percent growth between 2005 and 2010 during the housing boom experienced throughout Imperial County and California in general. Heber Public Utility District grew in equal or larger percentages than most other urban areas in Imperial County. For example, the City of Imperial, one of the fastest growing cities in the State, grew 27 percent from 2005 to 2010 as documented in the US Census. In 2005, its population was 9,470 persons while its population in 2010 was 12,047. This is significant as it identifies the Heber Community as a highly competitive and attractive development community for investors.

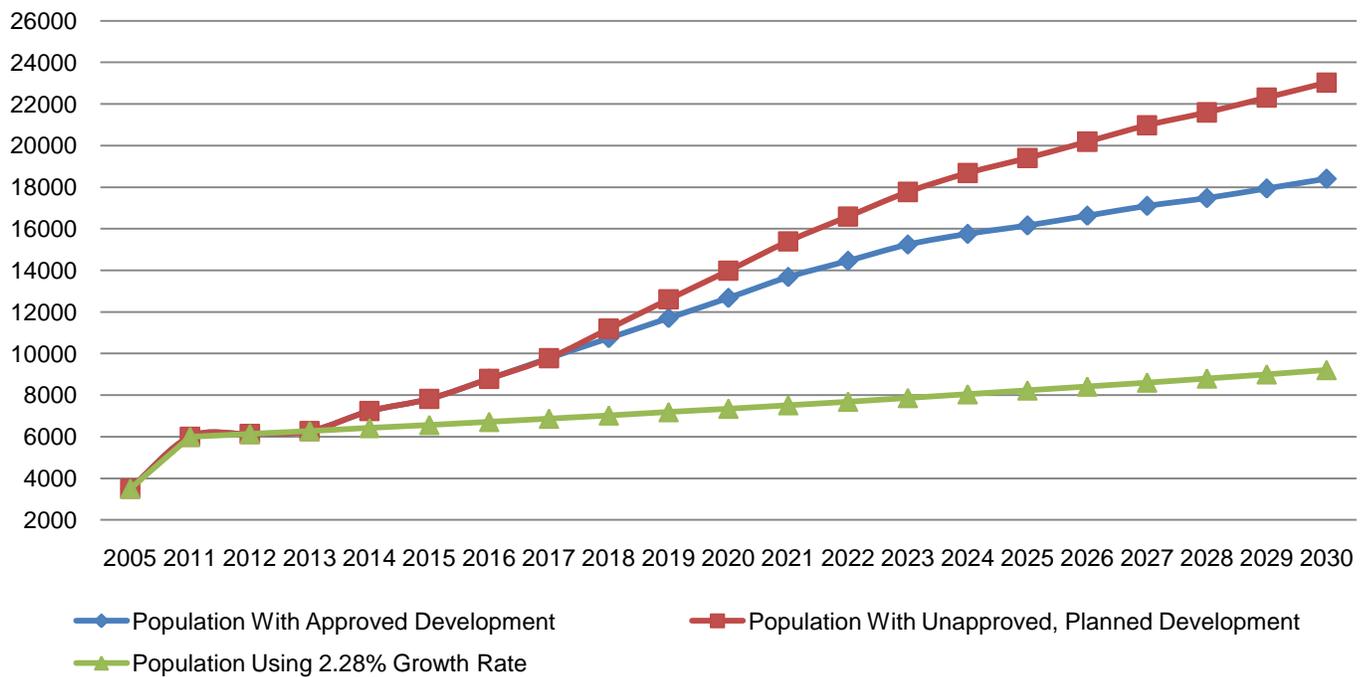
The majority of population growth within the existing District boundaries is expected to be modest. **Figure 3-B – Population Projections for the Heber Public Utility District Service Area** depicts a gradual population growth of 2.8 percent that would

⁴ Imperial County Municipal Service Review, 2011 p. 6.

⁵ Semuels, Alana. *Los Angeles Times* March 9, 2011. <http://latimesblogs.latimes.com/money_co/2011/03/census-california-housing.html> Accessed September 19, 2011.

reasonably place the Heber Public Utility District population at 9,209 at the 20 year mark. If there are changes in the real estate market and the region development demand increases, the District will likely be directly impacted by new growth and expansion outside of the current District boundary within the Sphere of Influence. Once the planned and approved development (McCabe Ranch II) is incorporated into the population projections for all four development phases, the District population spikes to 18,409 at the 20 year mark. If in addition, all four phases of the planned Mosaic Specific Plan are taken into account, the District population could spike to 23,025 by the end of the 20 year period.

Figure 3-B - Population Projections for the Heber Public Utility District Service Area



4.0 **BUILDOUT PHASING PROJECTIONS**

A significant task for District management and leadership is to plan for service facilities concurrently with the projected population growth and to do so in a proactive manner. The phasing of new facilities must be coordinated with the phasing of new development in order to adequately meet the projected service demand. This section identifies areas within the District and outside the District boundary that are currently undeveloped, and further discusses their likelihood of development within this planning term.

4.1 **AREAS LOCATED WITHIN THE DISTRICT NOT FULLY DEVELOPED**

4.1.1 **Zoned Areas Not Fully Developed**

Heber Public Utility District has an abundance of undeveloped land available for future projects. Some of the currently undeveloped properties are scheduled for development under specific plans, while other infill development opportunities exist throughout several zoning densities and designations within the District. Please refer **Table 4-A – Available Undeveloped Land Within Heber Public Utility District** below which includes a list of undeveloped land within the Heber Public Utility District and acreage by zoning designation.

Table 4-A

Available Undeveloped Land Within Heber Public Utility District

Zoning	Acreage
R-1 – Low Density Residential	92.38
R-3 – Medium-High Density Residential	53.76
R-4 – High Density Residential & Mobile Home Park	0.26
C-2 – Medium Commercial	14.26
C-3 – Highway Commercial Area	79.00
M-1 – Light Industrial	68.55
A2G-SPA – Agricultural, General	367.32
A3G-SPA – Agricultural, Heavy	19.87

Source: The Holt Group, Inc.

The C-3 (Highway Commercial Area) is designated for the Imperial Center. The District has much potential for development within its District boundaries. With the exception of the C-3 Zone, **Table 4B – Potential Developable Units per Zone** is a summary of the potential number of dwelling units per zone based on the allowed density for each zone.

Table 4-B
Potential Developable Units per Zone

Zone	Total Acres	Allowable Density	Potential Developable Units
R1	92.38	5 units/Net Acre	461 Units
R3	53.76	29 units/Net Acre	1559 Units
R4	0.26	1 Dwelling Unit/Legal Lot less than 6,000SF	1 Dwelling
A2G-SPA	367.32	TBD (tentative per SPA)	TBD (tentative per SPA)
A3G-SPA	19.87	TBD (tentative per SPA)	TBD (tentative per SPA)

Source: The Holt Group, Inc.

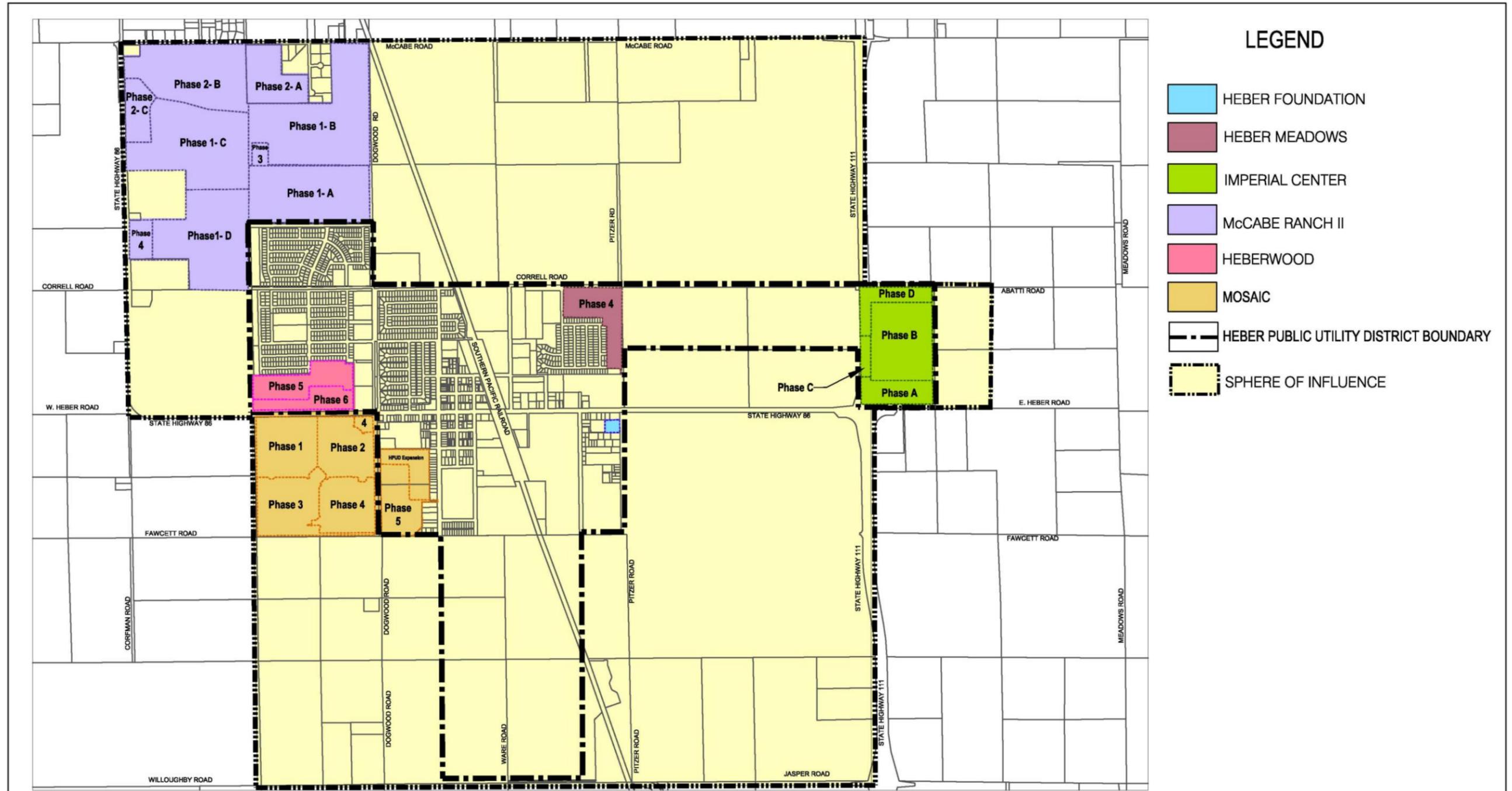
It is difficult to project how infill may be phased out over time. Residential infill opportunities within the District boundaries are primarily for higher density uses, therefore, there is a potential for a significant impact to population growth that could result from direct infill development within the 50+ acres of R3 Zone currently available for development. It is for these reasons that under this Service Area Plan all potential infill development is accounted for under the projected gradual population growth of 2.28 percent.

4.1.2 Specific Plan Areas

Specific Plan Areas are planned development areas that are presented in development phases as depicted in **Exhibit 4-A**. Because Specific Plans incorporate a Phasing Plan, it is easier to identify project demands associated with each phase, thereby, mitigating impacts and allowing for a better planned community. **Table 4-C – Population Projections for Heber Public Utility District** separates the population projections in five year intervals, after considering phased development into the projected population growth beyond the 2.28 percent growth rate for both approved planned development, and planned development that is pending approval.

Table 4-C
Population Projections for Heber Public Utility District

Year	Population at 2.28 % Growth Rate	Population With Approved Development	Population With Pending Development
2011	6,000	6,000	6,000
2015	6,567	7,823	7,823
2020	7,350	12,678	13,983
2025	8,227	16,163	19,403
2030	9,209	18,409	23,025



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**HEBER PUBLIC UTILITY DISTRICT
PHASING OF PLANNED DEVELOPMENTS PENDING
WITHIN HEBER'S SPHERE OF INFLUENCE**

EXHIBIT 4-A

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Population Projections at Full Build-Out

As previously stated, there are currently two Specific Plans in progress that would generate direct population growth within the Heber Public Utility District. The residential developments currently in progress that are being processed by Imperial County Planning & Development Services are Mc Cabe Ranch II and Mosaic. Mc Cabe Ranch II would add approximately 9,200 residents and Mosaic would add approximately 4,616 residents for a combined population of **13,816** at full buildout. Given Heber's current approximate population of 6,000, at full buildout of both Specific Plan Areas, the District's service area population could increase by 130 percent.

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

**Table 4-D
Imperial Center Proposed Commercial Land Uses**

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

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

5.0 PUBLIC FACILITIES AND SERVICES

5.1 SERVICES PROVIDED BY THE HEBER PUBLIC UTILITY DISTRICT

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

- **Administrative Facilities-** Administrative facilities include buildings that house administrative staff that provide general administrative services to Heber residents and business owners. Examples of administrative services include utility billing and collection, services to the Board of Directors, and other functions of the District.
- **Parks and Recreation Facilities-** Parks and recreation facilities include open space areas, both improved and unimproved for the purpose of recreational use. Facility amenities within the parks may include swings, slides, and shade structures for the use of the public. Only those park facilities owned by the Heber Public Utility District are applicable under this discussion or that are contracted by Heber Public Utility District for the provision of services.
- **Solid Waste Services and Facilities-** Solid waste services include the trash collection services provided through Heber Public Utility and outsource to CR&R. The contracting and administered is handled by the Heber Public Utility District. Facilities discussed include landfills where solid waste is disposed of and includes Allied Waste Landfill as a primary facility, but not limited.
- **Wastewater Treatment and Sewer Facilities-** Wastewater treatment and sewer facilities include the District's Wastewater Treatment Plant and the sewer collection system that collects and conveys the wastewater to the Wastewater Treatment Plant. Wastewater Facilities also includes various sewer lift stations that are owned by the Heber Public Utility District.
- **Water Treatment and Distribution Facilities-** Water treatment and distribution facilities include the District's Water Treatment Plant and the distribution pipelines that convey potable water to residences within the Heber Public Utility District Service Area. Water facilities may further include any water transmission lines and pump systems necessary for the adequate conveyance of water.

5.1.1 Administrative Facilities

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

Performance Standard for Administrative Facilities

Imperial County's performance standard for administrative facilities in unincorporated areas is 1,030 square feet per 1,000 population. The performance standard for administrative facilities under this analysis is based on existing administrative square footage at the time of preparation of the service area plan for facilities maintained and operated by the Heber Public Utility District. Based on information provided by HPUD Staff, the current administrative facilities used by HPUD staff measure 2,700 square feet and accommodate a staff of five. Current management finds the current ratio as adequate. Thus, the performance standard is set at 450 square feet per 1,000 persons for the facility serving the Heber community.

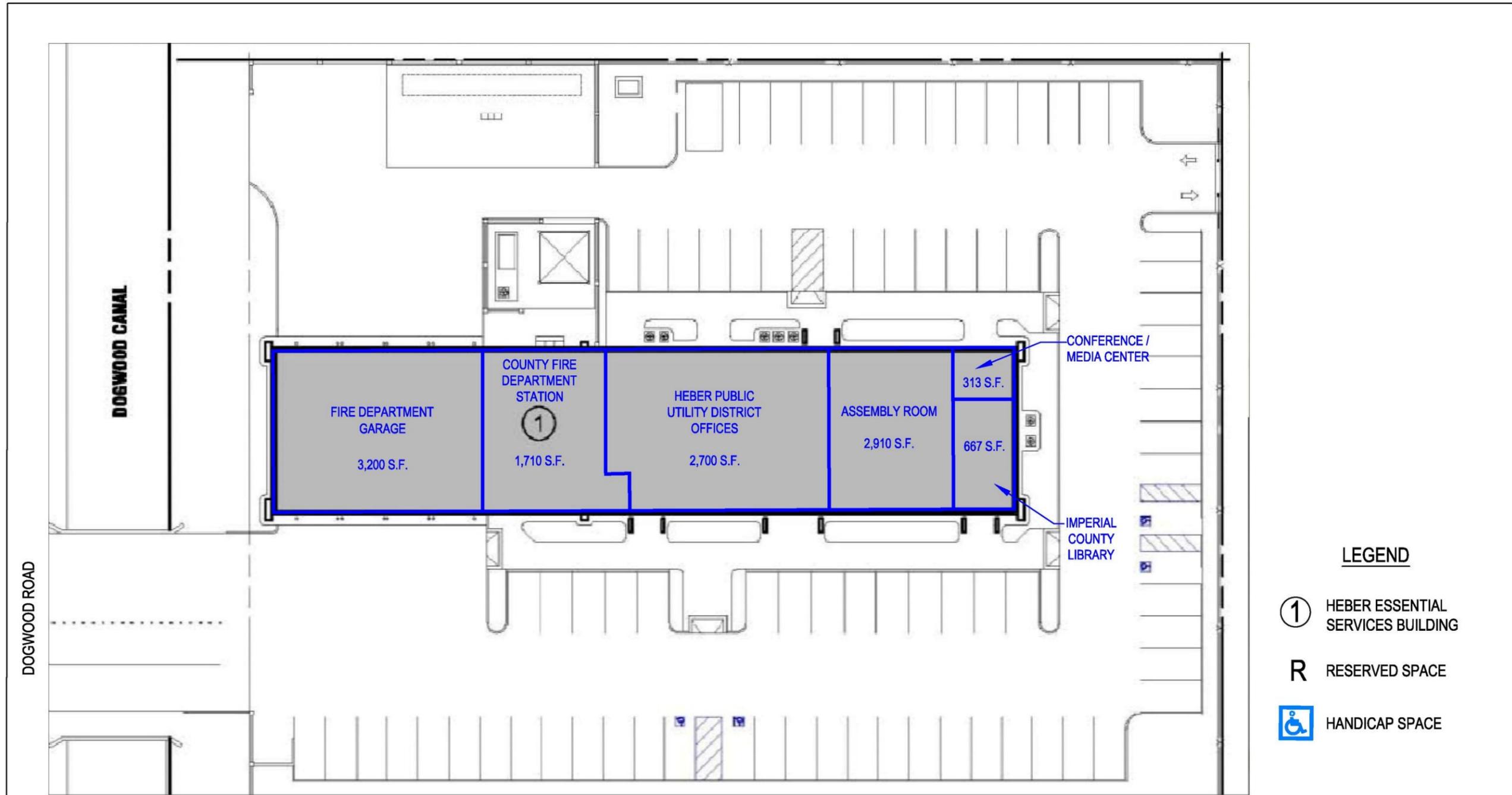
Inventory of Existing Administrative Facilities

The Heber Administrative Office leases space in the "Heber Essential Services Building". The Heber Essential Services Building consists of approximately 13,020 square feet. Only approximately 3,125 square feet are reserved for offices and administrative functions. Of the building's 13,020 square feet 76 percent is used for other Imperial County Services including the County's Fire Department, Sheriff's office, and the County Library as depicted in **Exhibit 5A**.

The building is located at 1078 Dogwood Road in Heber and was constructed in 2004 and is in sound condition. The Heber Essential Services building is owned by the County of Imperial. Building maintenance costs are shared by Imperial County and the Heber Public Utility District. According to the HPUD operation budget for building expenses, including utilities and building maintenance, expenses average \$55,000 a year. Therefore, there is a minimal impact to the HPUD operational budget as these lease expenses constitute less than 2% percent of the overall District's operational budget.

Adequacy of Administrative Facilities

The Heber Essential Services Building is less than ten years old and its size is adequate during the planning period. Given that the current administrative facilities are adequate, no additional administrative facilities are planned for during the next twenty (20) years.



- LEGEND**
- ① HEBER ESSENTIAL SERVICES BUILDING
 - R RESERVED SPACE
 - ♿ HANDICAP SPACE

<p>The Holt Group, Inc. ENGINEERING PLANNING SURVEYING</p>		<p>NOT TO SCALE</p>	<p>LAYOUT OF THE HEBER ESSENTIAL SERVICES BUILDING</p>	<p>EXHIBIT 5-A</p>		
<p>1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243</p>	<p>760-337-3883</p>			<table style="width: 100%; border: none;"> <tr> <td style="border: none; padding: 2px;">PROJECT NO THG 744.046P</td> <td style="border: none; padding: 2px;">DATE: 09-07-2011</td> </tr> </table>	PROJECT NO THG 744.046P	DATE: 09-07-2011
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Inventory of Approved Administrative Facilities

Given that the existing administrative facilities are adequate, there are no approved administrative facilities during the 20-year planning period. However if the Mosaic development is approved by the Imperial County Board of Supervisors, and the housing market is favorable, at full buildout of the Mosaic Specific Plan Area, it will be necessary to expand the Heber Essential Services Building.

Buildout Demand for Administrative Facilities

A substantial increase in population will undoubtedly result in an increased demand for public services and the administration of the same. However, it is not anticipated that modified administrative offices will be necessary within the planned 20-year period under this Service Area Plan unless the Mosaic Development is approved. If the Mosaic Specific Plan is approved, by the year 2030, it will be necessary for the Essential Services Building to expand in order to accommodate the larger population.

Opportunity for Shared Administrative Facilities

As previously stated, Heber's Administrative office is shared with the Imperial County Fire Department (Station #2), Imperial County Library Office and the Sheriff's Department.

Phasing of Administrative Facilities

The District currently does not have any plans for the expansion of administrative facilities as the current facilities are adequate. If the Mosaic planned development comes into fruition, expansion of the Essential Services may be needed by the year 2030.

Mitigation for Administrative Facilities

The Heber Administrative Facilities are adequate in size, location, and condition to continue to serve the anticipated population increase throughout a twenty (20) year planning term. No mitigation is necessary during this planning period.

5.1.2 Park and Recreational Facilities

The Heber Public Utility District has four (4) parks and recreational facilities and is responsible for maintaining parks and retention basins within the service area. Currently, the District has two (2) staff members dedicated to the maintenance of parks and retention basins. As new development occurs, parkland dedication and improvement are required in order to accommodate the increased population and maintain adequate service ratios.

Performance Standard for Recreational Facilities

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

Inventory of Existing Recreational Facilities

Currently, the District has 21.53 acres of parkland and a population of 6,000 for a park ratio of 3.59 acres per 1,000 persons. Playground equipment and improvements to parks differentiate among the various District parks. It is calculated that approximately 15.80± acres of parkland are unimproved open space, while approximately 5.73± acres of parkland are improved with playground equipment and park furniture.

Table 5-A
HPUD Existing Parks

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

Estancia Park – The 7.02-acre park serves two functions, as a park and retention basin. The park contains a shaded tot lot, basketball court and benches.

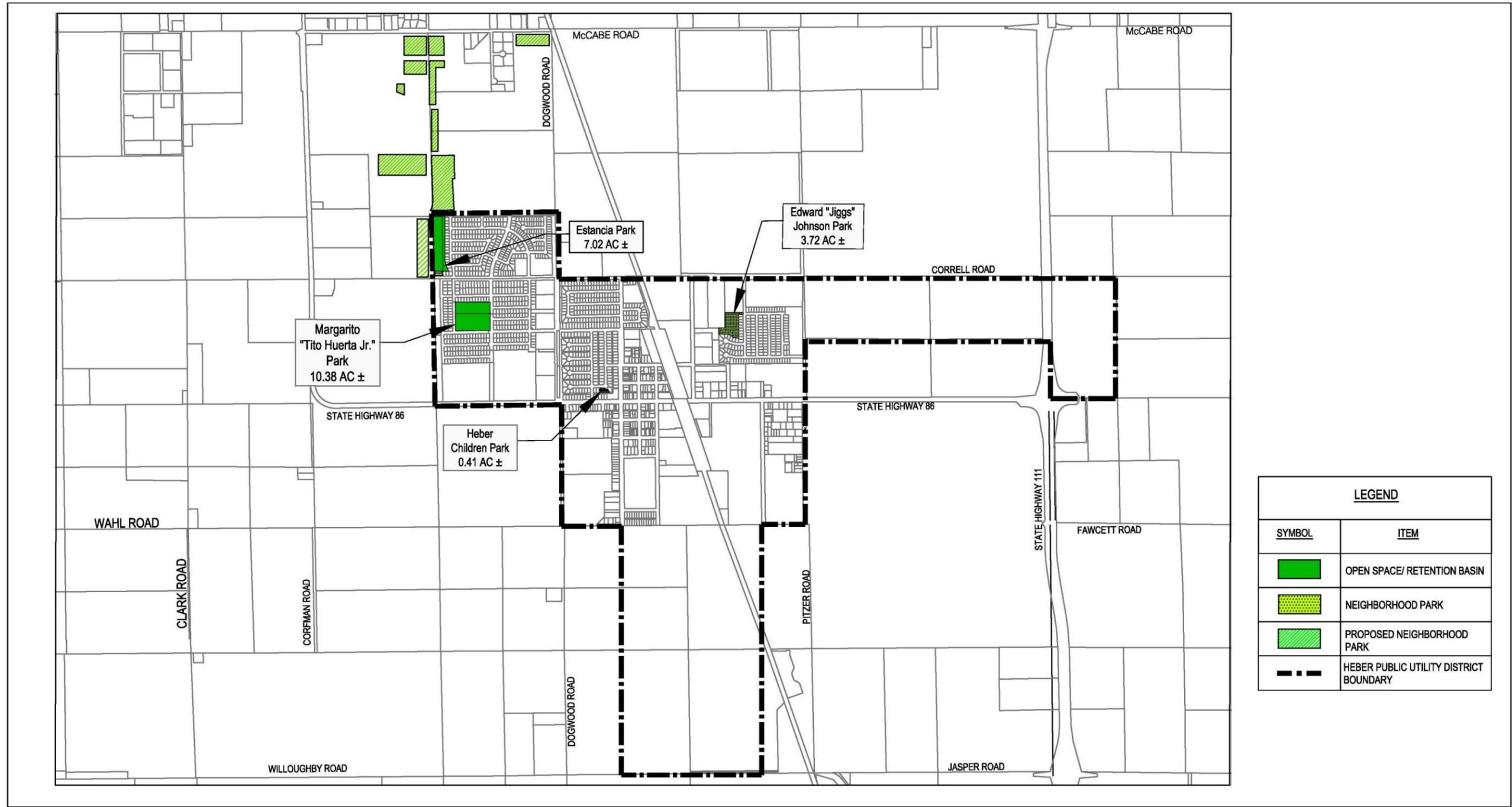
Edward “Jiggs” Johnson Park – The 3.72-acre park is one of the newest parks within the District. Although the park has not been fully completed, it includes a shaded tot lot as well as visitor amenities including barbecue grills.

Heber Children Park – The 0.41-acre park is one of the District’s most mature parks located within close proximity to the center of the Townsite. Existing amenities at the park include a tot lot, mature trees, and benches.

Margarito “Tito” Huerta Jr. Park – The 10.38-acre park is the largest park in the District and the only park that includes a baseball diamond. The park also includes public restrooms and mature trees.

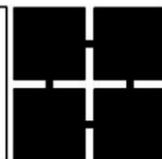
Park and Recreational Facilities Map

Park facilities are located throughout the Heber community. New development areas under a Specific Plan are required to incorporate parkland within their proposed development. Typically, in the land development process, Imperial County requires that developers dedicate land for parks. **Exhibit 5-B**, HPUD Park and Recreational Facilities Map, delineates park locations throughout the District’s Service Area.



LEGEND	
SYMBOL	ITEM
	OPEN SPACE/ RETENTION BASIN
	NEIGHBORHOOD PARK
	PROPOSED NEIGHBORHOOD PARK
	HEBER PUBLIC UTILITY DISTRICT BOUNDARY

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**HEBER PUBLIC UTILITY DISTRICT
PARK AND RECREATIONAL FACILITIES MAP**

EXHIBIT 5-B

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243

760-337-3883

PROJECT NO
THG 744.046P

DATE:
03-02-2012

Adequacy of Existing Park and Recreational Facilities

Given that there are currently 21.53 acres of parkland to serve the current population of 6,000, Imperial County, and thus the District, are currently not meeting the performance standard ratio of 5 acres for 1,000 when only the immediate community is taken into account. Moreover, it is the responsibility of Imperial County to meet this park standard county-wide. The current deficiency ratio as of the date of this report is 8.47 acres in parkland.

Inventory of Approved Recreational Facilities

Other than the existing four (4) parks and retention basins with a total area of 21.53 acres of open space, there are 82 acres of park facilities and open space within the proposed Specific Plans of McCabe Ranch II, Mosaic and Imperial Center development projects. Only two Specific Plans have been officially approved by the County Board of Supervisors, accounting for 56.8 acres. It is important to note that the 25.2 parkland acres under the Mosaic Specific Plan are preliminary and therefore not considered under this inventory of approved recreational facilities.

**Table 5-B
Future Park Space**

Planned Development	Primary Land Use of Proposed Development	Approved Acreage of Park Facilities
McCabe Ranch II	Mixed Residential	51.6 AC
Imperial Center	Commercial	5.2 AC
Future Acres of Approved Park Space		56.8 AC

As previously noted, most recreational areas and community parkland is granted to the Heber Public Utility District, usually a finance agreement is included for continued operation and maintenance of the recreational space. Although it is unknown if the District will take ownership of the Imperial Center open space/retention basin, if the District does assume ownership, the retention basin would be required to be landscaped by the developer.

Buildout Demand for Recreational Facilities

As previously noted, the performance standard for the District is currently 5 acres of parkland per 1,000 persons. Thus 63.39 acres are required by 2020 for the projected population of 12,628 and 92.05 acres would be required by 2030 to accommodate a projected population of 18,409.

Opportunity for Shared Recreational Facilities

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

Table 5-C

Shared Retention Basin/Park Space

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

Yet another opportunity that the District can explore for shared Park facilities is to form a Joint Use Agreement with the Heber Elementary School District for use of school grounds for recreational facilities outside of school hours. Within the District Limits, there are currently two elementary schools, both of which are approximately 16 acres in size and include recreational activities during the after school hours and on weekends. The 16 acres are not all used for recreational opportunities, but there are vast amounts of open space at both sites.

Since the existing performance ratio is not being met for recreational open space, joint use with the School District should be an impending priority. It is recommended that a discussion regarding Joint Use Agreements occur among Heber Public Utility District Staff and the Heber Elementary School District as infill development occurs within the Townsite in order to maximize the amount of recreational opportunities available to the public.

Currently, community groups such as the Police Athletic League (PAL) and the Sheriff's Athletic League (SAL) are authorized to use the baseball diamonds at Heber Elementary School. It is important to note that the baseball fields at Dogwood Elementary School's are currently not available for the use of community groups. When groups request the use of the fields they are required to sign a Hold Harmless Agreement and a Liability Form (Source: Heber Elementary School District, Administrative Staff 09/23/11). Per Heber School District Staff, the fields are widely used by the local athletic leagues.

Phasing of Recreational Facilities

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

Mitigation for Recreational Facilities

The Heber parks and Open Space Facilities meet the established performance standards and are adequate in size, location, and condition to continue to serve the current population. As new development is proposed, projects are required to incorporate park space per the performance standard of five (5) acres per 1,000 in population. It is anticipated that projects contributing to the population increase throughout a twenty (20) year planning term, will satisfactorily fulfill these requirements. No further mitigation is necessary during this planning period.

5.1.3 Solid Waste Services and Facilities

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

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

Performance Standards for Solid Waste Services

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

Inventory of Solid Waste Facilities

As stated, CR&R disposes of collected solid waste at the Imperial Allied Waste Landfill, a privately-owned landfill, located at 104 East Robinson Road, within an unincorporated area, east of the City of Imperial. The landfill was recently expanded and has a disposal acreage of 162 acres and an expected closure date of December 31, 2040. Solid waste can also be disposed of at other landfills within Imperial County if CR&R negotiates agreements with them. There are currently four (4) Imperial County-owned landfills, near Imperial, Calexico, Niland, and Bombay Beach. Additionally, there are two (2) privately owned landfills which are located in Salton City and Brawley.

Adequacy of Solid Waste Services and Facilities

The current demand for solid waste facilities is based on the collection of solid waste by CC&R. An estimated 2,788 tons of solid waste are collected annually from the Heber community. Existing solid waste facilities are adequate and no additional facilities are necessary. As development occurs, through the specific

plan process, developers are required to ensure that solid waste facilities are adequate and in place before any new development is approved. Given that the Imperial Landfill was recently expanded, there are adequate solid waste facilities.

Inventory of Approved Solid Waste Facilities

There is currently one landfill planned within Imperial County, the Mesquite Regional Landfill, located near Brawley and owned by the Sanitation Districts of Los Angeles County. It is unknown when this landfill will begin operating. However, it is expected that it will have a 100-year life span.

Buildout Demand for Solid Waste Facilities and Services

The construction of the Imperial Center, McCabe Ranch II and Mosaic combined will increase the demand for solid waste services. However, the expansion of the Allied Waste landfill will be able to support the additional demand.

Opportunity for Shared Solid Waste Services and Facilities

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

Phasing of Solid Waste Facilities

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

Mitigation for Solid Waste Facilities

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

5.1.4 Wastewater Treatment Plant and Sewer Collection Facilities

The Heber Public Utility District owns, operates and maintains a Wastewater Treatment System which provides wastewater collection and treatment services to the Heber community, and areas immediately outside of the District boundary, but within the Sphere of Influence. The wastewater treatment plant (WWTP) is located at 1184 Rockwood Avenue at the southeast intersection of Correll Road and Rockwood Avenue in Heber, California. The existing wastewater treatment plant is currently located on a 6.7 acre site (net acreage).

The wastewater treatment plant services an area of approximately 8.7 square miles. The Wastewater Treatment Plant was constructed in the 1960's and expansions were completed in 1981 and 2002. A wastewater treatment plant expansion is currently in progress. The wastewater treatment plant expansion was initiated on November 28, 2011 and is scheduled to be complete on February 19, 2013.

Performance Standards for Wastewater Treatment Plant and Sewer Collection Facilities

Wastewater Treatment Plant- The Performance standards and requirements for the Heber Municipal Wastewater Treatment Plant are governed by the National Pollution Discharge Elimination System (NPDES) discharge permit number CA0104370 adopted by the California Regional Water Quality Control Board, Colorado River Basin Region on June 23, 2011 by Board Order Number R7-2011-0019. The NPDES permit under which the Heber Municipal Wastewater Treatment Plant operates became effective on July 1, 2011 and expires on June 30, 2016. The NPDES permit establishes the Waste Discharge Requirements (WDR's) for the wastewater treatment plant. The NPDES permit establishes the rated capacity of the wastewater plant, discharge prohibitions, effluent limitations and discharge specifications, receiving water limitations, standard provisions for the operation of the wastewater treatment plant, monitoring and reporting program requirements, compliance requirements and special provisions. The NPDES discharge permit establishes the standards and criteria by which the Heber Municipal Wastewater Treatment Plant operates.

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

Design capacity of a pipeline is the general calculated capacity of the pipeline using the Manning formula. For system analysis, peak dry weather flow (PDWF) does not exceed 75 percent of the design capacity of the pipeline. Accordingly, 25 percent of the pipeline capacity is reserved to accommodate peak wet weather flow (PWWF) incurred during wet weather conditions. The 25 percent reserve is therefore provided to account for groundwater infiltration and rainfall dependent inflow, plus additional sewer capacity reserve allowance. This 25 percent reserve contingency factor is a commonly used allowance in evaluating wastewater utilities. The following are general design criteria for determining pipeline capacity:

Table 5-D
Wastewater Pipeline General Design Criteria

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

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

Inventory of Existing Wastewater Treatment Plant and Sewer Collection Facilities

Wastewater Treatment Plant- The existing wastewater treatment plant consists of a headworks, a flowmeter structure, an influent pump station, two (2) oxidation ditches, four (4) secondary clarifiers, a chlorine contact channel, chlorination and de-chlorination facilities, four (4) return and waste activated sludge pumps, sludge drying beds, an operations building, electrical power facilities and instrumentation and control facilities.

The Heber Public Utility District recently acquired 14 acres of property east of and adjacent to the existing 6.7 acre site for future expansion purposes. In addition, the Heber Public Utility District owns 19.27 acres west of the existing wastewater treatment plant bounded by Rockwood Avenue on the east, Correll Road on the north and the Union Pacific Railroad tracks on the west. The 19.27

acre and 14 acre parcels could be used for future wastewater treatment plant expansions.

Raw wastewater enters the wastewater treatment plant from a 16 inch diameter sanitary sewer forcemain extending from a Regional Wastewater Pump Station. The raw wastewater is directed through two (2) in-channel communitors (grinders) and parshall flume flowmeter. The raw wastewater is then routed through a manual barscreen and grit removal device prior to entering the influent pump station. The influent pump station consists of four (4) submersible sewage pumps operating in pairs which transmit the raw wastewater to the two (2) oxidation ditch activated sludge basins. Each oxidation ditch possesses a design capacity of 0.405 million gallons per day. The oxidation ditches are the core treatment systems. Two (2) horizontal brush rotor aerators positioned at each oxidation ditch transmit oxygen to the wastewater mixed liquor in the oxidation ditches. The resulting activated sludge process biologically reduces the mixed liquor to a less volatile condition. Mixed liquor is directed from the oxidation ditches to four (4) secondary clarifiers. The secondary clarifiers create a quiescent condition allowing the solids to be separated from the liquid portion of the mixed liquor. The liquid effluent separated from the mixed liquor exits the secondary clarifiers over a circular weir. The effluent flows through a chlorine contact chamber and is disinfected prior to being discharged to the Imperial Irrigation District 3D Number 1 Drain pipeline along the south side of Correll Road. A portion of the solids within the secondary clarifiers are returned to the oxidation ditches to maintain activated sludge equilibrium in the oxidation ditches. The returned solids are termed "Return Activated Sludge (RAS)". A portion of the solids within the secondary clarifiers are pumped to the sludge drying beds. The wasted solids are termed "waste activated sludge (WAS)". The wasted sludge is dried within the sludge beds until it is dried to a 90 percent solids condition. The dried sludge is removed by Palo Verde Disposal Services for disposal.

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

The Heber Public Utility District Collection System serves users within the HPUD District boundary except for a few users located on the exterior edges of the District Boundary, but within the Sphere of Influence. Refer to **Exhibit 5-C – Existing Wastewater Collection and Sewer Facility Schematic Map.**



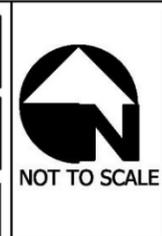
LEGEND

- EXISTING 30 INCH PIPELINE
- EXISTING 24 INCH PIPELINE
- EXISTING 18 INCH PIPELINE
- EXISTING 15 INCH PIPELINE
- EXISTING 12 INCH PIPELINE
- EXISTING 8 INCH PIPELINE
- EXISTING 6 INCH OR SMALLER PIPELINE
- SPHERE OF INFLUENCE
- EXISTING PUBLIC LIFT STATIONS
- EXISTING PRIVATE LIFT STATION
- ▨ HPUD PROPERTY FOR WWTP EXPANSION

Source: HPUD Service Area Plan 2004
Prepared by NOLTE Associates, Inc.

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

EXHIBIT 5-C

PROJECT No: THG 744.048P DATE: 03-01-2012

A deep gravity 30-inch diameter pvc sanitary sewer pipeline was constructed along Correll Road from Farnsworth Road on the west to Pitzer Road on the east. The Imperial Center Project extended a 30-inch diameter P.S. 46 pvc deep gravity pipeline along Correll Road from Pitzer Road to the IID Strout Drain and a 24-inch diameter P.S. 46 pvc pipeline from the IID Strout Drain, for a distance of 500 feet east of Highway 111 terminating along Abatti Road. The deep gravity Correll Road main collector sanitary sewer pipeline flows to the HPUD Regional Pump Station located at the southeast corner of Rockwood Avenue and Correll Road within the north end of the existing HPUD Wastewater Treatment Plant compound.

The HPUD Regional Pump Station is a duplex submersible pump station utilizing a concrete wet well 16 feet x 16 feet x 38.5 feet deep. The Regional Pump Station is equipped with energy efficient variable frequency drive pumps. The pumping units pump at a flow rate equal to the wastewater flow entering the pump station. The electrical panels and mechanical piping have been oversized to accommodate the installation of larger pumps and electrical variable frequency drive units in multiple future phases as wastewater flows increase. The Regional Pump Station is capable of accommodating peak wastewater flows of 9,203,040 gallons per day (average daily flow of 4,320,000 gallons per day). The existing wastewater treatment plant is rated at a capacity of 810,000 gallons per day. The HPUD Regional Pump Station is capable of transmitting 3.6 times the flow that the HPUD Wastewater Treatment Plant is capable of treating when expanded to 1.2 million gallons per day.

The Regional Wastewater Pump Station serves as the “backbone” collection system infrastructure to extend a network of additional main collector gravity pipelines to serve the Heber Public Utility District Service Area.

There are a total of seven wastewater pump stations within the Heber Public Utility District Collection System. Although the HPUD Regional Pump Station is a major pump station capable of serving the majority of the Heber Public Utility District Service Area. The remaining pump stations are relatively small and serve dedicated users or specific residential areas. One (1) of the smaller sewer pump stations is private serving the Sunrise Desert Apartment Complex near the southwest corner of Heber Road/State Highway 86 and Pitzer Road. A listing of the sanitary sewer pump stations follow:

Table 5-E
Sanitary Sewer Pump Station List

Item No.	Lift Stations	# Pumps/Pump Capacity(gpm)/ Total Dynamic Head (feet)	Notes
1	6 th St./Grand Ave.	2 pumps/300 gpm/20 ft	Residential
2	Parkyns Ave./9 th St.	2 pumps/300 gpm/20 ft	Residential Geothermal School
3	Dogwood Rd./Fawcett Rd.	2 pumps/300 gpm/20 ft	Geothermal
4	Fawcett Rd./Ware Rd.	2 pumps/300 gpm/20 ft	Cattle Yard
5	Correll Rd/Rockwood Ave.	2 pumps/500 gpm/47 ft	Regional P.S.
6	Pitzer and Fawcett Rds.	2 pumps/300 gpm/20ft	Not Active
7	Southwest Pitzer and State Hwy 86	Submersible P.S.	Private P.S.

Adequacy of Existing Wastewater Treatment Plant and Sewer Collection Facilities

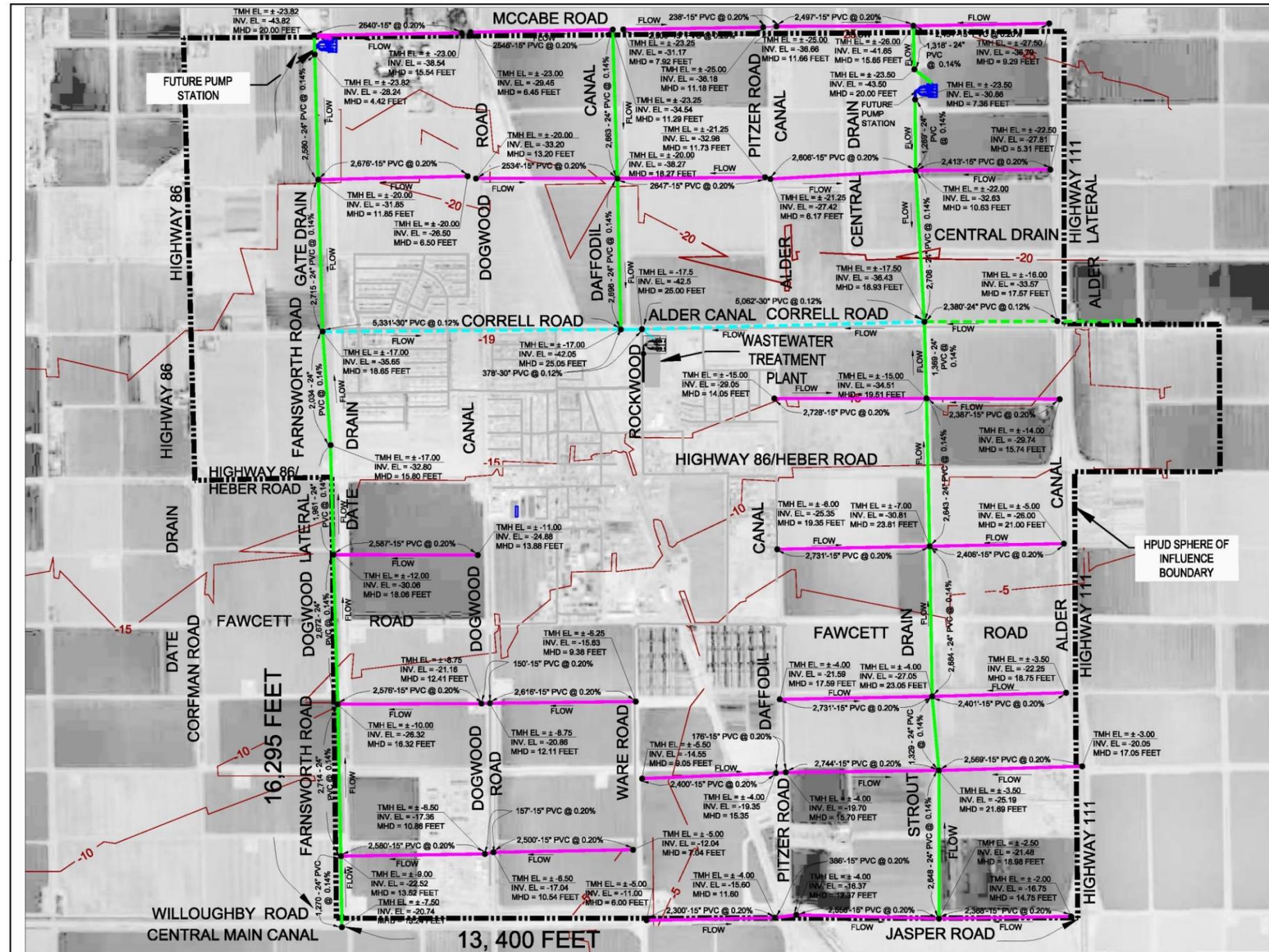
Wastewater Treatment Plant- The average daily flow received at the Heber Public Utility District Wastewater Plant in 2010 was approximately 0.60 million gallons per day with peak flows of 0.70 million gallons per day. The Heber Public Utility District Wastewater Treatment Expansion Report prepared by the The Holt Group dated October 19, 2006 noted that due to the high raw wastewater concentration and limited oxygen transfer by the oxidation ditch brush rotor aerators to the mixed liquor, the oxidation ditches actual combined treatment capacity was estimated to be 0.48 million gallons per day on an average daily flow basis. Thus, the WWTP is operating below design capacity due to system limitations. Due to the limited excess flow capacity and the operational capabilities of the oxidation ditch units, an expansion of the Heber Public Utility District Wastewater Treatment Plant is required.

Sewer Collection System-The wastewater gravity pipelines within the original Townsite of Heber are composed of vitrified clay pipe (VCP). The vitrified clay pipelines are located within the alleys and streets of the Old Townsite. The VCP pipelines were recently cleaned and video camera inspected by the Heber Public Utility District Maintenance Staff and were reported to be in fair condition.

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

Wastewater Collection and Sewer Facilities Schematic Maps

The existing Wastewater Collection and Sewer Facility Schematic Map illustrates the location of the Heber Public Utility District Wastewater Treatment Plant, Public and Private Sanitary Sewer Pump Stations and Sanitary Sewer Collection System Main Collectors and Branch Sanitary Sewer Pipelines. (Please Refer to **Exhibit 5D – Heber Public Utility District Main Collector and Pump Station Wastewater Schematic Map.**) The wastewater collection system, generally, extends within the footprint of the Heber Townsite serving the majority of its residential, commercial and industrial population base.

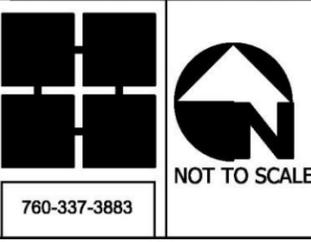


LEGEND		
ITEM NO.	ITEM	SYMBOL
1.	EXISTING REGIONAL WASTEWATER PUMP STATION - ULTIMATE CAPACITY 4.32 MGD	
2.	FUTURE LOCAL, REMOTE WASTEWATER PUMP STATION	
3.	EXISTING 30-INCH SANITARY SEWER GRAVITY COLLECTOR PIPELINE	
4.	EXISTING 24-INCH SANITARY SEWER GRAVITY COLLECTOR PIPELINE	
5.	FUTURE 24-INCH SANITARY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

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

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

EXHIBIT 5-D

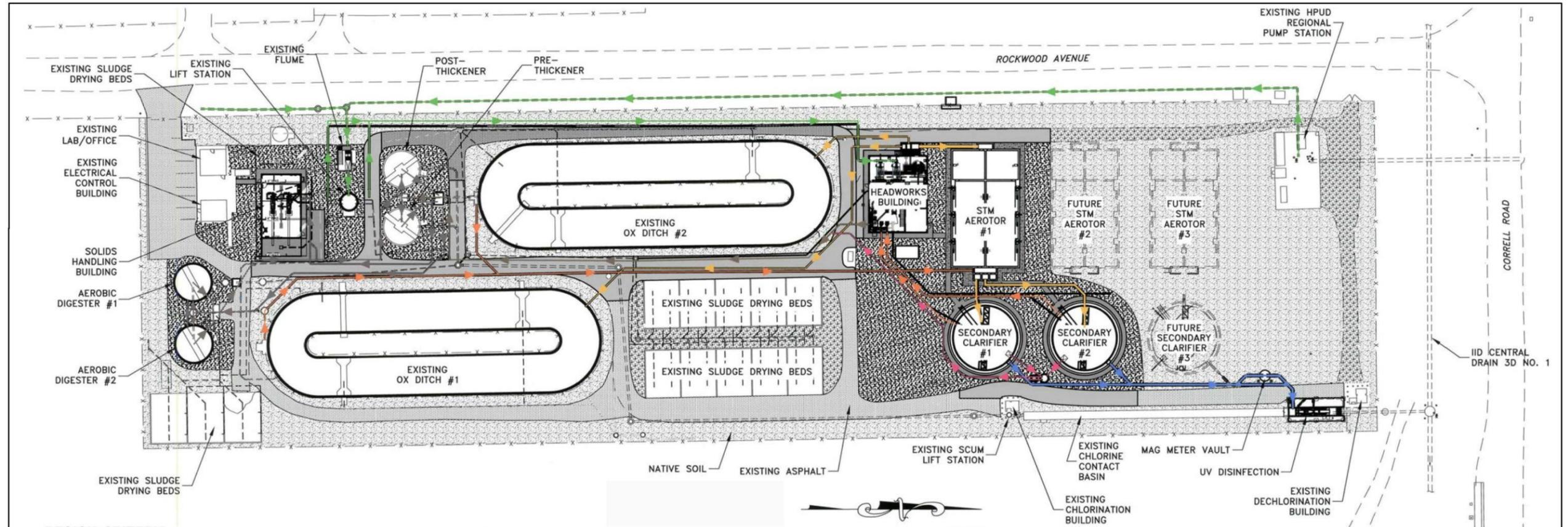
PROJECT No THG 744.046P DATE: 03-01-2012

Inventory of Approved Wastewater Treatment Plant and Sewer Collection Facilities

Wastewater Treatment Plant- The Heber Wastewater Treatment Plant is to be expanded from a rated capacity of 0.81 million gallons per day to 1.2 million gallons per day. Construction of the Wastewater Treatment Plant Expansion commenced on November 28, 2011. The construction time period was established at 450 calendar days for a scheduled completion date of February 19, 2013.

The Wastewater Treatment Plant expansion consists of the following: construction of a new headworks building; construction of an STM aerator basin with anoxic mixing tanks and installation of related equipment; construction of new clarifiers; installing of a UV disinfection system in the existing channel; converting existing clarifiers into thickeners and digesters; construction of a new solids handling; pumping systems; and all piping necessary for the new equipment and retrofitting of existing structures/equipment into the new treatment process.

Planned Expansions- The 1.2 million gallon wastewater treatment plant expansion improvement plans included the schematic layout of two (2) additional expansions; a 2.0 million gallon wastewater treatment plant expansion followed by a 2.4 million gallon wastewater treatment plant expansion. The expansion capacities will be governed by the core treatment units and the activated sludge aerator treatment units. Each activated sludge aerator treatment unit has been designed to treat 800,000 gallons/day. The two existing oxidation ditches were rated at a combined capacity of 400,000 gallons per day during the design phase. The improvement plan design criteria proposes to remove the existing oxidation ditches from service during the last phased expansion. Although an 800,000 gallon per day aerator basin will be constructed during the final phased expansion the 400,000 gallon per day oxidation ditches will be removed from service. As a result, the last phased expansion will realize a net increased capacity of 400,000 gallons per day from a prior treatment plant capacity of 2.0 million gallons per day to 2.40 million gallons per day. See **Exhibit 5-E Heber Public Utility District Wastewater Treatment Plant General Design Criteria/Plant Flow Diagram** regarding the wastewater treatment plant design criteria, wastewater treatment plant schematic site plan and phased future expansion capacities.



DESIGN CRITERIA

GENERAL DESIGN CRITERIA

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

PHASE 1 DESIGN FOR 1.2 MGD

HEADWORKS		SECONDARY CLARIFIERS	
INFLUENT PUMPS		NO. OF UNITS	2
NO. OF UNITS	3	SIZE (DIA)	55'
CAPACITY (EA)	1,230 GPM	OVERFLOW AVG. RATE (GAL/DAY/SQ FT)	250
TDH	46	U.V. DISINFECTION	
SIZE (HP)	24	U.V. TRANSMISSION (MIN)	60%
SCREENS		DOSE (uWs/cm ²)	35,000
NO. OF UNITS	2	SLUDGE HANDLING	
SPACING (MM)	5	PRE-THICKENER	
GRIT REMOVAL		NO. OF UNITS	1
SIZE (DIA)	10'	DIAMETER	28'
CAPACITY	5.3 MGD	AEROBIC DIGESTERS	
TREATMENT PROCESS		NO. OF UNITS	2
OX DITCHES		VOLUME (EA)	29,400 GAL
NO. OF UNITS	2	DIAMETER (EA)	25'
VOLUME (EA)	405,000 GAL	WATER DEPTH	8'
DESIGN FLOW TO EACH	0.2 MGD	POST-THICKENER	
LBS O ₂ /DAY DELIVERED (EA)	984	NO. OF UNITS	1
ANOXIC BASINS		DIAMETER	28'
NO. OF TRAINS	2	DE-WATERING	
WATER LEVEL	16.75'	NO. OF UNITS	2
VOLUME (EA)	70,480 GAL (EA)	CAPACITY (EA)	600 LBS/HR
NO. OF MIXERS (EA)	1	SLUDGE DRYING BEDS	
STM AERATORS		BED AREA (SQ FT)	12,678
NO. OF TRAINS	2	NO. OF BEDS	13
WHEELS (EA)	3		
VOLUME (EA)	206,700 GAL		
LBS O ₂ /DAY DELIVERED (EA)	1,413		
DESIGN FLOW (TOTAL)	0.8 MGD		

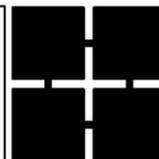
LEGEND

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

NOTE:

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

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

EXHIBIT 5-E

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243

760-337-3883

PROJECT No
THG 744.048P

DATE:
10-11-2011

Buildout Demand for Wastewater Treatment Plant and Sewer Collection Facilities

Anticipated Capacity- The 2010 average daily wastewater flow entering the Heber Public Utility District wastewater treatment plant was 600,000 gallons/day. The Heber Public Utility District 1.2 million gallon wastewater treatment plant expansion will provide an average daily flow excess capacity of 600,000 gallons/day. Section 5.2 of the Heber Public Utility District October 2006 Wastewater Treatment Plant Preliminary Engineering Report indicated the average daily per capita (person) wastewater generation was 100 gallons/person-day. The residential per capita housing density in Heber was 4 persons/residence as noted previously within the contents of this document. An equivalent dwelling unit (EDU) within the Heber Public Utility District is defined as the wastewater generation in a day by a single family residential housing unit. An EDU is therefore:

The additional capacity after the 1.2 million gallon wastewater treatment plant expansion will be

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

Opportunity for Shared Wastewater Treatment and Sewer Facilities

The Heber Public Utility District anticipates reaching an agreement with Ormat Nevada, Inc. a Delaware Corporation, a geothermal facility in which the District will sell at cost (or markup) all treated effluent to Ormat. The agreement between the two parties is mutually beneficial as the District would no longer need to discharge its effluent into a downstream receiving water and thus, would not need to meet the stringent regulations in regards to effluent discharge regulations under its National Pollutant Discharge Elimination System (NPDES) Permit from the Regional Water Quality Control Board. A successful Agreement between the District and Ormat would require that all of the treated s effluent be channeled to

Ormat. It may be necessary to further treat the secondary effluent prior to transmitting the treated (in accordance with Ormat requirements) effluent to Ormat. This would benefit Ormat as it would be a secure, source of water to operate its geothermal energy facility.

Phasing of Wastewater Treatment Plant and Sewer Collection Facilities

The current Wastewater Treatment Plant Expansion is scheduled to be constructed by February 2013. The current wastewater treatment plant expansion will provide an average daily flow capacity of 1.2 mgd. If all planned and approved development is taken into account and projected in the service demand, it is expected that the 1.2 mgd Wastewater Treatment Plant will have adequate capacity through the year 2020. **Table 5-F** illustrates the projected phased expansions that may transpire according to the level of development which occurs.

Table 5-F

Capacity Demand From Projected Development

Projected Population (Population increase reflects commercial, institutional, industrial and residential growth.)		Wastewater Treatment Plant Capacity Expansion
Year 2015	7,823	1.2 MGD (3,000 EDU*)
Year 2020	12,678	2.0 MGD (5,000 EDU*)
Year 2030	18,409	2.0 MGD (5,000 EDU*)
After 2030	20,000+	2.4 MGD (6,000 EDU*)

*1 EDU = 400 gallons/day-Based upon 4 persons per residence and 100 gallons/capita-day of wastewater generation

Mitigation for Wastewater Treatment Plant and Sewer Collection Facilities

Heber Public Utility District has been successful in obtaining funding to meet the immediate wastewater treatment demand through 2015 and easily accommodate expansions thereafter. The District should continue to pursue various means by which to obtain funding and provide for adequate wastewater collection/conveyance facilities for the existing and future residents of the District. New Development shall continue to be held responsible for constructing adequate wastewater collection system facilities and fair share costs for wastewater treatment facilities. The District shall further ensure that a Service Agreement be in place, prior to the annexation of new development.

5.1.5 Water Facilities

The District owns, operates and maintains a system for the treatment, distribution and storage of potable water resources that serves approximately 1,576 water service connections for residences, businesses, and public facilities within the District and the District’s Sphere of Influence. The District purchases all of its untreated water from the Imperial Irrigation District, which is conveyed to HPUD facilities via IID’s Dogwood Canal Gate 37A and via a 36-inch diameter raw water pipeline extending from the Central Main Canal approximately 1.8 miles from the Water Treatment Plant. Water treatment and distribution facilities are owned and maintained by the Heber Public Utility District.

Performance Standard for Water Facilities

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

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

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

Table 5-G

Water Flow Standards

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

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

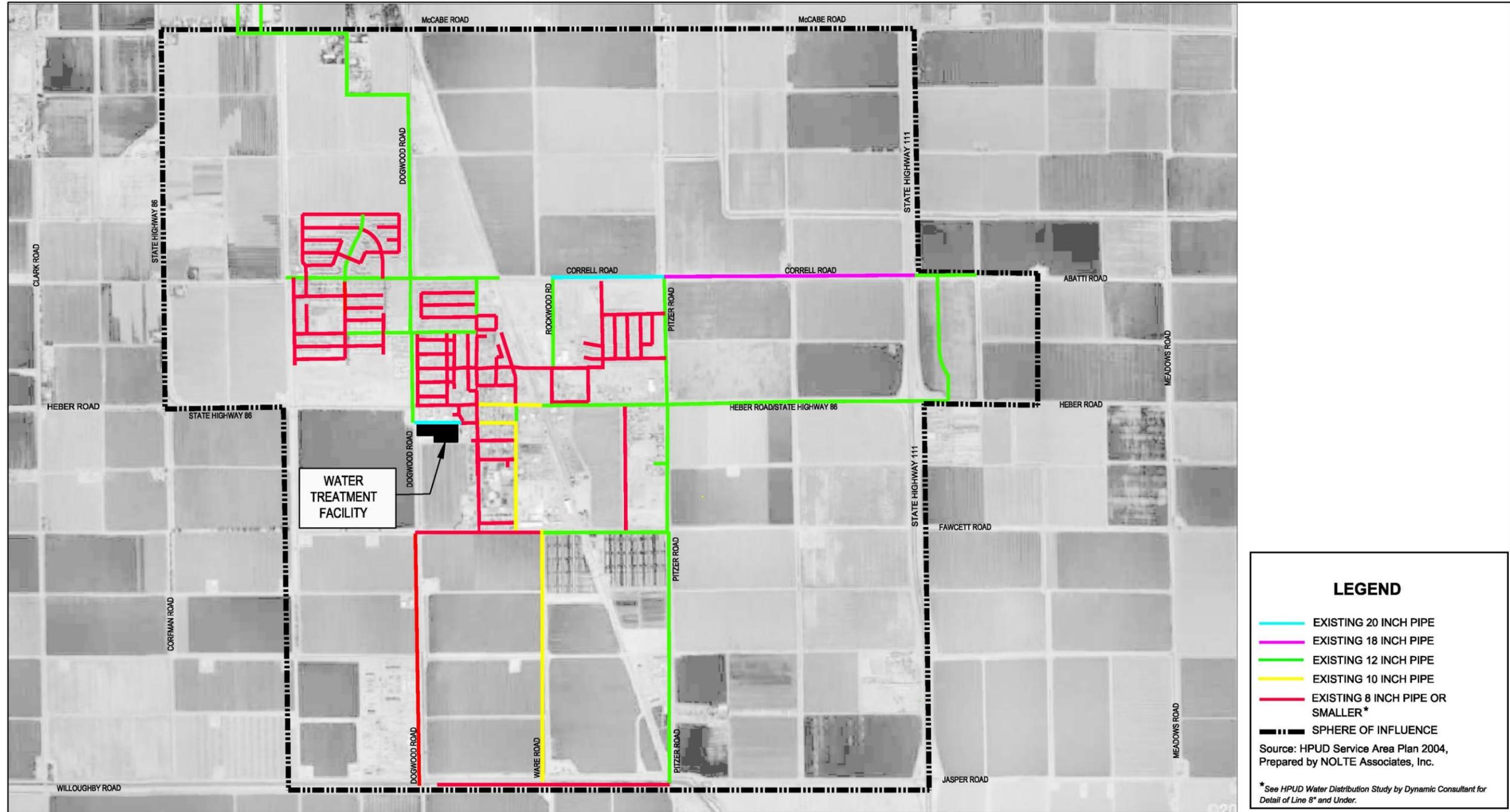
Inventory of Existing Water Facilities

Water Treatment Facilities- The District currently owns a Water Treatment Plant (WTP) with a water treatment system capacity of 2.0 million gallons per day (MGD). The WTP is located at 1085 Ingram Avenue within the townsite of Heber. The WTP mainly consists of three (3) raw water pre-sedimentation basins, a raw water pump station, two (2) Microfloc Trident Water Treatment Units, two (2) concrete backwash basins, two (2) backwash pump units, a finish water pump station, three (3) finish water storage reservoirs, chemical feed facilities, disinfection facilities, a high service pump station and Operations Building. Water is treated by two (2) TR840A Microfloc Trident Water Treatment Units. Each unit is composed of a combined absorption clarification and media filtration system which is designed to treat the capacity of 2.0 MGD.

Finish water storage by the Heber Public Utility District is maintained by three (3) reservoirs that provide 5.45 million gallons (MG) of storage capacity. Two (2) of the reservoirs are welded steel aboveground storage tanks. One reservoir has a water capacity of 0.75 MG. The second steel reservoir has a capacity of 1.7 MG. Water is fed at the top of the steel reservoirs and is discharged near the bottom on the opposite side of the tank. The third reservoir has a capacity of 3 MG. Water is fed and discharged at the bottom of the bottom of the tank.

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

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



LEGEND

- EXISTING 20 INCH PIPE
- EXISTING 18 INCH PIPE
- EXISTING 12 INCH PIPE
- EXISTING 10 INCH PIPE
- EXISTING 8 INCH PIPE OR SMALLER*
- SPHERE OF INFLUENCE

Source: HPUD Service Area Plan 2004,
Prepared by NOLTE Associates, Inc.

*See HPUD Water Distribution Study by Dynamic Consultant for Detail of Line 8" and Under.

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**HEBER PUBLIC UTILITY DISTRICT
EXISTING WATER DISTRIBUTION SYSTEM**

EXHIBIT 5-F

PROJECT NO THG 744.046P	DATE: 03-01-2012
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Adequacy of Existing Water Facilities

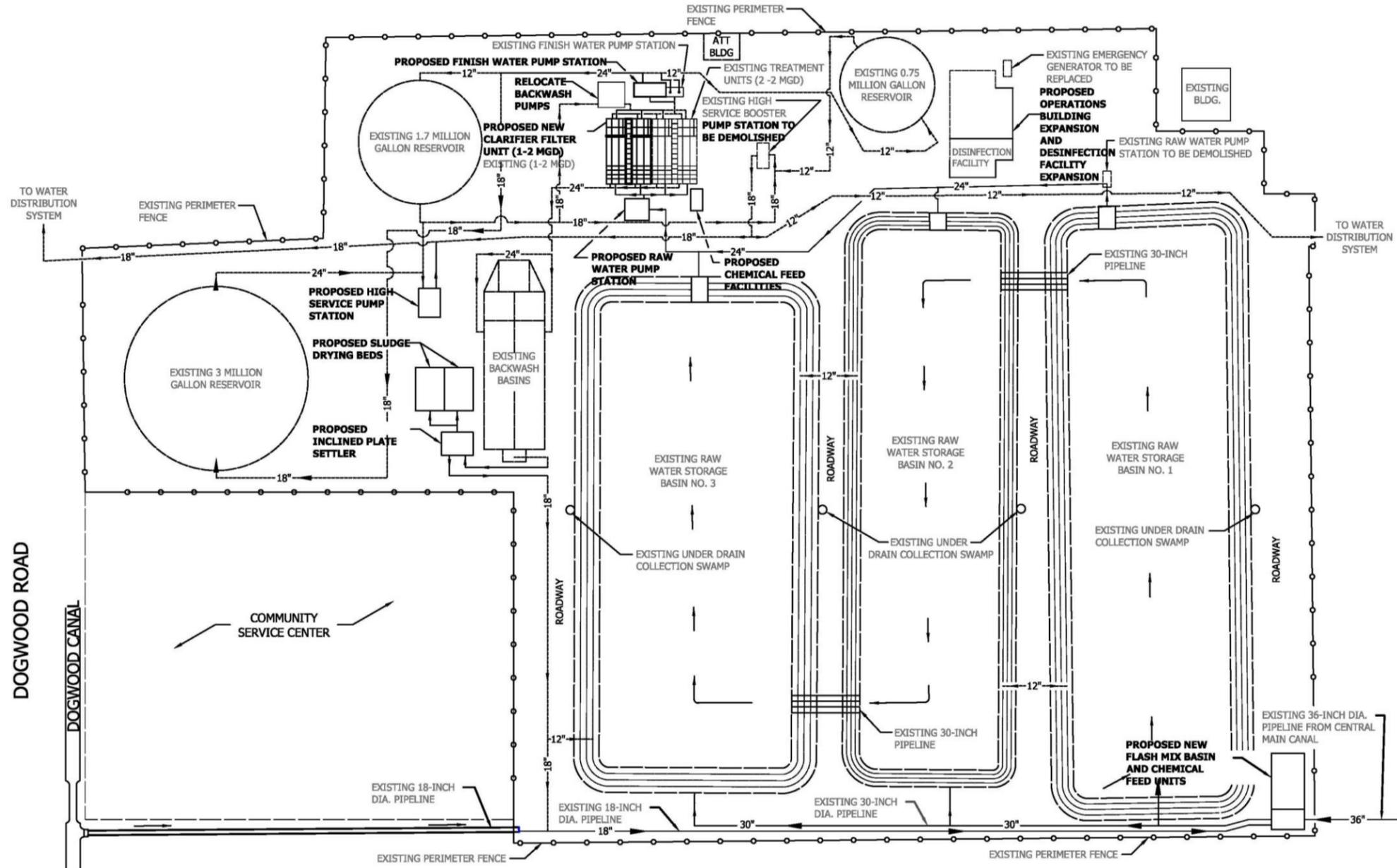
As previously stated, the WTP's capacity is 2.0 MGD. The average day demand for the Heber Public Utility District in 2006 was 1.103 mgd and the maximum day demand for water in 2006 was 2.246 mgd, exceeding the Plant's capacity. Thus, the water treatment plant is considered "under capacity." Based on the findings of the Preliminary Engineering Report prepared in January 2008, the District commissioned the design of a Water Treatment Plant Expansion project. It is understood that HPUD was exploring options for funding of the WTP Expansion project as of the date of this SAP.

Inventory of Approved Water Facilities

The proposed Water Treatment Plant Expansion project would be within the existing site and would be completed to incorporate 2.0 MGD pre-packaged units. Additionally, the new Water Treatment Plant would require various upgrades to meet water demands and State requirements. In 2009, a 36-inch diameter pipeline replaced an existing 18-inch diameter PVC pipeline to convey 7 MGD of raw water from the IID's Dogwood Canal to the Raw Water Basins. The State of California was requiring that the District have a raw water storage capacity of six (6) days. This would have been equivalent to 12,000,000 gallons of raw water storage. The District was deficient 4,700,000 gallons with respect to raw water supply at the current 2 MGD capacity. The District faced two options: construct additional raw water storage basins or construct a portable raw water pump station and transmission pipeline from Imperial Irrigation District Central Main Canal to the District's Water Treatment Plant. The Central Main Canal is almost never taken out of service and was therefore, considered a reliable water source. The District chose the latter option and constructed a portable raw water pump station to meet the State's raw water storage demands.

New water treatment units are also proposed to increase the Plant's filtering capacity. The addition of these components will lead to a compliant Water Treatment Plant that is also able to meet to the demand of its customers. Please refer to **Exhibit 5-G Proposed Water Treatment Improvements** that identifies and describes the planned improvements to the Water Treatment Plant.

Additionally, **Exhibit 5-H** provides additional water line extensions planned within the Heber Public Utility District and/or Service Area. These planned water line extensions are to accommodate new growth.



DESCRIPTION: EXPAND TO A 4 MGD PLANT - SITE PLAN

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NOT TO SCALE

**HEBER PUBLIC UTILITY DISTRICT
PROPOSED WATER TREATMENT PLANT IMPROVEMENTS**

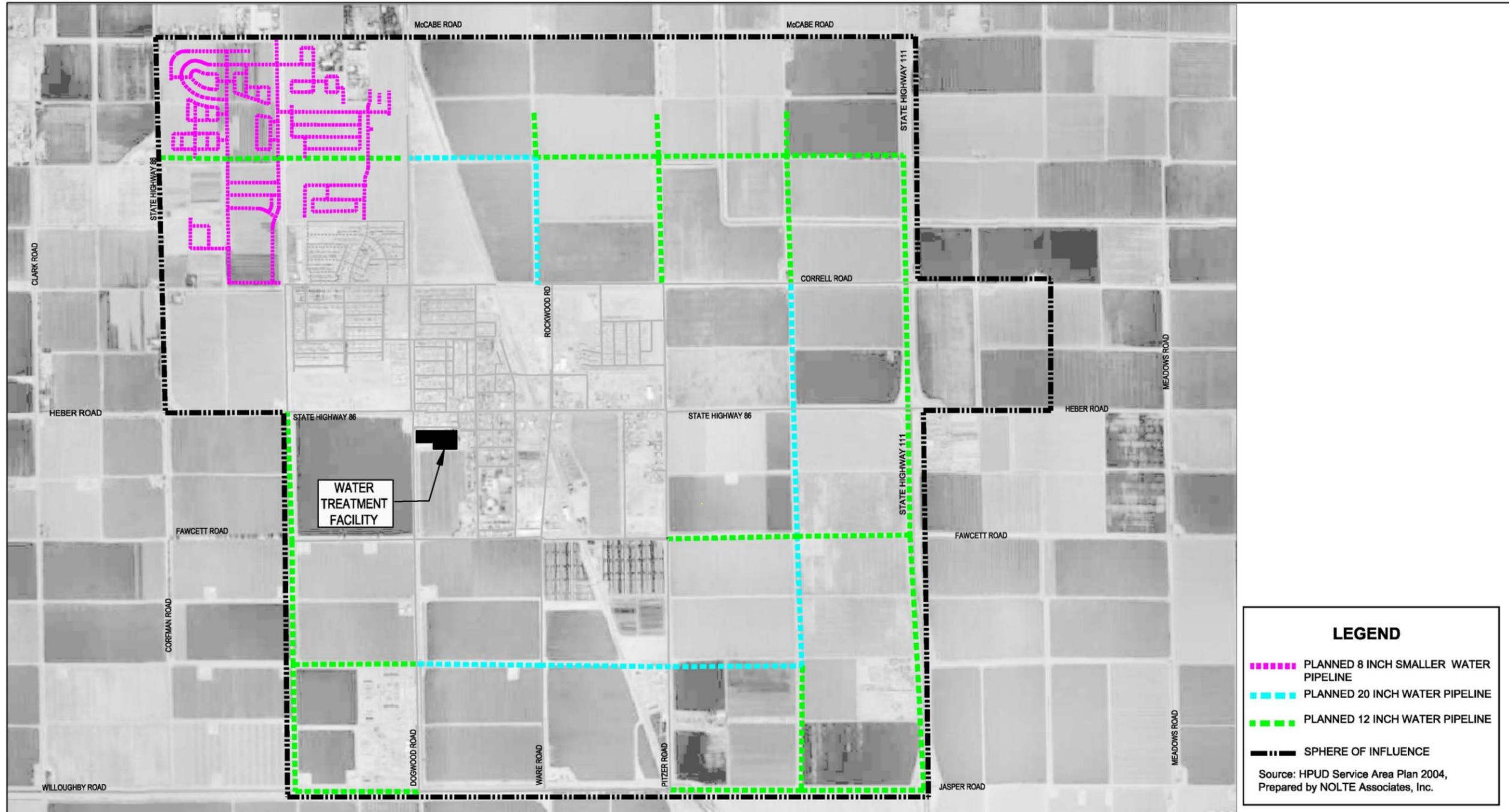
EXHIBIT 5-G

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**HEBER PUBLIC UTILITY DISTRICT
PLANNED WATER PIPELINE EXTENSIONS**

EXHIBIT 5-H

PROJECT NO THG 744.046P	DATE: 03-01-2012
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Buildout Demand for Water Facilities

A Preliminary Engineering Report prepared by The Holt Group, Inc. indicated that population growth in the last decade (2000-2010) in addition to new imposed water quality standards, has led to the demand of additional water treatment improvements and capacity. The Preliminary Engineering Report recommended that the District expand the existing Water Treatment Plant from 2.0 mgd to a 6.0 mgd beyond the year 2030. Based on population projections a 4.0 mgd Plant could potentially adequately service the HPUD projected population up to the year 2030. However, a 6.0 mgd Plant would be needed once the population exceeds 20,000. **Table 5-H** identifies some of the projected expansion needs.

Table 5-H

Buildout Demand for Water Treatment Plant

Projected Population With Approved Development		Water Treatment Plant Expansions
Year 2015	7,823	2.0 MGD
Year 2020	12,678	4.0 MGD
Year 2030	18,409	4.0 MGD
Year 2035	20,000+	6.0 MGD

The Heber Public Utility District would be expanding using the Microfloc Trident Water Treatment Units which are often referred to as “packaged treatment systems.” The packaged water treatment systems are pre-assembled prior to delivery to a given water treatment plant. The packaged water treatment systems are purchased and delivered at a designated treatment capacity. The TR840A Microfloc Trident Water Treatment Units are designed to treat 2.0 MGD. Thus, the District will be upgrading the water treatment plant in 2.0 MGD pre-packaged units gradually, as water demand increases.

Opportunity for Shared Water Facilities

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

Phasing of Water Facilities

A second expansion would be necessary beyond 2020 based on the projected population growth. The second proposed expansion to the wastewater treatment plan will increase the Plant's capacity from 4.0 MGD to 6.0 MGD and be able to serve the projected growth through 2030.

Mitigation for Water Facilities

As of the date of this Service Area Plan, Heber Public Utility District had not yet secured funding to complete the Water Treatment Expansion Project. The community of Heber should continue to pursue various means by which to obtain funding or access resources for the capital improvement needs of the Water Treatment Facilities and Distribution System to accommodate both the existing and future residents of the District. The District shall further ensure that a Service Agreement be in place, prior to the annexation of new development.

5.2 SERVICES PROVIDED BY IMPERIAL COUNTY

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

The sections that follow discuss direct services that are provided by Imperial County within the Heber Public Utility District and Sphere of Influence. The data collected for this discussion was obtained from Imperial County's Service Plan, prepared by Hofman Planning and Engineering. A cursory review is being provided for these services under this Service Area Plan Section.⁶

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

⁶ Although the Imperial County Municipal Service Review has been under review by Imperial County since January 2011, as of June 2012, Imperial County has not commented on the document. As such, the Municipal Service Review has not been and adopted by LAFCo.

5.2.1 Fire Facilities

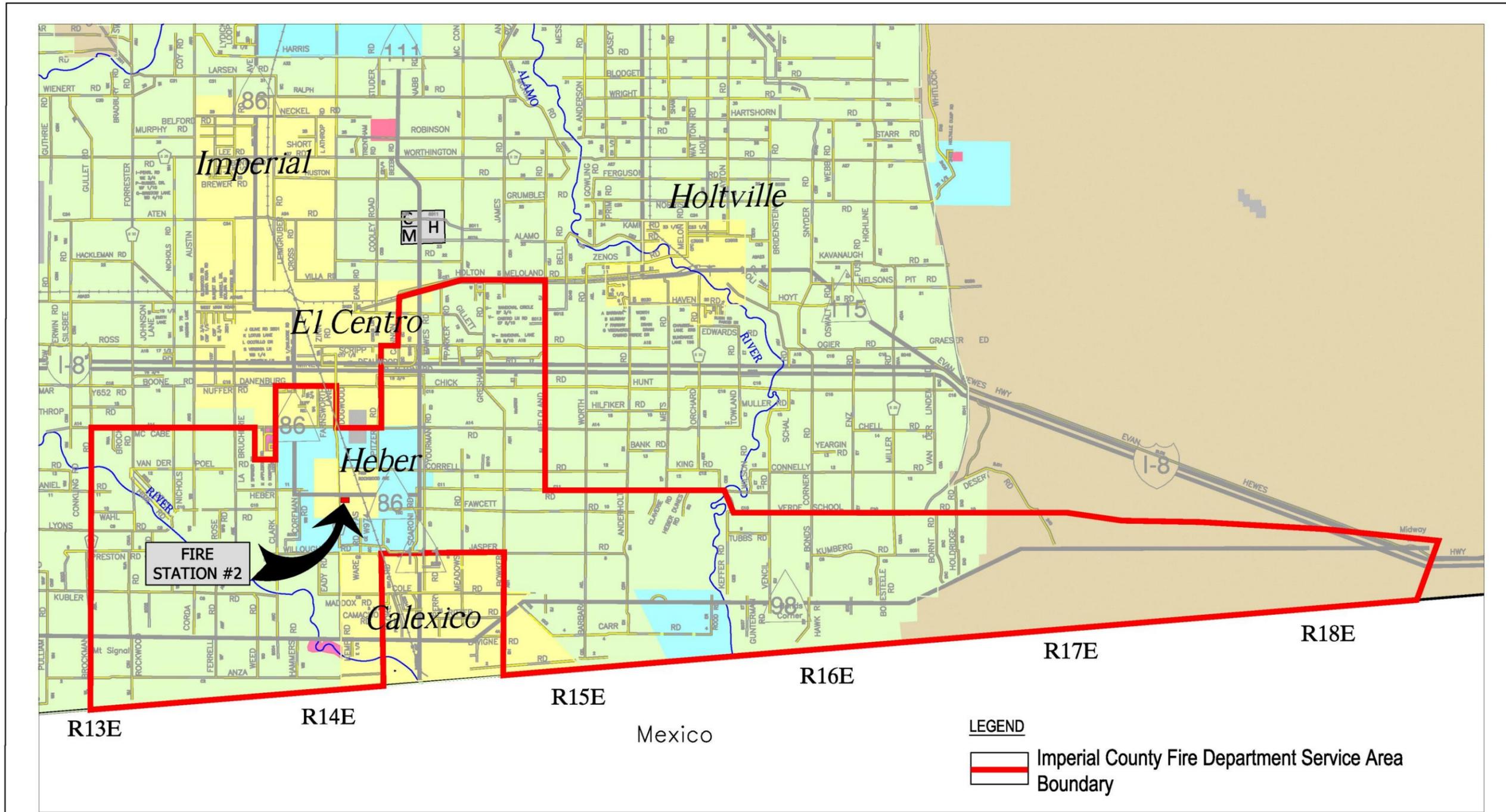
Fire protection services are provided to the Heber community by the Imperial County Fire Department (ICFD). The ICFD maintains and operates five (5) fire stations throughout the County of Imperial. Heber is serviced by Imperial County Station #2. The County Station #2, servicing the Heber Community,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

Performance Standard for Fire Facilities

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

Inventory of Existing Fire Facilities

Station #2 in Heber is the newest fire station within the County and acts as the Office of Emergency Services headquarters. The station sits on 1.8 acres and is situated within a 15,000 square foot building. Existing equipment at the station includes one (1) Type I engine, one (1) aerial ladder (75' Quint), and one (1) Hazardous Materials Unit. There are three (3) firefighters per shift, including one (1) captain. Their average response time is 7.5 minutes for the entire service area which encompasses 148 square miles square miles. The average response time for the area is 7.5 minutes. These ratios of service and response are reasonable and acceptable. Please Refer to **Exhibit 5-I – Imperial County Fire Station Location and Service Area**, for the service area.



<p>The Holt Group, Inc. ENGINEERING PLANNING SURVEYING</p>		 NOT TO SCALE	<p>IMPERIAL COUNTY FIRE STATION LOCATION AND SERVICE AREA</p> <p>County of Imperial Municipal Service Review 2011</p>	<p>EXHIBIT 5-I</p>
<p>1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243</p>	<p>760-337-3883</p>		<p>PROJECT NO THG 744.046P</p>	<p>DATE: 02-20-2012</p>

Adequacy of Existing Fire Facilities

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

Inventory of Approved Fire Facilities

There are no additional fire facilities planned for the Heber community as the current facility is less than 8 years old, however, land has been set aside in the East Gateway area of the County for a future fire station. Currently, Fire Station #2, which serves the Heber area as well, serves the East Gateway area. If a new fire station is constructed, it is expected that response times would improve for the Heber community. The new fire station would be approximately 15,000 square feet and will be situated on a 2 acre site. In addition to the East Gateway area fire station, there are no specific plans at this time that identify the development of additional stations

Buildout Demand for Fire Facilities and Services

The expansion of existing stations may be necessary in the future as development increases. The need for expansion will be based on staffing levels at each of the respective stations. Currently, there are three (3) firefighters per shift. Thus, the stations must be able to accommodate sleeping and living quarters for the staff. If call volumes increase such that additional staff is required per shift, additional square footage may be need to accommodate additional sleeping and living quarters to meet Safety Fire Codes.

Opportunity for Shared Fire Facilities

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

Phasing of Facilities

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

Mitigation for Fire Facilities

The Imperial County Fire Department is responsible for the continuous monitoring of the adequacy of the existing Imperial County Fire Department facilities to ensure that adequate fire protection services are provided. Heber Public Utility District, however, shall periodically monitor and ensure that adequate fire flow suppressions are maintained throughout the District for fire protection services.

5.2.2 Law Enforcement Facilities

Law enforcement services are provided to the Heber community by the Imperial County Sheriff's Department. The nearest sheriff station to the Heber population is located at 328 Applestill Road in El Centro which is the main headquarters. The Sheriff's Department provides services to the entire unincorporated areas of Imperial County with a population of approximately 39,182 persons. Services include patrol, criminal investigations, civil services, bailiff enforcement, correctional services, crime preventions, off-highway law enforcement, waterway enforcement, and dispatch services. The Sheriff's Department only provides service to the unincorporated County population as Cities have their own police departments, unless there is a mutual agreement in place. This section will discuss patrol services provided to the Heber community by Imperial County only.

Performance Standard for Law Enforcement Facilities

A general industry standard for law enforcement services is one (1) officer per 1,000 persons. This standard is widely recognized and used by jurisdictions. However, given the characteristics of Imperial County such as geographical challenges, size, and the fact that it is an international border, this ratio appears simplistic. Nevertheless, the ratio is a quantifiable standard that can provide a general basis for levels of service specifically for patrol. The existing patrol officer to population ratio for the entire unincorporated County of Imperial is 1.43 patrol officers per 1,000 persons (p.44 of IC SAP) which has been determined as an adequate service ratio by Imperial County.

Inventory of Existing Law Enforcement Facilities

The sheriff's administrative facility is approximately 23, 274 square feet and is responsible for civil services for the entire County of Imperial. In addition to the main quarters, there are five (5) substations located in the following locations: Brawley, Niland, Palo Verde, Salton City, and Winterhaven that serve as bases for patrol. Staffing of the Sheriff's Office includes sworn and non-sworn positions. Of the sworn positions there is 1 sheriff, 1 undersheriff, 2 chief deputies, 3 sheriff lieutenants, 20 sheriff sergeants, 26 senior deputy sheriffs, and 55 deputy sheriffs. Of the non-sworn positions there is one scientific, investigation supervisor, 2 identification technicians and 88 administrative and support staff (Imperial County Service Area Plan, 2011).

The sheriff's office operates on two 12-hour shifts over four patrol areas. For each shift there are 12 patrol officers and there are a total of 4 shift teams. These patrol areas are divided as follows, South County, North County,

Winterhaven, and Salton City. The Heber community is patrolled by South County.

Adequacy of Existing Law Enforcement Facilities

The nearest Sheriff's office is located at 328 Applestill Road in El Centro at an approximate 3.4 mile distance from Heber Public Utility District. (Please refer to **Exhibit 5-J – Law Enforcement Location Map**). Given the level of service standard of 1.43 law enforcement officers per 1,000 persons, the current demand is 56 officers assigned to patrol duties.

Current Population	Level of Service Standard	Current Demand
		$39,182 \text{ persons} \times 1.43 \text{ officials}/1,000 \text{ persons} = 56 \text{ Officers}$

Given that there is a demand of 56 officers and that currently there are 48 officers dedicated to patrol, there a deficiency of 8 officers. Based on input from the Sheriff's Office, the staffing shortage should be addressed by hiring 6 deputies and 2 sergeants.

Inventory of Approved Law Enforcement Facilities

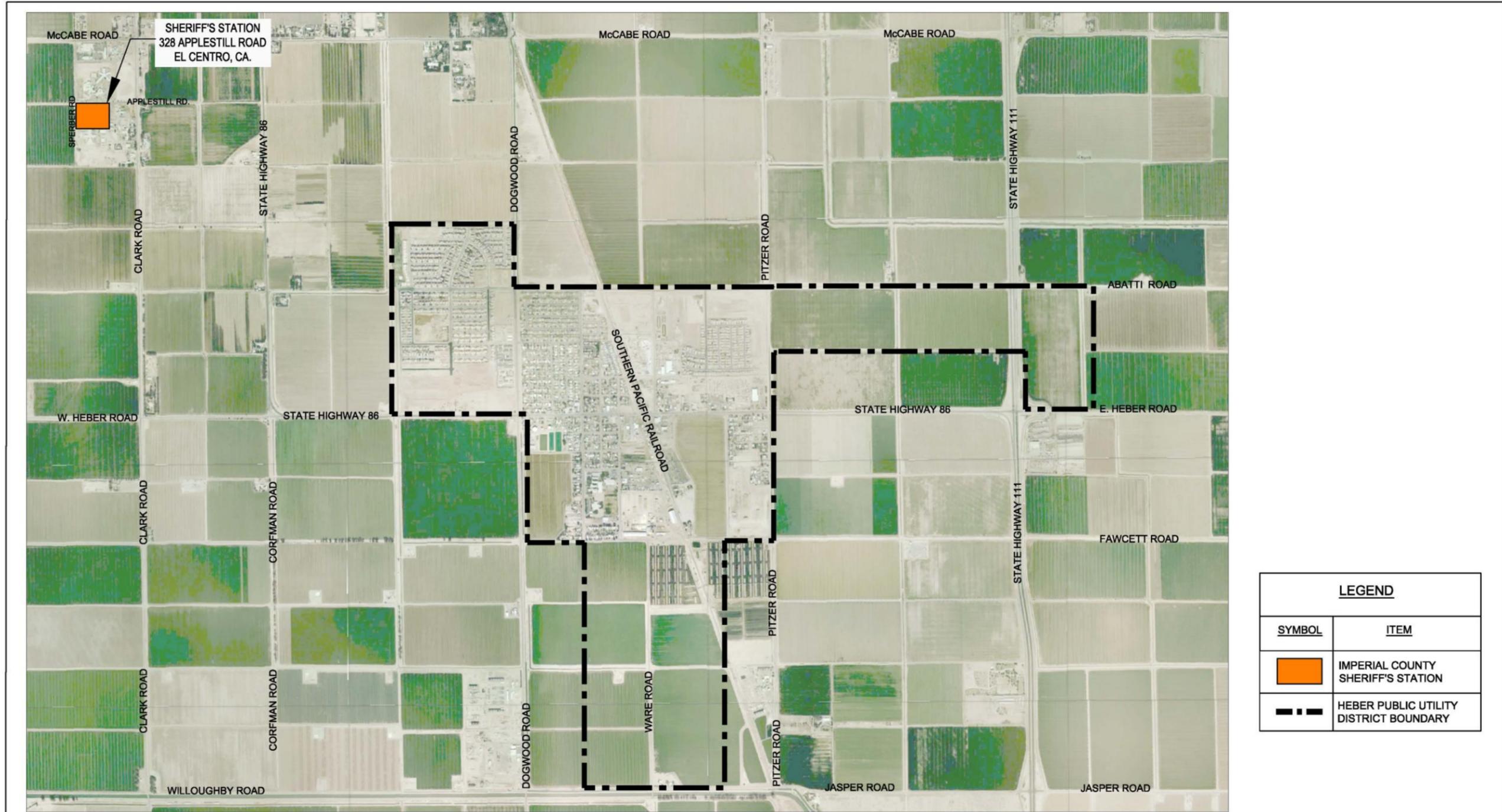
Although Imperial County's Service Area Plan does plan on additional substations throughout high demand unincorporated areas, no additional law enforcement facilities are planned for within the Heber Public Utility District or its Sphere of Influence.

Buildout Demand for Law Enforcement Facilities and Services

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

Opportunity for Shared Law Enforcement Facilities

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



LEGEND	
SYMBOL	ITEM
	IMPERIAL COUNTY SHERIFF'S STATION
	HEBER PUBLIC UTILITY DISTRICT BOUNDARY

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HEBER PUBLIC UTILITY DISTRICT
LAW ENFORCEMENT FACILITIES LOCATION MAP

EXHIBIT 5-J

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PROJECT NO THG 744.046P DATE: 03-02-2012

Phasing of Law Enforcement Facilities

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

Mitigation for Law Enforcement Facilities

Periodic evaluations of law enforcement services are the responsibility of the Imperial County's Sheriff's Office. Evaluations should base service demand on not only population growth projections but incidents of crime, and emergency response times and service ratio of at least 1.2 patrol officers per 1,000 residents.

5.2.3 Library Facilities

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

Performance Standard for Library Facilities

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

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

The Heber library is considered a station as it does not meet the size requirements established by the State.

Inventory of Existing Library Facilities

The Heber Library Station (Imperial County Free Library) is only 643 square feet and does not meet the 1,400 square feet size requirement to be considered a branch. The Heber station is located at 1078 Dogwood Road, Suite 105, Heber, California and is ADA accessible. One hundred square feet of the existing space is dedicated for an ADA accessible restroom.

Services at the Heber branch include a paperback exchange, reference services, interlibrary loan, three (3) public access computers, wireless internet access, printing, and a summer reading program. In addition, the branch is supportive of the School’s Reading Count Program and Accelerated Reader Program. Among the programs available at the branch additional services are provided on an as requested basis, such as, adult literacy and English as a Second Language (ESL) tutoring. Computer and equipment available at the branch include the following:

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

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

Library Facilities Location

The Heber Library Station is located inside the Essential Services Building and is open to the public only two days a week due to minimal staffing. The hours of operation are Wednesdays 11:00 am to 4:00 pm and 5:00 pm to 8:00 pm and Saturdays 9:00 am to 12 pm and 1:00 pm to 5:00 pm.

Adequacy of Existing Library Facilities

Although the existing Library Station may be adequate in size, it is important to note that the service levels are inadequate due to the limited number of hours that the Station is open to the public. As the community of Heber continues to grow, it may be necessary to plan for increased hours or for a full service Library Branch.

Inventory of Approved Library Facilities

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

Buildout Demand for Library Facilities

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

Opportunity for Shared Library Facilities

The Heber Library Station is currently sharing facilities with other service providers. The library facility is located within the Heber Essential Services Building which houses the fire station, District administrative offices, and Sheriff's warehouse space.

Phasing of Library Facilities

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

Mitigation

It is the responsibility of Imperial County to assess the library service demand in unincorporated areas.

5.2.4 Transportation Facilities

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

Performance Standard for Transportation Facilities

The Circulation and Scenic Highways Element for the Imperial County has established a threshold of performance standards for the road segments located in the Heber Public Utility District area. The Circulation Element identifies criteria upon which roadway capacity and flow are evaluated. The criteria are based on the level of service (LOS) classification system. The LOS is a professional industry standard by which the operation conditions of a given roadway segment or intersection are measured. LOS A indicates free flow of traffic with minimal vehicle delays, whereas LOS F indicates extreme congestion with significant delays. Refer to **Table 5-I – Roadway Performance Standard**.

Level of Service	<p style="text-align: center;">Table 5-I Roadway Performance Standard</p>
LOS “A”	Represents free flow. Individual drivers have a high degree of freedom to select their travel speeds and are unaffected by other vehicles.
LOS “B”	Represents stable flow, but individual drivers are somewhat affected by other vehicles in determining travel speeds.
LOS “C”	Represents stable flow, but the selection of the speeds of individual drivers is significantly affected by other drivers.
LOS “D”	Represents a condition of high density, stable traffic flow in which speed and freedom of movement are severely restricted by the presence of other vehicles.
LOS “E”	Represents operating conditions at or near capacity. Individual vehicles have little free to maneuver within the traffic stream and any minor disruptions can cause a breakdown in the flow of traffic.
LOS “F”	Represents breakdown conditions. At this level of service, speeds are low, delay is high, and there are more vehicles entering the roadway than can be accommodated.

It is the intent of the Imperial County that all roadways within unincorporated areas, including the Heber Public Utility District area operate at a LOS “C” level or better. The criteria range is adjusted for the different street classifications depending on the street designation and thus designed capacity. **Table 5-J** describes the average vehicle trips that can be supported by the respective street classification in order to operate at LOS-C or better.

**Table 5-J
Imperial County Standards Per Street Classification**

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

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

Inventory of Existing Transportation Facilities

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

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

- **Highway 111** – Begins at the International Border between Mexico and the United States traveling north with two travel lanes in each direction,

to I-8 with an ADT range from 33,500 to 37,000 as of 2006. This flow classifies this segment as a Level of Service between A-B. The applicable Highway 111 roadway segments within the HPUD Sphere of Influence are the following: Jasper Road to SR-86 (Heber Road) and SR-86 (Heber Road) to McCabe Road.

- **Highway 86** – Generally a north-south route that begins near the Townsite of Heber as a two lane conventional highway, and ends at the Riverside County line as a four-lane expressway. The segment within the Heber Sphere of Influence has an ADT range of 14,700 to 36,000. This traffic flow classifies this segment as a Level of Service between A-B. The applicable Highway 86 roadway segment within the HPUD Sphere of Influence is from Highway 111 to Corfman Road (east/west) and from Heber Road to McCabe Road (north/south).

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

- **Dogwood Road** - A north-south two-lane undivided roadway with a 24-foot paved width from Malan Road at the southern limit of Brawley south to I-8. The applicable Dogwood roadway segment within the Heber Sphere of influence is from McCabe Road to Willoughby Road/Jasper Road. The segment within Heber's sphere of influence has an ADT range of 8,690 and is classified as a Level of Service A.

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

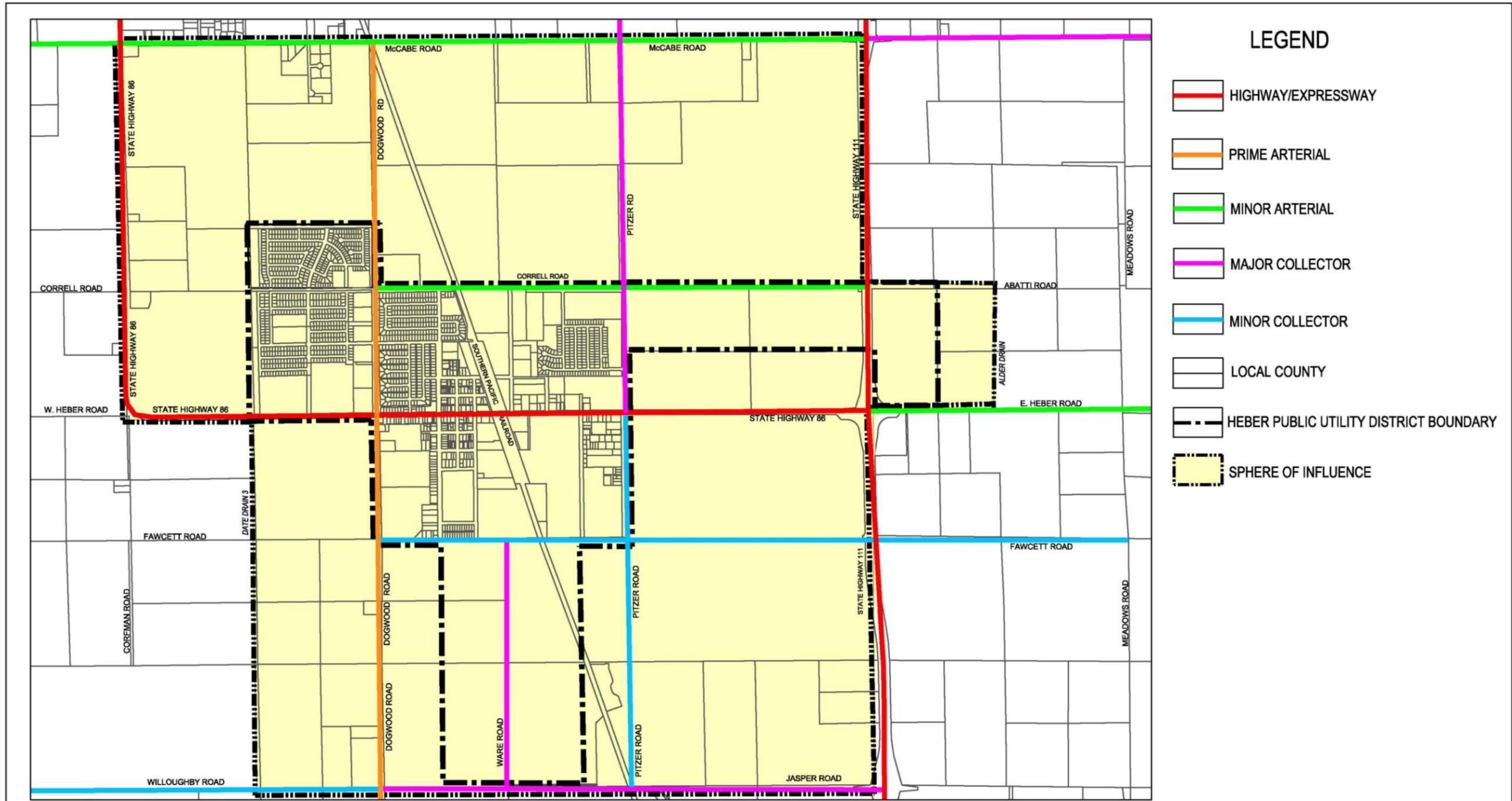
- **Correll Road** – A two-lane east-west roadway which connects SR 111 and Dogwood Road along the north side of Heber. A significant increase in traffic is expected due to proposed developments in the area. The County's General Plan Circulation and Scenic Highway Element does not include ADT for this roadway.
- **Fawcett Road** – A two-lane east west roadway that traverses Heber sphere of influence from its western boundary to Highway 111. The County's General Plan Circulation and Scenic Highway Element did not provide the ADT for this roadway.

- **Heber Road** – An east-west two-lane undivided roadway with a 24-foot paved width from SR 111 to Bowker Road. This roadway has the same service footprint as the segment for Highway 86 that traverses the Heber sphere of influence. The segment is strictly bounded by the western sphere of influence limit to Highway 111 and an ADT range between 14,700 to 36,000. This flow classifies this segment as a level of service between A-B.
- **McCabe Road** – An east-west two-lane undivided roadway with a 24-foot paved width. This roadway is located along the northern boundary of the Heber sphere of influence from Farnsworth Lane to Highway 111. The County's General Plan Circulation and Scenic Highway Element did not provide the ADT for this roadway.
- **Pitzer Road** – A two-lane north-south roadway which will eventually connect Chick Road to Fawcett Road. This roadway is currently paved between Chick Road and McCabe Road with an ADT of 1,500, but a portion remains unpaved between McCabe Road and Heber Road. Pitzer Road is a principal route for traffic oriented to/from the Imperial Valley Mall. This flow classifies this segment as a Level of Service between A.

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

- **Pitzer Road** – A two-lane north-south roadway which will eventually connect Chick Road to Fawcett Road. It is currently paved between Chick Road and McCabe Road with an ADT of 1,500, but a portion remains unpaved between McCabe Road and Heber Road. The ADT flow classifies this segment as a Level of Service between A. Pitzer Road is a principal route for traffic oriented to/from the Imperial Valley Mall.
- **Ware Road** – A two-lane north-south roadway that begins at Jasper Road, runs north and terminates at Fawcett Road. The County General Plan's Circulation and Scenic Highway Element did not provide the ADT for this roadway.

Local Collector – There are numerous local collectors within the Heber community and Sphere of Influence. The Street Classification Map incorporated as **Exhibit 5-K** provides a visual display of the roadway system serving the Heber community.



LEGEND

-  HIGHWAY/EXPRESSWAY
-  PRIME ARTERIAL
-  MINOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  LOCAL COUNTY
-  HEBER PUBLIC UTILITY DISTRICT BOUNDARY
-  SPHERE OF INFLUENCE

<p>The Holt Group, Inc. ENGINEERING PLANNING SURVEYING</p>		 NOT TO SCALE	<p>HEBER PUBLIC UTILITY DISTRICT STREET CLASSIFICATION MAP</p>	<p>EXHIBIT 5-K</p>
<p>1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243</p>	<p>760-337-3883</p>		<p>PROJECT NO THG 744.048P</p>	<p>DATE: 03-01-2012</p>

Pedestrian facilities such as sidewalks or transit facilities are also considered transportation facilities. Imperial County was awarded grant funding via the Safe Routes to School grant program as it was determined that various sidewalks in Heber were substandard. The overall purpose of the grant was to improve the safety of the students who walk to school and bike to school. These improvements consist of constructing sidewalks along the east section of Heber Avenue bound by SR86 to the north and 11th Street to the South, construct sidewalks on the south section of 11th Street along the length of the school and construct sidewalks on the north section of 14th Street along the length of the school. These improvements are scheduled to be completed by June 2012.

As of the date of the preparation of this Service Area Plan, a challenge the District and Imperial County are experiencing is that there is a 2-foot deep water pipeline existing along the eastern section of Heber Avenue. The shallowness of the pipeline will require relocation. Imperial County and Heber Public Utility District will need to coordinate to move forward with the sidewalk construction project.

Adequacy of Existing Transportation Facilities

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

Buildout Demand for Transportation Facilities

Roadways are improved as development occurs and needs are determined under the environmental review process. However, Imperial County has prepared a County Wide Transportation Analysis and determined that certain roadways within the Heber Sphere of Influence necessitate improvement.

- **Dogwood Corridor** – Widen and improve Dogwood Road from 2-4 lanes from Correll Road north to 2,600-feet, north of McCabe Road and install two signals
- **Heber Sidewalks** – Construct new sidewalks in Heber

Opportunity for Shared Transportation Facilities

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

Phasing of Transportation Facilities

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

McCabe Ranch II

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

For additional information regarding the transportation improvements planned under the McCabe Ranch II, refer to the respective project's Environmental Impact Report under Appendix A.

Imperial Center

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

For additional information regarding the transportation improvements planned under the Imperial Center project, refer to the Imperial Center Specific Plan Conditions, attached as Appendix B.

Mitigation for Transportation Facilities

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

5.3 SERVICES PROVIDED BY OTHERS

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

- **Drainage Facilities-** Drainage facilities are facilities that carry off excess water and more specifically for the purpose of conveying stormwater during storm events. These include curb and gutter along streets, catch basins within improved developments, retention basins, and canal drains. Drainage facilities on occasion may include pump stations.
- **Lighting Facilities-** Lighting facilities refer to the existing street lighting system within the Heber Public Utility District service area. The street lighting system consists of the street lights and supporting facilities such as poles and wires.
- **School Facilities-** School facilities consist of improvements necessary to provide educational services including classrooms, libraries, cafeterias, etc. School facilities may further incorporate support services such as school buses, gym or lab equipment and recreational facilities.

5.3.1 Drainage Facilities (Owned by Imperial Irrigation District)

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

Performance Standard for Drainage Facilities

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

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

It is customary for new development to require detention basins which retain on-site-run-off storm water so it can be released in a controlled fashion. The improved drainage facilities within the Heber Public Utility District are maintained by the applicable property owner and ultimately governed by Imperial County standards and IID discharge permits as applicable.

Inventory of Existing Drainage Facilities

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

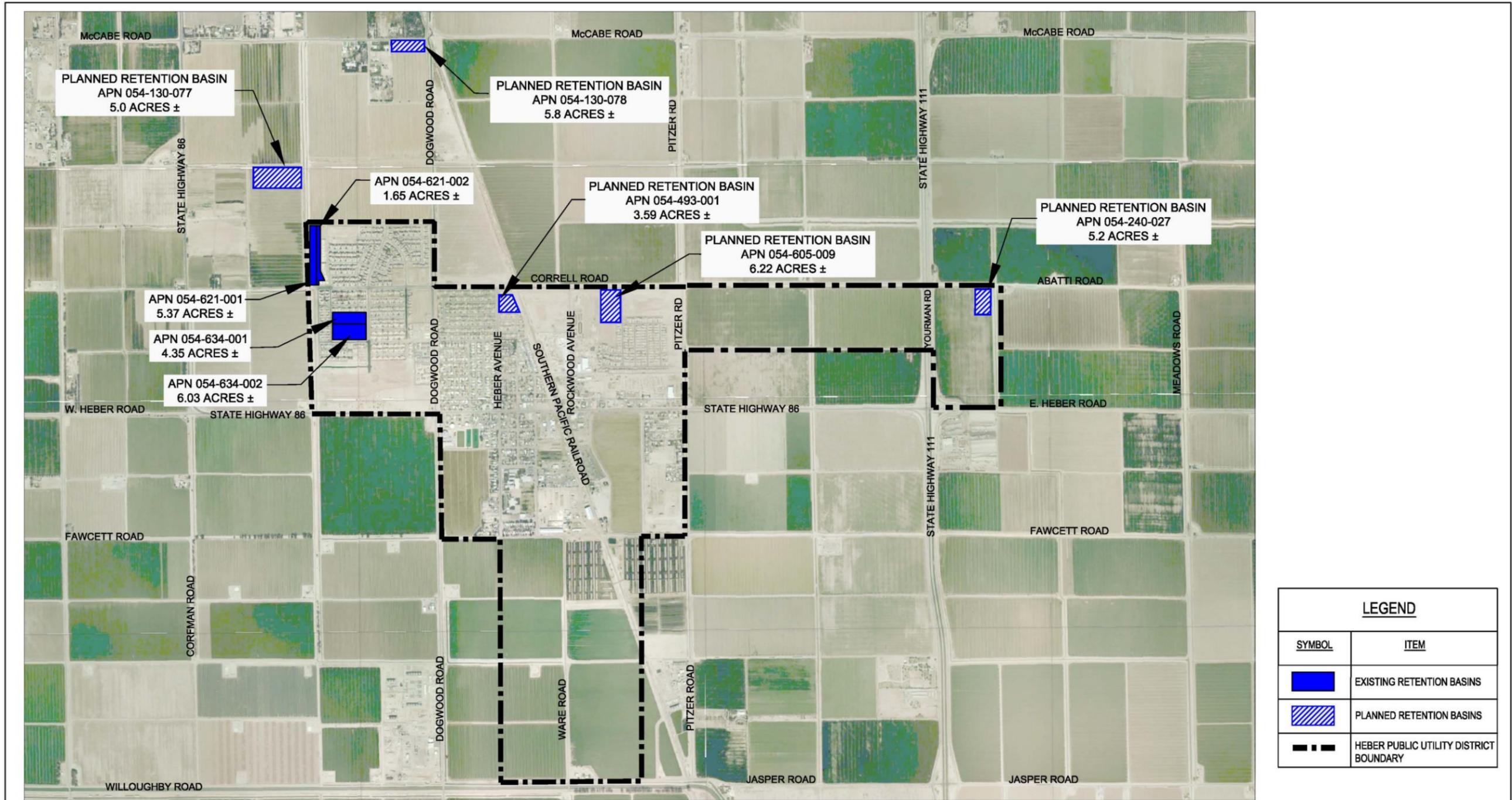
Before stormwater is received by IID facilities, it channels through a drainage system which includes various retention basins throughout the District. Not all retention basins within the Sphere of Influence and official District boundary are owned by Heber Public Utility District. Some of the retention basins identified within the Heber District boundary are listed in **Table 5-K** and depicted in **Exhibit 5-L**.

Table 5-K
Stormwater Retention Basins Within HPUD

Size	APN	Location	Owner
5.37 AC	054-621-001	Southwest Corner of Black Hills Rd. and Cherry Ave.	Continental Residential Inc.
1.65 AC	054-621-002	Southwest Corner of Black Hills Rd. and Cherry Ave.	Continental Residential Inc.
4.35 AC	054-634-001	Southeast Corner of Cherry St. and 2 nd St.	Heber Public Utility District
6.03 AC	054-634-002	Northwest Corner of Hawk St. and Palm Ave.	Heber Public Utility District

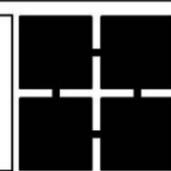
Adequacy of Existing Drainage Facilities

There are currently no substandard drainage facilities serving residential subdivisions within the Heber Public Utility District as they all seem to be operating as planned. However, there are several areas within the Heber Townsite that hold stagnant water during and after storm events. Deficiencies are primarily due to lack of curb, gutter and a regional storm water collection service. Stormwater flow conditions in the Heber Townsite are the responsibility of the County of Imperial, Public Works Department. HPUD should make a concerted effort to work with Imperial County Public works to resolve these deficiencies.



LEGEND	
SYMBOL	ITEM
	EXISTING RETENTION BASINS
	PLANNED RETENTION BASINS
	HEBER PUBLIC UTILITY DISTRICT BOUNDARY

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**HEBER PUBLIC UTILITY DISTRICT
DRAINAGE FACILITIES MAP**

EXHIBIT 5-L

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243 760-337-3883

PROJECT NO: THG 744.046P DATE: 03-02-2012

Inventory of Approved Drainage Facilities

Other drainage facilities planned for under Specific Plans approved by Imperial County include drainage facilities provided by McCabe Ranch II and the Imperial Center. McCabe Ranch II proposes a number of retention basins, consisting of two (2) retention basin with a total combined size of approximately 10.8 acres. The Imperial Center Development, which is to be serviced by the Heber Public Utility District, proposes to include a retention basin with an approximate size of 5.2 acres. Neither of these planned facilities have been annexed into the Heber Public Utility District as of the date of this SAP, and no transfer of ownership has been established. As of February 2012, it was unknown what entity will retain ownership of the planned retention basins. If HPUD takes ownership of the storm drain infrastructure, the District requires that the retention basin be landscaped and also incorporate shared park space, whenever feasible.

Table 5-L

Proposed Stormwater Retention Basins within HPUD

Size	APN	Location	Owner
5.0 AC	045-130-077	Southwest corner of a Farnsworth Road extension and an unnamed east/west roadway	Cathay Bank
5.8 AC	054-130-078	Southwest corner of Dogwood Road and McCabe Road Intersection	Cathay Bank
5.2 AC	054-240-027	Near the Southeast corner of Highway 111 and Abatti Road	Pacificland and International Development Inc.
3.59 AC	054-493-001	Southeast Corner of Heber Avenue and Correll Road	Heber Public Utility District
6.22 AC	054-605-009	Southwest Corner of Correll Rd. and Bloomfield St.	Heber Meadows I LLC & Meadows LLC

Buildout Demand for Drainage Facilities

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

Opportunity for Shared Drainage Facilities

The primary drainage system is managed by IID and is not intended to convey stormwater generated by urban runoff, although some storm water does flow into

the IID drainage system as previously noted. The County of Imperial, Imperial Irrigation District, and Heber Public Utility District maintain different aspects of the total drainage system management.

Some of the existing and planned detention basins are intended for joint use as parks. In order to be considered as a joint use, the retention basin must be landscaped and meet some minimum standards. Of the five (5) retention basins located within HPUD, three (3) of the retention basins are utilized as parks. The multi-use basins are Estancia Park and Margarito “Tito” Huerta Jr. Park. The shared acreage for park use is approximately, 17.4 acres.

Table 5-M
Shared Retention Basin/Park Space

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

Phasing of Drainage Facilities

The construction of future storm water drainage facilities is based on the rate of new development. Additional storm water drainage facilities will be needed in the proposed Specific Plan Areas in order to properly convey storm water into the IID drainage system. The storm water management systems will be designed during the Tentative Map and Final Map stage of development and approved by the County of Imperial.

Mitigation for Drainage Facilities

Heber Public Utility District shall continue to review all development proposed, prior to annexation and shall ensure design standards of stormwater facilities are per Best Management Practices prior to accepting the granting of improved retention basin and stormwater infrastructure. HPUD should continually monitor the existing storm drain facilities owned by the IID to ensure the facilities are operating at an adequate level. Any incidents of violations from stormwater facilities not owned by the District should be reported immediately to Imperial County for enforcement.

5.3.2 Lighting Facilities (Owned by Others)

Public lighting facilities are typically owned by the jurisdiction owning the right-of-way under which they are found. If Imperial County has street right-of-way then lighting located upon that right-of-way will likely be owned by Imperial County. Within other District areas, Imperial Irrigation District continues to own some of the lighting facilities. The Imperial Irrigation District owns the lighting facilities within the older Heber Public Utility District urban areas (**Refer to Exhibit 5-M – Street Lighting System in Heber**). Heber Public Utility District owns the public lighting within parks and retention basins owned by the District. Operation costs for electrical services are typically borne by the jurisdiction owning the right-of-way unless a contract for service exists with private owners or another entity.

Performance Standard for Lighting Facilities

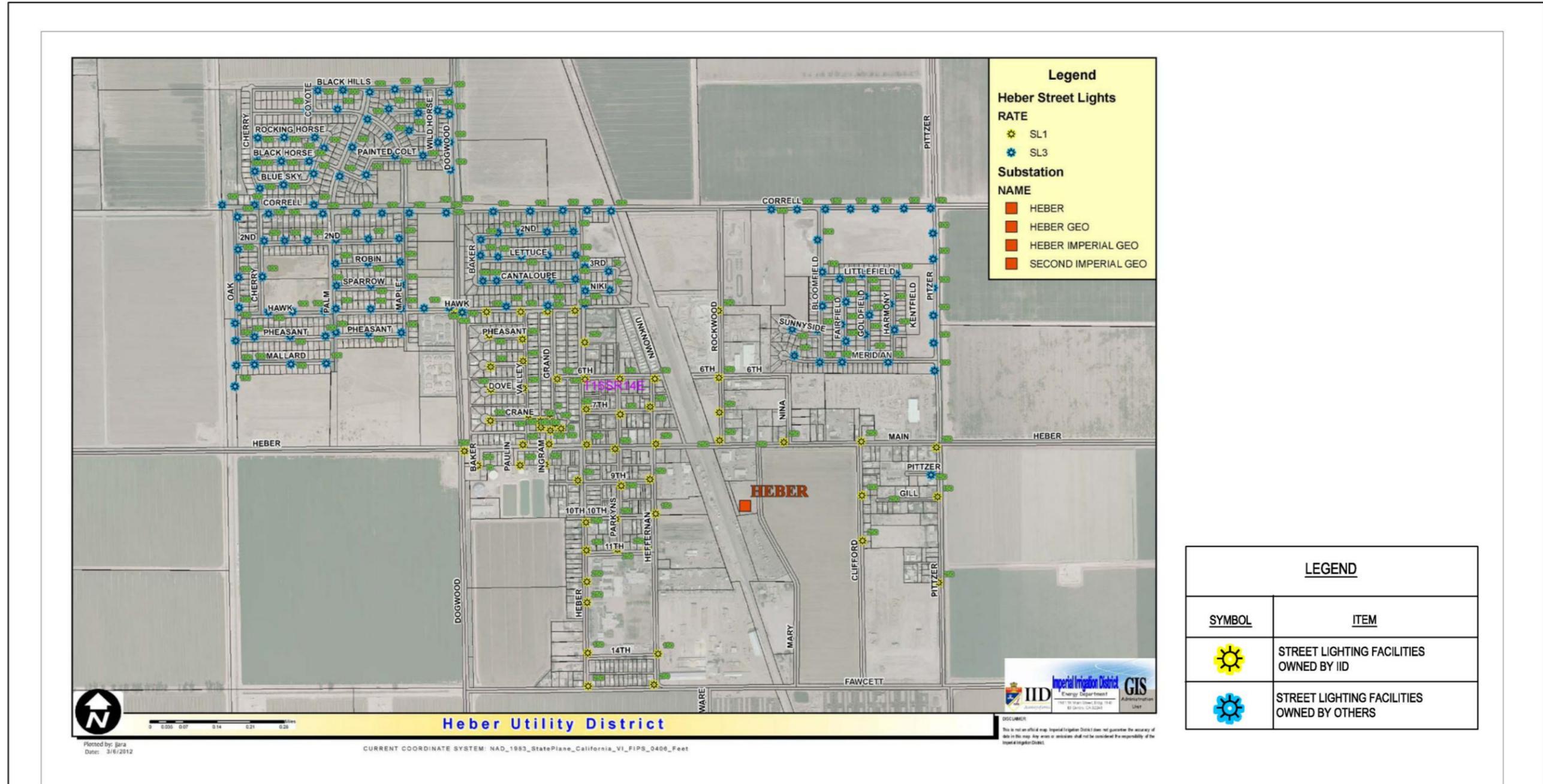
There are no adopted performance standards by Imperial County or Imperial Irrigation District for lighting facilities. Generally, if lights are not functioning, IID makes the repair to the light and the cost is borne by designated owner. Older street lights generally have wooden poles and are owned by the Imperial Irrigation District while the newer lights within more recent developments consist of metal poles. Street lights within the Heber Public Utility District Area vary from 70 Watts to 250 Watts. It is important to note that IID incorporates energy efficiency components throughout its lighting facilities.

Inventory of Existing Lighting Facilities

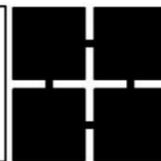
There are approximately 219 street lights within the Heber Public Utility District's main core (**Refer to Exhibit 5-M – Street Lighting System in Heber**). The existing placement of street lighting is adequate for the existing HPUD neighborhoods. Based on the available Lighting System in Heber Exhibit, there is an average of one light pole every 243 lineal feet. There is currently one substation within Heber's urbanized area. This substation was upgraded approximately 10 years ago to serve the residential developments in Heber constructed during the first decade of the 21st century (2000-2010).

Adequacy of Existing Lighting Facilities

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



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1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243

760-337-3883

STREET LIGHTING SYSTEM IN HEBER

EXHIBIT 5-M

PROJECT NO
THG 744.046P

DATE:
03-02-2012

Buildout Demand for Lighting Facilities

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

Opportunity for Shared Lighting Facilities

HPUD is within close proximity to the El Centro Sphere of Influence and there may be opportunities in the future for shared substations.

Phasing of Lighting Facilities

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

Mitigation for Lighting Facilities

Public lighting is typically paid through the collection of property tax by the owning jurisdiction. HPUD shall ensure that prior to assuming any lighting service responsibilities that accompanying revenues be agreed to whether it be via tax share agreements or specific community facility districts.

5.3.3 School Facilities

Performance Standard for School Facilities

The schools capacity is determined according to the methodology specified by Education Code Section 17071.10 as stated in the School Facilities Needs Analysis. These calculations determine that kindergarten through third grade class size shall be at a maximum of 20 students per classroom, fourth through sixth grade classrooms at 25 students per classroom, seventh through eighth grade classrooms at 27 students per classroom and special education classrooms (SDC) at 11 students per classroom.

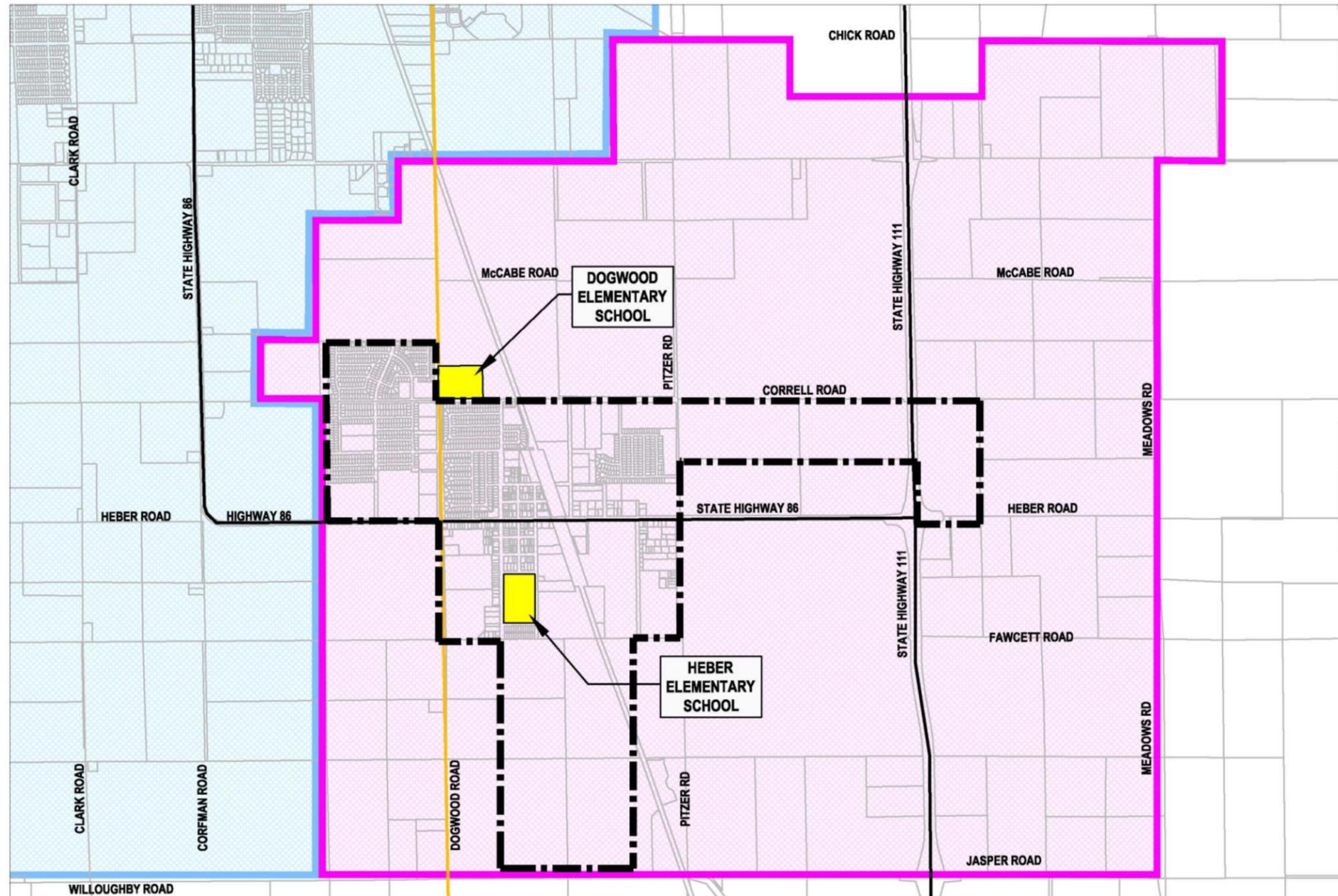
School Facilities Owned by Heber Unified School District

Educational facilities and services are provided within the Heber Public Utility District by the Heber Unified School District which covers an area of approximately, 10.59 square miles. The school district provides educational services to the Heber community for grades kindergarten through eighth and does not provide high-school education. Information contained in this section was derived from the School Facilities Needs Analysis prepared for the Heber Elementary School District by J. Robinson's School Facilities Planning dated August 4, 2009 and further verification with the Heber Unified School District's Superintendent in May 2011.

It is important to note that as Heber Public Utility District annexes new areas, the new territory may be within the boundary of other school districts including the McCabe School District and El Centro School District. At the current time, the Heber Unified School District is the only District with territory within the Heber Public Utility District Footprint.

Inventory of Existing School Facilities

The Heber Unified School District operates two elementary schools and the District office. The two elementary schools are Dogwood Elementary located at 44 E. Correll Road in Heber and Heber Elementary located at 1052 Heber Avenue in Heber (Please refer to **Exhibit 5-N – Heber Public Utility District School Facilities Map**). The School District operates from one building that is located on the Heber Elementary School campus. Dogwood Elementary School and Heber Elementary School currently have a combined capacity of 1,292 kindergarten through eighth grade students.



LEGEND	
SYMBOL	ITEM
	ELEMENTARY SCHOOLS
	HEBER UNIFIED SCHOOL DISTRICT
	McCABE UNION SCHOOL DISTRICT
	HEBER PUBLIC UTILITY DISTRICT BOUNDARY
	HIGHWAY/EXPRESSWAY
	PRIME ARTERIAL

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NOT TO SCALE

HEBER PUBLIC UTILITY DISTRICT
SCHOOL FACILITIES MAP

EXHIBIT 5-N

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243

760-337-3883

PROJECT NO
THG 744.046P

DATE:
03-02-2012

Heber Elementary School was established in 1901 and has 57 classrooms for fourth through eighth grade students with a student capacity of 732. There are currently 640 students enrolled at the school and there is capacity for an additional 92 fourth through eighth grade students.

The Heber Elementary School campus is comprised of three different sections of buildings: Section One built in 1974 and currently unoccupied; Section Two was built in 1952 and is occupied by the middle grades; and Section Three which was built in 1974 and is occupied by the junior high grades. In the summer of 2008, the junior high school multi-purpose room, classrooms and some offices were remodeled. Also during the summer of 2009, portables were added in the primary and middle grades.

Dogwood Elementary School was established in January 2011 and provides educational services for kindergarten through third grade students out of 28 classrooms. The current enrollment at Dogwood Elementary is 520 students while the student capacity is 560. The school has capacity for 40 additional kindergarten through third grade students. The facilities are new and are not in need of rehabilitation.

School Facilities Owned by Other School Districts

McCabe Union School District- As previously noted, as Heber Public Utility District annexes new land, new residents within the acquired land may be serviced by the McCabe School District for elementary educational needs. The McCabe School District encompasses an area of 106 square miles and incorporates areas within the Heber Public Utility District.

El Centro School District- Neither Heber Unified School District or McCabe Union School District have a high school. Eighth grade students graduating from the Heber School District are enrolled into the El Centro School District and usually attend El Centro Southwest High School or Central Union High School.

Inventory of Approved School Facilities

The Heber Unified School District does not have any approved plans for the construction of new classroom facilities as it is currently operating below capacity as of the date of this SAP. In the future, the Heber Unified School District might consider constructing new classrooms to accommodate any changes in increased demand for services to accommodate new development and population growth.

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

Adequacy of Existing School Facilities

The existing Heber Unified School District facilities are adequate to meet the educational needs of the current population. The Heber Unified School District, however, will not be able to meet the expected demand from the projected population growth. As new development is proposed, close coordination with the applicable school districts is required to ensure proper development impact fees are assessed and that necessary facilities are constructed to accommodate the new development.

Buildout Demand for School Facilities

The purpose of the School Facilities Needs Analysis was to obtain financing for facility projects under the State's School Facility Program (SFP) Financial Hardship Program and establish the need for new school facilities to house student demand attributable to new residential development within the Heber Unified School District over the next five years. The analysis indicated that due to 1,275 single family units projected to be constructed within the next five years, thus impacting population growth, the School District would have a total of 2,004 students by the fiscal year 2014/15. This would require that the School District have a total of 90 classrooms to house the 2,004 total projected students. This figure represents an increase demand of five new classrooms by 2015.

Buildout demand for additional school facilities will result outside of the Heber Unified School District boundary as new development occurs. The McCabe Ranch II development is expected to create a demand for additional classrooms,

and thus incorporates school facilities within the McCabe Ranch II Specific Plan earmarked for development between 2015 and 2020.

Phasing of School Facilities

The Heber Unified School District will need to acquire 5 new classrooms by fiscal year 2014/15 to accommodate the need for 2,004 total projected students. The existing 28 classrooms for Dogwood Elementary and 57 classrooms for Heber Elementary have capacity to accommodate a total of 1,292 kindergarten through eighth grade students. It is estimated that the School District may have a total of 712 un-housed students by 2014/15, which will need to be accommodated with the construction of 5 new classrooms in the short term.

Between 2015 and 2020 it is anticipated that the growth resulting from the McCabe Ranch II will result in a direct impact to schools and the construction of new school facilities will be phased within the respective development schedule. McCabe Ranch II has dedicated land for the development of the school facilities anticipated to be needed to accommodate the new growth.

Mitigation for School Facilities

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

6.0 FINANCING PLAN

6.1 INTRODUCTION

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

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

6.2 EXISTING REVENUE SOURCES

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

Property Tax

Property taxes generate revenue that can be used to support various improvements and services including general District expenses. Property taxes in California are governed by Proposition 13 which limits the property tax rate to 1%. Other voter approved bonds and assessment districts may also generate tax revenue. The County of Imperial, collects the property tax, and shares the tax revenue collected from property owners within the District. Property taxes are distributed to various entities including, Imperial County, cities, and special districts according to formulas and procedures established by California law and consistent with the "Teeter Plan" for distribution of delinquent taxes owed. Each eligible tax jurisdiction receives a base amount of property tax that increases or decreases based on the growth of that district. According to Property Tax Information issued by the County Controller's Office, taxes are allocated as

follows: schools receive 57%, Cities receive 23%, County receives 11%, Special Districts receive 5%, Fire Protection receives 3%, and Libraries receive 1%.

The District may, and has entered into specific tax sharing agreements for tax revenue over and above the aforementioned proportion. There is however, no official tax share agreement in place for all District areas. The District cannot rely on tax revenue beyond the stipulated by California Law until an official agreement is put in place and the County commits to consistent property tax revenue exchange. The District Finance Department estimates that approximately \$500,000 in property tax revenue may be collected for the fiscal year 2011/12. This tax, which may be collected annually, is utilized by the District to cover expenses for parks, water and sewer facilities. As the District Boundary is expanded, the anticipated property tax revenue is also expected to increase.

Development Impact Fees

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

User Fees

Certain public services and facilities operated by the District entail various user fees that are charged to patrons or other users on a fee-for-service basis. User fees are typically applied to a monthly service. Monthly fees may be charged for services such as water, sewer, and trash to residential uses, commercial uses, industrial uses, and/or public agencies. User fees are also charged for reconnections, penalties, and late fees. The fees are typically used as a revenue source to maintain the systems in proper operating condition and for the construction of facilities needed to meet demand.

Developer/Builder Contribution

Many of the sewer, water, drainage, and roadway improvements required as a result of new development can be directly funded and constructed by the developer/builder. These required improvements would be in addition to

Developer Impact Fees and User Fees. Additionally, the District collects from developers/builders fees for extending administrative services such as planning reviews and/or plan checks.

Community Facilities District

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

Other Local Revenue Sources

The District currently generates revenues from other sources such as interest earned from bank accounts, royalties from a geothermal plant, rent from 1085 Ingram, a District-owned property used by Verizon, and for providing IID payment utility collection services. Although these miscellaneous revenues are useful, they account for less than 14 percent of the District's total operational budget.

6.3 POTENTIAL REVENUE SOURCES

Private Financial Institutions

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

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

Public Financial Institutions

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

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

Federal Grant Agencies

USDA Rural Utility Service Program- USDA Rural Development provides funding opportunities in the form of payments, grants, loans, and loan guarantees, for the development and commercialization of vital utility services. These programs revitalize rural communities with a variety of infrastructure improvements, and create sustainable opportunities for wealth, new jobs, and increased economic activity in rural America.

Utilities programs connect rural residents to the global economy by developing rural water and wastewater systems to help address water quality, amongst other infrastructure projects.

U.S. Environmental Protection Agency (EPA)- EPA's mission is to protect human health and the environment. Nearly half of their budget goes is used towards grants to state environmental programs, non-profits, educational institutions, and others. The funds are used for a wide variety of projects, from

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

- **Project Development Assistance Program (PDAP):** Funding is available for project development activities necessary for certification of projects including, but not limited to planning studies, environmental assessment, final design, financial feasibility, community participation, and development of sustainability elements. Final design grant assistance is limited to 50% of the final design costs and cannot exceed \$500,000.
- **Border Environmental Infrastructure Fund (BEIF):** Grants are intended to supplement funding from other sources in order to complete a project's financial package. Applicants must seek other sources of funding since BEIF is considered to be the funding of last resort. Actual BEIF participation is considered on a project-by-project basis and determined according to funding availability and based on an affordability analysis to be conducted by NADBank during project development.

State Grant Agencies

State Water Resources Control Board- The Division of Financial Assistance (DFA) administers the implementation of the State Water Resources Control Board's (State Water Board) financial assistance programs that include loan and grant funding for construction of municipal sewage and water recycling facilities, remediation for underground storage tank releases, watershed protection projects, nonpoint source pollution control projects, and other similar projects. The State Water Resource Control Board administers the Clean Water State

Revolving Fund (CWSRF) and Small Community Wastewater Grant (SCWG) Programs. More information on each Program is found below.

- **Clean Water State Revolving Fund Program (CWSRF)-** The Clean Water State Revolving Fund Program accepts applications on a continuous basis. The Federal Water Pollution Control Act (Clean Water Act or CWA), as amended in 1987, established the Clean Water State Revolving Fund (CWSRF) program. The CWSRF program offers low interest financing agreements for water quality projects. Annually, the program disburses between \$200 and \$300 million to eligible projects.
- **Small Community Wastewater Grant (SCWG)-** The Small Community Wastewater Grant Program was created to aid small, financially disadvantaged communities in correcting public health and water quality problems. The SCWG Program originally received funding through the Clean Water Bond Law of 1984, but has relied on several additional funding propositions to continue to assist small communities with water quality needs. Priority is given to small disadvantaged communities which have a significant water quality investment with wastewater rates of at least 1.5% of the communities MHI.

California Department of Public Health- The Safe Drinking Water State Revolving Fund (SDWSRF) provides funding to correct public water system deficiencies based upon a prioritized funding approach that addresses the systems' problems that pose public health risks, systems with needs for funding to comply with requirements of the Safe Drinking Water Act, and systems most in need on a per household affordability basis.

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

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

6.4 FACILITY FINANCING

6.4.1 Administrative Facilities

Current Funding

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

Cost Avoidance Opportunities

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

Recommended Funding

Existing funding sources will continue to be used to support administrative services and facilities. The District will continue to use water and user fees to offset the maintenance and operation of the administrative facilities operated by the District. Development Impact fees may become a key source of funding for capital facilities in the future as deemed necessary by the County of Imperial during the development review process.

6.4.2 Wastewater Facilities

Current Funding

The primary sources of revenue for wastewater facilities are user fees with some additional revenues collected from property taxes. Development impact fees (capacity fees) which have been collected over the years are only a revenue source for capital improvements to wastewater facilities. The current wastewater user fees were last updated on July of 2010 (via Resolution 2020-3) and are established at \$47.45 for single family residential and \$8,300 in capacity fees for residential connections as of the date of this document. The District was further successful in securing \$6,000,000 in Clean Water State Revolving Fund grant money through the California Water Resource Control Board for the communities current capital improvement needs with an additional \$6,000,000 in the form of a rate subsidized loan.

Cost Avoidance Opportunities

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

Recommended Funding

The District will continue to use the financing mechanisms described above. User fees will continue to finance the wastewater operation, maintenance, salaries, and equipment costs. The District will continue to use user fees and capacity fees to finance the City's water service and capital improvement needs as well as ongoing operation and maintenance. The current potable water user fees were last updated on July of 2010 and will continue to adjust annually up to \$52.31 by July 2013. The Capacity Fees for Wastewater will also adjust annually up to \$9,300 by July 2013. Any additional, major capital investments associated with the rehabilitation of equipment, or Regional Water Quality Board upgrade demands, are not expected to require additional subsidized financing.

6.4.3 Water Facilities

Current Funding

The primary sources of revenue for water treatment and distribution facilities are the water service charges and water connection fees collected and deposited into the Water Fund. Development impact fees (capacity fees) which have been collected over the years are the only current revenue source for capital

improvements to water facilities. User fees are collected for the continued operation and maintenance. The current user fees were last updated on July of 2010 (via Resolution 2010-2) and are established at \$48.59 for single family residential and \$6,800 in capacity fees for residential connections as of the date of this document.

Cost Avoidance Opportunities

The District requires developers to construct water-related infrastructure that will connect the specific development to District services. This requirement helps the District avoid substantial costs associated with new infrastructure development.

Recommended Funding

The District will continue to utilize these funding sources in addition to searching for other sources to improve the existing water treatment and distribution system and to meet future demands and capital improvement goals. Currently, the District has designed upgrades to the water treatment plant and is seeking funding from government agencies that may provide grant and/or subsidized financing for the necessary improvements. The user fees which were updated on July of 2010, will continue to adjust annually up to \$53.57 by July 2013. The Capacity Fees for Water will also adjust annually up to \$7,600 by July 2013. Major capital investments associated with the significant rehabilitation of equipment, or upgrade demands through the Department of Public Health will continue to require subsidized financing from State and Federal grant agencies.

6.4.4 Park Facilities

Current Funding

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

Cost Avoidance Opportunities

Currently, all new development must incorporate park facilities as a County established development standard. This County driven development standard eliminates the need for the District to provide recreational facilities. Under these development standards, the District is not responsible for the purchase or dedication of land or for park improvements. Continued operation and maintenance costs for parks should be planned for and collected through the

establishment of Community Facilities Districts. Heber Public Utility District and the County of Imperial will jointly continue to use these cost avoidance measures.

Recommended Funding

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

6.4.5 Drainage Facilities

Current Funding

Within the District Boundary and the Heber sphere of influence, drainage facilities are generally installed and funded by developers as projects are developed. Routine maintenance, operation, and personnel costs are not currently tied to any District Fund nor accounted for through any maintenance agreements.

Cost Avoidance Opportunities

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

Recommended Funding

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

6.4.6 Solid Waste Facilities

Current Funding

Heber Public Utility District does not own any solid waste facilities. Solid waste services are outsourced and provided through CR & R Incorporated and funded through user fee charges. The District additionally collects an administrative fee for invoicing and fee collection services. The District collected an approximate \$17,445 for administrative activities during the most recent fiscal year. Per the existing service agreement, the District collects ten percent (10%) of the monthly gross billings.

Cost Avoidance Opportunities

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

Recommended Funding

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

List of Exhibits

- Exhibit 1-A Regional Location Map
- Exhibit 1-B Existing Heber Public Utility District Boundary
- Exhibit 1-C Heber Public Utility District Sphere of Influence
- Exhibit 3-A Heber Urban Area Map Imperial County Land Use Element
- Exhibit 3-B Imperial County Zoning Map
- Exhibit 3-C Heber Public Utility District Planned Developments Within Heber Public Utility District's Sphere of Influence
- Exhibit 4-A Heber Public Utility District Phasing of Planned Development Pending Within Heber's Sphere of Influence
- Exhibit 5-A Layout of the Heber Essential Services Building
- Exhibit 5-B Heber Public Utility District Park and Recreational Facilities Map
- Exhibit 5-C Heber Public Utility District Existing Wastewater Collection and Sewer Facility Schematics Map
- Exhibit 5-D Heber Public Utility District Main Collector and Pump Station Wastewater Schematic Map
- Exhibit 5-E Heber Public Utility District Wastewater Treatment Plant General Design Criteria/Plant Flow Diagram
- Exhibit 5-F Heber Public Utility District Existing Water Distribution System
- Exhibit 5-G Heber Public Utility District Proposed Water Treatment Plant Improvements
- Exhibit 5-H Heber Public Utility District Planned Water Pipeline Extensions
- Exhibit 5-I Imperial County Fire Station Location and Service Area
- Exhibit 5-J Heber Public Utility District Law Enforcement Facilities Location Map
- Exhibit 5-K Heber Public Utility District Street Classification Map
- Exhibit 5-L Heber Public Utility District Drainage Facilities Map
- Exhibit 5-M Heber Public Utility District Street Lighting System in Heber
- Exhibit 5-N Heber Public Utility District School Facilities Map

Appendices