

Through the creation of a smart-growth, sustainable development situated within the Valley's urban core, 101 RANCH establishes a family-oriented community emphasizing education, recreation, and sustainable living by providing a variety of home styles, neighborhood schools, convenient shopping, efficient circulation, and other support uses unified by a multi-faceted system of parks, paseos, and trails.

III. SPECIFIC LAND USE PLAN

A. SPECIFIC PLAN GOAL AND OBJECTIVES

During the design and research process that established the basis for this Specific Plan, significant attention was directed to characteristic considerations for a project of this size in Imperial County. These elements included engineering feasibility, market acceptance, economic viability, County comprehensive General Plan goals, appropriate design guidelines, and the California Environmental Quality Act (CEQA). In consideration of these elements and the 101 RANCH's surrounding environs, land uses were established that would accomplish a comprehensive primary goal and seven development objectives for this community.

1. COMPREHENSIVE PRIMARY GOAL

It is the goal of the Specific Plan to provide standards, regulations, and guidelines for creating a sustainable, family-oriented, master-planned community implemented through integrated and multi-tiered recreational facilities and a comprehensive neighborhood schools program.

2. OBJECTIVES

It is the intent of this Specific Plan to implement its primary goal by incorporating the following objectives for 101 RANCH:

A. Objective 1

Address the local and area-wide jobs/housing balance by providing housing for industrial uses and business, including those which will be located within the 5,100-acre Mesquite Lake Specific Plan Area.

B. Objective 2

Complement the long-range planning goals for Imperial County by locating development within the planned urbanizing core between the cities of Brawley and Imperial, while acknowledging the preservation of important agricultural resources outside of this centralized development area.

C. Objective 3

Establish a sense of place and community with an emphasis on the development of an integrated multi-faceted, active and passive recreation system.

D. Objective 4

Create a backbone-circulation system with a hierarchy that assists residents and visitors to easily and efficiently traverse the community by vehicle, bicycle, or by foot.

E. Objective 5

Provide appropriate and necessary education facilities, retail opportunities, public services, and public facilities to serve the needs of the community.

F. Objective 6

Establish a sustainable master-planned community that maximizes construction of a wide variety of housing types in sizes, styles, and cost that provide varied options for residents' preferences, needs, and changing life cycles.

G. Objective 7

Ensure that the development authorized by the Specific Plan comports with all applicable local, regional, state, and federal codes, except where the higher standards and regulations set forth within the document specifically provide otherwise.

H. Objective 8

Develop 101 RANCH in compliance with the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines, as well as other local, state, and federal standards as applicable.

B. LAND USE PLAN OVERVIEW

The 1,894.7-acre 101 RANCH is a special community of 6,986 homes crafted to provide contemporary residential neighborhoods that compliment and enhance the existing and planned surrounding uses. The Specific Plan Area consists of 73 residential neighborhoods or "Planning Areas" (PAs) located on about 1,303.3 acres, four elementary schools divided evenly on 48-acres, a 20-acre junior high school site, up to 150,000 square feet of Community Commercial/Mixed-Use on 13.1 acres; 183.5 acres of parks, community recreation, paseos, trails, and open space buffers; 93.3 acres of stormwater retention facilities; 44.8 acres of irrigation easements; 11.9 acres devoted the storage of recreational vehicles; and 159.1 acres of major roads. These uses occur in various combinations and quantities within the three separate "communities:" West, Central, and East.

It is the intent of this Specific Plan to ensure that the improvements and modifications are accomplished in a logical and timely manner. In addition, specific design elements including land use compatibility and complementary landscape design elements are consistently applied to assure a varied, fully integrated, and attractive project. This 101 RANCH Specific Plan ensures that development is constructed in compliance with a site design that is consistent with the zoning and development regulations contained within Chapter IV, DEVELOPMENT STANDARDS, of this Specific Plan and applicable Imperial County ordinances.

This Specific Plan supersedes General Plan designations and zoning regulations that were in effect prior to approval of this document.

1. THE COMMUNITIES OF 101 RANCH

As indicated above, the land pattern existing at the time this Specific Plan was adopted suggested that 101 RANCH be developed in the loose context of three communities that could be developed over time with very similar architectural and landscape themes or

with slightly divergent palettes, described in more detail in Chapter V, DESIGN GUIDELINES. For purposes of implementation of this document, the three communities have been identified by their geographic location.

At the time this Specific Plan was adopted, the availability of non-potable water for use in water features had not been confirmed. Should treated or non-potable water not be available and/or allowed for such features, appropriately themed and scaled landscaping would be employed instead.

A. West Community

The 101 RANCH West Community occupies the largest land area of the three communities and is bounded by Lavender Road (formerly "Schartz Road") to the north, Carey Road to the south and by Highway 86 and the 26.8-acre Union Pacific Railroad to the west and east, respectively.

A total of 3,229 single-family detached homes on about 665.7 acres are planned for the West Community. The West Community also provides a 4.7-acre Community/Recreation Area distinguished by a square or plaza and potential water-feature; two 12-acre elementary schools; a 20-acre junior high school; three neighborhood parks and a community park (totaling 28.6 acres); 47.6 acres of paseos and trails; and 85.4-acres of open space buffers, irrigation easements, stormwater retention basins, and interim package treatment plant. About 70.8 acres comprise the community's circulation system. The phasing plan for this Specific Plan anticipates that project construction will begin in this community in Planning Area 1.

The composition of the West Community is provided on Table 3-1, *Statistical Summary – West Community*.

B. Central Community

The Central Community of 101 RANCH comprises the smallest land area of the project's three communities. This community also is bound by Lavender Road to the north, Carey Road to the south, and by the 26.8-acre Union Pacific Railroad and Dogwood Road on the west and east, respectively.

When completed, the Central Community is planned to provide a total of 1,479 homes consisting of 758 single-family detached and 721 condominiums/townhomes on 211.3 acres, a 3.7-acre community-level recreation center with meeting room; a major-entry water feature; a 9.1-acre community park; 5.2-acres of paseos and trails; an 11.9-acre area for the storage of recreational vehicles, and 41.6 acres of open space buffers, irrigation easements, and retention basins. About 44.6 acres comprise the community's circulation system.

Due to its internal location and higher densities as compared to the rest of the project, it is expected that the Central Community will be the last community to be developed.

Table 3-1 STATISTICAL SUMMARY – WEST COMMUNITY

LAND USE	ACRES	DENSITY (DU/AC)	HOMES
Residential			
8,000 S.F. Min. Lots	30.8	3.7	113
7,200 S.F. Min. Lots	67.3	3.8	257
6,500 S.F. Min. Lots	85.5	4.1	347
6,000 S.F. Min. Lots	120.3	4.6	551
5,500 S.F. Min. Lots	114.4	4.7	540
5,000 S.F. Min. Lots	132.7	5.4	717
4,500 S.F. Min. Lots	56.3	5.8	329
4,000 S.F. Min. Lots	58.4	6.4	375
Residential Totals	665.7	4.9	3,229
Non-Residential			
Junior High/Elementary Schools	44.0	--	--
Parks	28.6	--	--
Paseos	47.6	--	--
Community Recreation	4.7	--	--
Retention Basin	37.1	--	--
Retention Basin/Package Treatment	17.7	--	--
Open Space Buffer	6.8	--	--
Irrigation Easement	23.8	--	--
Circulation	70.8	--	--
Non-Residential Totals	281.1	--	--
PROJECT TOTALS	946.8	3.4	3,229

The composition of the Central Community is detailed on Table 3-2, *Statistical Summary – Central Community*.

C. East Community

The circulation system and land uses of the East Community are intended to generally reflect a smaller version of the West Community, but with the addition of a 13.1-acre mixed-use commercial/residential area. This community is located south of Lavender Road and north of Carey Road, just east of Dogwood Road. Harvey Road serves as the eastern border of both the community and the Specific Plan area.

The East Community is planned to support a total of 2,278 homes consisting of 1,909 single-family detached residences and 369 condominiums on a total of 426.3 acres, a 4.5-acre square or plaza/recreation center with a major-entry water feature and a secondary water feature; two 12-acre elementary schools; two neighborhood parks (totaling 12.0 acres); 28.6 acres of paseos and trails; and 68.3-acres of open space buffers, irrigation easements, and retention basins. About 43.7 acres comprise the community's circulation system.

Table 3-2 STATISTICAL SUMMARY – CENTRAL COMMUNITY

LAND USE	ACRES	DENSITY (DU/AC)	HOMES
Residential			
7,200 S.F. Min. Lots	18.3	3.6	66
6,000 S.F. Min. Lots	16.3	4.8	79
5,500 S.F. Min. Lots	20.6	4.9	101
5,000 S.F. Min. Lots	52.8	5.5	288
4,500 S.F. Min. Lots	19.8	6.2	122
4,000 S.F. Min. Lots	13.7	7.4	102
Condominiums	45.2	9.4	425
Town Homes	24.6	12.0	296
Residential Totals	211.3	7.0	1,479
Non-Residential			
RV Storage	11.9	--	--
Park	9.1	--	--
Paseo	5.2	--	--
Community Recreation	3.7	--	--
Retention Basin	19.2	--	--
Open Space Buffer	15.8	--	--
Irrigation Easement	6.6	--	--
Circulation	44.6	--	--
Non-Residential Totals	116.1	--	--
PROJECT TOTALS	327.4	4.5	1,479

If the 13.1-acre Community Commercial/Mixed Use area is not developed with community-serving commercial, then the Planning Area could be improved with 118 condominiums or a mix of housing and commercial uses, pursuant to the provisions outlined for the Multi-Family/Attached Residential (R-3) zone, as described within Chapter 4, DEVELOPMENT STANDARDS & GUIDELINES. Should this occur, the total number of homes within the East Community could be increased up to 2,396 units.

The East Community is intended to be developed after the West Community, but could proceed to construction earlier if Highway 111 is completed and retail opportunities are provided, as expected, near the Highway 111/Lavender Road intersection prior to the completion of the West Community. The composition of the East Community is detailed on C.Table 3-3, *Statistical Summary – East Community*.

C. PARKS AND RECREATION

Recreational needs have been addressed pursuant to the State of California Quimby Act (California Government Code §66477 *et seq.*) and Paragraph III.B. of the Park and Recreation Element of the Imperial County General Plan, as amended January 9, 2008, which requires a minimum of five acres of parks per every 1,000 people. The total amount of parkland required has been calculated as demonstrated on Table 3-3A, *Total Population Estimate*, and Table 3-3B, *Required Parkland*.

Table 3-3 STATISTICAL SUMMARY – EAST COMMUNITY

LAND USE	ACRES	DENSITY (DU/AC)	HOMES
Residential			
8,000 S.F. Min. Lots	21.2	3.6	76
7,200 S.F. Min. Lots	38.8	4.0	156
6,500 S.F. Min. Lots	36.5	4.2	154
6,000 S.F. Min. Lots	58.4	4.5	263
5,500 S.F. Min. Lots	89.5	4.9	441
5,000 S.F. Min. Lots	70.1	5.5	387
4,500 S.F. Min. Lots	43.4	5.8	253
4,000 S.F. Min. Lots	26.2	6.8	179
Condominiums	42.2	8.7	369
Residential Totals	426.3	5.3	2,278
Non-Residential			
Community Commercial/Mixed Use	13.1	(150,000 S.F.)	--
Junior High/Elementary Schools	24.0	--	--
Park	12.0	--	--
Paseo	28.6	--	--
Community Recreation	4.5	--	--
Retention Basin	37.0	--	--
Open Space Buffer	16.9	--	--
Irrigation Easement	14.4	--	--
Circulation	43.7	--	--
Non-Residential Totals	194.2	(150,000 S.F.)	--
PROJECT TOTALS	620.5	3.7	2,278

TABLE 3-3A, TOTAL POPULATION ESTIMATE

Projection 1: 2006 US Census Data¹		
Housing Type	Single-Family	Multi-Family
Persons per Household ¹	3.42	3.18
Dwelling Units	5,896	1,090
Subtotal	20,164	3,466
TOTAL POPULATION	23,630	

TABLE 3-3B, REQUIRED PARKLAND

	Projection Methodology
Population	23,630
Quimby Act Requirement	5 acres/1,000
Required Park Acreage	118.2 acres

¹ Population generation rates of 3.42 and 3.18 persons per household were used for single-family and multi-family households, respectively. Generation rates obtained from United States Census Bureau 2006 Selected Housing Characteristics for Imperial County, CA.

In calculating park acreage, Paragraph III.B. of the Park and Recreation Element further requires that a gross and net figure be provided with the gross figure consisting of all developed and undeveloped parkland and the net figure including only developed parkland. This 101 RANCH Specific Plan Area features approximately 183.5 gross acres of parks, community recreation, paseos, trails, and open space buffers. The required net developed parkland will be achieved through a combination of 49.7 acres of developed parkland and 12.9 acres of community recreation with the remaining 55.6 acres to be derived from up to 20 acres of developed and shared school recreational facilities, developed paseo and/or developed open space buffer. Notwithstanding Paragraph C.2, *Paseo and Open Space Buffer*, any paseo or open space buffer acreage the applicant/developer dedicates as developed parkland shall include native or ornamental surfaces and landscape as well as at least one of the following facilities: Par course; informal play area; benches; water feature, shade pavilion/trellis; or natural or hard-surface trail/sidewalk.

Applicable standards and guidelines for the 101 Ranch Specific Plan park and recreation facilities are provided below and included in Table 3-4, *Dimensions for Selected Recreation Facilities*.

The types of parks and recreation opportunities provided by 101 RANCH include the following:

1. POCKET/MINI PARK

Description: A pocket or mini-park is a small area developed with passive elements. Many times this type of park will contain no amenities

Typical Size: 0.5 to 3 acres

Required Facilities: Natural or artificial turf and landscaping; covered sun-shelter/shade pavilion/trellis; water fountain

Optional Facilities: "Rubberized" play surfaces; sidewalks; gazebos; benches; tot lot; small picnic or barbeque area (without required parking); small dog run or play area with pick up bag dispensers. Formal plazas in urban areas also may employ tile, concrete, or other hard-surface materials

Required Parking: None

Lighting: No lighting shall be provided except for safety purposes, and such fixtures shall consist of typical landscape and walkway-lighting

2. PASEO AND OPEN SPACE BUFFER

Description: Typically a linear area providing native or ornamental landscape and passive recreation. Such facilities may be public or private

Typical Size: No maximum or minimum

Required Facilities: Native or ornamental surfaces and landscape

Optional Facilities: Par courses; informal play areas; benches; water features, shade pavilion/trellis; natural or hard-surface trail/sidewalk

Required Parking: None

Lighting: No lighting shall be provided except for safety purposes, and such fixtures shall consist of typical landscape and walkway-lighting

Table 3-4 DIMENSIONS FOR SELECTED RECREATION FACILITIES

ACTIVITY	DIMENSION	SUGGESTED PRACTICE
Baseball	<u>Pony</u> – 80 foot x 80 foot diamond <u>Adult</u> – 90 foot x 90 foot diamond	Fences – 60 feet from playing area on foul lines; <u>Pony</u> – 250-foot foul lines; 300-foot center field; <u>Adult</u> – 320-foot foul lines; 400-foot center field
Basketball	<u>Half-Court</u> – 35 foot radius <u>Full-Court</u> – 50 feet x 84 feet	Unobstructed 3 feet around court minimum (10 feet preferred); may be expanded to 94 feet per NCAA-standard
Bocce	18 feet x 62 feet	Total area of 30 feet x 80 feet
Croquet	30 feet x 60 feet	Total area 30 feet x 60 feet
Field Hockey	<u>Minimum</u> – 150 feet x 270 feet; <u>Maximum</u> – 180 feet x 300 feet	
Handball	<u>One wall</u> – 40 feet long x 20 feet wide x 20 feet high; <u>Four walls</u> – 40 feet long x 20 feet wide x 20 feet high	Six-foot clear space outside court back wall must be 12 feet high
Horseshoes	30 feet to 40 feet between skates	Total area of 12 feet x 50 feet
Picnic Area	Minimum 250 s.f.	Covered/shaded facility recommended
Restrooms	<u>Neighborhood Park</u> : 400 to 900 s.f.; <u>Community Park</u> : 700 s.f. to 900 s.f.	For concessions, add 500 s.f.
Shuffleboard	6 feet x 52 feet	Total area of 10 feet x 64 feet
Soccer	Minimum – 100 yds. x 55 yds.; Maximum – 120 yds. x 75 yds.	
Softball and Little League	60 foot x 60 foot diamond	15-foot clear space outside diamond; <u>Softball</u> – 150-foot foul lines; 150-foot center field; <u>Little League</u> – 200-foot foul lines or longer; 250-foot center field or longer
Tennis	36 feet x 78 feet	21 feet behind base line, 12 feet beyond side line, and 12 feet between courts
Tether ball	A circle of 6 feet in diameter	Allow area of 20 feet x 20 feet
Tot Lot	<u>Ages 3-5 years</u> : 1,500 s.f. min. <u>Ages 6-12</u> : 4,800 s.f. min.	
Volleyball	50 feet x 80 feet	

3. NEIGHBORHOOD PARK

Description: Provides recreational opportunities for all ages and may be developed as separate facilities, as a joint-use facility adjacent to schools, or linearly

Typical Size: Minimum five acres when stand-alone, or adjacent to an elementary school; minimum seven acres when developed adjacent to a junior high school

Required Facilities: Play apparatus for all ages of children; multi-use hard-surface courts; informal play fields; walkways; restrooms; water fountain(s); pet station with pick-

up bag dispenser; turf; and landscaping, including at least one-covered sun-shelter/shade pavilion/trellis. At least one (1) baseball/softball field and one (1) soccer field shall be incorporated within a neighborhood park, unless such use is deemed inappropriate because of site-specific conditions or similar facilities are provided nearby

Optional Facilities: Any use allowed in a pocket/mini park; formal play fields; picnic areas with shelters; tennis courts; swimming pool; basketball court (half-court); bocce; bowling green; croquet; field hockey; handball; horseshoes; soccer; tether ball; volley ball (sand, turf, or hard-surface); water park or water feature; dog-run or play area

Required Parking: A minimum of five spaces for the first two acres, and one space for each additional acre

Lighting: Lighting may be provided for evening or night-time activities, but is not encouraged. Such lighting may be constructed on poles that do not exceed twenty feet (20'), unless greater height is needed for activity safety, and must be shielded so as not to cast glare on any surrounding residential uses. Landscape and walkway lighting shall be required as necessary to ensure safety

4. COMMUNITY PARK

Description: Provides recreational facilities for the community-wide use. Facilities should be provided for people of all ages and should be readily acceptable by vehicles, pedestrians, and bicyclists

Typical Size: 6 to 10 acres

Required Facilities: Play apparatus for all ages of children; multi-use hard-surface courts; formal play fields (including – but not limited to – at least two (2) baseball/softball fields and two (2) soccer fields); walkways; restrooms; water fountain(s); at least one pet station with pick-up bag dispenser; turf; and landscaping, including at least one-covered sun-shelter/shade pavilion/trellis

Optional Facilities: Additional formal play fields; picnic areas with shelters; tennis courts; swimming pool; basketball court (full- or half-court); bocce; bowling green; croquet; field hockey; handball; horseshoes; soccer; tether ball; volley ball (sand, turf, or hard-surface); water park or water feature; community room; concessions facility

Required Parking: A minimum of two spaces per acre, plus the following additional spaces for major facilities:

- Athletic fields: Ten (10) spaces per field;
- Swimming pools: Ten (10) spaces per public pool;
- Picnic areas: Two (2) spaces

Lighting: Lighting shall be provided for evening or night-time activities. Such lighting shall be constructed on poles that do not exceed twenty feet (20'), unless greater height is needed for activity safety, and must be shielded so as not to cast glare on any surrounding residential uses. Landscape and walkway lighting also shall be required as necessary to ensure safety

D. CIRCULATION PLAN

Vehicular access to and throughout 101 RANCH will be provided by a hierarchy of existing, improved, and new roadways as discussed below and illustrated on Figure 3.1, *Circulation Plan*.

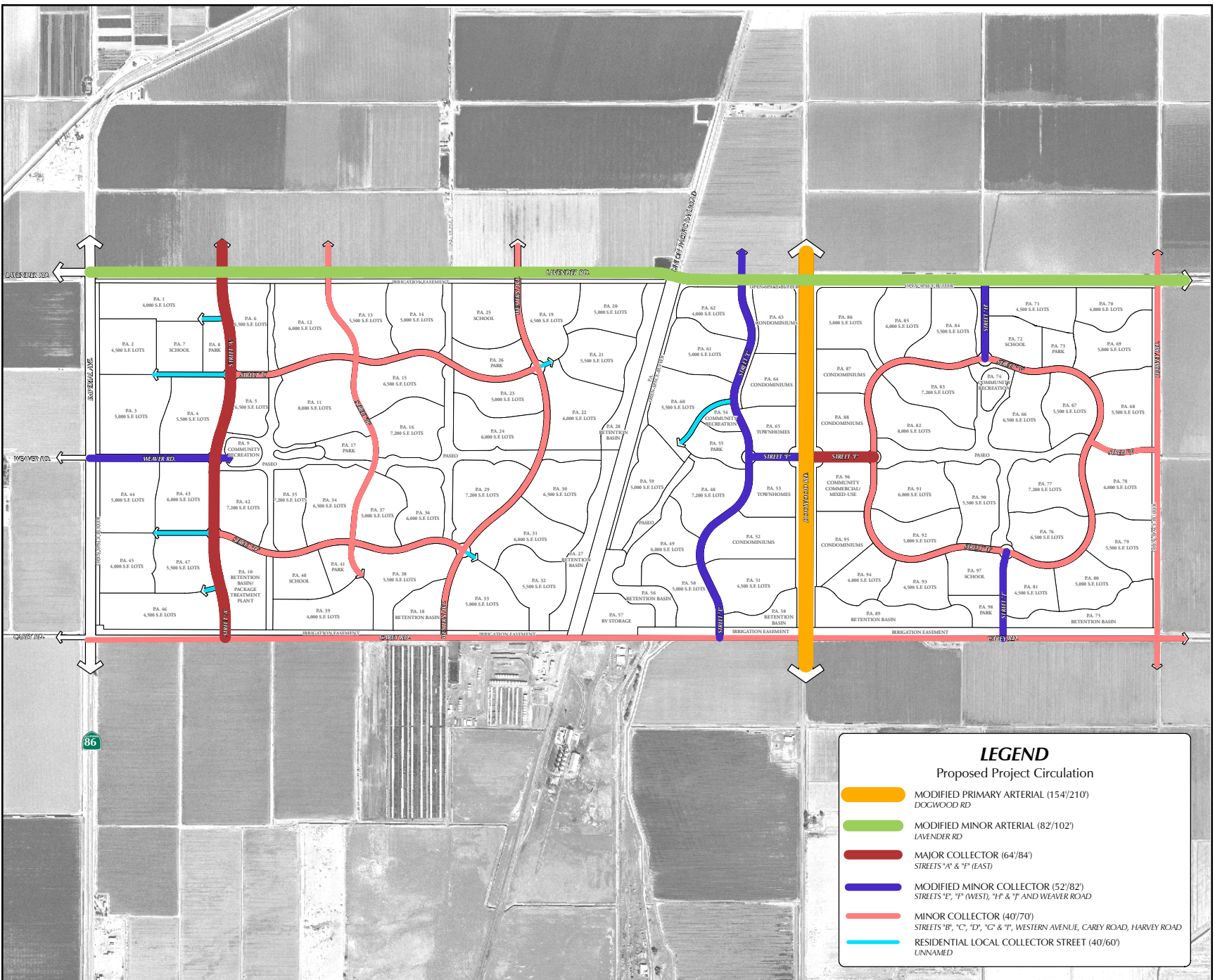


FIGURE 3.1

CIRCULATION PLAN

101 RANCH roads have been designed in accordance with the designations established by the County General Plan Circulation Element, except as modified by this Specific Plan in order to address the local needs and the transportation hierarchy of this new community. Where feasible, every effort has been made to enhance mobility between 101 RANCH, the Ranchos Los Lagos Specific Plan Area to the north, and the Mesquite Lake Specific Plan to the south.

Standards for roadways located within or adjacent to 101 RANCH include:

1. STATE HIGHWAY 86

At the time this Specific Plan was adopted, Highway 86 remained under the auspices of the California Department of Transportation (CalTrans), which has established a 150-foot right-of-way (R.O.W.) for Highway 86. 101 RANCH provides a 50-foot landscape easement adjacent to the east side of this R.O.W.

2. MODIFIED PRIME ARTERIAL – DOGWOOD ROAD

In accordance with County General Plan Circulation Element standards, Dogwood Road is to be developed as a six-lane Modified Prime Arterial with a R.O.W. width of 210 feet, as depicted on Figure 3.2, *Series "A" Street Cross-Sections*. Forty-six (46) feet of designated R.O.W. width will be reserved for a future two-way mass transit corridor and two IID Energy Department electrical easements. Fifty-foot landscape easements have been established adjacent to both sides of this R.O.W.

3. MODIFIED-MINOR ARTERIAL – LAVENDER ROAD

Lavender Road has been designed as a Modified-Minor Arterial to accommodate anticipated traffic flows along the northern edge of 101 RANCH. As depicted on Figure 3.2, Lavender Road will typically feature four travel lanes and a 102-foot wide R.O.W., including an 18-foot median. The R.O.W. for Lavender Road will narrow to 84-feet (with no median) at the railroad crossing. A varied width landscape easement/open space buffer is provided along the southern edge of Lavender Road.

4. MODIFIED-DIVIDED MAJOR COLLECTOR – STREETS "A" & "F" (EAST)

In order to provide additional north-south, surface street circulation corridors, Streets "A" and "F" (East) have been designed as Major Collectors with an 84-foot R.O.W. and four lanes of traffic, as illustrated on Figure 3.2. The R.O.W. for these streets will widen to 96 feet at intersections in order to accommodate turn pockets contained within a 12-foot median. Streets "A" and "F" (East) feature 10-foot landscape easements adjacent to both sides of the street.

5. MODIFIED-MINOR COLLECTOR – STREETS "E," "F" (WEST), "H," "J," AND WEAVER ROAD

As these five roadways provide key entry points into their respective communities, Streets "E," "F" (West)," "H," "J," and Weaver Road will feature an 12-foot median expanding the standard R.O.W. from 70 feet to 82 feet, as shown on Figure 3.3, *Series "B" Street Cross-Sections*. All five Modified-Minor Collectors also feature 10-foot landscape easements adjacent to both sides of the R.O.W.

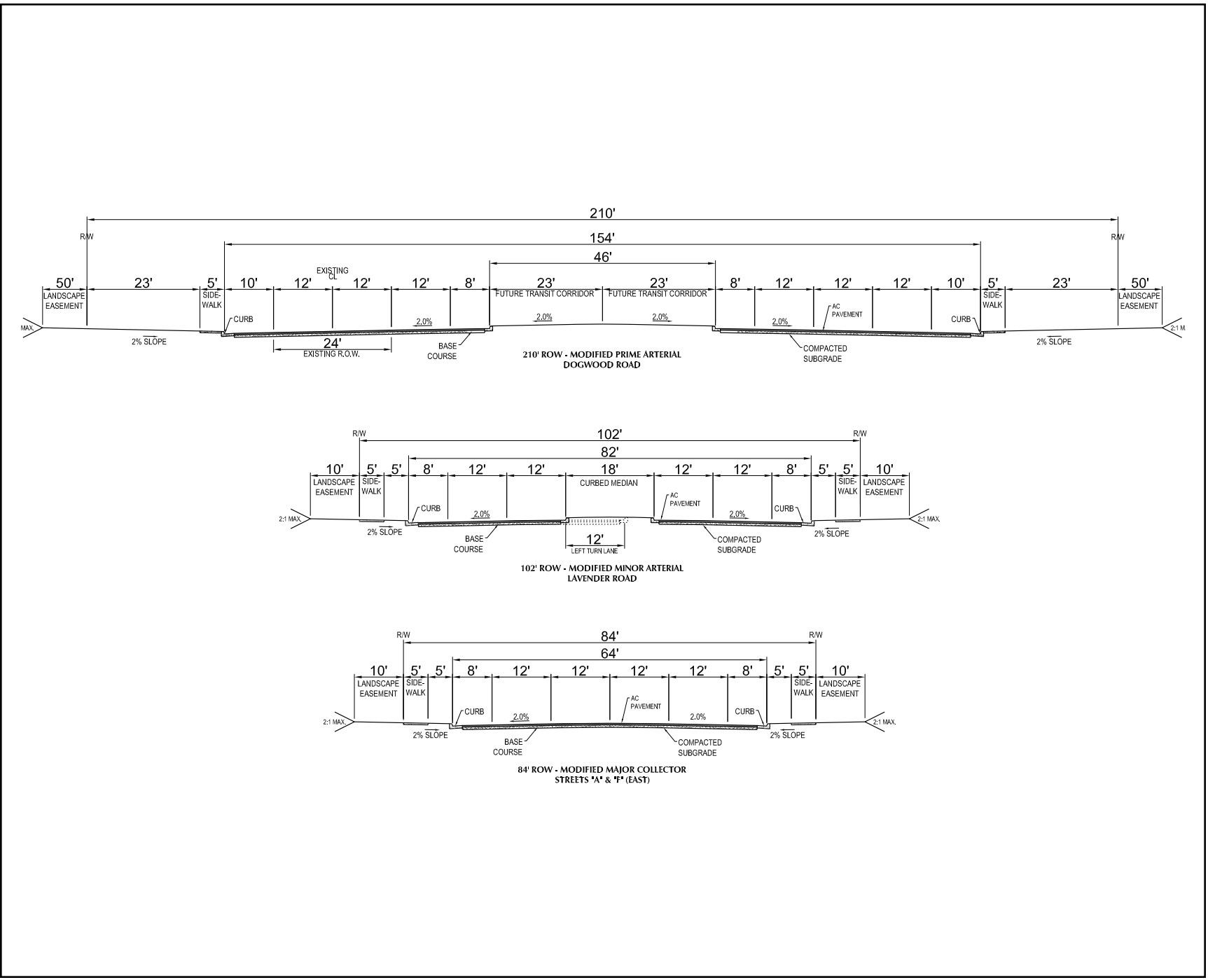
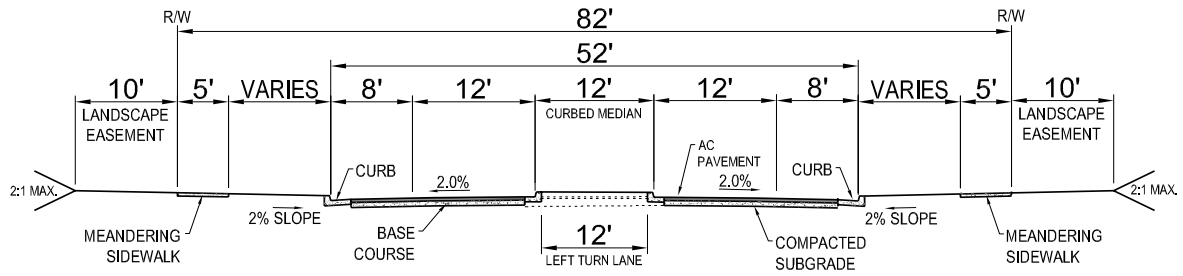
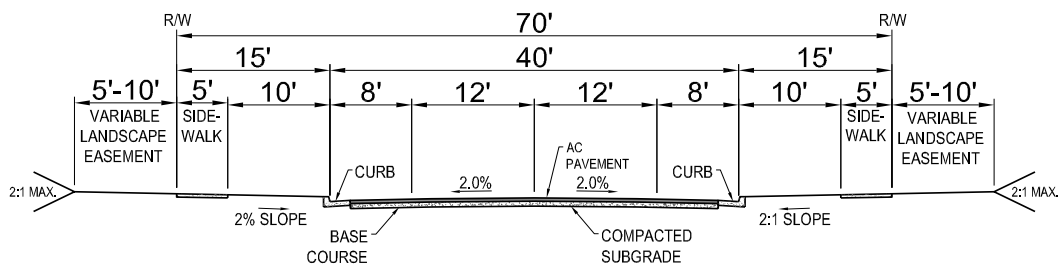


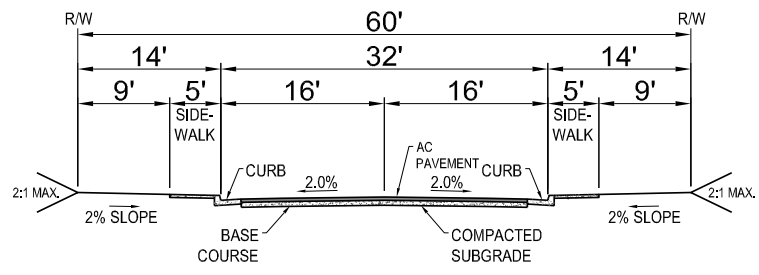
FIGURE 3.2



82' ROW - MODIFIED MINOR COLLECTOR
STREETS "E", "F" (WEST), "H", & "J", AND WEAVER ROAD



70' ROW - MINOR COLLECTOR
STREETS "B", "C", "D", "G", & "I", AND WESTERN AVENUE, CAREY ROAD, AND HARVEY ROAD



60' ROW - RESIDENTIAL LOCAL STREET

FIGURE 3.3

6. MINOR COLLECTOR – STREETS “B,” “C,” “D,” “G,” “I”, CAREY ROAD, HARVEY ROAD, AND WESTERN AVE.

These four project streets, Carey Road, Harvey Road, and Western Avenue feature the County’s typical configuration for a Minor Collector, which consists of a 70-foot of R.O.W. with a single, 12-foot travel lane in each direction, eight-foot parking lanes on each side, and 15-foot parkways. All on-site streets in this category and the project side of Carey Road and Harvey Road feature variable five-to-10-foot landscape easements adjacent to the R.O.W., as depicted on Figure 3.3.

7. RESIDENTIAL LOCAL STREETS

Most residential roads within the 101 RANCH Specific Plan are to be developed in accordance with County standards for 60-foot R.O.W., which consist of a single, 12-foot travel lane in each direction, eight-foot parking lanes on each side, and two 10-foot parkways including a five-foot wide, sidewalk, as shown on Figure 3.3.

8. LOW-VOLUME RESIDENTIAL STREETS/CUL-DE-SACS

Low volume residential streets within 101 RANCH are to be developed similar to the Residential Local Streets except that the paved area shall be reduced from 40-foot wide to 32-foot wide with parking occurring on only one side or in “eye-brows.”

9. ROUNDABOUTS

In an effort to design an aesthetically-pleasing and unique resident experience while encouraging subtle traffic calming measures, 101 RANCH provides for the installation of roundabouts at key intersection points within the project. If traffic flows and engineering allow, these roundabouts are anticipated to occur at the following intersections:

- Street “A” (NS) at:
 - Street “C” (EW)
 - Street “D” (EW)
 - Weaver Road (EW)
- Western Avenue (NS) at:
 - Street “C” (EW)
 - Street “D” (EW)
- Street “E” (NS) at:
 - Street “F” (West) (EW)
- Street “G” (EW) at:
 - Street “H” (NS)
 - Street “J” (NS)

Typical roundabouts are to be constructed according to the design standards illustrated on Figure 3.4, *Typical Roundabout Plan View*. Unlike the two-lane roadways in this category, the four-lane Street “A” will feature roundabouts constructed at a larger, 150 to 180-foot diameter and are to be constructed according to the design standards illustrated on Figure 3.5, *Roundabout Plan View – Street “A.”*

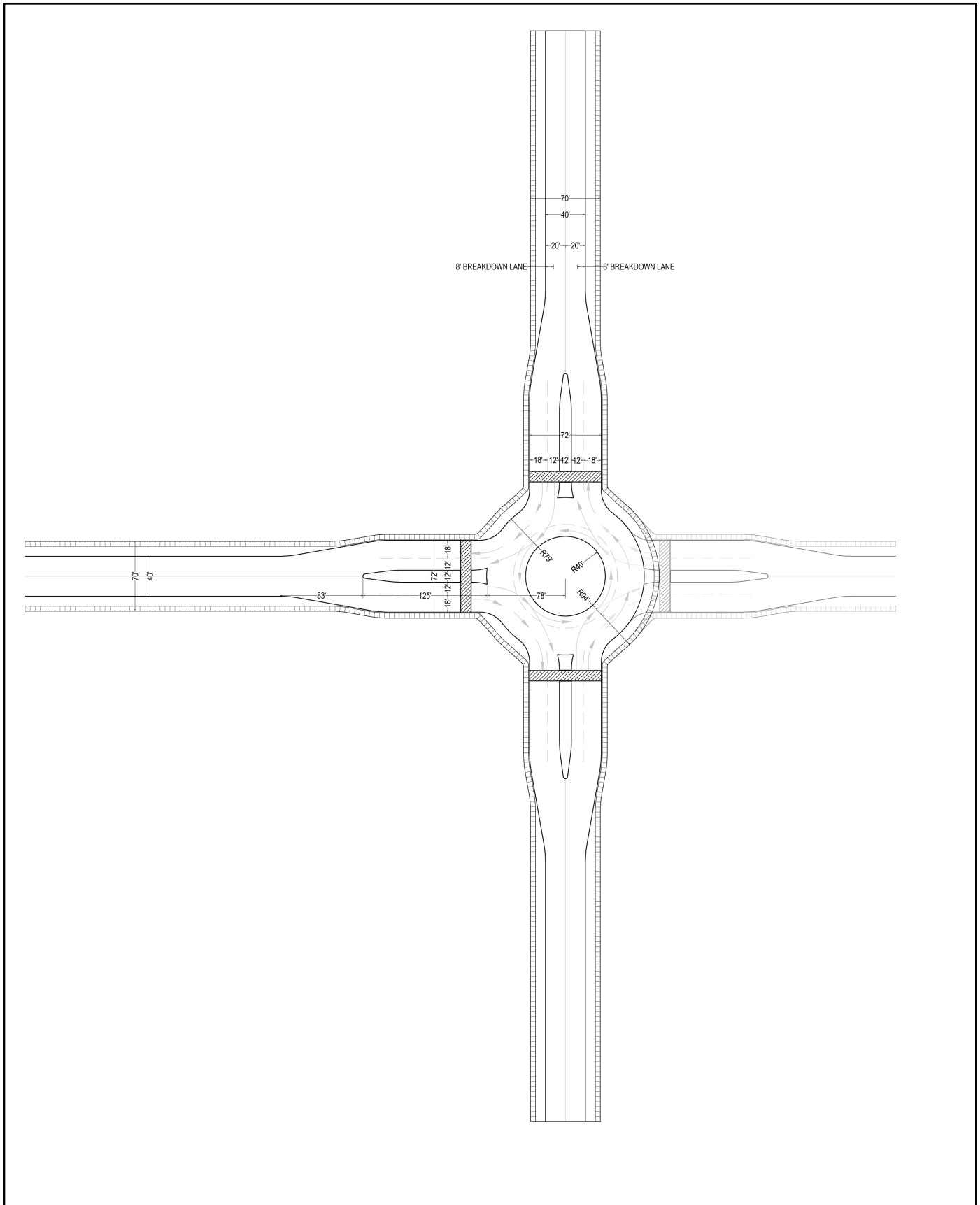


FIGURE 3.4

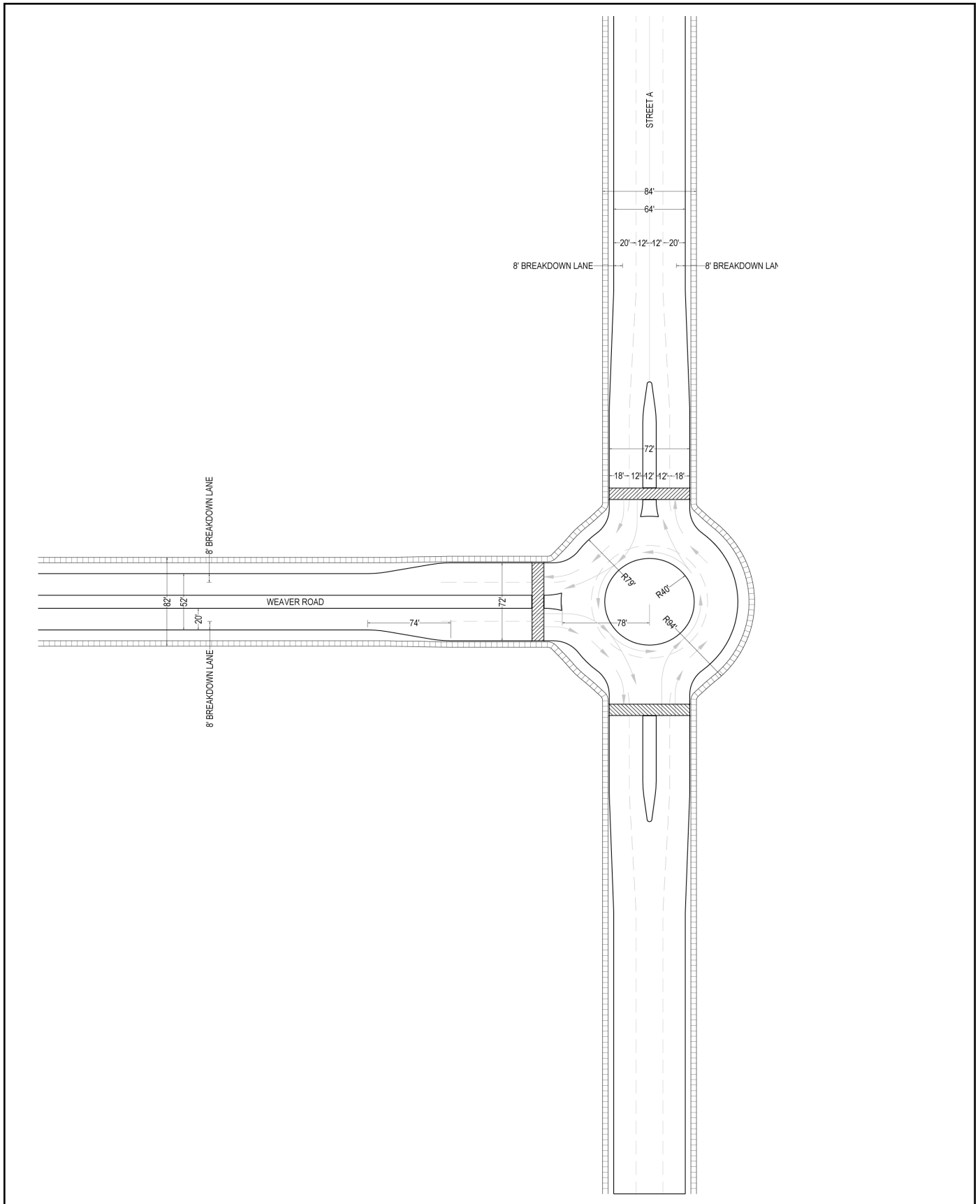


FIGURE 3.5

E. INFRASTRUCTURE PLAN

1. WATER FACILITIES

A. Water Plan

The 101 RANCH Specific Plan Area, which is located entirely within the boundaries of the County of Imperial, receives non-potable water for agricultural irrigation from the Imperial Irrigation District (IID) and will continue to do so until agricultural operations are terminated. IID does not provide retail potable water service.

The estimated total water demand for 101 RANCH at buildout, including domestic and irrigation water, is 3,657,801 gallons per day (GPD). On-site water service infrastructure is schematically depicted on Figure 3.6, *Conceptual Water Plan*.

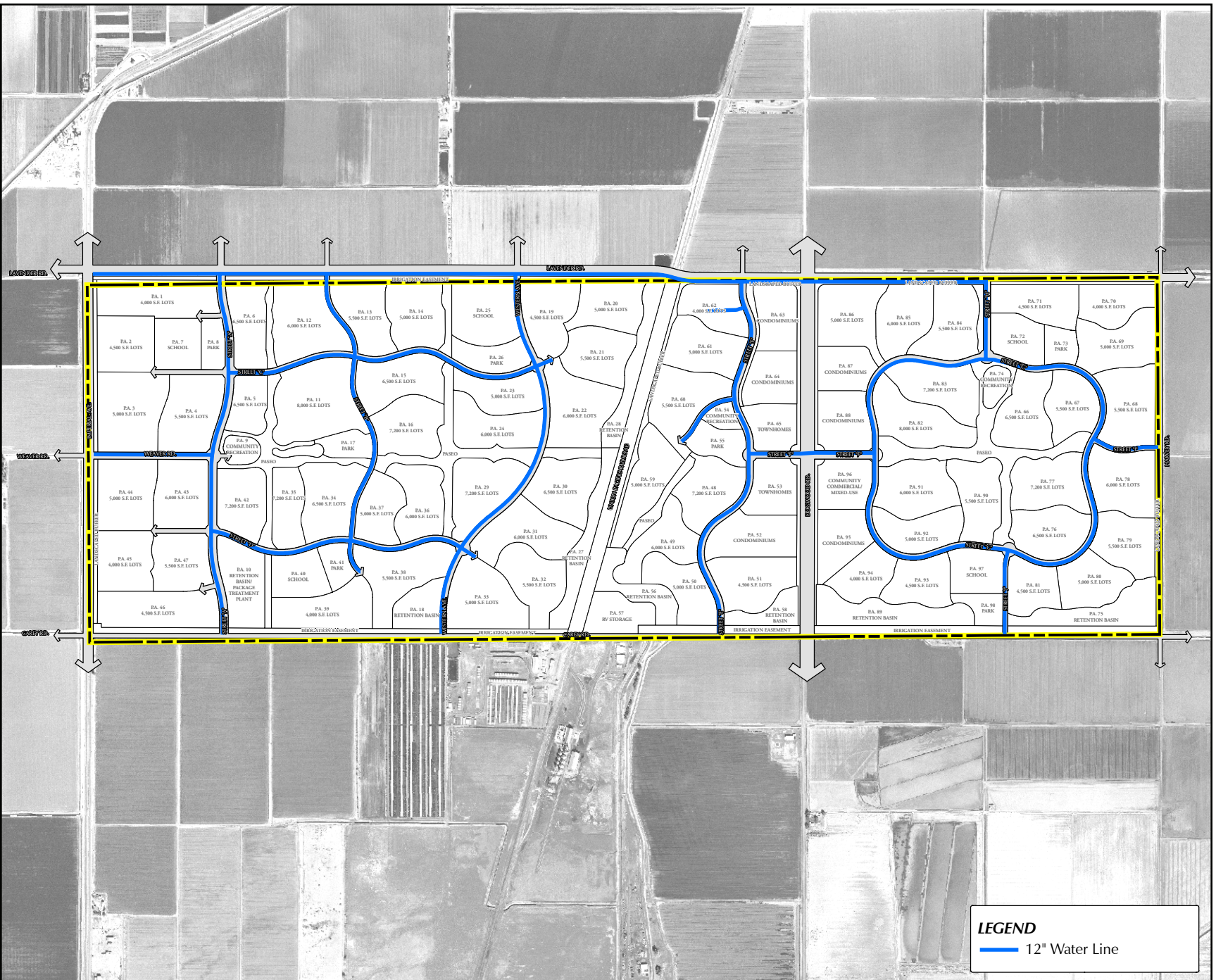
Potable water will be provided to 101 RANCH by the MLCSA. The MLCSA will participate in construction of a regional Water Treatment Plant (WTP) to treat raw water from the Central Main Canal, consistent with the Memorandum of Understanding entered into between the County and the City of Imperial, and/or may alternatively elect to purchase already treated water by contracting with an existing domestic water supplier, such as the City of Brawley. Construction and extension of the water distribution lines from either a new WTP or an existing domestic water system will occur within planned project streets, as depicted on Figure 3.6.

As an alternative to this option, a WTP could be located within the boundaries of the Los Lagos Specific Plan. This WTP also would receive raw water directly from the Central Main Canal. Construction of this facility would be phased in accordance with need.

As a final alternative, the WTP could be located within the boundary of the Los Lagos Specific Plan, but raw water would be provided through contract by another party. Construction of this facility would be phased in accordance with need.

B. Senate Bill 610 and 221 Compliance

Senate Bill 610 (SB 610) requires developments such as the 101 RANCH to include information on water supply availability at the time of project application. A Water Supply Assessment conducted specifically for this Specific Plan found that 101 RANCH's use of potable water is less than that consumed by the agricultural uses active on the site at the time this Specific Plan was approved and that adequate supply exists for the next 20 years. Pursuant to SB 221, a Written Verification of Water Availability letter has been prepared for the project.



LEGEND
— 12" Water Line



T&B PLANNING CONSULTANTS
 17294 LEBLANC ST. SUITE 200, IRVINE, CA 92614
 P: 714.261.0000 F: 714.261.0001
 www.tbplanning.com

2. WASTEWATER TREATMENT FACILITIES

The MLCSA will provide sewer collection and treatment services to 101 RANCH. Through the joint planning effort of the County and City of Imperial, 101 RANCH will receive wastewater service via a connection to a treatment plant to be located within the central area of the Mesquite Lake Specific Plan Area, south of 101 RANCH.

Prior to completion of the treatment plant, the project could employ a Package Treatment Plant located adjacent to Streets "A" and "D" in the southwestern portion of the West Community. At such time as permanent facilities become available, the Package Treatment Plant will be converted to a sewer pump station. In the unlikely event that new treatment plant construction is delayed beyond the capacity of the Package Treatment Plant, a project serving Wastewater Treatment Plant could be developed through a separate use permit north and west of the intersection of Carey Road and Dogwood Road in Planning Area 58. Alternatively, the Package Treatment Plant in the southwestern portion of the West Community could remain permanently to serve the needs of the community, if no off-site permanent facility is constructed.

As schematically demonstrated on Figure 3.7, *Conceptual Sewer Plan*, sewer service will consist of two centralized pump stations and a system of pressured pipes. The first pump station will be located at the northwest intersection of Carey Road and the Union Pacific Railroad Tracks. This lift station will convey wastewater through an estimated 16-inch diameter force-main that will extend along Carey Road to the intersection with Dogwood Road. This 16-inch force-main will connect to an estimated 18-inch diameter force-main extending southerly along Dogwood Road through the Mesquite Lake Specific Plan Area to the new Wastewater Treatment Facility.

The second pump station will be located approximately 0.5 miles east of the intersection of Dogwood Road and Carey Road along the north side of Carey Road. This lift station will convey wastewater to an estimated 16-inch diameter force-main that will extend westerly along Carey Road to the intersection with Dogwood. This 16-inch force-main will connect to the force-main extending easterly along Carey Road from the first lift station at the northwest corner of Carey Road and the Union Pacific Railroad tracks. The two 16-inch pipelines will connect to an estimated 18-inch diameter force-main, which will extend southerly along Dogwood Road through the Mesquite Lake Specific Plan Area to the new Wastewater Treatment Facility.

The on-site sanitary sewer collection system will consist of an estimated 24-inch, a 15-inch, and a 12-inch diameter sanitary sewer pipeline along the collector streets. The 24-inch would be located at the most downstream point of the collection system and will accept sanitary sewer flow from the upstream collection system. The 15-inch and 12-inch would serve the mid-stream and most upstream, respectively. Local streets will be serviced by 8-inch diameter sanitary sewer pipelines. The sanitary sewer collection system will be constructed per the County of Imperial Standards and Specifications.

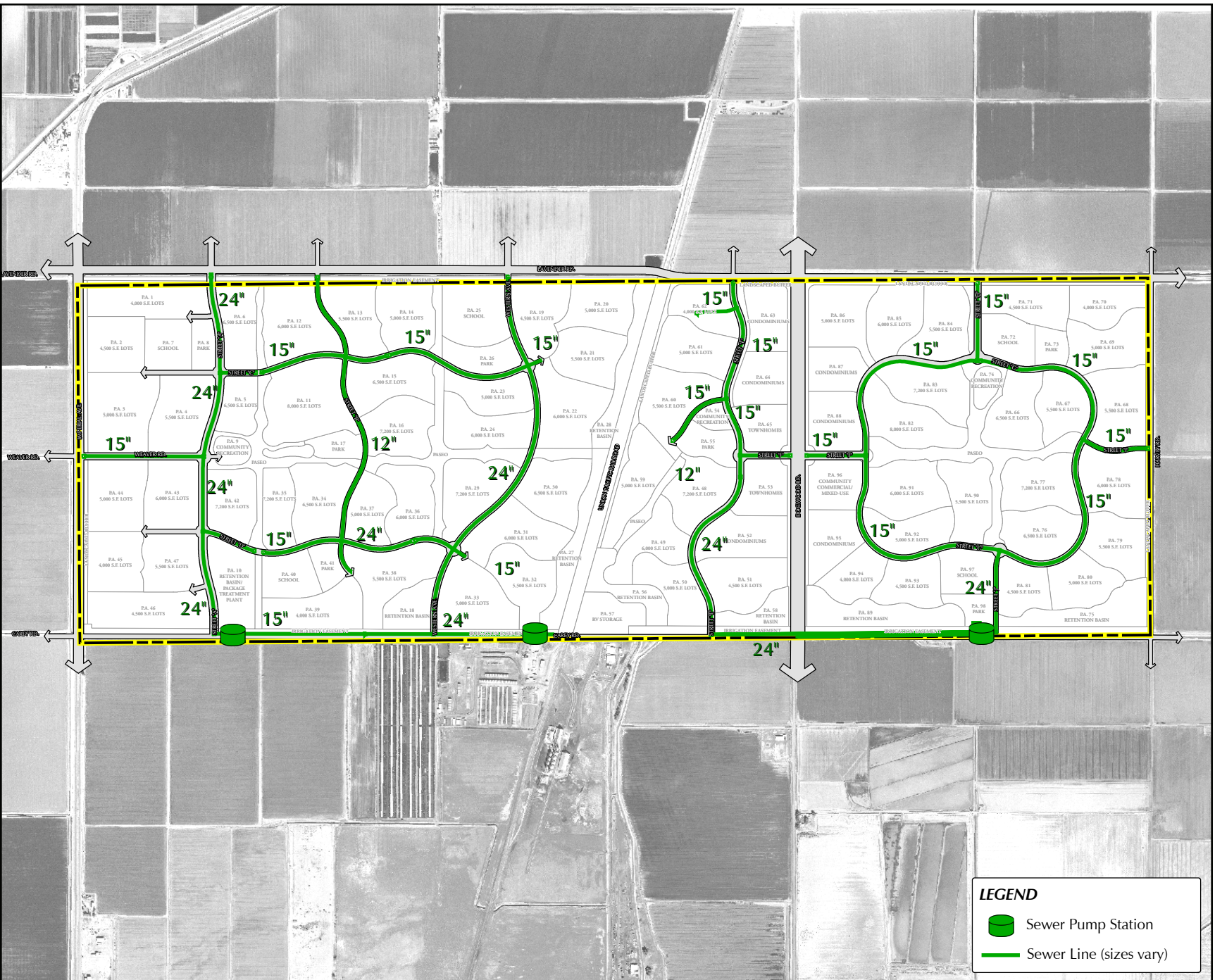


FIGURE 3.7

CONCEPTUAL SEWER PLAN

3. DRAINAGE AND RETENTION PLAN

Development of 101 RANCH will cause an increase in runoff from impervious surfaces such as buildings, parking lots, and streets. Disposal of surface runoff from developed property is limited by the IID to one 12-inch-diameter pipe per 160 acres of drainage area, as determined by the project's civil engineer. The County also requires management of runoff so that streets remain passable following seasonal heavy storm events. Likewise, development of an underground storm drainage system is required for the project area, with sufficient capacity to avoid impacts to buildings, public streets, and access to private property. County standards require that drainage systems for developed areas be designed to accommodate the 100-year/24-hour storm, which is assumed to be a three-inch rainstorm with no infiltration.

The 101 RANCH Specific Plan Area will include stormwater facilities consisting of a street conveyance system of curb and gutter, cross gutters, and spandrels. The stormwater system will include stormwater catch basins and underground pipelines. The surface streets and underground stormwater pipelines will convey the stormwater flow to retention basins. Based upon these requirements, a drainage and detention plan was crafted for 101 RANCH, as illustrated on 4. Figure 3.8, *Conceptual Drainage and Stormwater Runoff Retention Plan*.

4. PUBLIC SERVICES AND FACILITIES

A. Fire and Emergency Response

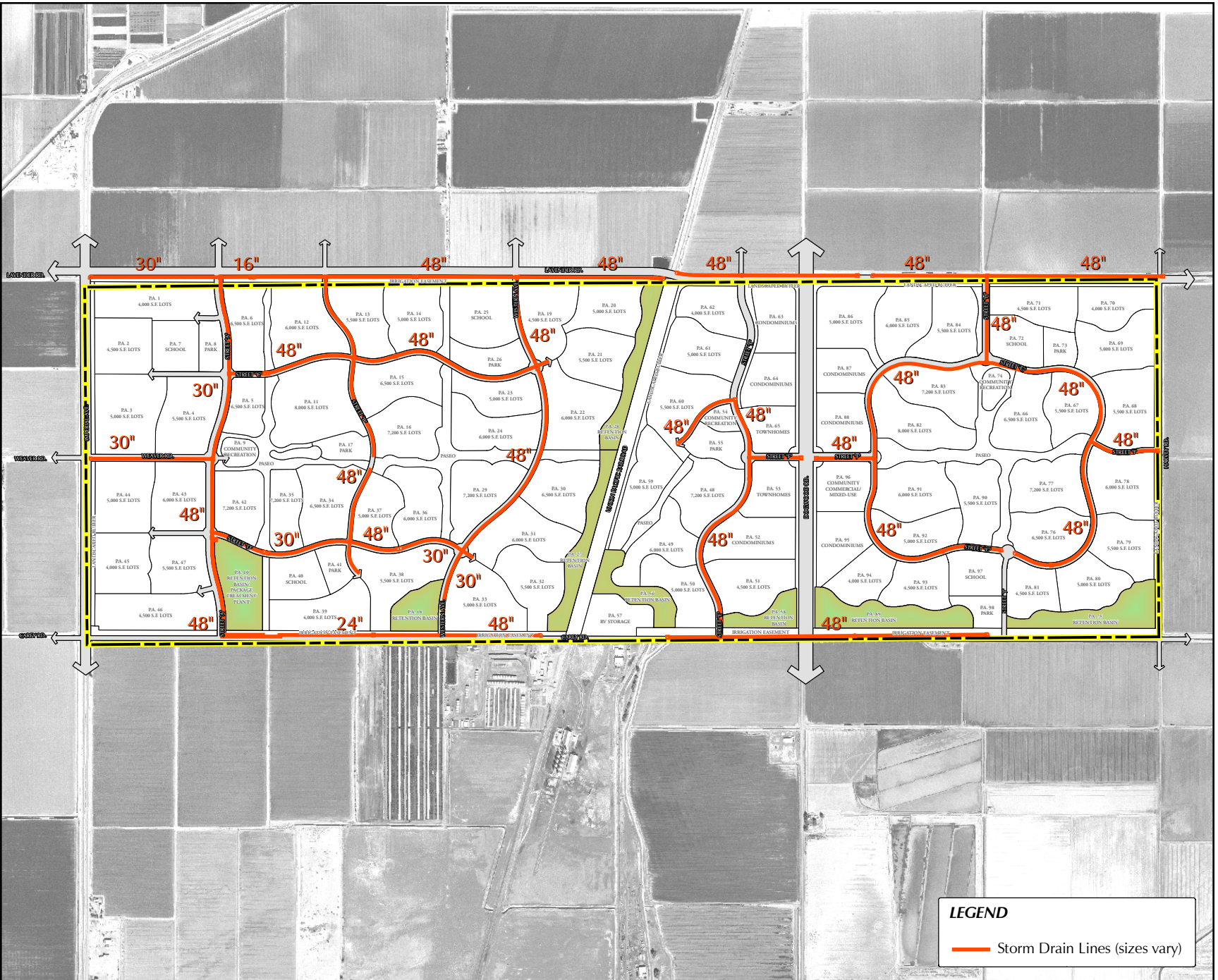
At the time this Specific Plan was adopted, existing fire and emergency response could not be provided within a reasonable response time. However, the Rancho Los Lagos Specific Plan located directly north of 101 RANCH proposes the development of a new fire station with emergency response capability that would serve the project within acceptable response times. Should planned off-site facilities not be developed in a timely fashion, an on-site location will be selected. 101 RANCH's fair share contribution for such facilities shall be paid through the Imperial County Fire Impact Fee program.

B. Sheriff Services

Police patrol and criminal investigation services are provided by the Imperial County sheriff with primary dispatch emanating from the County Service Center, located south of the City of El Centro. Additional service is provided by mutual aide agreement by the police departments of the cities of Imperial and Brawley.

C. Schools

For the 101 RANCH Specific Plan Area, the Brawley Elementary School District provides education for K through 8th grades, and the Brawley Union High School District serves high-school-aged students. Based on the maximum residential density allowed within the 101 RANCH and the school districts' student generation factors, 101 RANCH is providing for four elementary schools and one junior high school within the



LEGEND
 Storm Drain Lines (sizes vary)



T&B PLANNING CONSULTANTS
 17524 LEBLANC DRIVE SUITE 300
 IRVINE, CA 92614
 P: 714.261.0000 F: 714.261.0001
 www.tbplanning.com

Specific Plan Area. At the time the Specific Plan was adopted, the Brawley Union High School District advised that a high school site north and east of the 101 RANCH would serve 101 RANCH high school students.

In the event that a school site is not needed or is rejected, then such site may be developed with single-family residences on minimum 5,000 s.f. lots, and in accordance with the provisions outlined for the Medium Density Residential (R-2) zone, as described within Chapter 4, DEVELOPMENT STANDARDS & REGULATIONS, of this Specific Plan.