



# Imperial County

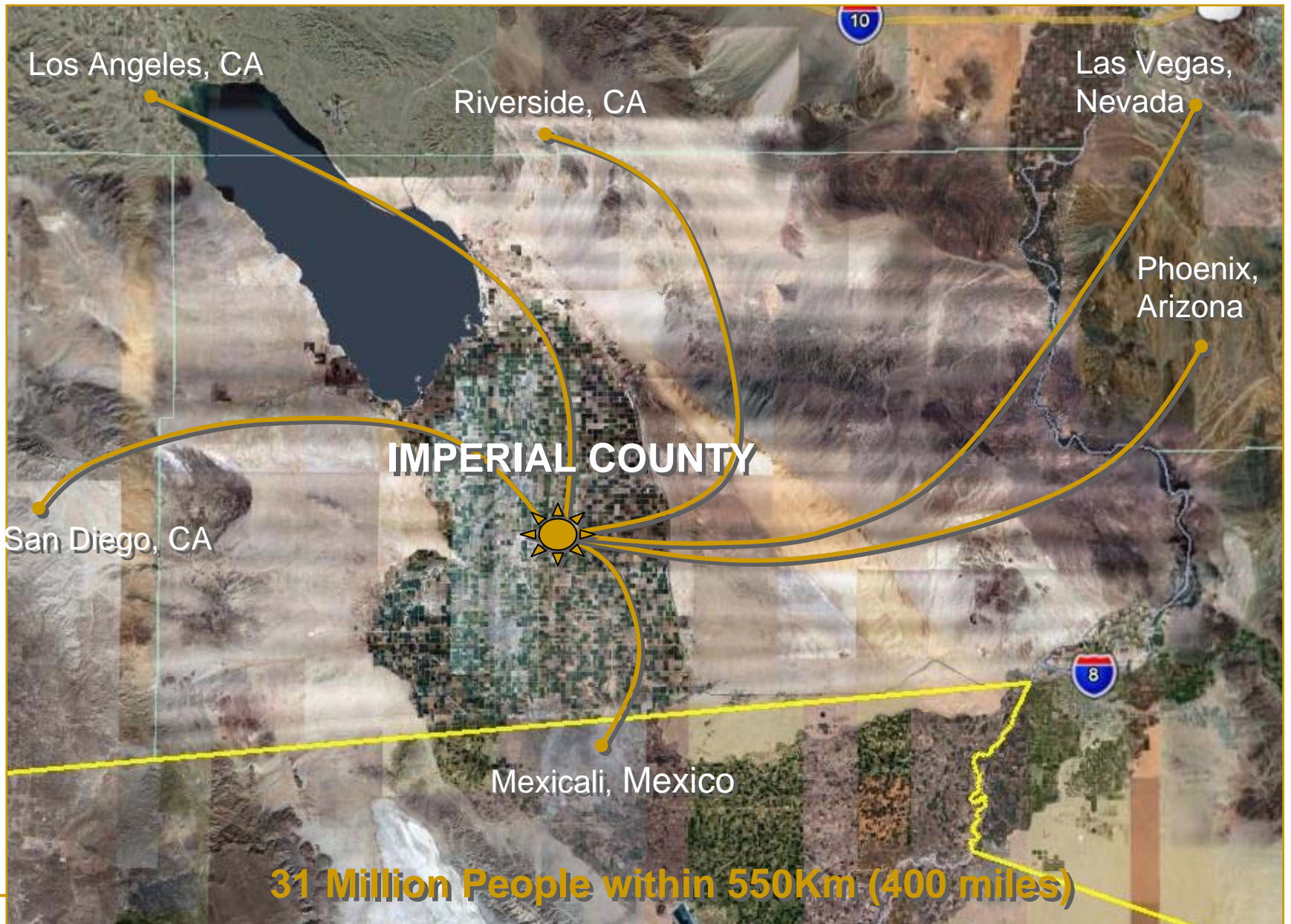


# Imperial County

- Imperial County is located in the southeast corner of California. It is bordered on the north by Riverside County, on the east by the Colorado River (which also forms the boundary of Arizona) and on the south by 84 miles of the International Boundary with the Republic of Mexico (Baja California). The County oversees the area of 4,597 square miles (2,942,080 acres).
- The County has an arid climate with hot, dry summers and mild winters. Typically, temperatures of 100 degrees occur more than 100 days each year with freezing temperatures averaging less than 10 days per year. The average annual air temperature is 72 degrees, the average frost-free season is about 300 days, and the average rainfall is about 2.8 inches.
- Imperial County is comprised of seven incorporated cities and numerous communities.
- Imperial County has a total population of 179,000 Based on the Department of Finance demographics 2009, going at a rate of 2% per year.







# Imperial County

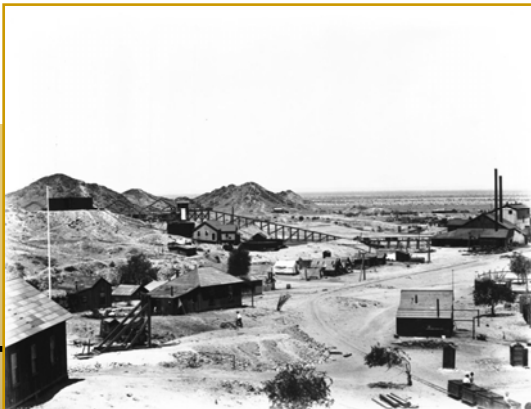
- The predominant economic base in the Imperial County is agricultural and its related industries. Other significant contributors to the local economy are government, geothermal plants, prisons, retail trade and services.
- Located immediately adjacent to the Imperial County along the “Mexican” border is the City of Mexicali with a population at or near one million and numerous international businesses, such as the “maquiladora” industry, and other cultural facilities. The maquiladora industry typically refers to a Mexican corporation, wholly or predominately owned by foreigners, which assemble products for export mainly to the United States as well as other foreign countries.





# History of the County

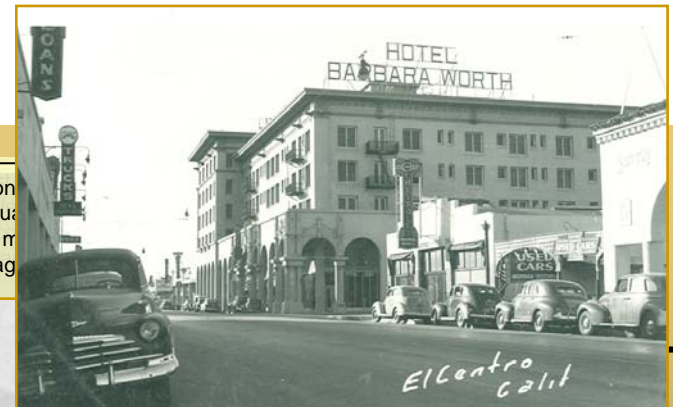
- Imperial County was founded August 7, 1907. Early settlements existed along the Butterfield Stage Route in 1858, but no real development took place until water was brought into the area in 1901.
- In 1901, the California Development Company conveyed the first irrigation water by the opening of the Alamo Canal. This project created a series of towns and a large agricultural area with the first townsite laid out called "Imperial". From 1901 to 1905, Imperial Valley's agricultural activities developed rapidly until the disastrous Colorado River flood between 1905 and 1907 that inundated the newly constructed irrigation ditches, farm fields, and thus creating the Salton Sea.



Gateway of the America's Specific Plan is created at the new East Port of Entry.

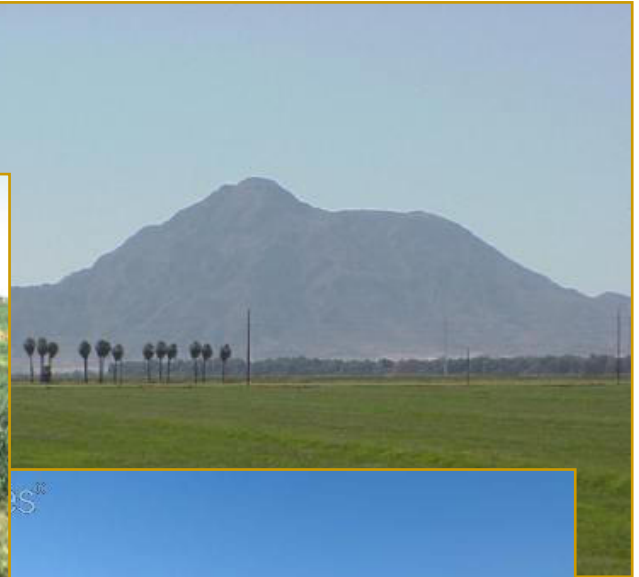
1971

A second earthquake Valley magnitude 6.4 mag



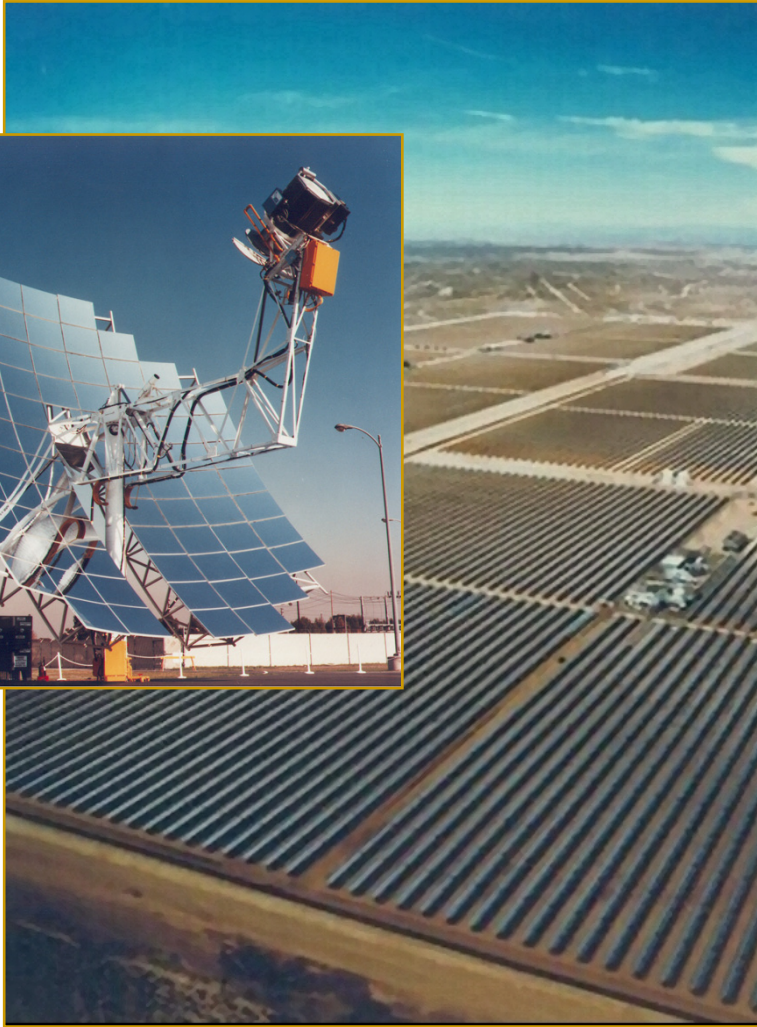
# History of the County

- In 1907, the California Development Company had attracted nearly 15,000 people and the County of Imperial was formed. In 1916, the “Plank Road” was constructed across the eastern Sand Dunes and in 1926 it was replaced by an asphalt road increasing the population arriving from the east.
- In 1941, the All-American Canal was completed by the Imperial Irrigation District and a reliable water supply was made available to local farmers that quickly fueled the tremendous growth of the area’s agricultural industry. From the 1940’s to date, Imperial County has developed into one of the most productive agricultural areas in the State.





# An Alternative Energy Future



---

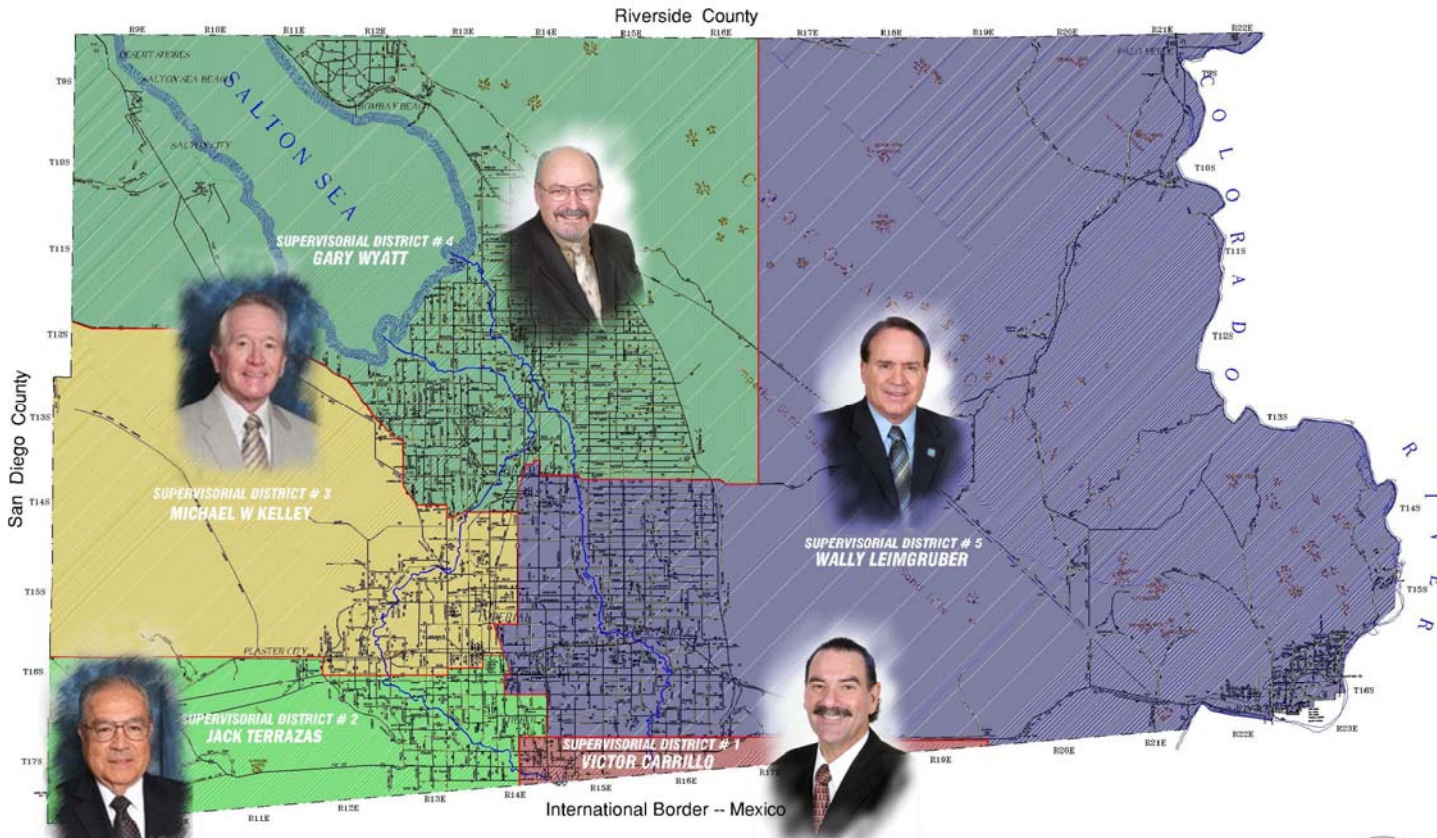
# Governance

- Imperial County is governed by a five member Board of Supervisors, which are legislative body for the unincorporated area of Imperial County. Each Board member is elected every four (4) years (terms are staggered) by the registered voters within their districts. The Board elects a Chairperson every year, as it deems necessary from among its members.
- The Board of Supervisors is the ultimate decision-making entity with regards to economic and land use decisions.
- The Board is authorized to perform other duties and exercise any other powers, which are granted by or, are in compliance with laws of the State of California.
- The Board acting with the advice of the County Executive Officer, and various Department Heads, may determine the compensation, number and general duties of personnel employed by the County.





# Imperial County Board of Supervisors



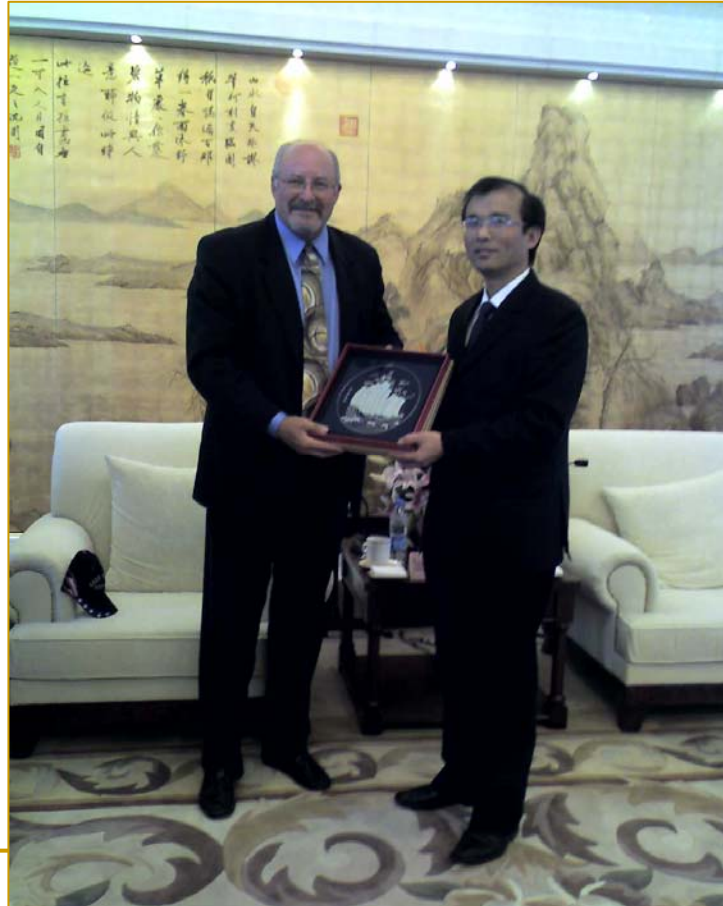
## IMPERIAL COUNTY SUPERVISORIAL DISTRICT MAP

Planning/Building Department -- Public Works Department  
County of Imperial, California



# Supporting Import & Export

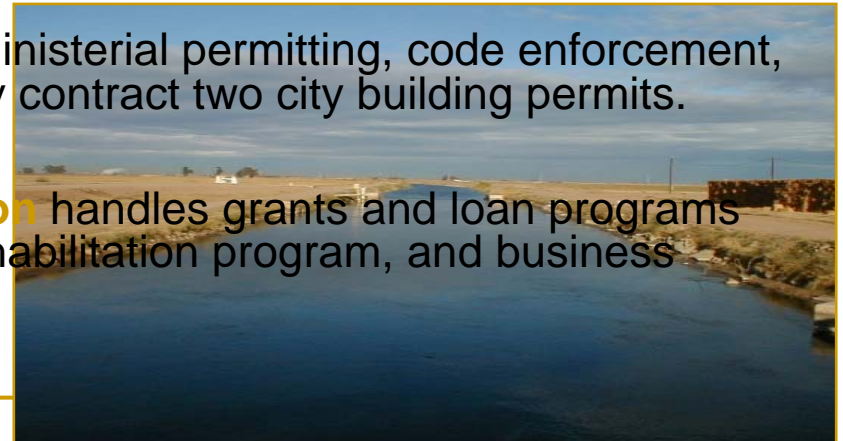
- Imperial County Supports Developing Import and Export Relationships in China





# Planning & Development Services

- The Imperial County Planning & Development Services Department is the land use planning, building division, and the economic development department. The Department is tasked with regulating the future development of the County of Imperial, while concurrently providing full-service assistance for current developments.
- The Department is comprised of six divisions, Planning, Building, Economic Development, Accounting, and Administrative. The first three are land use based, while the last two are support.
  - The **Planning Division** handles future/current land uses, discretionary permitting, and zoning.
  - The **Building Division** handles the ministerial permitting, code enforcement, mobile home park inspections, and by contract two city building permits.
  - The **Economic Development Division** handles grants and loan programs for first-time homebuyers, housing rehabilitation program, and business assistance programs.



---

# Department Head



**Jurg Heuberger, AICP, CEP, CBO**  
Planning & Development Services Director

- Jurg has been with the County of Imperial for 34 years, he first began in the Building Inspection Division then under Public Works Department. In 1985, he became the Director of Planning & Development Services Department where he is responsible for 3 divisions: Land Use Planning Division, the Building & Safety Division and the Economic Development Division. Mr. Heuberger has a B.S. degree in Architecture from California State Polytechnic University at San Luis Obispo and holds 6 contractors' licenses. He is a certified California Building Official and has served on various Boards and Commissions, including the Imperial Valley Telecommunications Authority and others.
-



# Planning & Development Services

- Land Use Regulations
- General Plan
- Zoning
- Specific Plans
- Subdivisions
- Building Permits
- Mining
- Environmental
- Air Quality
- Circulation
- Economic Development
- Grants/Loans
- CDBG
- Housing Assistances
- Enterprise Zones
- Foreign Trade Zones
- Demographics



# Projects

- Keystone Planning Area (Mesquite Lake)
- Gateway of the Americas Specific Plan
- Imperial Center
- Coyote Wells Specific Plan (in permitting process)
- Residential Master Plan Communities
  - Rancho Los Lagos 3,830 homes
  - 101 Ranch 6,986 homes
  - Mosaic 1,200 homes
  - McCabe Ranch II 2,000 homes
  - Procalamos 841 homes
- Geothermal Facilities (in production)
- Solar facilities (in permitting process)
- Ethanol production (in permitting process)

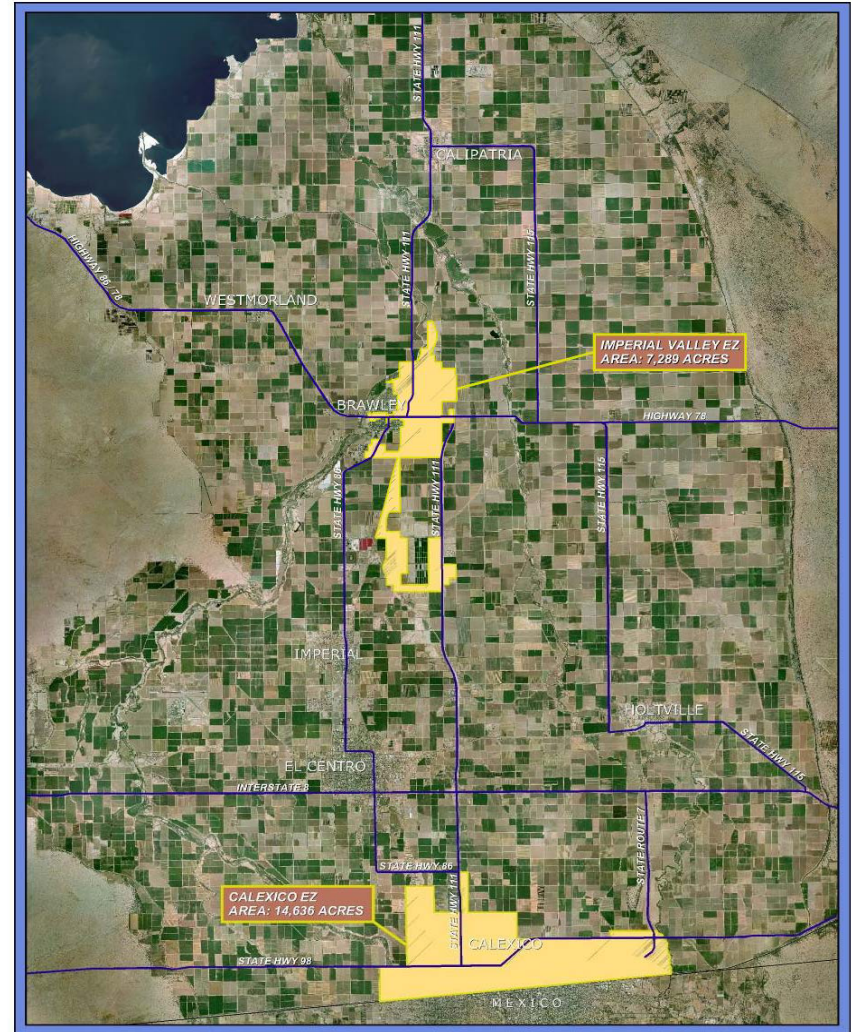






# Enterprise Zones

- Imperial County has two Enterprise Zones.
- An Enterprise Zone is a specific geographic area targeted for economic revitalizing. The purpose of the IVEZ is to encourage job creation and capital investment in areas of economic distress. Incentives available to new and existing businesses in the IVEZ include:
  - Tax credits for sales and use taxes paid on machinery purchases;
  - Tax credits for hiring qualified employees;
  - Interest deductions for lenders on loans to firms within the areas;
  - Fifteen year net operating loss carry-forward;
  - Accelerated expensing deduction;
  - Priority for various State Programs, such as State Contracts; and
  - Fast Track Permitting program.
- These types of tariff and tax relief's are designed to lower the operation costs and enhance cost-competitiveness for U.S.-based companies engaged in international trade.





# 美国太平洋区国际投资开发股份有限公司

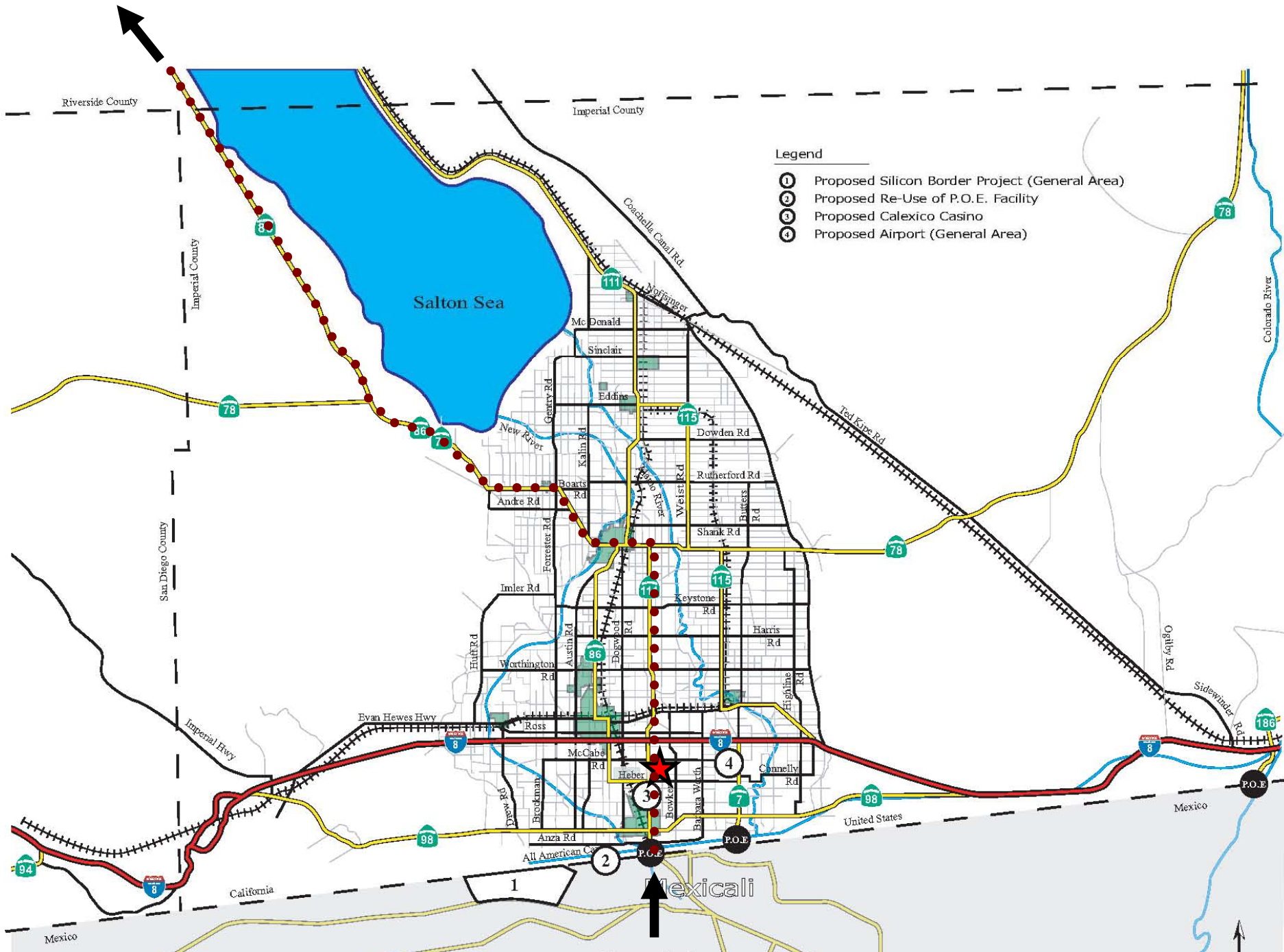
Pacifiland International Development Inc.

## 南加州帝王区域中心投資移民計畫

Imperial Regional Center Investment Immigration Program

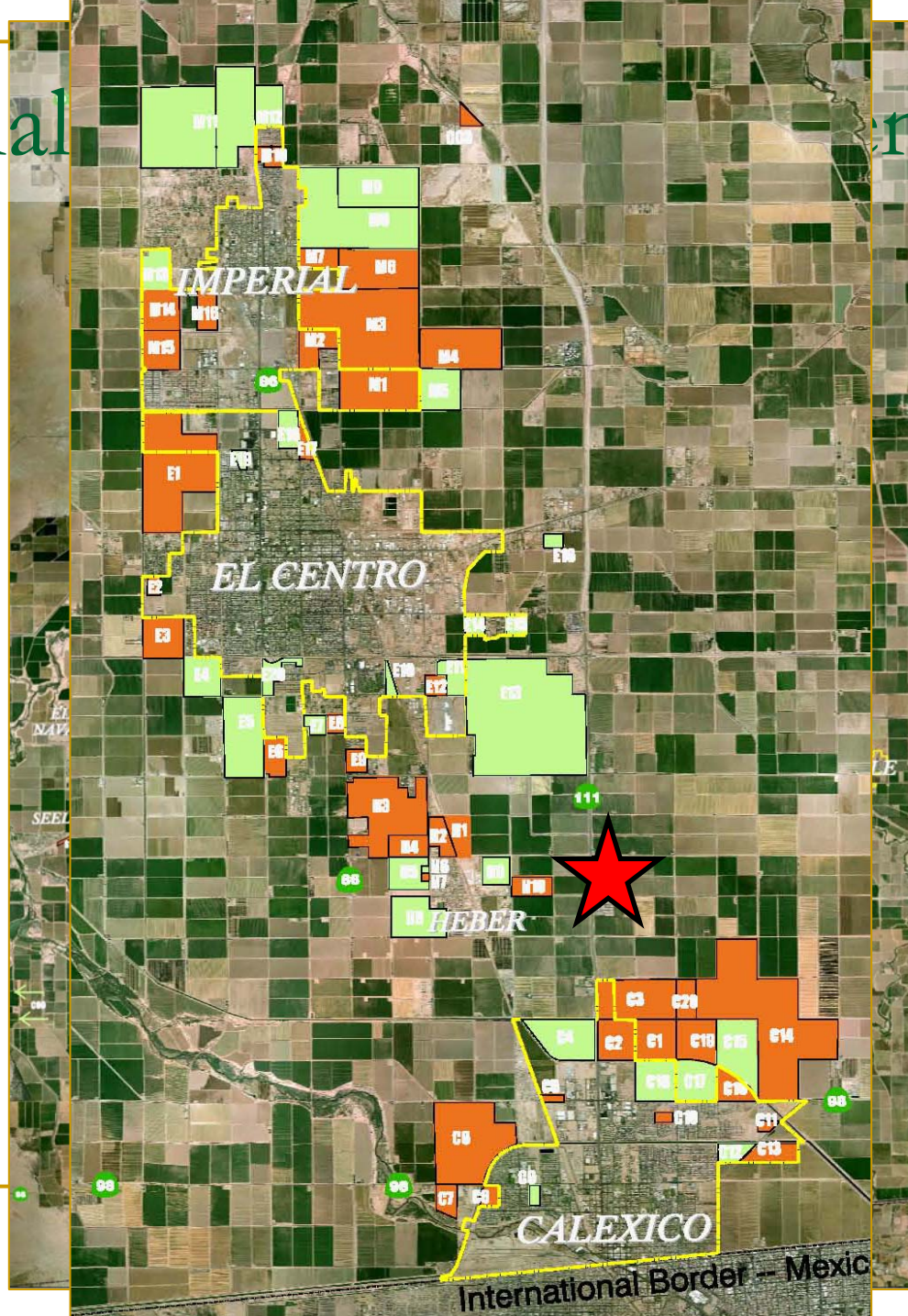






Imperial

ent



International Border -- Mexico





Pacificland Development Corporation  
5000 Pacific Coast Highway, Suite 2000, Newport Beach, CA 92660



# 本商业中心整体配置鸟瞰图



1. 加油站 2. 大饭店 3. 大型餐饮街 4. 贸易中心区 5. 贸易中心接待区 6. 艺术展览馆 7. 影视中心  
8. 文化中心 9. 大型表演舞台 10. 室内舞台 11. 河流区 12. 河边本土商业区 13. 河边餐饮区 14. 停车场

# 本商业中心主题介绍

- 帝王商业区域中心占有七十八英亩，共3,383,305呎，是一个集食衣住行及娱乐皆备的地区商业中心。建物面积高达百万呎，停车场亦有九十万呎，可容纳三千部车子，更有中心后面百辆货柜车的停车场。全区有河流横贯，小桥，瀑布，庭园景观，艺术中心，及大小型表演舞台等。









PACIFICLAND DEVELOPMENT CORPORATION  
150 N. SANTA ANITA AVE., SUITE # 300  
ARCATA, CALIFORNIA 91006



Pacificland Development Corporation  
140 N. Santa Anita Ave. Suite #380  
Arcadia, California 91006









Pacificland Development Corporation  
150 N. Santa Anita Ave, Suite # 300  
Arcadia, California 91006

# 本商业中心主题介绍 (續)

Imperial Regional Center 位于美墨边界, 在高速公路111与高速公路86的交会口, 属于Heber City, 是Imperial County内即将成立的城市. 本中心紧邻City of Calexico与City of El Centro, 并与对岸为墨西哥的一大城市, 是拥有一百二十万人口的City of Mexicali仅有四哩之隔.

近年来, 由于圣地亚哥市的房价日益趋高, 所以大批购屋者宁愿开九十哩路的车程, 来往工作地点与位于Imperial County高质量的住家.

本地区气候形态为冬暖夏热之沙漠型气候, 冬天常温为华氏八十度, 与Palm Springs 地区雷同, 故拥有大批候鸟型居民与游客. 由于一年四季均为无雨气候, 极为适合万人以上之大型演唱会, 所以在此500亩之国际商业活动中心, 本公司拥有国际水平之大型表演场, 有室内与室外舞台, 并拥有一群国际水平音乐家之顾问团队, 未来表演节目将定期邀请世界各地不同形态之表演团体, 作中短期演出, 中间并以美国大型摇滚乐团, 著名歌星演唱会等穿插, 在美国地区, 一场大型摇滚乐表演, 拥有万名观众是常事.

尤其中国奥运会后, 世人将瞩目与期待在中国之外的地区, 看到各种不同的中国表演节目, 除了大型表演场外, 紧临的商展会场及小型室内表演场, 将提供市政府作为政府活动展示中心, 在人潮促涌下, 必然带动周边的店面及餐饮业之发展. 本商场虽含有200个房间之大饭店, 但为服务未来自圣地亚哥, 洛杉矶之人潮, 本公司已着手在中心附近, 进行筹设大型露营区, 以备不时之需.

# 商业中心建物规划

**加油站:** 占地三点三英亩, 内有便利商店, 小型餐饮区, 小酒吧, 及卡拉OK等. 加油区占地三万七千呎, 有大小型车及拖车加油区. 本加油站乃是位于高速公路111从墨西哥入境美国的第一个出口, 故加油站面积是一般型式的七倍.

**大饭店:** 共有含厨房的套房两百套, 且有咖啡厅, 小型礼品店, 中心聚会区, 大型会议中心, 及高雅的小型会议室, 共占地五英亩

**大型餐饮街:** 沿高速公路111 占地近二十英亩的高级餐饮区, 可供十八个九千呎大型高级餐厅营业, 亦可有麦当劳等快餐业进驻, 更可作为冰宫, 室内网球场, 游泳池, 或瀑布按摩水疗区, 是多元化使用区.

**贸易中心接待区:** 包括一万五千呎的电视屏幕墙, 计算机设备的接待中心, 是为买方与卖方所准备的沟通, 买卖中心. 以最现代化的设备展示各种特价品.

**艺术展览馆:** 位于主要建筑物的大门两侧, 供来自世界各地的未成名艺术家展示其作品.

**影视中心:** 大型剧场, 共有六万呎, 可容纳最大型电影设备进入.





# 商业中心建物规划 (續)

**贸易中心区:** 主要建筑物占地面积四十六万呎, 近四百个一千两百呎的商家. 本区计划以全球贸易之商业形态为主轴, 以折价品为零售或展示批发为主, 希望来自中国, 欧洲之过季或瑕疵退货品在此贸易或拍卖形成集散枢纽. 以优惠价格为吸引力使之成为南美洲购货首选窗口.

**文化展示中心:** 六万呎的文化中心, 供地方政府作为推动政令, 展示成果, 服务当地居民所用.

**大型表演舞台:** 本地为无雨区, 全年下雨降水量不超过一天, 故设有露天大型表演舞台, 占地三万六千呎, 可举办各种的演唱会, 摇滚音乐会, 舞蹈表演.

**室内舞台:** 五千呎的舞台, 可供小型演出培训所用.



**河边本土商业区:** 近八十家一千两百呎的店铺, 环着河流, 如同环球影城的城市散步道, 商家所卖的是以地方特色为主的产品.

**河边餐饮区:** 近五十家六百呎的小餐饮区, 以冰品, 地方小吃为主, 让游客在观赏电影, 舞蹈, 唱歌, 散步, 购物, 或是运动, 游泳之后, 在此享用当地小吃.

# 地理环境位置介绍

美国加利福尼亚州 (California) 帝国县 (Imperial County), El Centro市.

帝国县位于加利福尼亚州南部, 美国与墨西哥边境以北, 圣迭亚哥县以东的地区. 距离洛杉矶市 (Los Angeles) 东南210英里, 圣迭亚戈市 (San Diego) 以东110英里, 凤凰城 (Phoenix) 以西250英里. 帝国县管辖区包括El Centro市等9个城市.

项目环境: 帝国县总人口大约25万, 市区人口5.5万, 人口结构70%为墨西哥裔, 主要从事农业和服务业. 从90年代末开始, 帝国县加快了它的城市规划发展速度. 这个规划主要以El Centro为中心, 向周边辐射; 像新建拓宽道路, 开设工业园区, 增加服务设施等.

在这期间建成的项目有:

- 美国边防巡逻部队总部大楼
- 南加州水利灌溉枢纽工厂 二个乙醇发电厂 大型商业中心 大型制糖厂

目前规划在建的项目有:

- 加利福尼亚州占地6000亩的太阳能发展项目, 计划10年完成. 在边境地区规划占地6000亩的高科技中心.
- 在2008年建成一个赌场.
- 在2013年建成一个区域性机场

帝国县是一个以农业和旅游业为经济基础的县. 它的土地, 水, 能源等资源丰富. 它也是最大的通向墨西哥的美国南部门户. 在帝国县境内有8号州际公路, 86号和111号高速公路, 国际机场和南太平洋铁路横穿全县.

# 经营团队简介

**总裁：詹姆士罗**

学历：加州柏克莱大学研究院毕业

农业经济研究院

俄亥俄州大学研究

专长：养老中心建筑规划与经营

连锁餐厅规划与经营

土地开发设计与买卖

现有关系企业：

Pacificland International Development Inc.

ECE 生化汽油有限公司

Formosan 2000亩有机农场

V&T 连锁有机蔬菜餐厅

Suilo 投资股份有限公司



与克林顿总统合照



与诺贝尔奖得主高尔合照

**总工程师：Tom Dubose**

公司经营超过30年，拥有帝王县，圣地亚哥及优玛三地三大工程公司。公司工程师超过50人。

**建筑师：Twen Ma**

南加州著名华人建筑师，侨福建设公司专属建筑师，名影星李连杰，利智，美国及上海豪宅建筑设计师。

**经营管理团队：**

由Alden Management Group 负责，负责人Andrew R. Zimbaldi,公司经营超过20年，Costco、Wal-mart 及Target 等公司均委托此公司服务。



# Why the Imperial County?

- Strategic Border Site
- Abundant Labor Pool
- Reliable Energy
- Available Water
- Affordable Land
- Prices
- Affordable Housing



growth industries

1. Food Processing
2. Energy Generation
3. Distribution, Warehousing, Transportation
4. Inbound Call Centers
5. Construction Materials
6. Specialized Manufacturing/Assembly
7. Tourism
8. Applied Biotechnology

# Why the Imperial Center?

- Ideal location because of existing and future vehicle and pedestrian traffic patterns
- Ideal location in the center of explosive residential growth
- Ideal location in creating a new destination for the existing tourist traffic



# Imperial County Population Projections

CITY	Population 2003	Population 2005	Population 2010	Population 2015	Population 2020	Population 2025	Population 2030	Population 2035
Brawley city	23,319	24,751	30,705	35,567	41,707	46,496	49,996	52,266
Calexico city	32,396	36,485	41,653	46,153	53,874	59,658	63,628	65,905
Calipatria city	7,761	7,864	8,561	9,090	9,782	10,271	10,572	10,695
El Centro city	40,038	41,492	45,003	50,851	57,808	63,061	66,705	68,836
Holtville city	5,779	5,797	5,939	6,232	6,671	6,992	7,202	7,309
Imperial city	9,002	9,847	12,321	15,730	17,591	18,997	19,974	20,543
Westmorland city	2,230	2,408	2,846	3,198	3,644	3,983	4,223	4,367
Unincorporated	34,045	35,465	55,242	80,207	84,953	88,190	90,016	90,527
<b>County Total</b>	<b>154,570</b>	<b>164,109</b>	<b>202,270</b>	<b>247,028</b>	<b>276,030</b>	<b>297,648</b>	<b>312,316</b>	<b>320,448</b>

- The population of Mexicali is currently 1.2 million
- With Imperial County's population that's a regional population of 1.4 million!
- Where will the population grow from here?



# Average Daily Traffic Counts near the Imperial Center Project

- 51,100 Average Daily Trips across Interstate 8 at Hwy 111 intersection
- 66,300 Average Daily Trips across Hwy 111 at Hwy 86 intersection





# Imperial County Total Development

**38,330 Units**





# US/Mexico Border Crossing

## **Calexico Port of Entry: January 2007 - December 2007**

- Pedestrians: 5,747,309 (est)
- Vehicles: 5,751,795 (est)



## **Calexico East Port of Entry: January 2007 - December 2007**

- Buses: 2,166 (est)
- Vehicles: 3,746,086 (est)
- Commercial Trucks: 323,348 (est)
- Vehicle Passengers: 3,417,977 (est)





---

# THANK YOU

- Thank you for your interest
  - For your investment consideration
  - For potential business expansion
-

