

SPECIFIC PLAN NO. 07-004

McCabe Ranch II Specific Plan

ADOPTED BY THE IMPERIAL COUNTY BOARD OF SUPERVISORS
_____, 2010

RESOLUTION NO. 0X-_____
MINUTE ORDER NO. _____

RECOMMENDED BY THE
PLANNING COMMISSION
RESOLUTION NO. __

DATE: _____ 2010

IMPERIAL COUNTY

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1.0 INTRODUCTION

This Specific Plan provides the planning tools necessary to guide development of the 457 +/- acre McCabe Ranch II Specific Plan area (**Figure 1-1**). The Specific Plan area is located within Imperial County, California, in the General Plan designated "Heber Specific Plan Area." The project area is north of the Community of Heber and South of the City of El Centro. The Specific Plan area is bordered by McCabe Road on the north, Dogwood Road on the east, State Route 86 on the west, and the western extension of Correll Road on the south.

The McCabe Ranch II Specific Plan (the Plan) establishes a framework for development of the area, including:

- Proposed land uses, development regulations, and design standards (Section 2.0);
- A vehicular, pedestrian, and bicycle circulation plan (Section 3.0);
- A plan for protecting and managing important natural resources (Section 4.0);
- Infrastructure facilities required, including financing and phasing, to support Plan development (Sections 5.0, 6.0, and 7.0); and
- Implementation and administrative processes needed to approve specific development projects in the Plan area (Section 8.0).

The McCabe Ranch II Specific Plan is designed as a multi-faceted residential community with parks, schools, commercial/office and other amenities all within a short walk of most of the homes in the planned areas. The Plan is comprised of four main components, the conventional residential area, a gated residential community, a business park/commercial area, and a village commercial area. Within these major areas are other uses including, parks, schools, and a community/joint use facilities.

Both the conventional residential area and the gated residential area are designed to offer a full range of residential options. The conventional residential comprises 210.8-acres and has housing options including flex-single family detached and attached homes, on lots from 2,000 to 3,400 square foot; small lot single family detached lots from 4,000 to 5,000 square foot; traditional single family detached lots from 6,000 to 7,200 square foot; and multi-family lots allowing a maximum of 22 units per acre. The gated residential 82.8-acres and offers; traditional single family detached lots from 6,000 to 7,200 square foot; mini-estate single family detached from 10,000 to 15,000 square foot; estate lots ½ acre; and multi-family lots allowing a maximum of 24 units per acre.

The Business Park area comprises approximately 8.4 acres located along State Route and adjacent to conventional multi-family residential. The business park area is intended be an employment generator providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. If at the time of development and the market warrants, the Business Park can be expanded in to adjacent multi-family residential area as a mixed use commercial/high density residential area with second-story offices or residential apartments above ground floor commercial uses.

The Village Commercial area comprises approximately 3.2 acres located within the center of the McCabe Ranch II Specific Plan. It is intended to be a pedestrian friendly small town area

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with support orientated retail/commercial, such as small grocery store, coffee shop local restaurants, drycleaners and so fourth.

The McCabe Ranch II Specific Plan is presently bisected by within two elementary school districts the McCabe School District and the Heber Elementary School District. The Specific Plan provides provisions for two school sites one for each district.

The parks and open space areas comprise approximately 51.6 acres. Parks vary in size and use from largest an approximately 21.6-acre park, to the smallest a 0.1-acre parkway/paseo. The Specific Plan has both active recreational based parks and passive pedestrian based parks. The parks will also act as storm water retention areas for the Plan. The park and open space area includes the approximately 21.6-acre community/joint use facility park area. In addition to the dedicated parks and open space area the multi-family residential areas in both the conventional residential and gated residential will provide a minimum of 5% of their total area for parks/open space. Additionally the flex-single family lots residential areas will provide a minimum of 5% of their total area for parks/open space. Finally, the business park and village commercial areas will have small public open space/ art areas.

The Specific Plan's four main components, the conventional residential area, the gated residential area, the business/office park and the village commercial area, will be developed independently of one another over several years based upon market conditions. Each component may be developed over several phases with associated infrastructure and the community facilities (schools, parks, and the community/joint use facility) will be provided concurrently, generally proportionate to the percentage of residential units within the respective phase.

The McCabe Ranch II Specific Plan assumes the long-term build-out of the planning area will inevitably experience changes in market conditions over time. The Plan has incorporated a number of significant variations; the first being the flex-single family residential areas that allow for a variety of different housing products; the lot size variable in each residential classifications; the mix use option adjacent to the business/office park; the gated residential area can be converted to conventional residential; and finally a limited allowance for relocation of land uses provided that the Land Use Plan, including the transfer of units not exceed the maximum number of 2,300 dwelling units in the Plan area.

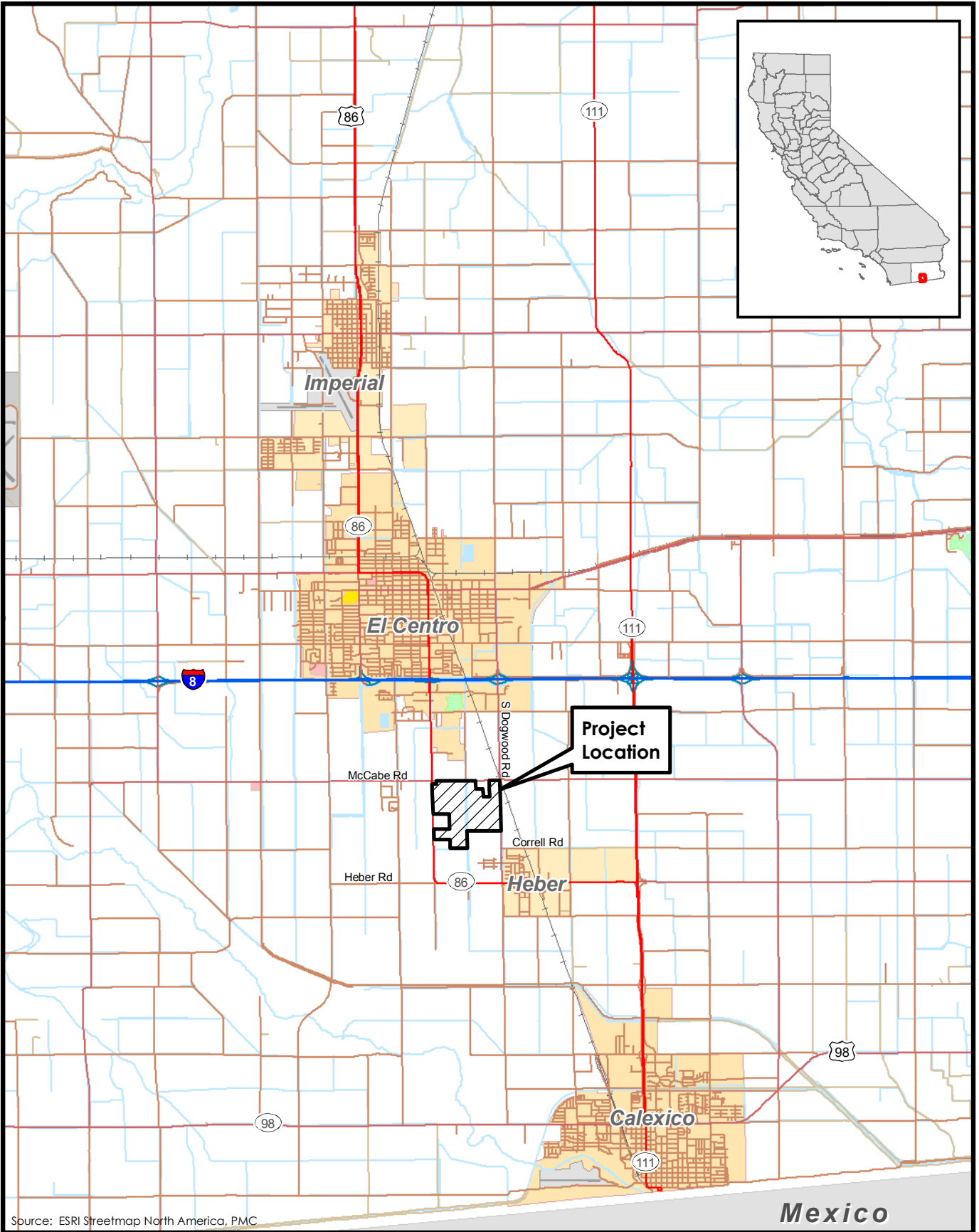


Figure 1-1
Project Location



page 2

1.1 PLANNING OBJECTIVES

A Specific Plan allows a developer to comprehensively plan the land uses and public facilities of a large contiguous land area while maintaining a degree of design flexibility to respond to future conditions. The following planning objectives have been established to guide the development of the McCabe Ranch II Specific Plan area:

- Develop a highly walk able community plan that integrates a variety of residential uses, including both conventional and gated communities, commercial areas, parks, schools, and other facilities essential to the daily lives of the residents.
- Provide a variety of housing opportunities, ranging in size and affordability, to meet the housing needs of the region.
- Incorporate the village commercial area to provide adequate service and shopping opportunities for both local residents and visitors.
- Provide the business/office park to support job creation within the Specific Plan area.
- Incorporate design features that support a unique living environment with a strong sense of community and social interaction.
- Use a series of parkland areas connected by a trails system to link compatible land uses that are within easy walking distance of each other.
- Promote an active lifestyle by providing a variety of recreational amenities such as the recreational sport facilities, passive parks, walking trails, bike routes, parks, and open spaces.
- Provide a park or open space within a five minute walking distance of most residences in the Plan area.
- Enhance the community's well-used sports facilities and reputation as a youth sports community by incorporating a variety of sports fields within many of the Plan's park areas.
- Design a safe and efficient circulation system that adequately supports the anticipated level of traffic in and around the Plan area.
- Provide public services that meet the needs of development in the Plan area including a potential sheriff store front in the village.
- Develop a financing and phasing plan that provides for the efficient and timely provision of infrastructure and public services as development occurs.
- Assist in the planning, design, construction and financing of school facilities to serve the Specific Plan area concurrent with the phasing of development of the residential land uses.

1.3 SPECIFIC PLAN PURPOSE AND SCOPE

The McCabe Ranch II Specific Plan serves as the primary land use, policy, and regulatory document for the Plan area by providing for an efficient development planning and review process. This planning and review process emphasizes the direct and comprehensive correlation between land use, public services, and infrastructure necessary to support those land uses. When implemented together, the elements of the McCabe Ranch II Specific Plan support the logical development of the Plan area by establishing a comprehensive planning program that is responsive to the opportunities and constraints of the area.

The McCabe Ranch II Specific Plan is both a policy and regulatory document. As a policy document, the Specific Plan applies the broader goals and policies of the Imperial County General Plan, Heber Specific Plan Area by establishing specific objectives for the Plan area. As a regulatory document, the Specific Plan specifies the land uses and associated development, as well as design and infrastructure standards that must be met to successfully implement the Specific Plan. Through the inclusion of development, design, and infrastructure standards (as well as the incorporation by reference of the applicable County of Imperial Land Use Ordinance provisions) this Plan creates standards specifically applicable to the Plan area. As a regulatory document, all subsequent design documents and development activities in the McCabe Ranch II Specific Plan area are required to be consistent with the Specific Plan.

1.4 SPECIFIC PLAN AUTHORITY

Specific Plans are authorized and described in California Government Code §65450 et seq. As set forth in the Government Code, Specific Plans are required to contain the following information:

- The distribution, location, and extent of the use of land, including open space, within the area covered by the Plan.
- 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 to be located within the Plan area and needed to support the proposed land uses.
- Standards and criteria by which development will proceed, as well as the standards for the conservation, development, and utilization of natural resources.
- A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the Plan.
- A statement of the relationship of the Specific Plan to the applicable General Plan.

1.5 CONTENTS OF THE SPECIFIC PLAN

To meet the requirements described above, the McCabe Ranch II Specific Plan includes the following components and features:

- Planning objectives that expand upon the Imperial County General Plan regarding land use, circulation, resource management, and public services/utilities (Section 1.0);

- Written and graphic descriptions of proposed land uses within the Plan area, with clearly identified specific development patterns and design standards (Section 2.0);
- Written and graphic depictions of the proposed vehicular, bicycle, and pedestrian circulation system for the Plan area and how that system will tie into adjacent properties (Section 3.0);
- Textual descriptions and graphic illustrations of significant natural resources in the Plan area and a plan for the conservation of important resources (Section 4.0);
- A public service and utility plan that includes the location and extent of public services and utilities necessary to serve the Plan area (Section 5.0 and 6.0);
- A public facility financing and phasing plan that provides the general framework for the financing and phasing of public improvements in the Plan area (Section 7.0); and
- An implementation program that describes the project review procedures and regulations for specific development projects within the Plan area and any future Plan amendments (Section 8.0).

1.6 PLAN AREA SETTING

1.6.1 REGIONAL AND LOCAL SETTING

The 457-acre McCabe Ranch II Specific Plan area is located in an unincorporated portion of Imperial County, California, adjacent to the northern border of the unincorporated Community of Heber. The Plan is bordered by McCabe Road on the north, Dogwood Road on the east, State Route 86 on the west, and the western extension of Correll Road on the south. Adjacent land uses are predominantly characterized by irrigated agricultural fields in active cultivation, urban development, along with several existing buildings located to the west and north of the Plan.

Regional access to the Plan area is provided by Interstate 8 (I-8) located north of the Plan area, State Route 111 located to the east of the Plan area; State Route 86 (SR-86) bordering the Plan area on the west, McCabe Road on the north, and Dogwood Road on the east of the Plan. A proposed western extension of Correll Road will provide additional access on the south of the Plan area.

There are several easements that surround and traverse the Specific Plan area. The Imperial Irrigation District (IID) owns the easements associated with existing canals, drains and electrical lines. The easements and their associated facilities will be retained, vacated or realigned as appropriate. Additionally, the County of Imperial and the State of California both own several easements associated with highways and roads adjacent to the Plan area.

1.6.2 PLAN AREA PHYSICAL CHARACTERISTICS

The McCabe Ranch II Specific Plan area consists of generally flat terrain with very gentle topography sloping downward toward the northwest. The Specific Plan area is under various phases of active cultivation and contains canals and drains that are used to transport water to and from the agricultural resources located on-site. One major canal and two lateral canals are located within the Specific Plan area. Several unpaved roads traverse the site.

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The Specific Plan Area is under active cultivation. Crops grown in the Plan area typically include alfalfa and hay. These agricultural lands provide habitat for a variety of reptiles, mammals, and birds, including the burrowing owl. A majority of the Specific Plan area is designated as Farmland of Statewide Importance, with approximately 9 percent of the Plan area classified as Prime Farmlands.

The Plan area has no distinguishing natural features, although the man-made canals bordering the site include portions of the historic Imperial Irrigation District (IID) canal system, which is discussed in greater detail in Section 4.0 - Resource Management.

1.6.3 PROPERTY OWNERSHIP

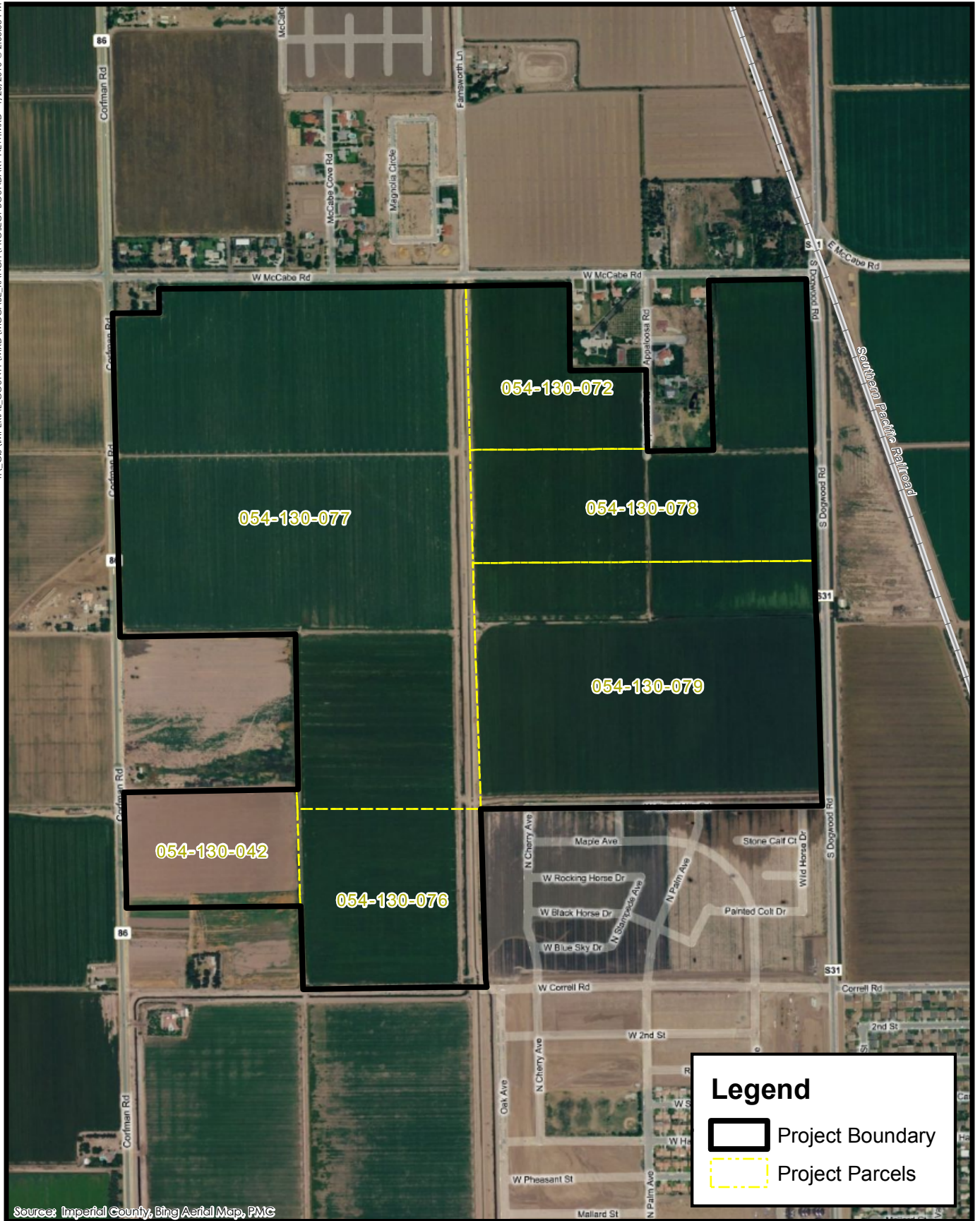
One individual entity currently owns the land encompassing the McCabe Ranch II Specific Plan area, which is comprised of five parcels. Clockwise from the northwest corner of the Plan to the southwest corner the five parcels area as follows; parcel one consists of 191.5 +/- acres; parcel two consists of 104.7 +/- acres, parcel three consists of 22.7 +/- acres; parcel four consists of 28.5 +/- acres; and parcel five consists of 41.1 +/- acres. Figure 1-2 depicts the five parcels that comprise the Plan area.

1.6.4 SUMMARY OF FACTORS THAT INFLUENCE THE SPECIFIC PLAN

The opportunities and constraints described below are key factors influencing the development of the McCabe Ranch II Specific Plan. These include physical conditions, such as the existing agricultural canals and drains with associated setback requirements, the boundary of the two school districts, and the three major roadways as shown in **Figure 1-3**. Other existing influencing factors are also described below.

General Location

The proposed McCabe Ranch II Specific Plan is a 457-acre area located within the Imperial County General Plan's area that is designated as the Heber Specific Plan Area. The Specific Plan area is located north of the Community of Heber and South of the City of El Centro. The area is bordered by McCabe Road on the north, Dogwood Road on the east, State Route 86 on the west, and the western extension of Correll Road on the south.



Legend
Project Boundary
Project Parcels

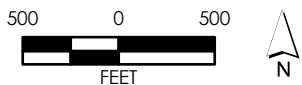
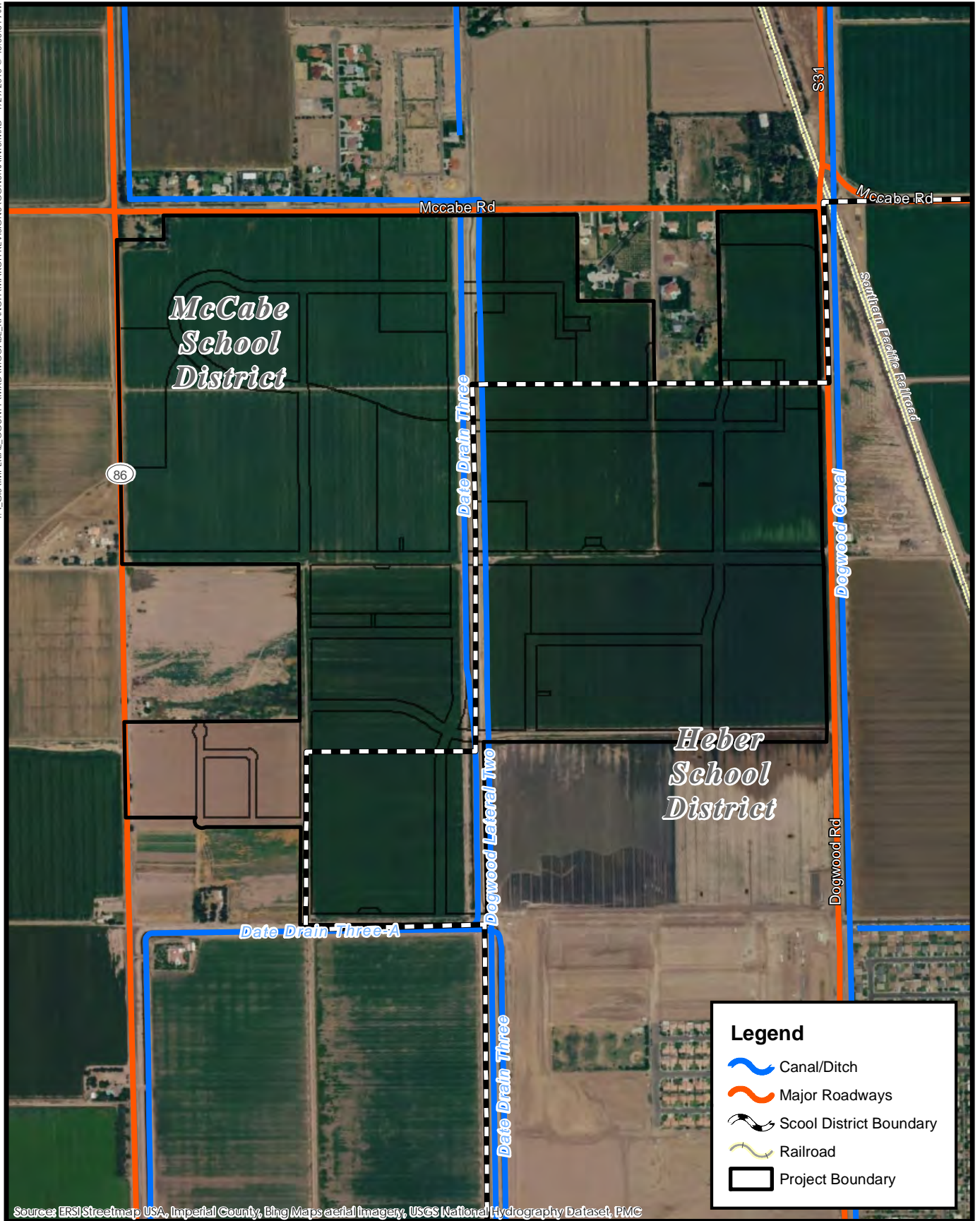


Figure 1- 2
Specific Plan Boundary



Source: ERSI Streetmap USA, Imperial County, Bing Maps aerial Imagery, USGS National Hydrography Dataset, PMC

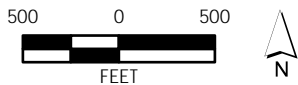


Figure 1-3
Constraints



Additionally, medical facilities, public services, dining, shopping and cultural events are located a short distance to the north in the City of El Centro as well as to the south in the unincorporated community of Heber, and further south in the City of Calexico. The Specific Plan area roadways provide easy access to these amenities through numerous connections to the State Highway system and regional arterial system. Location and accessibility of the Plan area provide local and regional residents easy access to the Plan's recreational amenities such as the golf course, community parks, trails, and lake.

Topography and Site Drainage

The Plan area is nearly level with very gentle topography sloping toward the northwest. This presents challenges for on-site drainage and detention, common to developments throughout the Imperial Valley. As a result, the Plan includes open space areas within the community that also play a role in the Plan area's comprehensive site drainage, detention, and storm water management system. These open space areas also allow for better absorption and filtering of rain water, thereby reducing pollution and the potential for localized flooding.

Canals, Drains and Easements

The Imperial Irrigation District provides irrigation water to existing agricultural operations within the Plan area through a system of canals and drains. The canals provide water to irrigate the farm fields while drains remove the excess water from the fields. In addition to the IID canals and drains, the fields within the Plan area contain a system of smaller private canals and drains that perform the same function as IID canals and drains, but on a smaller scale.

The layout of the Specific Plan incorporates these IID canals and drains. The future Farnsworth Road right-of-way is located west Date Drain #3, the Dogwood Road Lateral #2 and existing power line easements. The proposed roadway crossings over the canals are located where those crossings are most feasible; and, are limited to the minimum number necessary to provide adequate access to the Plan area and connection to adjacent properties. The operation of IID canals and drains during and subsequent to development within the Plan area will be maintained. The proposed project will avoid direct interface with these canals. Additionally, the project developer will develop barrier fences or walls near park, residential and recreational areas to prevent access to the canals or drains from within the Specific Plan area. Access to these areas shall only be provided to IID employees and emergency response teams.

Several easements surround and traverse the Plan area. The Imperial Irrigation District (IID) owns several easements associated with existing canals, drains and electrical lines. The easements and their associated facilities will be retained, vacated or realigned as appropriate. Additionally, the County of Imperial owns several easements associated with highways and roads adjacent to the Plan area.

Existing and Future Site Access

The Specific Plan area's western property line is adjacent to SR-86, the eastern property line is adjacent to Dogwood Road, the northern property line is adjacent to McCabe Road and the southern property will be located on the extension of Correll Road. The southern extension of Farnsworth Road will bisect the Plan with a north south orientation, and a new road will bisect the Plan with an east west orientation.

Access to the Plan area from the existing and future roadways is limited by roadway regulatory policies, thereby influencing ingress and egress into the Specific Plan area. In urban areas SR-86

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is a State highway and road access points are recommended to be no closer than ¼ mile (1,320 feet) apart. Local road access points to a State highway in rural areas are recommended to be no closer than ½ mile (2,640 feet) apart. The Specific Plan area is in an area transitioning from rural to urban.

The General Plan's Circulation Element designates Dogwood Road as a future eight lane prime arterial. Local road access points are recommended to be no closer than approximately 1,320 foot spacing. Similarly, intersection spacing on McCabe Road and Correll Road is also recommended to be no less than 1,320 feet.

Future offsite roadway extensions also impact the access locations for the Specific Plan area. Farnsworth Road north of the Specific Plan area is planned to be extended south to intersect with Correll Road. Correll Road from the southeast of the Specific Plan area is planned to be extended northwest to intersect with SR-86. Both of these roadways could be extended into the Plan area as extensions of the offsite local road system.

The layout of the Specific Plan maintains the 2,640 foot recommended intersection spacing on SR-86 with approximately 2,750 feet between the intersections of McCabe Road and the Plan area's Main Entry along SR-86 and 1,230 feet between the intersection of the Main Entry Parkway and Correll Road. The Specific Plan area's local road intersections with Farnsworth Road, Dogwood Road and McCabe Road average more than 1,320 feet.

Railroad

The Union Pacific Railroad is located east of the Plan, but impacts the plan where the rail line bisects the intersection of McCabe Road and Dogwood Road.

Utility Lines

There is an IID power line that bisects the Plan parallel to the Dogwood Lateral #2. The State of California has established recommended minimum setbacks from high tension power lines to the nearest schools. The location of the two elementary schools is outside of the 150-foot setback line recommended by the State of California.

Natural Gas Lines

Natural gas lines run along the east side of Dogwood Road. The pipe line provides the closest gas conduits to the Plan area and are located more than 1,310 feet from the nearest proposed elementary school site.

Imperial Earthquake Fault

The Specific Plan is not located within an Alquist-Priolo Earthquake Fault Zone and no active fault is known to exist below the Plan area. The Imperial fault zone is the closest major fault system to the site. Much of the Imperial fault zone, including the strands mapped east of the subject site, has been designated by the State of California as being within Earthquake Fault (Alquist-Priolo Special Studies). The Earthquake Fault Zone (Special Studies) maps for the area indicate that the limits of the fault zone boundaries and the mapped strands of the Imperial fault are approximately 5 miles north and east of the project site. Nevertheless, all habitable structures in the Specific Plan are planned to meet the California Building Code Zone 4 requirements of Southern California.

Residential, Commercial, and Business Park Markets

Population and employment growth throughout Southern California, Imperial County and City of El Centro have contributed to increased housing demand as people search for affordable housing opportunities and different kinds of housing products. The McCabe Ranch II Specific Plan creates a range of housing choices on a variety of different lot sizes that accommodates a wide income range. Numerous amenities such as the village town center, community joint use facility, and the various parks, enhance the appeal of the Plan area. The more compact lot arrangements as well as the housing choices accommodate a broader spectrum of price points, while the estate and mini-estate areas allow the Plan blend into the existing developments along McCabe Road.

According to the SCAG Profile of Imperial County (May 2009), in 2008 unincorporated Imperial County had approximately 19,891 jobs, greater than its 2003 level. The job growth rate in the unincorporated area was lower than the 12.3 percent growth rate in Imperial County. The projections developed represent a range of estimates for potential population, dwelling units, and employment for the unincorporated areas of Imperial County.

In order to determine approximately how many new jobs will be produced by build-out of the Specific Plan the Floor Area Ratio (FAR) of the commercial planning areas were used on a 2:1 basis to indicate the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. The Square Feet /Employee factor is a factor that indicates the number of square feet of building space per employee and is used to estimate the number of jobs for a given land use designation. The factors for the commercial land use designations are Commercial Retail at 500 square feet per employee at a FAR of 2:1 would be 69,696 square feet divided by 500 or 139 employees and Commercial Office at 300 square feet per employee at a FAR of 2:1 would be 182,952 divided by 300 or 610 employees.

Construction of the proposed Specific Plan would also create temporary construction jobs. However, because most construction related work is specialized and required for specific tasks at specific phases of the project and due to market condition sit is too speculative to ascertain how many temporary construction-related employment opportunities would be generated at during the project's construction process.

The gated community portion of the Plan appeals to residents seeking enhanced privacy and security, while providing a full range of home choices. If the gated community is precluded by market conditions, a conventional residential community may be developed in its place.

The local community retail commercial market is expected to be satisfied by proposed Village located in the center of the Plan, along with the City of El Centro's IV Mall, Commons, and Plaza developments to the north. The Plan's business/office park commercial uses allow for employment, services, retail, and entertainment opportunities for Plan area residents. Pedestrian links encourage residents to walk or bike to the mixed-use area.

Public Facilities and Recreation Needs

The Community of Heber is expanding and a significant portion of that growth, including the McCabe Ranch II Specific Plan, is occurring on the north side of the unincorporated Community. This will require the expansion of community facilities. An initial review of local public facilities identified that a community park is anticipated to be needed on the north side of the Heber.

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The Plan provides for a community park with active sports related recreation, neighborhood parks, mini-parks, community/joint use facility, open space areas, bike routes, tree-lined sidewalks, and various walking trails. The variety of recreational amenities provides recreational opportunities for a wide segment of the community.

The Plan provides public facilities to meet the needs of Plan area residents as well as residents beyond the Plan area. A potential fire station site would serve the Plan area and surrounding community as well as a sheriff's storefront office located within the Village. An electrical substation is expected and would provide for the energy needs of the community. In addition, the Plan also accommodates the potential inclusion of religious, cultural, and community facilities located at various sites throughout the Plan area.

Development Phasing / Agricultural Operations

The Plan area is currently an ongoing agricultural operation. For a long term development plan such as the McCabe Ranch II Specific Plan, these operations will be maintained on those portions of the property that have not been developed. This requires development phasing to be structured around the maintenance and access to irrigation water and other agricultural operation factors.

The layout of the Plan and the phased development of the Plan allows for the continuation of agricultural operations and access to irrigation water. Slight modifications to the on-site canal and drain systems will be required. Where developed land is adjacent to agricultural fields, buffering practices such as temporary landscaping and berms may be used to minimize any potential incompatibilities.

New Community Planning and Development Techniques

Throughout the United States, the overall approach to master planned communities has changed significantly in the last 15 years. The emphasis is on techniques to create stronger communities with a wider variety of housing types, public facilities and transportation options.

The Specific Plan contains a stronger orientation towards pedestrian and bicycle access while still accommodating vehicular needs. The Specific Plan emphasizes walkability through residential neighborhood design by featuring more compact lot arrangements, front porches and residential units that front the street. In addition, a series of interconnected streets and a variety of public spaces such as sidewalks, parks and trails connect various land uses and provide increased access and travel options to residents. The Plan applies a variety of these techniques in the context of the Plan area's unique environment.

Hazardous Materials

A Phase 1 Environmental Site Assessment was prepared by Ninyo and Moore for the McCabe Ranch II Specific Plan area. The results of the Phase 1 study did not reveal any obvious Recognized Environmental Conditions except:

- Probable historical use of bio-accumulative pesticides in the Plan area and adjacent properties.
- Potential unauthorized release of unleaded gasoline at an adjacent property to the west.

Mitigation is suggested by the Phase I Environmental Hazards Report, prepared by Ninyo and Moore and is included as mitigation in the Draft EIR.

1.7 PLANNING BACKGROUND

1.7.1 SPECIFIC PLAN INITIATION

A prior concept master plan layout for the development of McCabe Ranch II area was prepared in 2000, however only a 79 acre portion known as the McCabe Ranch Specific Plan was ever formally submitted to the County of Imperial and developed. The McCabe Ranch Specific Plan permitted three residential types single family detached 6,000 square foot lots, single family detached or attached 5,000 square foot lots, and multifamily lots. The McCabe Ranch Specific Plan also included a 5 acre park/retention area there was no commercial portion, or school sites.

This McCabe Ranch II Specific Plan is now proposing to develop the remaining 457 acres and complete the original vision of a master plan community designed to accommodate the wants and needs of the full spectrum of the Imperial Valley population, from first time buyer starter homes, to 1/2 acre estate lots, and everything in-between. The Specific Plan also calls for both internal commercial uses centered on a village town center designed to encourage pedestrian traffic and minimize the need for the Plan's residents to have to leave their community. As well as a job inducing external commercial area designed for the development of multi-story business/office park opportunities. Up to two schools along with community and safety facilities have also been incorporated into the Plan.

In response to restrained demand for housing the McCabe Ranch Specific Plan covering only the first 79 acres went forward first. With that project completed now is the time to complete the property owner's original goals with the development of this McCabe Ranch II Specific Plan.

1.7.2 COMMUNITY PARTICIPATION

As described in California Government Code §65453, a specific plan shall be prepared, adopted, and amended in the same manner as a general plan. Accordingly, Government code §65351 states that during the preparation or amendment of the general plan, the planning agency shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the planning agency deems appropriate.

Additionally, at least one public hearing is required before the Imperial County Planning Commission, and one public hearing is required before the Imperial County Board of Supervisors. Thus, at a minimum, public input regarding the McCabe Ranch II Specific Plan is provided at the Imperial County Planning Commission and Board of Supervisors meetings prior to the adoption of this Specific Plan. However, additional meetings may be held with community groups as well as other interested parties to address issues related to the Plan and the Plan area.

1.7.3 RELATIONSHIP TO EXISTING PLANS AND REGULATIONS

The McCabe Ranch II Specific Plan is closely related to several documents that will also have a bearing on development within the Plan area. This section describes the relationship between this Plan and other applicable regulatory documents.

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The Plan area is within the jurisdiction of unincorporated Imperial County. The Imperial County General Plan serves as the blueprint for future growth and development and establishes policies for lands located within the unincorporated areas of Imperial County. The Land Use Element of the Imperial County General Plan designates the Plan area as a "Specific Plan Area," specifically the Heber Specific Plan. The Heber Specific Plan Area is intended to allow commercial, residential, industrial and other employment oriented development in a mixed use orientation. It shall also include open space/recreation area with at least one 40 acre or larger regional park along McCabe Road. The Heber Specific Plan shall include a public facilities financing plan outlining capital improvement needed for the project, feasible financing mechanisms, and timing for their construction. This includes sewer, water, and fire and police protection.

1.8 IMPERIAL COUNTY GENERAL PLAN

1.8.1 SPECIFIC PLANS

The Imperial County General Plan describes specific plans as planning tools used to implement the General Plan for large development projects such as a planned community. In addition, the General Plan states that specific plans should be utilized where existing conventional zoning regulations do not provide adequate controls over land use and development. Upon adoption, a specific plan serves as an amendment to the Imperial County General Plan for a very defined and detailed area.

The McCabe Ranch II Specific Plan implements the goals and policies of the Imperial County General Plan by providing development guidelines that reflect the unique opportunities and constraints of the Plan area. According to Government Code §65454, a Specific Plan must be consistent with the adopted General Plan. The Specific Plan's consistency with the Imperial County General Plan and the proposed General Plan amendments are described below in relation to each individual General Plan Element.

1.9 LAND USE ELEMENT

The Plan area is designated as a Specific Plan Area. The Specific Plan area classification is intended to provide for low to high density residential, commercial, and industrial development, and a full level of urban services. The McCabe Ranch II Specific Plan is consistent with the goals of a Specific Plan.

1.9.1 HEBER SPECIFIC PLAN AREA

The Heber Specific Plan Area includes approximately 4,834 acres between the Jasper and Willoughby Roads on the south, the State Route 86 to the west, McCabe Road to the north, State Route 111 to the east, and a 1,320 foot strip of land east of State Route 111 running from Correll Road and Heber Road. The Heber Specific Plan Area is designed to allow for mixed use development within the Heber Public Utility District due to its ability to offer urban level services.

Objectives

- The Heber Specific Plan Area is intended to allow commercial, residential, industrial and other employment oriented development in a mixed use orientation. It shall also include open space/recreation area with at least one 40 acre or larger regional park along McCabe Road.

- The Specific Plan will be coordinated with the City of El Centro and the Heber Public Utility District.
- Public services will be provided concurrent with need.

Policies

- The Specific Plan shall allow for a wide range of development opportunities which can conform in a mixed use setting.
- The Specific Plan shall include architectural and landscape design guidelines which assure sensitivity to the regional corridor of Highway 111.
- The Specific Plan shall include a public facilities financing plan outlining capital improvement needed for the project, feasible financing mechanisms, and timing for their construction. This includes sewer, water, and fire and police protection.

The Specific Plan shall be accompanied by an Environmental Impact Report which includes the analysis of project impacts to include the following: Agriculture, air and water quality, biology, cultural resources, growth inducement, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

1.9.2 HOUSING ELEMENT

Residential development in the McCabe Ranch II Specific Plan area will provide up to 2,374 additional dwelling units in the region. The extensive variety of detached, attached, and multi-family units, including rental units, enhances opportunities for affordable housing in the region consistent with the goals and policies of the Housing Element.

1.9.3 CIRCULATION AND SCENIC HIGHWAY ELEMENT

The Specific Plan area includes an internal circulation system that expands upon the current General Plan circulation system. An amendment to the Circulation Element of the General Plan may be required to ensure that the proposed roadways of the McCabe Ranch II Specific Plan are consistent with the goals of the County's General Plan.

1.9.4 NOISE ELEMENT

Certain portions of the Specific Plan area surrounding roadways and the Southern Pacific Railroad are located within a Noise Impact Zone. The Imperial County General Plan defines Noise Impact Zones as an area which may be exposed to noise greater than 60 dBA CNEL. No portion of the Specific Plan area is located within a noise contour of any airport. The Specific Plan and associated Environmental Impact Report identify the measures necessary to ensure that sensitive receptors in the Plan area are not negatively impacted by noise from surrounding roadways and the Union Pacific Railroad.

1.9.5 SEISMIC AND PUBLIC SAFETY ELEMENT

The Alquist-Priolo Earthquake Fault Zone is located five miles north and east of the Specific Plan area. The Specific Plan area is not located within any other identified hazard areas and is consistent with the policies of the Seismic and Public Safety Element.

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1.9.6 CONSERVATION AND OPEN SPACE ELEMENT

The Conservation and Open Space Element addresses the following eight environmental resources: 1) biological resources; 2) cultural resources; 3) soils; 4) minerals; 5) energy; 6) regional aesthetics; 7) air quality; and 8) open space. The proposed project is consistent with the goals and policies of this Element, with the exception of Goal 4 which encourages the preservation of contiguous farmlands and prime soil areas. More than 99 percent of the Plan area is located on land classified as agricultural land by the Department of Conservation, with approximately 90 percent of the Plan area designated as Farmland of Statewide Importance and 9 percent Prime Farmland. However, the Imperial County General Plan designates the Plan area as Specific Plan Area, which includes urban areas are characterized by a full level of urban services, in particular public water and sewer systems, and contain or propose a broad range of residential, commercial, and industrial uses. As described in more detail below, the McCabe Ranch II Specific Plan is consistent with the General Plan designation of Specific Plan Area.

1.9.7 AGRICULTURAL ELEMENT

Goal 1 of the Agricultural Element encourages the preservation of All Important Farmlands. More than 99 percent of the Plan area is located on Farmland of Statewide Importance and Prime Farmland. However, Objectives 1.1 states "maintain existing agricultural land outside of urbanizing areas..." while Objective 1.6 states "recognize and preserve unincorporated areas of the County, outside of city sphere of influence areas..." The McCabe Ranch II Specific Plan is located in an urbanizing area within the Sphere of Influence of the Community of Heber. Additionally, the Land Use Element of the Imperial County General Plan designates the Plan area as being within the Heber Specific Plan Area. The McCabe Ranch II Specific Plan is consistent with the goals and objectives of the Agricultural Element.

1.9.8 GEOTHERMAL, ALTERNATIVE ENERGY AND TRANSMISSION ELEMENT

The Specific Plan area is not located within a known geothermal resource area. Land uses for geothermal purposes are regulated by the Imperial County Planning and Development Services Department through land use designations and conditional use permits (CUPs). The Specific Plan is consistent with the goals and policies of the Geothermal, Alternative Energy and Transmission Element.

1.9.10 WATER ELEMENT

The Water Element identifies and analyzes the types of water resources within Imperial County and establishes goals and policies to preserve and enhance water availability, distribution, conservation, and quality. The Specific Plan is consistent with the goals and policies of the Water Element.

1.10 HEBER URBAN AREA PLAN

The Heber Urban Area Plan was adopted by the Imperial County Board of Supervisors on October 24, 1994, with the most recent update coming on December 16, 2003, comprises approximately 1,040 acres, of which the majority is under private ownership. The planning area includes the townsite of Heber and the surrounding rural agricultural area. Within the townsite, the existing land uses consist primarily of single family homes, including a significant number of mobile homes on individual lots. The Heber Urban Area Plan goals and objectives are intended to serve as long-term principles and policy statements representing ideals which have been

determined by the citizens as being desirable and deserving of community time and resources to achieve. These goals and objectives are important guidelines for land use decision making.

1.11 IMPERIAL COUNTY LAND USE ORDINANCE

The Imperial County Land Use Ordinance is the primary implementation tool for the Land Use Element of the Imperial County General Plan. The Land Use Ordinance identifies specific types of land use, intensity of use, and development performance standards applicable to specific areas and parcels of land within a City. The land use types, use regulations, and development design standards within this Plan supersede the standards contained within the Land Use Ordinance. However, the Land Use Ordinance applies to all other topic areas not specifically discussed in the Plan.

1.12 COMPLIANCE WITH CEQA

An EIR for the McCabe Ranch II Specific Plan project accompanies the Plan. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examines the potential environmental impacts of the implementation of the Specific Plan and identifies mitigation to reduce impacts to below a level of significance. It serves as the base environmental document for the purposes of evaluating subsequent entitlements associated with the Plan. The EIR is to be certified concurrently with the adoption of the Specific Plan.

A mitigation monitoring and reporting program (MMRP) is adopted in accordance with Public Resources Code §21081.6 to ensure implementation of the EIR mitigation measures. As applicable, future development within the Plan area is required to implement the mitigation measures in the MMRP as specified.

In accordance with California Government Code §65457, subsequent development proposals within the Plan area, if consistent with this Plan and the impact analysis and mitigation measures of the certified EIR, may be within the scope of the adopted EIR. Imperial County staff will determine if further environmental analysis is required for any amendment to the Plan.

2.1 COMMUNITY VISION STATEMENT

The McCabe Ranch II Specific Plan is envisioned as a multi-faceted residential community with parks, schools, commercial/office and other amenities all within a short walk of most of the homes in the planned areas (**Figure 2-1**). The McCabe Ranch II Specific Plan is designed to reduce the dependence on automobiles. The Plan area is inspired by the village concept that draws its citizens from all walks of life and socioeconomic levels through the use of a wide range of residential choices, from multifamily, to starter homes, and estates homes. The village concept also envisions a walkable community with open spaces, trails, paseos, recreation and passive parks, schools, a commercial village center and a business park. The plan also calls for a network of mass transit areas to take advantage of Imperial County's current transit facilities, and connection to the future mass transit lanes planned for Dogwood Road.

2.2 LAND USE PLAN AND COMPONENTS

The McCabe Ranch II Specific Plan (Plan) is a 457 +/--acre mixed use, walkable community. The Plan is comprised of four main components, the conventional residential area, a gated residential community, a business park commercial area, and a village commercial area. In total, the McCabe Ranch II Land Use Plan includes development of a maximum of 2,300 dwelling units. Within these major areas are other uses including, parks, schools, and a community/joint use facilities. Each component may be developed independently from one another over several years based upon market conditions, and may be developed over several phases with associated infrastructure and community facilities provided concurrently.

Land uses proposed in the McCabe Ranch II Specific Plan are listed in **Table 2-1** and described below:

- A community of residential neighborhoods composed of multiple housing types, sizes, and densities to provide housing opportunities that will satisfy the region's diverse housing needs, including: attached and detached single-family homes, along with multi-family units;
- A gated, community featuring residential neighborhoods of large estate lots for detached single-family homes, traditional lots for single-family homes and multi-family units or, if market conditions preclude the development of a gated community, a conventional (non-gated) residential neighborhood may be developed instead, but the overall density and unit types would remain;
- A village commercial center It is intended to be a pedestrian friendly small town area with support orientated retail/commercial, such as small grocery store, coffee shop local restaurants, drycleaners and so fourth;
- A business park commercial area intended be a job sector generator and land for local economic activities providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. If the market warrants the Business Park can be expanded in to adjacent multi-family residential area as a mixed use commercial/high density residential area with second-story offices or residential apartments above ground floor commercial uses.
- A hierarchy of parks and recreation facilities including three large parks/retention basins the make up a 52 +/- acres community park complex, there also five smaller parks, two of which are within the gated community. The parks will be a mixture of active recreation uses such as sports facilities and playgrounds, and passive uses walking trails,

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open expanses, benches. The parks will also include area for picnicking. The parks are intended to be due purpose acting as both a park and storm water retention basin.

- The plan also calls for two elementary school sites. Both sites are adjacent to two of the larger parks. It is intended that the school sites and adjacent parks will be developed in a way that creates opportunities for community facilities, such as a community center, library, sports facility, and other joint use facilities where both the schools and community can have access to.
- It is intended that the village commercial area to provide a storefront sheriff office and/or other small public facilities allowed on several sites throughout the Specific Plan area to serve the needs of residents and neighbors;

**TABLE 2-1
LAND USE SUMMARY**

Land Use	Approx. Gross Acres	% of Total Area ¹	Dwelling Units
Residential			
Traditional Lot -Single-Family (6,000sf)	83.9	18.1	420
Small Lot - Single-Family (4,000sf)	31.6	6.8	221
Flex Lot - Single-Family (2,000-3,200sf)	68.6	14.8	617*
High Density Multi-family ⁵ (22 units/acre)	26.7	5.8	587*
Residential Subtotal	210.8	45.5%	1,845*
Gated Community Residential			
Estate Lots Single- Family (1/2 acre)	22.6	4.9	45
Mini-Estate Lots Single-Family (10,000sf)	25.9	5.6	112
Low Density Single-Family (6,000sf)	33.4	7.2	167
High Density Multi-family (24 units/acre)	8.6	1.8	131*
Gated Community Subtotal	82.8	19.5%	455*
Residential Total	293.6	63.3	2,300*
Non Residential Uses			
Business Park	8.4	1.8	N/A
Commercial	3.2	0.7	N/A
Elementary School (McCabe)	13.3	2.9	N/A
Elementary School (Heber)	15.2	3.3	N/A
Non Residential Uses Subtotal	40.1	8.7%	

¹ Percentages are approximate

Land Use	Approx. Gross Acres	% of Total Area ¹	Dwelling Units
Open Space/Recreation			
Parks (open)	36	7.8	N/A
Parks (gated)	15.6	3.4	N/A
Open Space/Recreation Subtotal	51.6	11.1%	
Roads	70.3	15.2%	
Non-Residential Total	162	35.4	
GRAND TOTAL	457	100%	2,300

¹ Percentages are approximate
 * Maximum allowable dwelling units per land use

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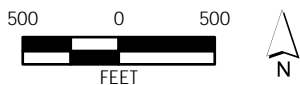
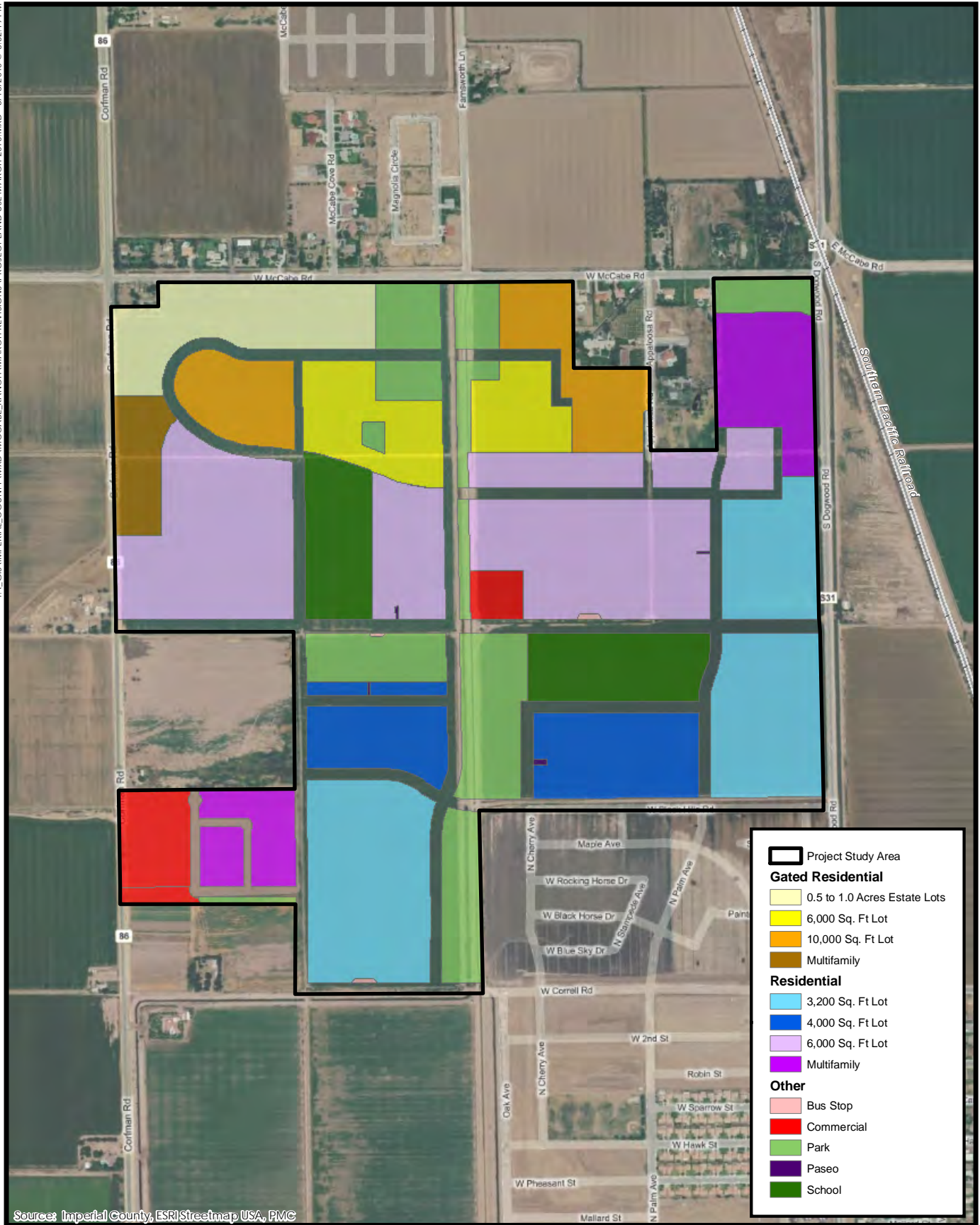


Figure 2-1
Specific Plan Land Use Plan

The residential neighborhoods are composed of varied housing types, sizes, and densities to provide housing opportunities for diverse groups with different housing needs. In addition, the flex-single family community composed of detached and attached single-family units provides a living environment for economically diverse groups in close proximity to high quality amenities and services.

The McCabe Ranch II Specific Plan's design of both the conventional residential neighborhood and flex-single family community encourages features such as narrow front yard setbacks and dwellings with porches oriented toward the street to create comfortable streetscapes that encourage pedestrian activity, passive visual surveillance, and social interaction. The neighborhood layouts also encourage pedestrian circulation by using short residential blocks and open-ended cul-de-sacs that provide safe pedestrian crossing points.

All streets have a sidewalk or paseo on each side of the street, as part of an extensive system of pedestrian sidewalks, paseos and bicycle paths. The extensive walkway system unifies the Plan area's individual land uses and community amenities into a cohesive community. The interconnected system of streets is designed to disperse traffic efficiently thus reducing the need for excessively wide and dangerous high speed collector roads. The hierarchy of streets provides for easy navigation through the neighborhoods to the central community park. The roadways also include street trees that shade the sidewalks and paseos creating a comfortable spatial scale to further encourage pedestrian activity.

The range of amenities that complement the residential areas encourages recreation and positive social interaction. The neighborhoods and supporting uses are carefully designed in relation to the extensive system of parks. Two of the three large parks are adjacent to one another and form a 30+/- acre centrally located Community Park. The Community Park abuts both elementary schools and the Village Commercial Center. One of the three large parks comprising the Community Park is designed to be developed as a joint-use facility for the residents and the schools. Possible joint-use facilities could include but necessarily be limited to a community center, library, playground and sports facilities. It is the intent of the Plan to have joint-use facilities with the schools so that both the schools and the community can benefit. For example a community center that during school time is the multipurpose gym and theater for the schools and after hours and weekends is open to the community.

The Community Park is centrally-located to provide the Plan area with a distinct identifying element as well as an enjoyable recreational and visual amenity. Neighborhood parks are also strategically located to ensure that nearly all residential dwelling units are located within a three to five minute walk of an open space area or recreational facility that provides for passive and/or active recreation. In addition to the neighborhood parks the flex-single family community and the multi-family areas will provide mini-parks and/or open space for their residents. The gated community will also be developed around two centrally located private parks. It is important to provide convenient public open space in new communities with modest private open space that is indicative of contemporary small lot residential development.

The central location of the elementary schools within the Specific Plan area reflects the importance of placing youth education in the center of community life. Their location paired with the community park also promotes youth recreation and fosters a traditional and healthy community by encouraging children to walk or ride bicycles to school.

The village commercial area of the Plan provides such uses as support orientated retail/commercial, such as small grocery store, coffee shop local restaurants, drycleaners and so fourth for Plan area residents and the adjacent community. The business park area is intended

be a job sector generator providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. If the market warrants, the Business Park can be expanded into the adjacent multi-family residential area as a mixed use commercial/high density residential area with second-story offices or residential apartments above ground floor commercial uses. Pedestrian links further encourage residents to walk or bike, rather than drive, to the commercial and mixed use area.

The variety of housing types and associated community amenities provided within McCabe Ranch II encourages households of all types to live, play, and shop within their own walkable community. In order to encourage this type of development within the McCabe Ranch II the following policies shall be implemented:

- Policy LU-1** Implement the Specific Plan to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and open space interconnectedness.
- Policy LU-2** To encourage communication between the County, nearby cities of Imperial and El Centro and the community of to ensure the opportunity to comment on actions having cross-border implications. To address other community interface issues, including land use compatibility, circulation and access, and development standards.
- Policy LU-3** The Specific Plan will buffer residential areas from land use impacts of adjacent non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- Policy LU-4** Review subsequent development proposals for residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the land use plan designations of the Specific Plan.
- Policy LU-5** The Specific Plan will buffer residential land uses locating adjacent to non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.
- Policy LU-6** The Specific Plan will restrict single family residential units proposed to be located adjacent to non-residential land uses to a single story where appropriate.
- Policy LU-7** The Specific Plan will allow a variety of compatible commercial, service and residential uses that will contribute to an active pedestrian environment. That can be made compatible through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- Policy LU-8** All future development proposals to submit project plans and specifications to the County of Imperial Department of Planning and Development Services, as well as to the County of Imperial Department of Public Works. These future development proposals would undergo departmental review for consistency with the County's standards prior to issuance of applicable grading, building,

or occupancy permits, as determined on a project-specific basis by the County.

2.3 RESIDENTIAL NEIGHBORHOODS

2.3.1 MIXED DENSITY RESIDENTIAL NEIGHBORHOOD PLANS

The McCabe Ranch II Specific Plan provides a variety of single- and multi-family housing types, sizes, and densities targeted to meet the housing needs of the region’s diverse socioeconomic groups. The various housing types are mixed throughout the residential neighborhoods to promote social diversity and strong community bonds.

The multi-family units in the Plan area are “Dwelling (Multiple Family)” defined by the County of Imperial Land Use Ordinance as “a building, or portion thereof, designed for or occupied by three or more families living independently of each other.” A multiple family dwelling unit can be an attached product similar to a townhome and/or typical of a vertically stacked building of up to three stories. Examples of multi-family or multiple family dwellings include such products as townhomes, for-sale condominiums and rental apartments.

The McCabe Ranch II Specific Plan area includes the following residential types:

Estate Lots Single Family (Low Density Residential): Detached single-family dwelling units on lots ½ acre and larger.

Mini-Estate Single Family (Low Density Residential): Detached single-family dwelling units on lots 10,000 square feet and larger.

Traditional Single Family (Low Density Residential): Detached single-family dwelling units on lots 6,000 square feet and larger. Maximum density not to exceed 5 units per acre.

Small Lot Single Family (Medium Density Residential): Detached single-family dwelling units on lots ranging in size from 4,000 to 5,000 square feet. Duplex dwelling units (two attached dwelling units sharing a common wall) are also permitted within this designation. Maximum density not to exceed 7 units per acre.

Flex Single Family (Medium to High Density Residential): Attached or Detached single-family dwelling units on lots ranging in size from 2,000 to 3,400 square feet. Cluster housing, row homes, zero lot line, rear-loaded units, and duplex dwelling units permitted within this designation. Flex Lots shall be developed in a master plan with a cohesive design, a mini-park, pedestrian walks (walkable community), uniform landscaping and signage, guest parking, and other amenities. Maximum density not to exceed 9 units per acre.

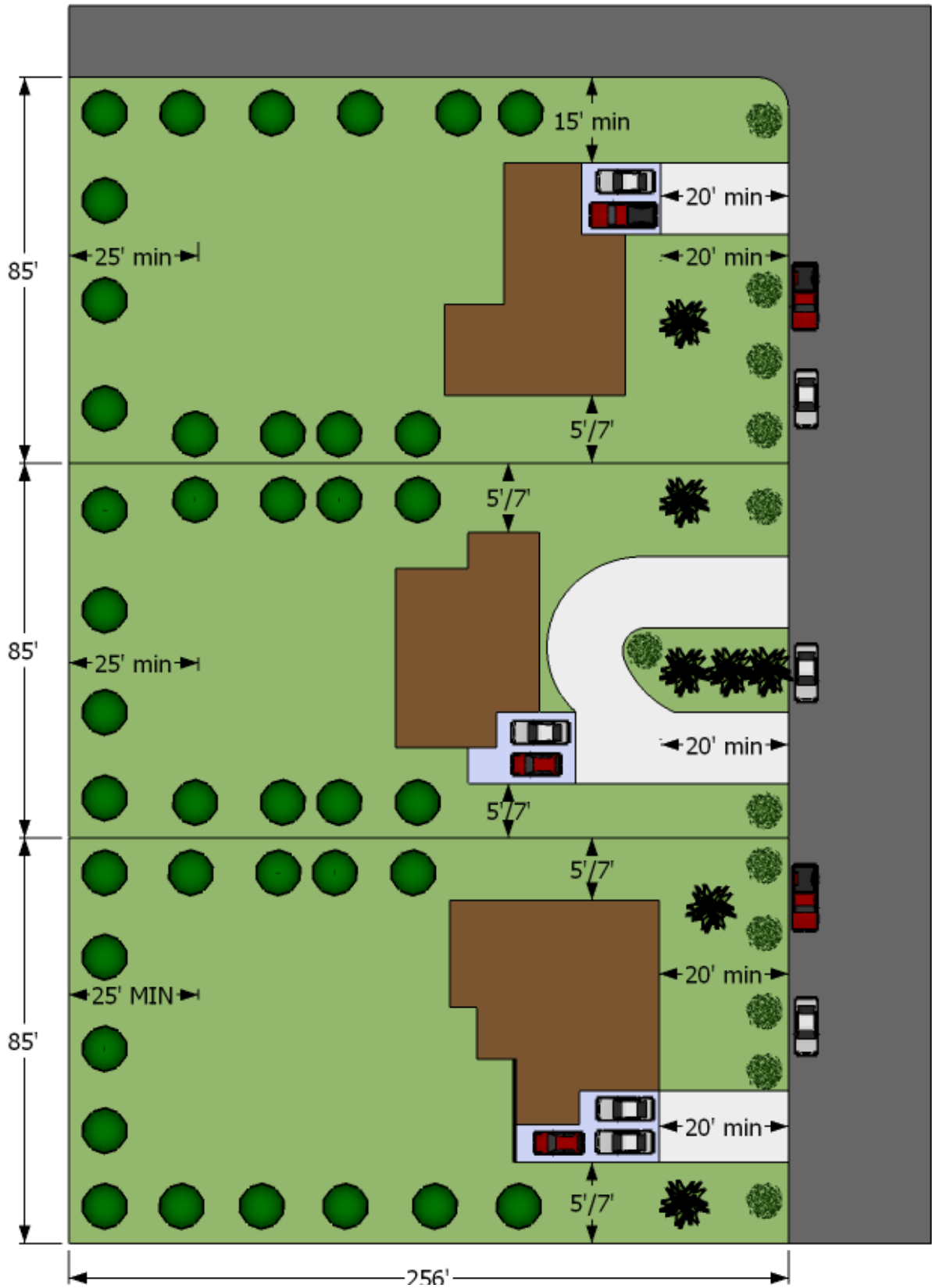
Multi-family(High Density Residential): Attached and Multi-family (multiple units stacked vertically) dwelling units up to 22 dwelling units per acre in the conventional residential area and 24 dwelling units per acre in the gated residential area. Apartments, town homes, or condominiums are permitted within this designation. Multi-family Lots shall be developed in a master plan with a cohesive design, a mini-park, pedestrian walks (walkable community), uniform landscaping and signage, guest parking, and other amenities.

Figure 2-2 shows the typical lot layout of Estate Lots residential units in the Plan area. **Figure 2-3** shows Mini-Estate Lot residential units in the Plan area. **Figure 2-4** shows Traditional Lot residential units in the Plan area. **Figure 2-5** illustrates Small Lot residential units. **Figures 2-6** through **2-10**

illustrate various Flex Lot residential units. **Figures 2-11** illustrates Multi-family Lot residential units in the Plan area. These figures illustrate lot setbacks, building placement and utilization, front porch placement, and appropriate driveway and garage configurations. These figures also illustrate on-street and off-street parking configurations, pedestrian access, and entry visibility.

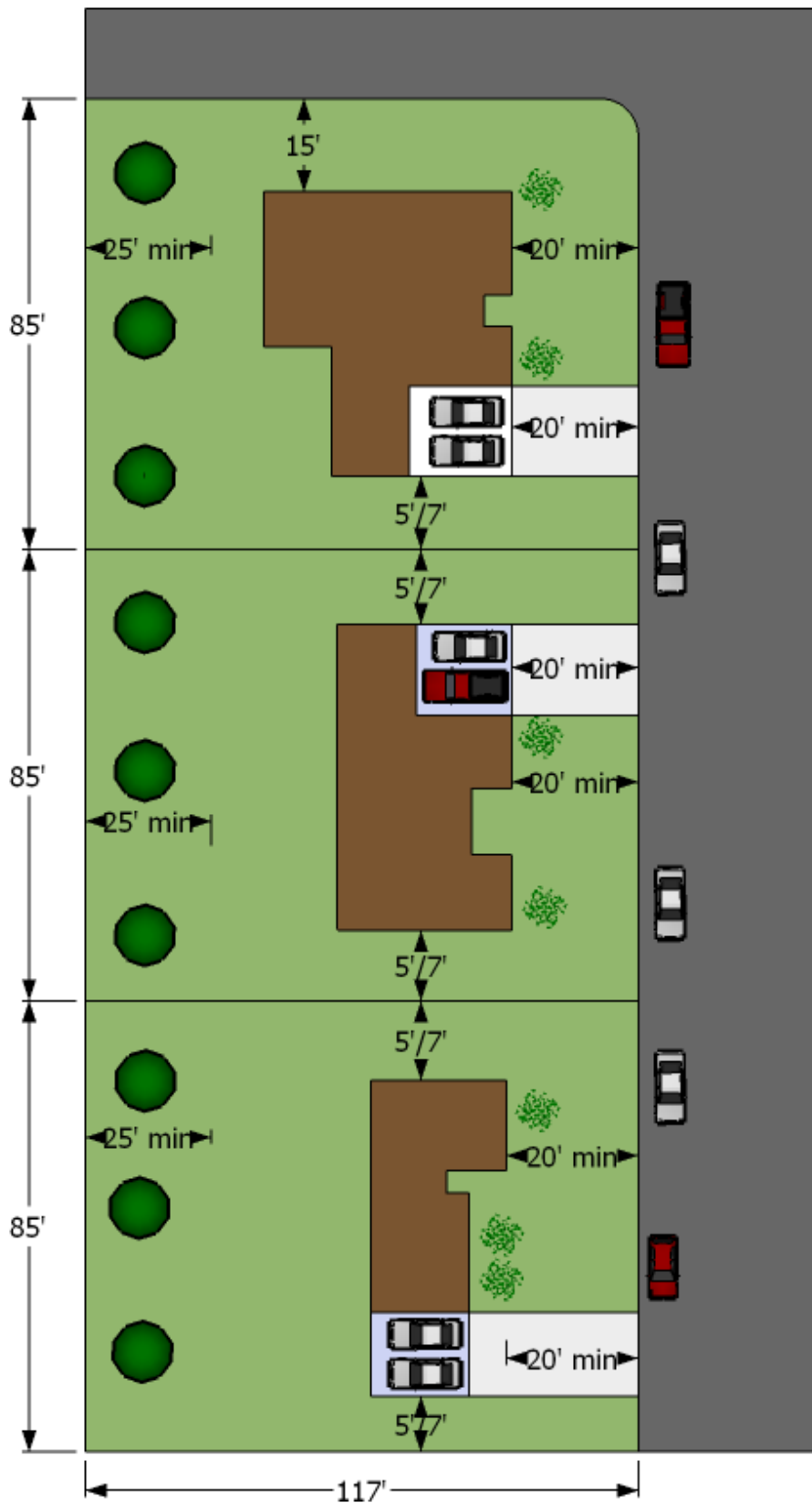
Residential units with front-entry, rear-entry, or swing-in garages all have narrow front yard setbacks that create a comfortable spatial scale on residential streets, front porches that encourage social interaction, and building orientation and design that foster a sense of safety and community by providing "eyes on the street".

Where residential units are located across the street from the community park, (see **Figure 2-1** Specific Plan Map), the number of curb cuts for driveways is required to be limited. This is to ensure that the enhanced streetscape of the Community Park Street (see Section 3.2), which extends around the community park, will not be interrupted by individual driveway curb cuts and highly visible garage doors along its length. Furthermore, by limiting curb cuts here, additional on-street parking is available. This is appropriate for such a high use area that is envisioned to have occasional large events and festivals. This central area is the heart of the community where the enhanced aesthetic quality of the built environment is essential.



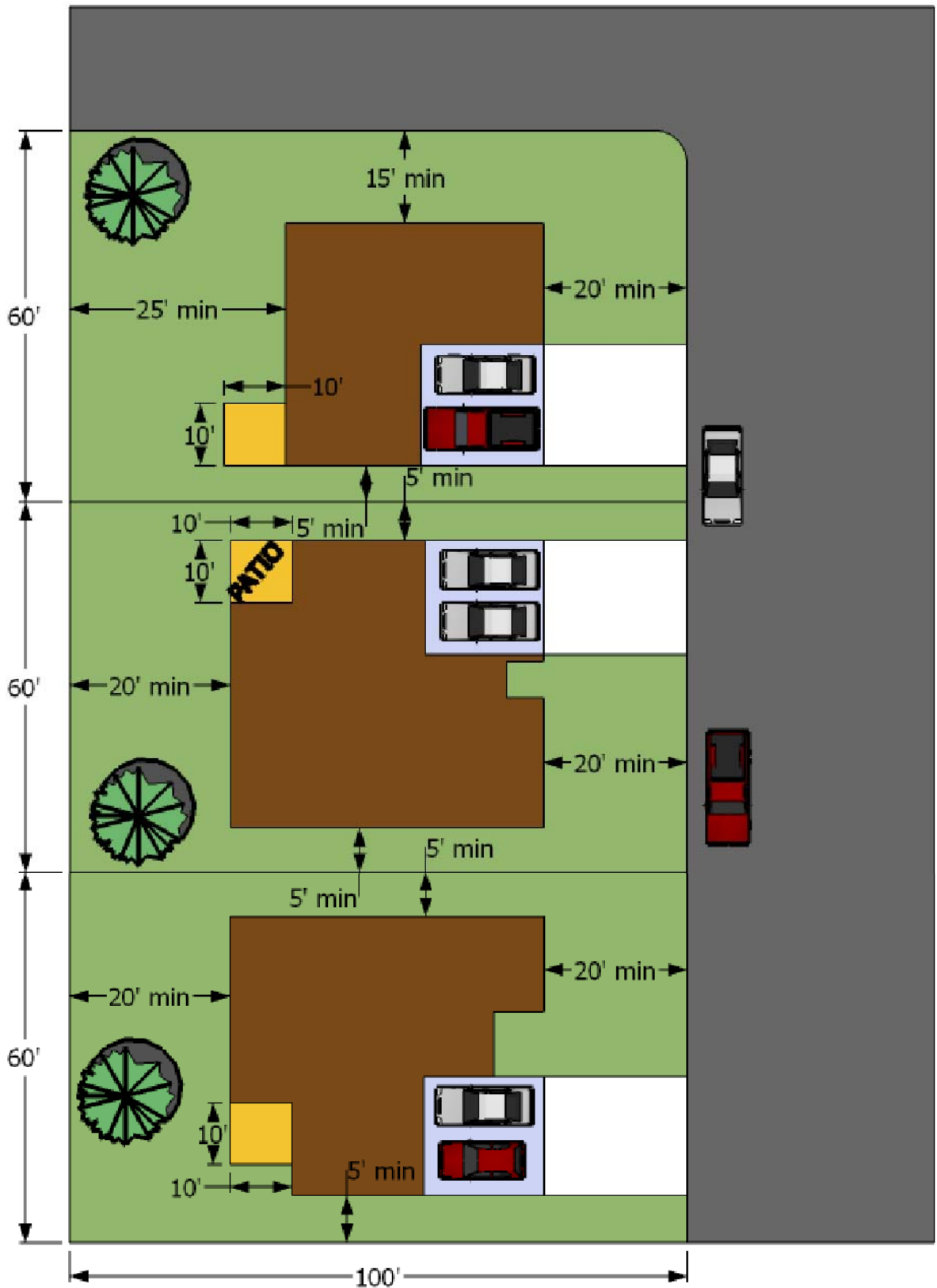
Source: Imperial County, 2009

Figure 2-2
Typical Lot Layout of Estate Lots



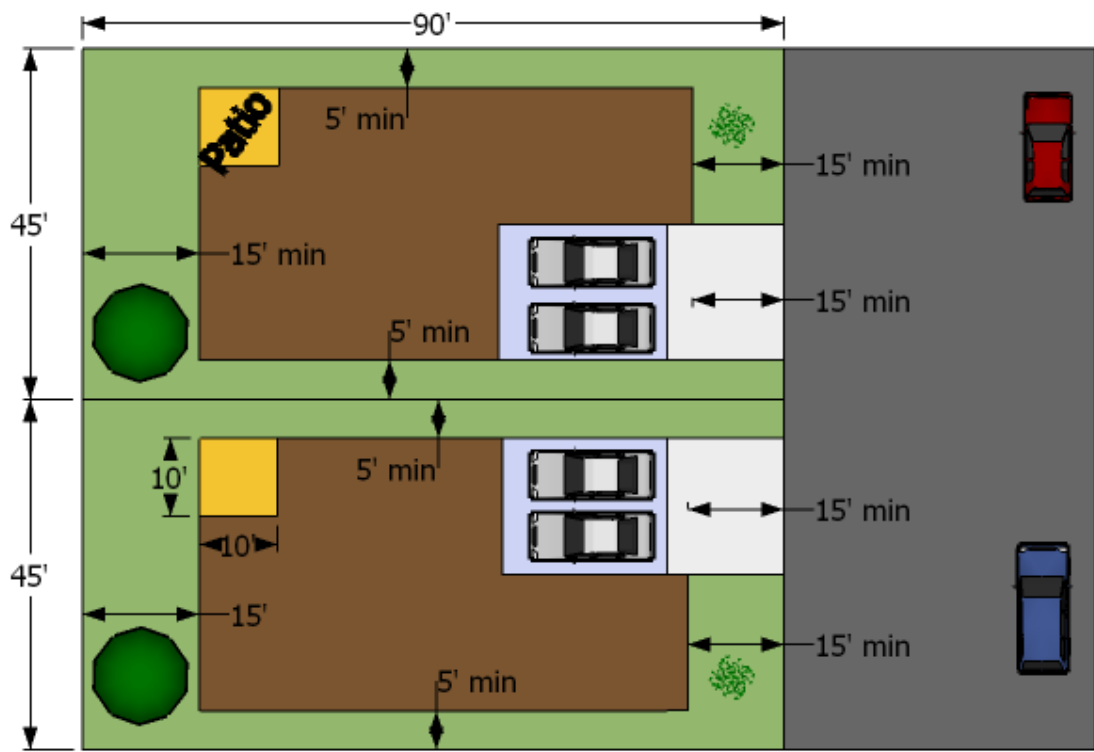
Source: Imperial County, 2009

Figure 2-3
Mini-Estate Lot Residential Units

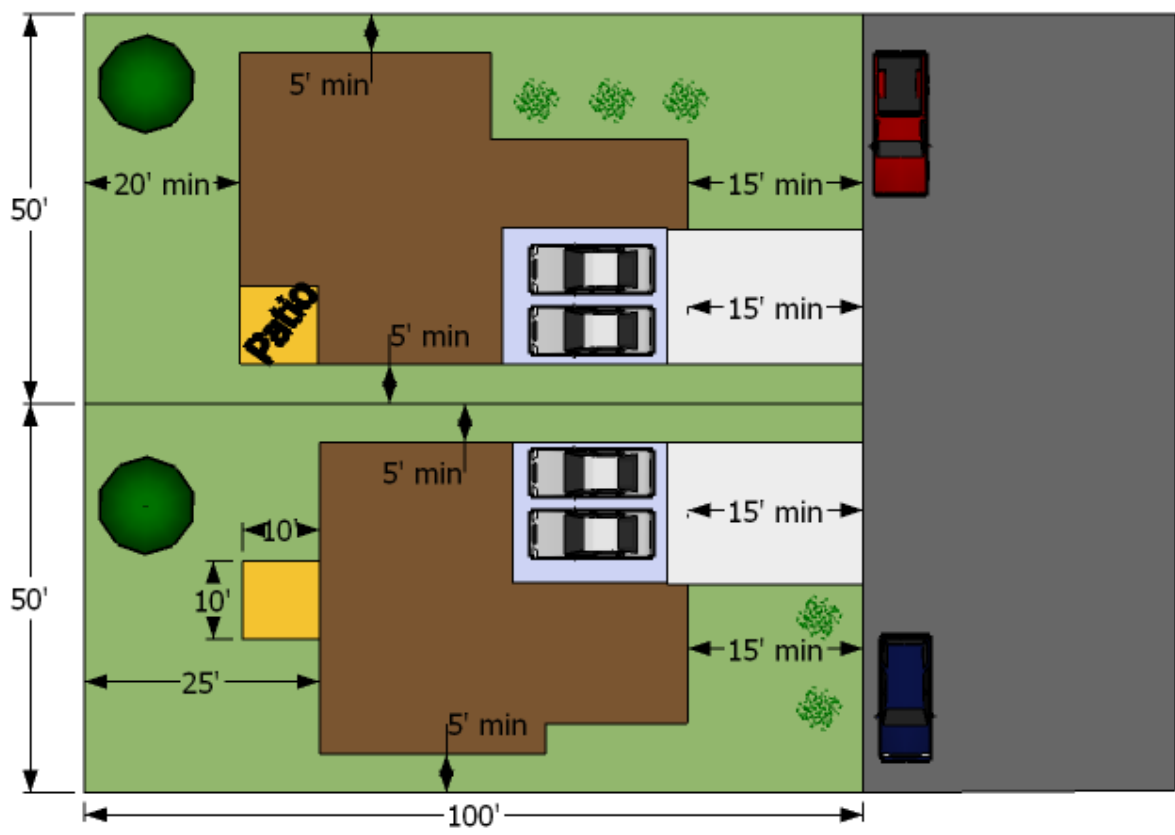


Source: Imperial County, 2009

Figure 2-4
Traditional Lot Residential Units



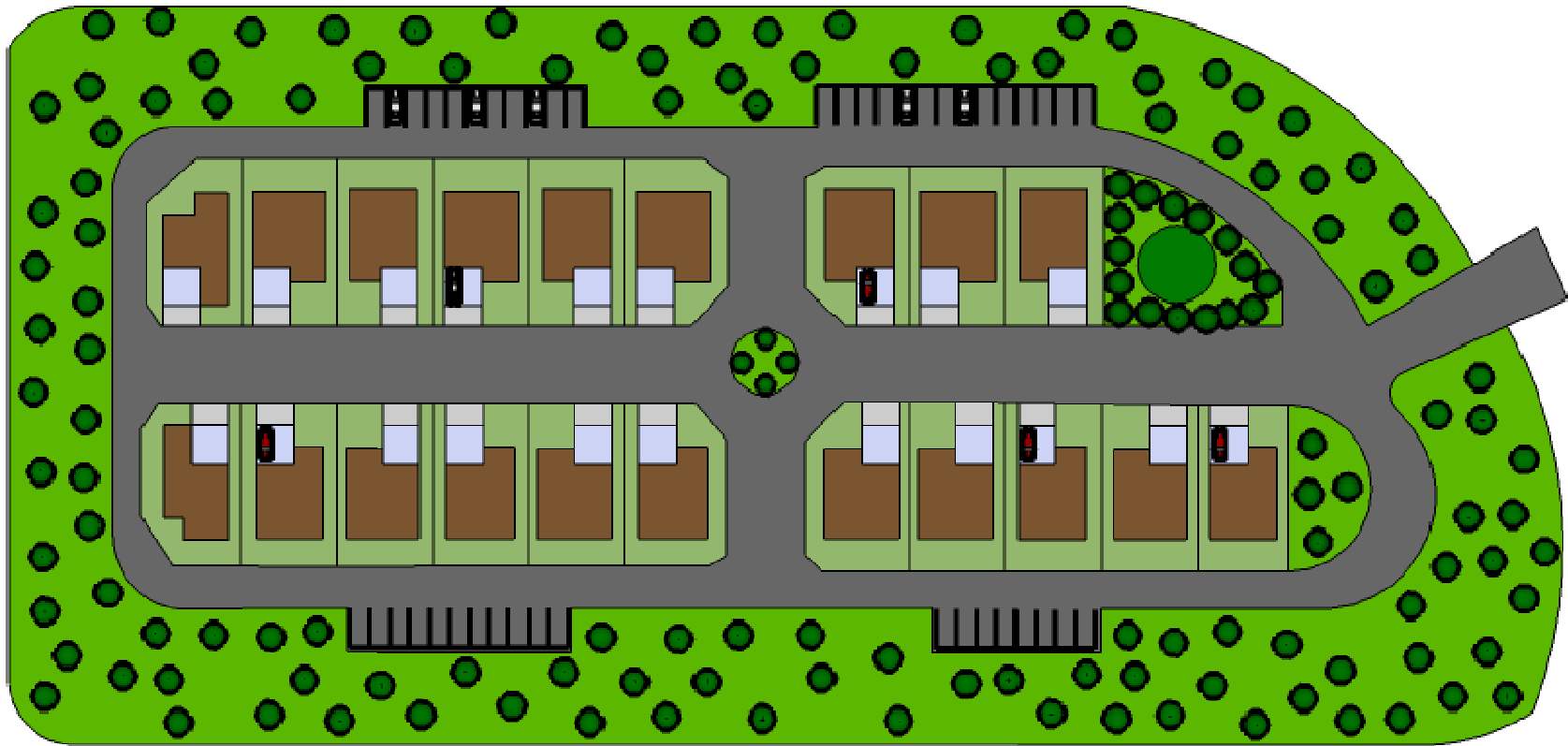
4000 sq ft lots



5000 sq ft lots

Source: Imperial County, 2009

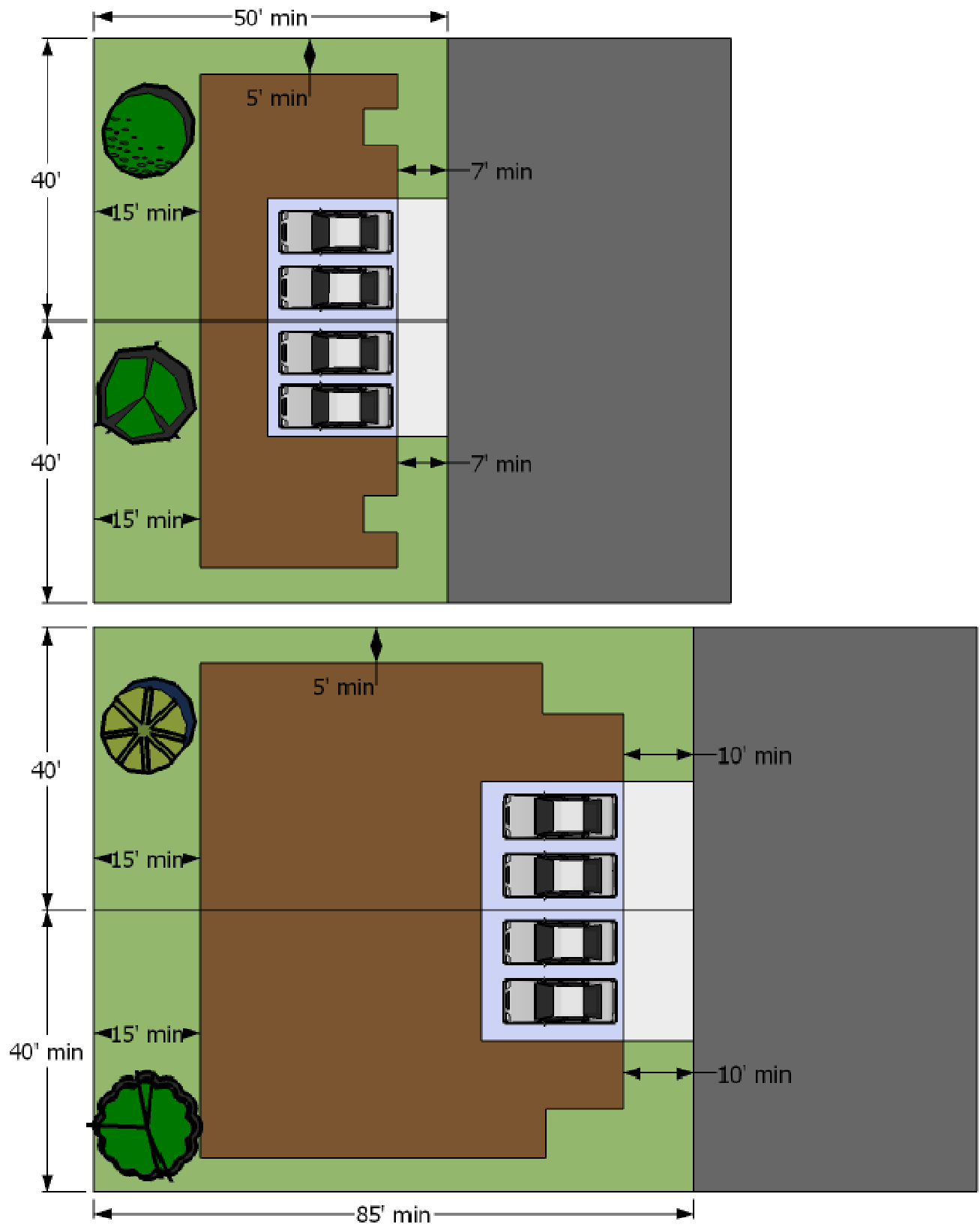
Figure 2-5
Small Lot Residential Units



Source: Imperial County, 2009

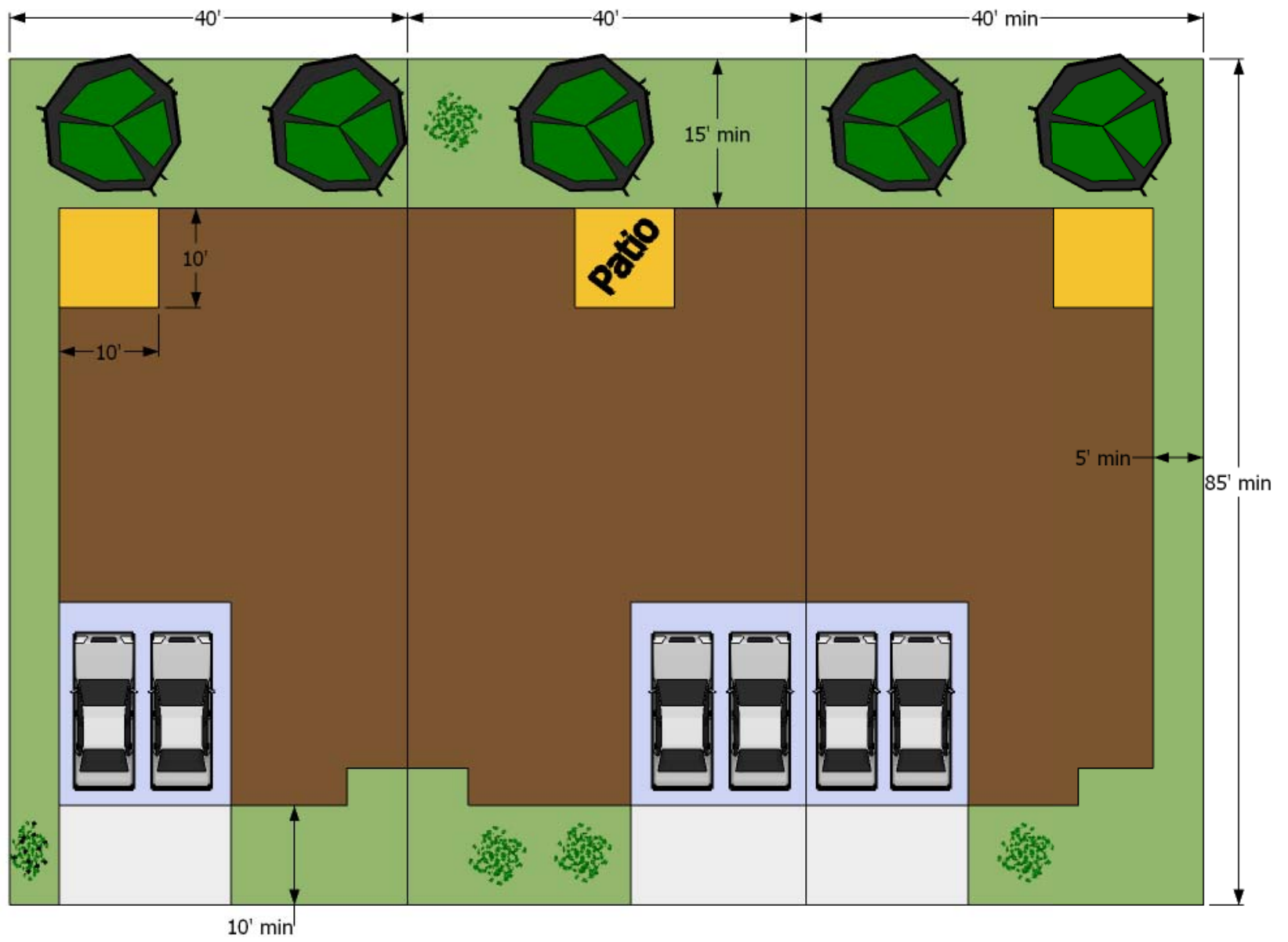
Figure 2-6
Typical Flex Lot Cluster Home





Source: Imperial County, 2009

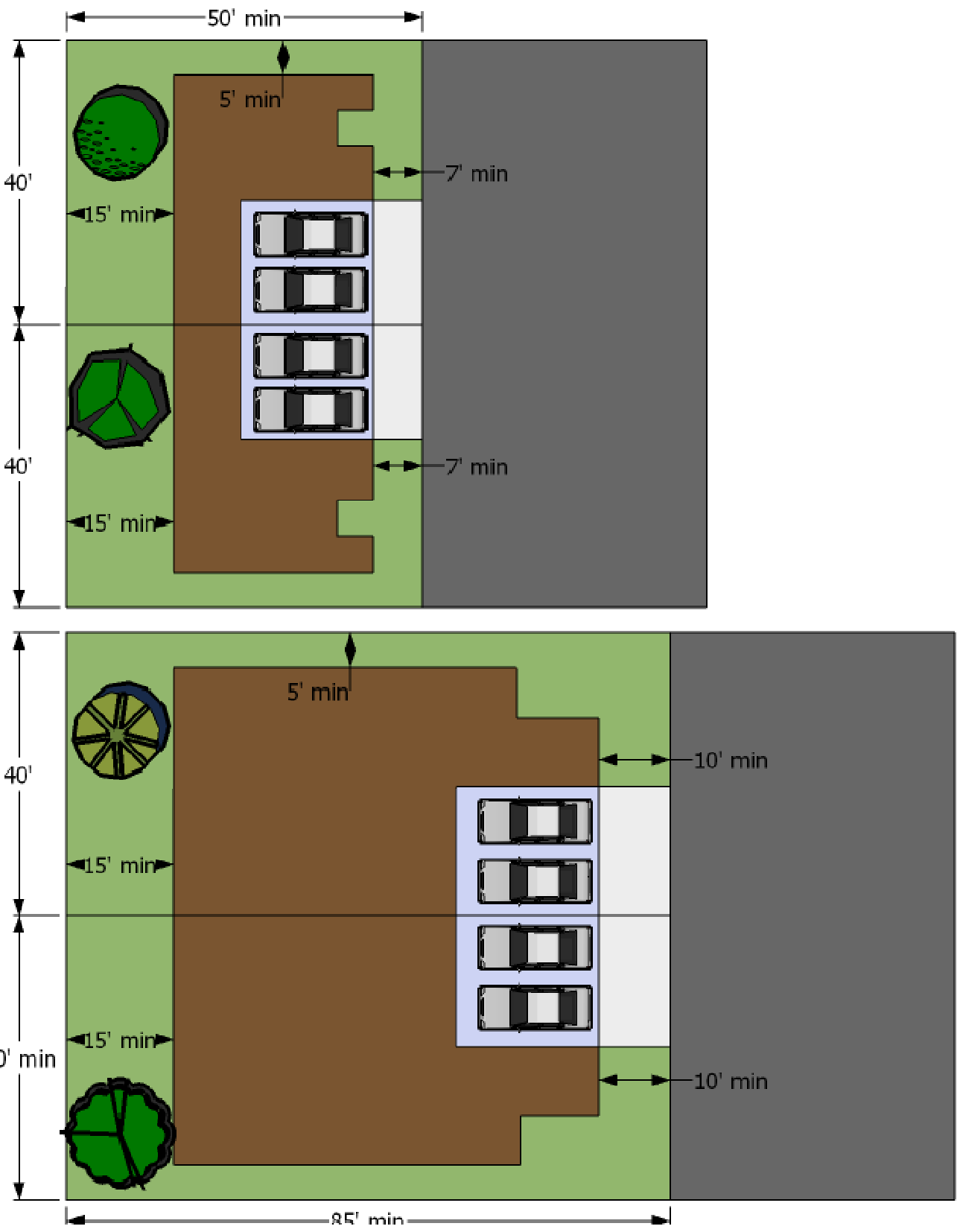
Figure 2-7
Typical Flex Duplex Home



Source: Imperial County, 2009

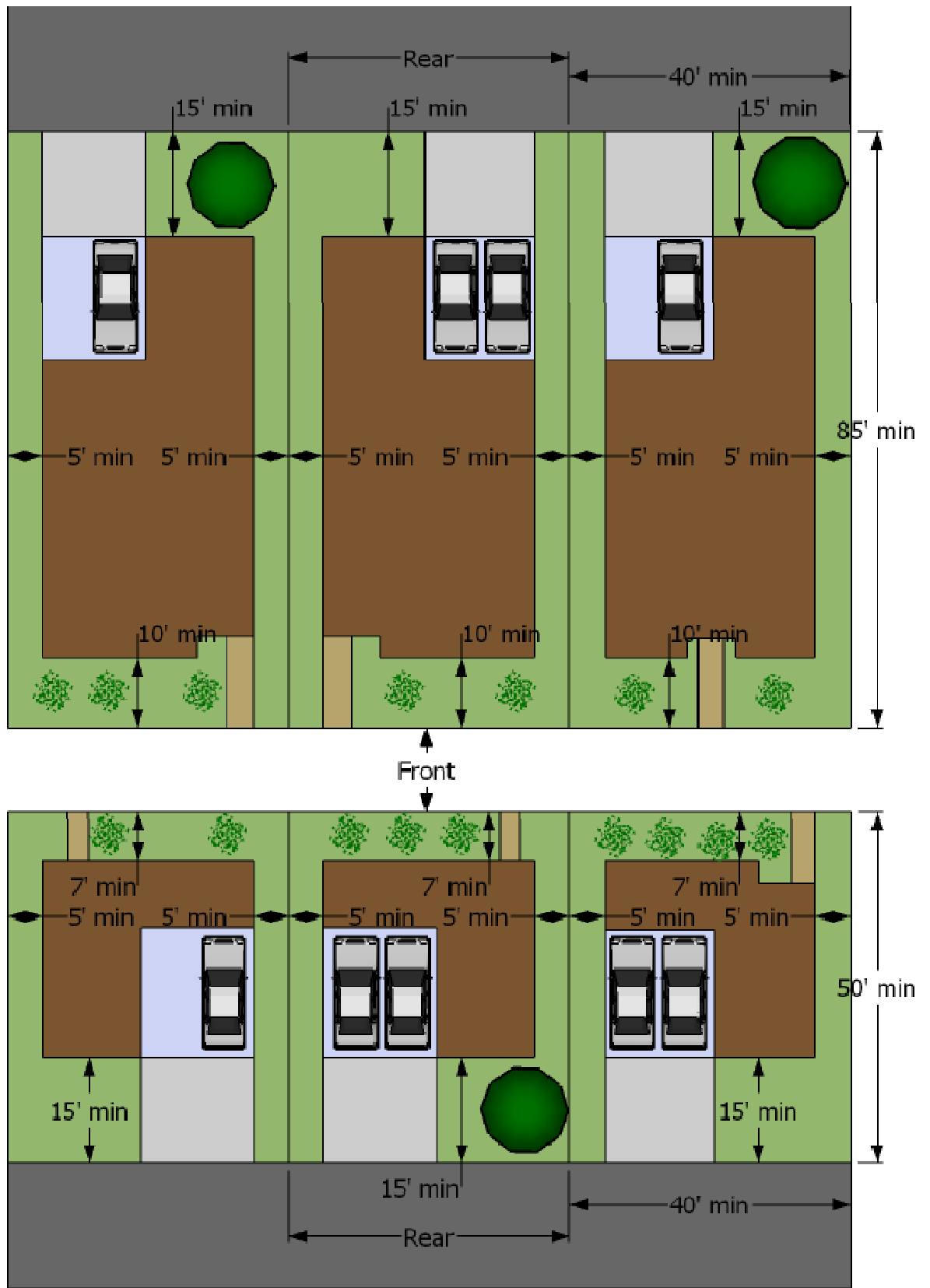
Figure 2-8
Typical Flex Lot Row Home





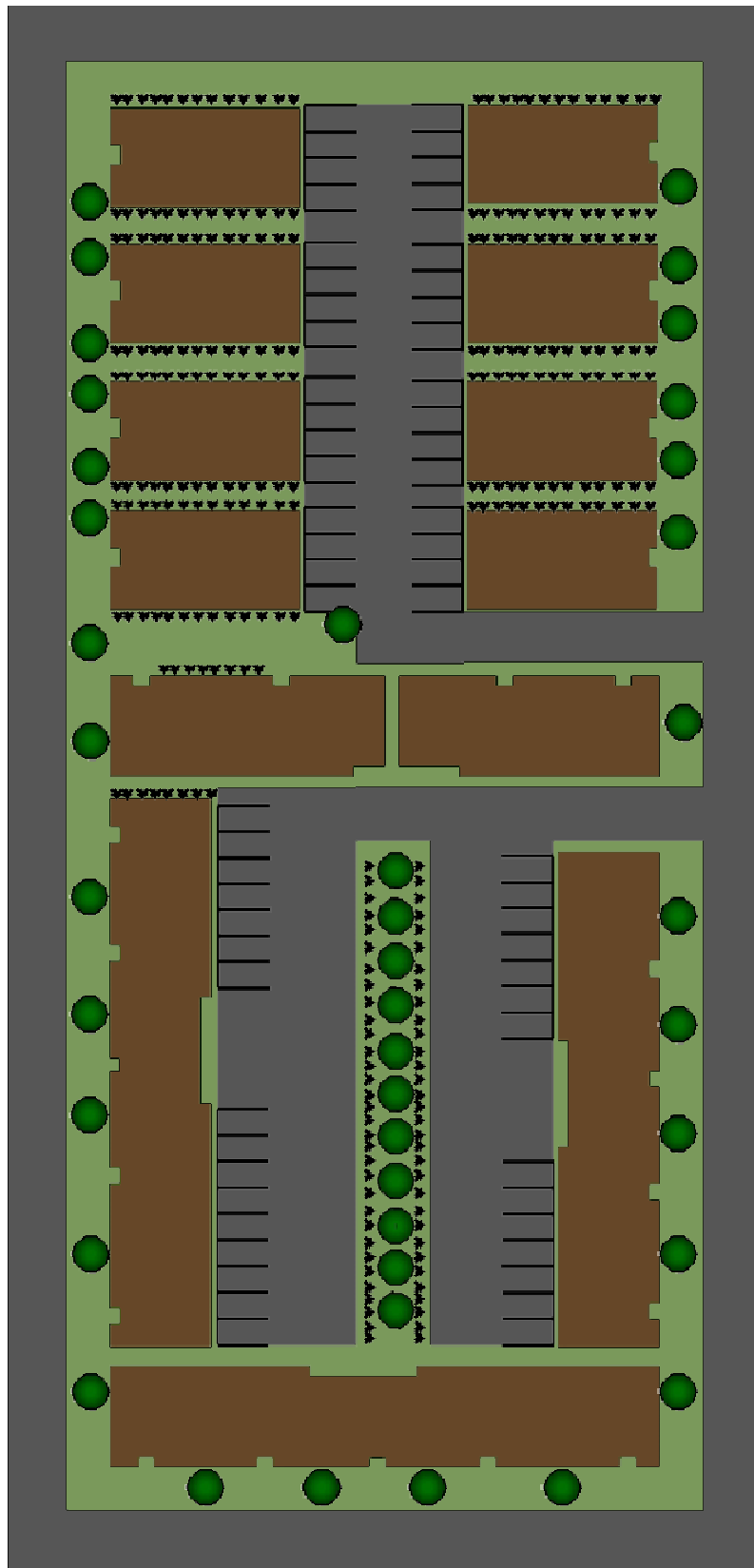
Source: Imperial County, 2009

Figure 2-9
Typical Flex Lot Zero Lot Line Home



Source: Imperial County, 2009

Figure 2-10
Typical Flex Lot Rear Home



Source: Imperial County, 2009

Figure 2-11
Multi-Family Lot Residential

This limit on curb cuts can be accomplished in several ways. The use of rear-loaded dwelling units will almost totally eliminate curb cuts since the only cuts will be those necessary for alley entrances. **Figure 2-10** illustrates the typical lot layout of rear-loaded dwelling units. If the use of rear-loaded dwelling units is not feasible or desirable, other design techniques that eliminate multiple curb cuts may be utilized with the approval of the Planning Director Imperial County. These techniques may include but are not limited to the use of clusters of four to six dwelling units accessed by a single shared common private driveway.

2.4 PROPOSED PHASES

The following describes the proposed development phasing for the McCabe Ranch II Specific Plan (see also **Figure 7-1**). The Plan contains four main components: the conventional residential area; gated community; village commercial area and the business park area. Within some of these major areas are other uses including, mixed use, parks and schools. The Components can be either developed together or independent of one another. Development of the McCabe Ranch II Specific Plan shall be done over several years based upon market conditions.

Additionally, each component may be developed over several phases with associated infrastructure and community facilities provided concurrently, proportionate to the percentage of residential units completed, as discussed in **Section 7.3 – Phasing**. If market conditions preclude the development of the gated community component in the Plan area, a conventional (non-gated) residential neighborhood may be developed in its place.

The Specific Plan is designed to allow flexibility with respect to the density and unit count in each of the neighborhoods that comprise residential components of the Plan. Each neighborhood contains a permitted density range as well as a minimum and maximum dwelling unit count. Additionally, the transfer of dwelling units to other neighborhoods is permitted as long as established targets and residential unit count minimums and maximums are not exceeded for each respective neighborhood or density category. The Specific Plan contains an overall dwelling unit cap of 2,300 consisting of approximately 1,845 conventional residential units and 455 gated community residential units. A total of 2,300 conventional residential units could be developed if market conditions preclude development of the gated community. Refer to **Section 8.0, Implementation**, for a detailed discussion on residential product flexibility.

2.4.1 PHASE 1: CONVENTIONAL RESIDENTIAL NEIGHBORHOOD COMPONENT

The conventional residential neighborhood component consists of four sub-phases:

Sub-Phase 1-A: is located in the southeast portion of the Plan area on approximately 68.5 +/- acres adjacent to the primary entrance and Dogwood Road. This phase includes Traditional Lot, Small Lot, and Flex Lot housing types. This phase also contains approximately 13.1 acres of parks, and a 15.2 acre dedicated elementary school site. Major Road sections include the east to west road sections of the north-half of Black Hills Road and the south half of the Main Entry Parkway from Dogwood Road to southern extension of Farnsworth Road. The north to south road sections include the full-width of the northern extension of Cherry Road and Palm Avenue from Black Hills Road to the Main Entry Parkway, and the east-half of Farnsworth Road from Black Hills Road to the Main Entry Parkway. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 1-B: is located immediately north of Sub-Phase 1-A and comprises approximately 87.5 +/- acres in the eastern portion of the Plan area and adjacent to the primary entrance and

Dogwood Road. Although not directly accessible from the Plan area this phase also includes the intersection of McCabe Road and Dogwood Road. This phase includes Traditional Lot, Small Lot, Flex Lot, and multi-family housing types. This phase also contains approximately 5.8 acres of parks. This phase also contains Village Commercial Area which is a different component of the overall Phasing Plan. Major Road sections include the east to west road sections of the north half of the Main Entry Parkway from Dogwood Road to southern extension of Farnsworth Road. The north to south road sections include the full-width of the northern extension Palm Avenue from Main Entry Parkway to the Multi-family area, the full-width of the southern extension of Appaloosa Road, and the east-half of Farnsworth Road from the Main Entry Parkway to McCabe Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 1-C: is located immediately west of Sub-Phase 1-B on approximately 89.3+/- acres in the west portion of the Plan area. This phase includes Traditional Lot housing types, a 13.3-acre dedicated elementary school, a 8.5 acre park and a 0.1 acre paseo. Major Road sections include the east to west road sections of the full-width of the Main Entry Parkway from State Route 86 to southern extension of Farnsworth Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 1-D: is located immediately south of Sub-Phase 1-C on approximately 67.8+/- acres in the southwest portion of the Plan area. This phase includes Small Lot, Flex Lot, and multi-family housing types and an 8.5 acre park. This phase also contains Business Park Commercial Area which is a different component of the overall Phasing Plan. Major Road sections include the east to west road sections of the full-width of the western extension of Correll Road from State Route 86 to the existing Correll Road and the western extension of Black Hills Road from Farnsworth Road to the western boundary of the Plan. The north to south road sections include the full-width of the southern extension Farnsworth Road from Black Hills Road to Correll Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

These phases are planned to take into account access, infrastructure, and logical incremental development. Phase 1-A, first to be developed, has direct road access to Dogwood Road, and is adjacent to developed areas and will bring in land for a future elementary school. Infrastructure connections are therefore nearby and available as outlined in the Water and Wastewater Systems Plans (Chapter 6.0). Phase 1-B will follow, by that time development will have attracted enough families with school-age children to warrant the construction new elementary school, it will also warrant the connection other Plan to McCabe Road. Phase 1-C will connect the Plan to State Route 86 and provide land for a second elementary school. Phase 1-D will then complete the Conventional Residential Neighborhood component

Each of the four conventional development component phases is responsible for improvements to the Community Park, Sub-Phases 1-A, 1-C and 1-D will have direct improvement requirements for the Community Park as they each have a component of the park located with the their respective phase, while Sub-Phase 1-B will have will be responsible for a fair share cost of the Community Park and development of a passive park area/retention at the intersection of McCabe Road and Dogwood Road. All phases and all Components (including Gated and Commercials) of the Plan will contribute a fair share cost to the McCabe Road Park/retention area located at northern entry to the Plan, at the southwest and southeast corners of the intersection of McCabe Road and Farnsworth Road and the paseo connecting the McCabe Road Park and the Community Park along the eastern side of Farnsworth Road.

The phasing plan also offers the potential for maximizing existing agricultural use of the land over longer periods of time.

Within each of the four conventional residential neighborhood phases, it is anticipated that subdivision maps will be prepared and approved by the County on a unitized basis to allow for sub-phasing of the area and related sub-phasing of required infrastructure facilities.

2.4.2 PHASE 2: GATED COMMUNITY COMPONENT

The Gated community component consists of three sub-phases:

Sub-Phase 2-A is located in the northern portion of the Plan area on approximately 30.9+/- acres adjacent to the primary northern entrance to the plan at McCabe Road and Farnsworth Road. This phase includes Mini-Estate Lots and Traditional Lot housing types, the east half of the McCabe Park (2.9 acres), and a 3.7 acre private park. Major Road sections include the north to south road section include the east-half of Farnsworth Road from the Main Entry Parkway to McCabe Road (*Note: the improvement costs of the southern extension of Farnsworth Road from McCabe Road to the Main Entry Parkway and the intersection of McCabe Road and Farnsworth Road shall be the responsibility primarily by Sub-Phases 1-B, 1-C, 2-A, and 2-B, with additional, minor assistance from Phases 3, 4, Sub-Phases 1-A, and 1-D.*) Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 2-B is located in the northwestern portion of the Plan area on approximately 58.8+/- acres adjacent to the primary northern entrance to the plan at McCabe Road and Farnsworth Road and State Route 86. This phase includes Estate Lots, Mini-Estate Lots and Traditional Lot housing types, the west half of the McCabe Park (3.3 acres), and a 5.3 acre private park. Major Road sections include the north to south road section include the west-half of Farnsworth Road from the Main Entry Parkway to McCabe Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 2-C is located in the western portion of the Plan area on approximately 8.6 +/- acres adjacent to the primary west entrance to the plan at State Route 86 and the Main Entry Parkway. This phase includes only the Multi-family housing type. Major Road sections include the east to west road sections of the north half of the Main Entry Parkway from Start Route 86 to southern extension of Farnsworth Road.

Like the Conventional Residential Neighborhood component, the Gated Community will be constructed in phases for reasons similar to that mentioned for phases 1-A through 1-D. In Sub-Phases B-1 and B-2, convenient access to the main entry parkway and to McCabe Road will allow for easy connection to the road infrastructure. Sub-Phase 2-C convenient access to the main entry parkway from State Route 86.

Similar to the conventional residential neighborhood phases, within each of the three gated community sub-phases, it is anticipated that subdivision maps will be prepared and approved by the County on a dwelling unit count basis to allow for sub-phasing of the area and related sub-phasing of required infrastructure facilities.

2.4.3 PHASE 3: VILLAGE COMMERCIAL COMPONENT

The approximately 3.2 acres of village commercial land uses are located in the center of the Plan at the intersection of the southern extension of Farnsworth Road and Main Entry Parkway. It is anticipated that this area will go through various sub-phases as other growth and market conditions permit. Phasing could therefore conceivably be of staggered development, from any direction or piecemealed together, or the entire component could be developed all at one time.

2.4.4 PHASE 4: BUSINESS PARK COMMERCIAL COMPONENT

The approximately 8.4 acres of business park land uses are located on southwestern portion of the Plan along State Route 86 and the western extension of Correll Road. It is anticipated that this area will go through various sub-phases as other growth and market conditions permit. Phasing could therefore conceivably be of staggered development, from any direction or piecemealed together, or the entire component could be developed all at one time.

2.5 RESIDENTIAL USE REGULATIONS AND DEVELOPMENT STANDARDS

2.5.1 USE REGULATIONS

Table 2-2 establishes the use regulations that apply to residential development in the McCabe Ranch II Specific Plan. These use regulations apply to development within the conventional residential neighborhood and the gated community, or, conventional residential community if market conditions preclude the development of a gated community. The maximum development capacity for residential dwelling units is 2,300 units.

Low density: Estate Lots, Mini-Estate Lots and Traditional Lots, are considered to be low density, detached single-family residential development on lots 6,000 square feet and larger shall be subject to the R-1 zone use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Plan. If conflicts between the Specific Plan and the R-1 zone use regulations exist, the regulations in this Specific Plan shall prevail.

Medium density: Small Lots and Flex Lots, detached single-family dwelling units on lots ranging in size from 4,000 to 5,000 square feet, and attached duplex dwelling units on lots ranging in size from 3,400 or larger square feet, shall be subject to the R-2 zone use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Specific Plan. The R-2 zone is provided to accommodate single-family residences and duplexes. Maximum Density is 7 units per acre.

Medium-High density: Flex Lots, attached or detached single-family dwelling units on lots ranging in size from 2,000 to 3,400 square feet, shall be subject to the R-3 zone use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this plan such as in the case where the Specific Plan allows for single family detached units while the R-3 zone does not. The R-3 zone is provided to accommodate single-family residences and duplexes. Maximum Density is 9 units per acre.

High density: refers to development of multi-family units, on various lot sizes not to exceed 24 dwelling units per acre. Multi-family residential development is subject to the R-3 use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Specific Plan. The R-3 zone is intended to provide for the development of apartment buildings, condominiums, and supporting community services.

Mixed-Use commercial/high density residential: The Specific Plan has the option to develop a portion of the multi-family residential area adjacent to the Business Park as a vertical mixed use 80/20 mix, with ground floor retail, and residential overhead. The residential component of a mixed-use development is subject to the R-3 use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Plan.

In order to assure development of the project site will have a positive aesthetic impact, the County of Imperial will implement the following policies:

Policy Ae-1 Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

2.5.2 DEVELOPMENT STANDARDS

Table 2-3 shows the development standards for single-family dwelling units, while **Table 2-4** shows the development standards for high density residential dwelling units, including attached and multi-family units. These development standards also apply to stand alone residential structures permitted in the mixed use commercial/high density residential portion of the Plan area. **Table 2-5** illustrates the development standards for residential uses in vertical mixed use development in the mixed use commercial/high density residential portion of the Plan area.

**TABLE 2-2
RESIDENTIAL USE REGULATIONS**

Land Use	Residential Density			Mixed-Use Commercial/ High Density Residential1
	Low	Medium	High	
Single-Family Detached Dwellings				
Dwelling units on 6,000 SF lots and larger	P	P	X	X
Dwelling units on lots from 4,000 SF to 5,999 SF; duplex units on lots 3,400 SF and larger;	X	P	P	X
Cluster single-family development on lots 2,000 SF and larger (Allowed in Flex Lots only).	X	P	P	X
Multi-Family Dwellings				
Apartments, Town homes, Condominiums	X	P	P	P
10 or less dwelling units per acre	X	P	P	P
10 to 25 dwelling units per acre	X	X	P	P
Other Dwellings				
Mobile home and recreational vehicle parks	X	X	X	X
Senior citizen-designated multi-family units	X	X	P	P
Rest-, convalescent-, and nursing-homes	X	X	C	C
Other Uses				
Day care centers, nursery schools	C	C	C	C
Religious Facilities	C	C	C	C

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Land Use	Residential Density			Mixed-Use Commercial/ High Density Residential ¹
	Low	Medium	High	
Private and parochial schools	X	X	X	C
Museums and cultural centers	X	X	X	C
Country clubs	X	X	X	X
Commercial-operated public/private parking lots	X	X	X	X
Accessory Structures and Uses				
Secondary Residential Units**	P	X	X	X
Small family day care home (6 or fewer children)	P	P	P	P
Large family day care home (7-14 children)	C*	C*	C*	C
Small family care home (state-licensed 24 hour non-medical care for 6 or fewer persons)	P	P	P	X
Large family care home (state licensed 24 hour non-medical care for 7-14 persons)	C	C	C	C
Room and board for a maximum of two (2) persons within a single-family dwelling unit only	P	P	X	X
Home occupation	P	P	P	P
Private garages and carports	P	P	P	P
Private rooms and shelters, gazebos, laundry rooms, small buildings for personal storage, hobby rooms (non-business purposes)	P	P	X	X
Private greenhouses and gardens	P	P	X	X

“P” indicates that the use shall be permitted.

“C” indicates that the use may be acceptable with a conditional use permit.

“C*” indicates that the use requires a conditional use permit approved by the Planning Director.

“X” indicates that the use is prohibited.

¹Vertical mixed use opportunities including combinations of dwelling units, business and professional office uses and commercial uses within three-story structures are permitted in the mixed use commercial/high density residential area.

** Secondary residential units or second units are permitted on low-density lots but not on other lot types. Any secondary residential units developed in the Plan area are also subject to the regulations of Title 9, Division 4, Chapter 5 of the County of Imperial Land Use Ordinance. Secondary Residential Units shall require 4,500 square feet of lot area per unit.

**TABLE 2-3
LOW AND MEDIUM DENSITY, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

Development Standards	Minimum Residential Lot Size (square feet)						
	10,000 or larger	6,000	5,000	4,000	3,400	2,000	3,1601 (lot within cluster of 4 lots)
General Requirements							
Maximum permitted dwelling units per lot	1*	1*	1*	1	1	1	1
Minimum covered off-street parking spaces required per dwelling unit	2	2	2	2	2	2	2

Development Standards	Minimum Residential Lot Size (square feet)						
	10,000 or larger	6,000	5,000	4,000	3,400	2,000	3,1601 (lot within cluster of 4 lots)
Off-street parking spaces per number of bedrooms							
3 to 4 bedrooms	2	2	2	2	2	2	2
5 to 6 bedrooms	3	3	3	3	3	3	3
7 to 8 bedrooms	4	4	4	4	4	4	4
9 or more bedrooms	.5 space pre additional bedroom						
Maximum structure height	35' / 2 stories**						
Minimum Lot Dimensions							
Minimum lot width ²	85'	60'	50'	40'	40'	40'	55'
Minimum street frontage ³	85'	60'	50'	40'	40'	40'	n/a
Minimum corner lot width ²	90'	70'	60'	50'	45'	45'	n/a
Minimum lot depth ⁴	100'	100'	100'	90'	85'	50'	57'
Minimum Setback Requirements							
Minimum front setback to habitable space	20'	20'	15'	15'	10'	7'	15'
Minimum front setback to garage door face ⁵	20'	20'	18'	18'	10'	7'	2' setback to private drive
Minimum front setback to porch ⁶	15'	15'	8'	8'	5'	5'	8'
Minimum interior side setback ⁷	5' / 7'9	5'	5'	5'	5'	5'	Minimum allowed by Fire Code
Minimum street side setback ^{8,9,10}	15'	15'	15'	10'	10'	10'	10'
Minimum rear setback ^{9,10}	20'	20'	20'	15'	15'	15'	15'
Minimum pool, spa, or pool/spa equipment setback ¹¹	5'	5'	5'	5'	5'	5'	5'
Additional Regulations	Any standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.						

Notes to Table 2-3:

1. Includes shared private driveway serving four lots with private access easements for common use by all four lots.
2. Lot minimum widths shall be measured at the midpoint between the front and rear lot lines.
3. The minimum street frontage for any lot that fronts principally on a turnaround or curving street with a centerline radius of less than 100 feet is 60 percent of the length specified for that dwelling unit type.
4. Lot depths shall be measured along the midpoint of the lot widths extended to the front and rear yard lot lines.
5. The minimum front setback of 18 feet shall apply to roll-up garage doors that do not encroach into the front setback area while opening. For standard garage doors that encroach into the front setback area while opening, the minimum front setback shall be 20 feet.
6. Minimum porch dimensions are as follows: depth of 5 feet; width of 6 feet. Habitable space above or below porch must not encroach into the front setback to habitable space. A wrap-around porch on a corner lot may encroach a maximum of 2 feet into the required side yard setback.
7. Minimum interior setback shall be 5 feet on one side of lot line (with seven feet on the other) to maintain twelve feet of building separation. In the case of duplex units, setback is zero along the shared common wall.
8. Architectural projections (bay windows and other similar enclosed building elements) may be no wider than six feet (with a maximum combined total length of 10 feet for all projections on one side of a structure) and may encroach one foot into all setbacks but not within four feet of a building corner, provided building-to-building separation per fire code is respected.
9. Rear yard encroachment permitted to within five feet of lot line by non-habitable accessory structure (such as greenhouse, pool accessories, shade structure, shed) of one story in height or less.

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10. Rear yard encroachment permitted to lot line by non-habitable accessory structure (such as greenhouse, pool accessories, shade structure, shed) of five feet in height or less.

11. Pool or spa setbacks from the property lines and weight bearing structures in accordance with Imperial County Title 9.

* Plus no more than 1 accessory dwelling unit.

** Building height means the vertical distance from the finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

**TABLE 2-4
HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS***

Development Standards	High Density Residential		
	Attached	Multi-family	
General Requirements			
Maximum permitted dwelling units per gross acre (Flex Lots & Multi-Family Lots)	20	25	
Maximum structure height (ft/stories)	42'/3 stories	45' / 3 stories	
Minimum private open space (per unit) ¹	160 SF	100 SF	
Off street parking spaces required per DU	Varies by quantity and type of units ²		
Minimum Lot Dimensions	n/a		
Minimum Setback Requirements			
Minimum front setback to habitable space ³	15'	15'	
Minimum front setback to garage door face ⁴	18'	18'	
Minimum front setback to porch ^{3,5}	8'	8'	
Minimum side setback (attached units) ⁶	0'	0'	
Minimum side setback to adjacent lot ⁶	5'	15'	
Minimum distance from building to building on same lot ⁶	n/a	Min. allocated by fire code	Min. allocated by fire code
Minimum street side setback	10'	15'	15'
Minimum rear setback ⁴	15'	15'	15'
Additional regulations	Any standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.		

Notes to Table 2-4:

1. Minimum depth of eight feet required for private open space. Private open space may include balconies or decks attached to separate units.
2. 1-Bedroom or studio unit-1 covered space + 0.5 uncovered space, 2-Bedroom unit-2 covered spaces, three or more Bedroom unit-2 covered spaces + 0.25 uncovered spaces. Age restricted unit – 1 covered space. One additional space per five units to be used as guest parking regardless of unit size or household type. Parking areas for tenants shall be located within 150' of the dwelling unit they serve.
3. For Flex Lots front lot setbacks, garage door face, and front porches on 2,000 to 3,400 square foot lots see Table 2-3.
4. The minimum front setback of 18 feet shall apply to roll-up garage doors that do not encroach into the front setback area while opening. For garage doors that encroach into the front setback area while opening, the minimum front setback shall be 20 feet. Minimum setback from the alley to garage door face for rear load units is 5 feet.
5. Porch depth is a minimum of five feet. Habitable space above or below porch must not encroach into the front setback to habitable space.
6. Architectural projections (bay windows and other similar enclosed building elements) may be no wider than six feet (with a maximum combined total length of 10 feet for all projections on one side of a structure) and may encroach one foot into all setbacks but not within four feet of a building corner. Uncovered decks, balconies and trellises may encroach into setbacks, no deeper than seven feet and no closer than 18 inches from a property line.

* These development standards also apply to stand alone residential structures permitted in the mixed use commercial/high density residential portion of the Plan area.

**TABLE 2-5
MIXED USE COMMERCIAL/HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS***

Development Standards	High Density Residential	
	Attached	Multi-family
General Requirements		
Maximum permitted dwelling units per gross acre	20	25
Maximum structure height (ft/stories)	42'/3 stories	45' / 3 stories or 2 stories over commercial
Minimum private open space (per unit) ¹	160 SF	100 SF
Off street parking spaces required per DU	Varies by quantity and type of units ²	
Minimum Lot Dimensions	n/a	
Minimum Setback Requirements		
Minimum building/structure setback from roadway	20'	20'
Minimum building/structure setback from lot line	15'	15'
Minimum building/structure setback from adjacent building/structure	15'	15'
Additional regulations	Any standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.	

Notes to Table 2-5:

1. Minimum depth of eight feet required for private open space. Private open space may include balconies or decks attached to separate units.
2. 1-Bedroom or studio unit-1 covered space + 0.5 uncovered space, 2-Bedroom unit-2 covered spaces, three or more Bedroom unit-2 covered spaces + 0.25 uncovered spaces. Age restricted unit – 1 covered space. One additional space per five units to be used as guest parking regardless of unit size or household type. Parking areas for tenants shall be located within 150' of the dwelling unit they serve. Additionally, residential parking shall be reserved and segregated from commercial parking in vertical mixed use structures which includes combinations of dwelling units, business and professional office uses and commercial uses within three-story vertical mixed use structures.
3. The minimum front setback of 18 feet shall apply to roll-up garage doors that do not encroach into the front setback area while opening. For garage doors that encroach into the front setback area while opening, the minimum front setback shall be 20 feet.
4. Minimum setback from the alley to garage door face for rear load units is 5 feet.
5. Porch depth is a minimum of five feet. Habitable space above or below porch must not encroach into the front setback to habitable space.
6. Architectural projections (bay windows and other similar enclosed building elements) may be no wider than six feet (with a maximum combined total length of 10 feet for all projections on one side of a structure) and may encroach one foot into all setbacks but not within four feet of a building corner. Uncovered decks, balconies and trellises may encroach into setbacks, no deeper than seven feet and no closer than 18 inches from a property line.

* Refer to Table 2-6 for commercial uses in the mixed use commercial/high density residential area.

2.5.3 RESIDENTIAL DESIGN STANDARDS

The following design standards are intended to assist the designer in understanding the requirements pertaining to the proposed residential development within the McCabe Ranch II Specific Plan. These standards provide good examples of potential design solutions and interpretations of the various mandatory development standards. They are intended to ensure a high level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. These standards are also intended to promote development that is walkable, safe, and representative of traditional neighborhood design principles.

2.5.4 SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS

Site Planning and Orientation. Single family residential development is subject to the following site planning and orientation standards:

- **Housing Diversity** – The McCabe Ranch II Specific Plan shall include a variety of compatible housing types and styles.
- **Housing Design and Orientation** – Houses will be oriented to the public right-of-way and public parks with entries, balconies, porches and other architectural features to enliven the public realm and provide “eyes on the street.” Buildings shall be sited in such a way that the building promotes a sense of community and does not appear isolated from the street and surrounding buildings.
- **Lot Orientation** – Lots located on curves or at corners can often be oriented in a different direction than lots at mid-block. Such lots, therefore, can be non-rectangular and angled on the street.
- **Garages** – With the exception of duplex lots, garages must be located and designed so that garage doors are not the visually dominant features of the street façade. Side-drive garages located behind the principal residential façade are preferred over other garage types to reduce the visual prominence of the garage on the streetscape. Side-drive garages have longer driveways, which allow the garage to be placed farther back from the street. They can be attached or detached from the residence.

Garage location, configuration and access shall be dictated by the type of garage and the building type/lot size to which it is associated. Where building type or lot size makes the provision of a side-drive garage infeasible, a recessed and swing-in garage may be provided. These garage types and three-car garages are described below:

- **Recessed Garages** – Recessed Garages are front entry garages accessed from a public street. They have a larger front setback than the main residence and are usually attached to the main residence. All recessed garages shall be set back from the front lot line at least eighteen feet (18') with roll-up door, or twenty feet (20') with a swing-up type door to provide adequate parking area on the driveway. All garages shall be recessed a minimum of five feet (5') behind the street façade of the principal residential structure. Residence façades in the same plane as a recessed garage should be enhanced with a front porch or other design elements. Front entry garages that are on the same building plane as the front door are prohibited.
- **Swing-in Garages** – Swing-in Garages are oriented such that the door is perpendicular to the public street. These structures may be attached to the principal residential structure and the garage door is perpendicular to the street. Swing-in garages have a front setback of a minimum 10 feet from the public right-of-way to the street side of the garage. In order to maintain lively and walkable neighborhoods, the street façade of the garage shall have the same architectural detail as the street façade of the principal residential structure. In addition, swing-in garages shall not exceed 2 cars in width.
- **Three-car garages** – Three-car garages must be split into regular and swing in garage or tandem arrangement. For homes with four or more parking shall follow the three-car garage layout to ensure that the garage is not the visually dominant feature of the lot.

- All garage doors shall be architecturally compatible with the principal residential structure; all garage doors shall incorporate one or more of the following: windows, raised or recessed panels, and/or another architectural feature. Solid, blank garage doors shall be prohibited.
- Varied garage placements are encouraged to break up the monotony of all garage doors being parallel to the street.
- A variety of different yet compatible garage door designs shall be used throughout each residential neighborhood to ensure variety. The design of the garage door shall relate to the particular architectural style selected for the structure.

Lighting. Dark night skies are a unique resource in rural communities and shall be preserved for future generations to enjoy through the following measures:

- Streetlights should be provided as necessary for safety as determined by the County Engineer.
- Spillover lighting shall be minimized through careful selection of the appropriate light standard and light source.
- Light shields shall be utilized on all outdoor lighting standards to prevent light from being directed above the horizontal plane.
- Standard lighting shall be low pressure sodium lights. Public parks and paseos shall be illuminated with low source lighting elevated not more than 16 feet including bollard lighting and pole lighting.
- Single-family residences may have outdoor lighting for safety and security. Light shields shall be required to prevent excessive light spill over. Walkways, stairs, and drives may be illuminated with down-lighting, low voltage lighting or light sources with directional shields.
- Gentle up-lighting may be used to highlight significant architectural features and landscape elements as long as light is not obtrusive to adjacent homes.
- Lighting plans including location, type, materials, details and photometrics of all project lighting shall be submitted concurrent with building permits.

Mass and Scale. Scale and mass are important characteristics of buildings within single-family neighborhoods. Mass and scale should be similar within neighborhoods to create visual consistency. Residential development is subject to the following standards addressing mass and scale:

- The mass and scale of each structure shall relate to the use of the structure as a single-family residence and shall not overwhelm or dominate its surroundings.
- Combinations of one and two-story elements on the same building are encouraged to create visual diversity. Building mass should be articulated to the extent practical to reflect the architectural style.
- Building mass should reflect a reasonable relation to the size of the lot.
- Architectural elements such as chimneys, balconies, porches, and pot shelves are encouraged to be provided for visual diversity.

- Balconies, gables, eaves and other projections may be used to break up simple architectural forms.
- Architectural elements of buildings shall be designed to avoid box-like structures.
- Courtyards, if appropriate to the style, may be used to break up the building mass.

Architecture. Single-family residential development in the Plan area is subject to the following architectural standards:

- **Architectural Style**
 - All residential structures shall be of high quality architectural styles that complement the community and each other.
 - Individual dwelling units shall be distinguishable from one another to reduce monotony and provide an interesting streetscape.
 - Structures shall be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.
 - Architectural details and exterior colors shall reinforce and enhance the architectural form and style of the structure.
- **Porches, Windows, and Entry Features.** Attractive front doors, windows, and front porches are strongly encouraged to promote neighborhood interaction and walkable residential streets. All front entrance areas, windows, and porches shall be oriented toward, and easily recognizable from, the public right-of-way and public streets.
 - Porches are encouraged to be covered and extend at least six feet in width along the front wall of the house, not including the garage face. Porches must also be compatible with, and complementary to, the architectural style of the residential structure. Porches may be raised or at ground level and porch floors shall be constructed of hard surface materials such as concrete, wood, tile, brick, or cut or flat stone.
 - Windows and entry features shall be emphasized instead of garage doors on street facades of all principal residential structures. Window and front entry door design shall also be compatible and complementary to the building design of the principal residential structure. The rhythm, size, and proportions of windows and entry features should be consistent for all buildings in a neighborhood. Entryways and windows shall be oriented toward and easily recognizable from the street. In addition, window and front entry door placement shall maximize visibility of the street.
 - Entry features may be accompanied by a projecting overhead element such as a shed, arch, or gable providing roof coverage and weather protection. Entry features shall be an integral architectural feature compatible with the main structure.
 - Window placement should provide for natural light and effective cross ventilation. The design of each dwelling unit shall consider the home's solar orientation for window placement. South- and west-facing windows not shaded by roof overhangs could be shaded with bracketed trellises or awnings. Tailoring window placement to the home's location creates an enhanced streetscape composed of alternating elevations that vary for practical, ecologically sound reasons.

- Simple, unadorned aluminum or similar windows shall be prohibited on any wall visible from a public right-of-way, including building rear elevations facing public right-of-ways. Accent features such as sills, shutters, false canopies, and multi-paned windows shall be used.
- **Building Elevations**
 - Building elevations should be harmonious and compatible with the design elements of the architectural style of the building.
 - Building elevations should be varied and articulated to provide visual interest to the street and pedestrians.
 - Building elevations visible from the public right-of-way and public spaces shall have the same architectural detail as the front elevation.
- **Facade and Roof Articulation**
 - Long, uninterrupted exterior walls in excess of thirty feet shall be avoided on all structures visible from public streets and parks. Larger wall and roof planes are encouraged to include three dimensional features such as porches, balconies, bay window, dormers and similar features.
 - The integration of varied texture, relief, color and design accents on building walls can soften the architecture and is encouraged.
 - For sloped roofs, both vertical and horizontal articulation is encouraged. Rooflines shall be compatible with the design and scale of surrounding dwellings. Roof articulation may be achieved by changes in plane of no less than two and one-half feet and/or the use of traditional roof forms such as gables, hips and dormers. Flat roofs and A-frame type roofs are discouraged unless appropriate to the architectural style of the dwelling.
 - Gable, hip or shed roof forms should be utilized, consistent with the architectural style of the building.
 - Roof pitch may vary from flat to 6:12 according to the style. Varied plate heights and ridge heights may be used to create offsets in the ridgeline to better articulate roof forms and building massing.
 - Roof forms, materials and colors of garages or other detached structures shall be designed to reflect the character and materials of the principal residential structure. While they may vary in color, roof form or materials they must complement the general architecture of the main structure.
 - Roof materials should be appropriate to the style of the house, roof form, and slope. Heavier or more complex roofing materials (tile, concrete tiles) should be placed on simpler roofs - if they are used on complex roofs, they can cause leakage or unnecessary problems. Conversely, more complex roofs require monolithic, simpler materials (shingles). The allowable materials for roofs include tile, slate, concrete tiles, and thicker architectural grade shingles. Built-up asphalt on flat roofs is permitted, while metal is not.

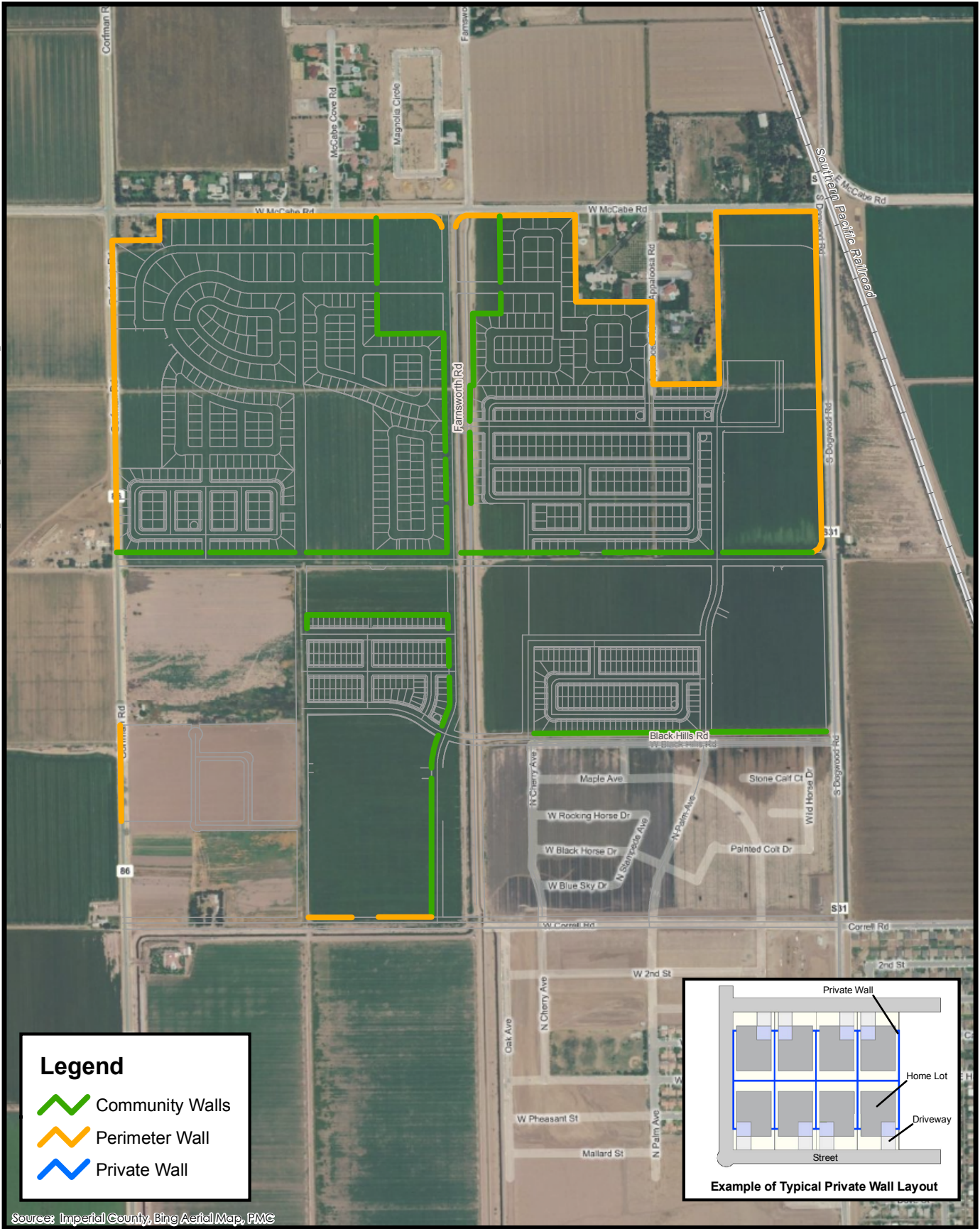
- **Varied Structure Design** – The design of structures within the development shall be varied. A reasonable difference in the massing and composition and finish materials of each adjacent house shall be accomplished in order to reduce monotony and create variety and interest. Each street block shall include a variety of models and building elevations.
- **Materials and Colors**
 - Materials and colors shall be consistently applied on all street facades and be chosen to work harmoniously with adjacent materials and architectural style.
 - Varying the roof and building colors from dwelling to dwelling is encouraged.
 - All structures on a site shall have a consistent and complementary color scheme (including the roof color).
 - Building materials and colors should compliment the corresponding architectural style and natural environment surrounding the project. In general, subdued colors are more appropriate on the body of a structure with brighter or bold colors generally limited to architectural details and window and door trim. Garish or overly bold colors shall be avoided.
 - Stucco, natural or artificial stone having the necessary fire retardant characteristics, is encouraged for exterior surfaces.
 - Color is intended as a primary theme element, and color values should be selected according to the design theme of the home.
 - Accent color should be used for shutters, awnings, trim, fascia, balcony rails, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.
 - Asphalt paving is prohibited for driveways.
- **Accessory Structures** – The design of accessory structures shall be architecturally compatible with the principal residential structure through the use of consistent architectural style, exterior building and roofing colors and materials, and landscaping.
- **Additional Building Components**
 - Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.
 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.
 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.
 - If provided, skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.
 - Solar panels, if used, should be integrated into the roof design.

- **Landscape Architecture** – All areas on a residential lot that are not covered by structures, drives, parking or hardscape shall be appropriately landscaped and maintained by the property owner.
 - Trees and plants are encouraged to be used as screening to enhance residential privacy.
 - The landscaping installed shall primarily consist of drought-tolerant species requiring minimal irrigation, fertilization, and maintenance.
 - The use of rocks, boulders, and earthen berms are strongly encouraged to create visual interest.
 - Vegetative ground cover should be maximized to absorb rainwater and reduce runoff. Permeable surfaces should be used whenever possible to reduce runoff from paving.
 - The generous use and thoughtful placement of trees with regard to solar orientation shall be encouraged so as to provide adequate shade for both dwellings and private open space.
 - Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines, rocks, or other low-maintenance solutions. Landscape areas including trees adjacent and between garages in alley-loaded residential areas are encouraged.
- **Screening** – Any heating or cooling equipment or other mechanical equipment, whether on the roof, side of structure or ground, shall be screened. The method of screening must be architecturally compatible in terms of materials, color, shape and size and shall blend with the building design.
- **Walls and Fences** –The Plan area utilizes a wall and fence hierarchy that is an integral component of the community. This system of walls and fences includes '*perimeter*' walls, '*community*' walls, and '*private*' walls and fences. As described below, some walls are required and some are merely recommended. Refer to **Figure 2-12** Wall Location Plan which illustrates the general location of the required perimeter and community walls.
 - First, *perimeter* walls define the limits of the community and buffer the neighborhoods from undesirable noise and visual impacts of the surrounding roadways. At entry locations to the Plan area, the perimeter walls shall be physically or visually integrated into entry features that emphasize the design style of the community and function as enhanced focal points. Along State Route 86, Dogwood Road, and McCabe Road, the perimeter wall is atop a landscaped berm (See **Figure 3-4**).
 - Second, *community* walls extend the visual themes established by the perimeter walls into the Plan area. The community walls extend from the entry features along both sides of each entry road to an appropriate end point at an intersecting street. The Main Entry Parkway differs from this condition as the edges of the commercial land use area. Additional community walls are recommended and may be added at the project developer's discretion to delineate or enhance other public spaces or streetscapes.
 - Third, *private* walls and fences delineate individual lot lines or are for decorative use within residential blocks. Specific wall and/or fence designs are not required by this Specific Plan. Private walls and fences where desired will be constructed by the

individual homebuilders in accordance with the design theme for the specific neighborhood, and will be maintained by the individual homeowner. In some cases, a community wall to delineate the division between individual lots and public spaces is recommended and may be used at the project developer's discretion. Where a lot line is not delineated by a community wall, a private wall or fence may be used.

The following wall and fence mandatory requirements reinforce the consistent identity of the community and help to create a visual continuity that will contribute to the Plan area's overall aesthetic quality:

- Partial community walls and fences are permitted at side yard facing street conditions spanning the rear 50% of the side lot line from the rear lot line to an architecturally suitable end point adjacent to the dwelling. The wall shall be a minimum of 10 feet from the public right-of-way.
- Full community walls are required at rear lot line facing street condition.
- No walls or fences above 3 feet in height are permitted in front yard setbacks.
- Walls and fences shall not exceed 6 feet in height unless a taller wall is specifically required for sound attenuation purposes at the perimeter Plan area only. The height of a wall shall be measured vertically from the highest point at ground level immediately adjacent to the base of wall to the highest point at the top of the wall.
- Where possible, walls and fences are to be integrated with adjacent structures and extend into landscaped areas to blend buildings into their surrounding environments.
- Walls and fences shall be set back from the sidewalk by a landscape easement per street sections in **Chapter 3.0** Circulation Plan. This easement softens the appearance of the wall with vegetation to improve the aesthetic quality of the community. All walls, fences and hedges shall be subject to the height and visibility requirements of the Fences section of the Land Use Ordinance.
- Pilasters or other vertical elements shall be provided at appropriate intervals to break up long horizontal lengths of walls and fences.
- Perimeter walls may be of simple concrete block construction with wall covering vines to provide interest as well as discourage graffiti.
- All walls and fences visible from a public right-of-way shall be constructed of materials, colors, and textures that are consistent throughout the development and are in harmony with the overall theme and character of the development.
- All walls shall be constructed of materials durable in the desert environment. The use of wood is discouraged as it is not durable in these arid conditions.
- Perimeter walls (and any other wall used for sound attenuation) should consist of either concrete block or stucco with capped pilasters.
- On all walls and fences, attention should be paid to railing and cap details.
- The use of a single color and texture of fencing or walls within a builder product area will be encouraged to create a continuity of color, although harmonious diversity and moderate variation are also encouraged when considering the Plan area as a whole.



Source: Imperial County, Bing Aerial Map, PMC



Figure 2-12
Wall Location Plan

2.5.5 HIGH DENSITY MULTI-FAMILY DESIGN STANDARDS

These standards apply to all high density multi-family residential development land use areas and the residential portion of the mixed use commercial/high density residential land use area.

Site Planning and Building Orientation. The following site planning and orientation standards apply to high density multi-family residential development land use areas and the residential portion of the mixed use commercial/high density residential land use area

- Multi-family developments shall be composed of multi-unit buildings with a strong architectural orientation toward the street, entry features such as covered entries that provide direct access to the street, and parking areas that are located to the rear of the units.
- Designs should emphasize the main entrance, place shared facilities in locations easily accessible to all units, and locate buildings in a manner that respects the street and reinforces the streetscape.
- Multi-family developments surrounded by high walls, parking lots, and rows of carports are to be avoided.
- The following specific design standards apply:
 - The front yard setback of a building should be similar to the average setback lines of the buildings located to either side of the building.
 - Buildings located adjacent to streets must face onto the street, or may be grouped around a central green in a configuration which as a whole fronts the street.
 - When buildings front onto a public street, park, or other public area, the street façade(s) and building entries must orient to the street.
 - Building orientation should relate to adjacent uses.
 - Functional covered balconies, decks, covered porches, and other architectural detailing that reflect the style of the building are encouraged.
 - The use of offset window, door, and exterior deck placement to preserve visual privacy for individual units is encouraged.
 - Site buildings to take advantage of open space views, courtyard open spaces or views to private recreational facilities.
 - Townhome buildings shall be limited to a range of three to eight units to avoid overly long building elevations.
 - Pedestrian circulation should be sited with adequate separation from vehicular traffic.
 - Pedestrian walkways should be provided to link dwelling units with facilities within the multi-family project, such as common open space, plazas and courtyards, parking areas, and public sidewalks and paseos. Pedestrian facilities should also link multi-family project to adjacent uses.

- Common facilities shall be located centrally and linked to common outdoor open space.
- Multi-family units shall be uniformly clustered and evenly dispersed throughout the dedicated multi-family areas in the site plan.
- **Visibility** – Whenever possible, design and placement of residential dwellings and other features shall maximize visibility and encourage social interaction. This includes building orientation, placement of windows, doors and balconies, buildings and site entrances, placement and type of landscape materials, types of walls and fences and other physical obstructions.
- **Project Entries** – Project entry areas provide the resident and visitor with an enhanced image of the project and create a positive identity for the development. They should be prominent and visible by providing an attractive area with landscaping, open space areas, and project directories. Multi-family project should provide as many private, ground-level entries to individual units as possible. Special attention should be given to hardscape and landscape treatments to enhance the overall project image.
- **Entry Drives** – The principal vehicular access into a multi-family housing project shall be through an entry drive rather than a parking drive whenever possible. Colored, textured paving treatment at entry drives is encouraged for a minimum length of ten feet (10') located immediately adjacent to the street right-of-way. Landscaping, use of entry monumentation, shade structures and site design should frame and distinguish entry drives and complement the theme of the development.
- **Parking and Drives** – Large, monotonous and undivided parking lots shall not be permitted in multi-family projects. Multiple smaller-scale parking lots shall be provided.
 - Parking areas shall be located to the rear of residential structures or within the interior of the development to allow residential units to front on the street. Dispersed parking courts located to the side of the units are the preferred alternative when environmental considerations or site constraints preclude such parking locations.
 - Parking courts shall be screened from view of adjacent streets in such cases and shall not be located closer to the street than the street facade building line of the principal residential structure.
 - Parking lots should be designed and provided with adequate lighting to ensure pedestrian safety.
 - Landscape bulb-outs in parking areas shall, wherever possible, align with major building entrances to provide pedestrian access to the building entrance from a parking court or drive. Bulb-outs that align with entrances should be at least two car spaces wide and should include a pathway as well as a vertical landscape or architectural element such as a trellis or a tree.
 - Perimeter parking driveways are discouraged.
 - Parking areas should allow easy access and surveillance from housing units.
 - Guest parking should be distributed throughout the development and clearly identified.
 - Residential parking areas shall be separate from commercial areas.

- **Garages**
 - Garages and carports shall be architecturally consistent and integrated with the buildings.
 - Individual garages within residential structures shall be enclosed behind garage doors.
 - Townhouse dwellings that front public streets shall have garages accessible from alleys or internal drives located at the rear of the project.
 - Garages in multi-family developments shall be accessible only from the interior of a development and garage doors shall be oriented to face away from public streets.
 - Garages should be distributed throughout a development to ensure convenient access from residential units.
- **Carports** – Where carports are permitted at apartments only, they must follow the same criteria for spatial arrangement as parking courts. Carports may be incorporated with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is prohibited. The ends of each cluster of carports shall be landscaped if visible from public or private streets, or adjacent properties.
- **Mailboxes** – Groups of mailboxes shall be provided within the interior of multiple-family residential developments to maximize efficient pedestrian access.
- **Usable Open Space**
 - All residential units shall have safe and efficient access to usable public or private open space that affords opportunity for recreation and/or social activities. The design and orientation of these areas should be sheltered from the wind, noise and traffic on adjacent streets, and incompatible uses to a reasonable extent.
 - Required common open spaces shall be conveniently and centrally located to the majority of units in the development to promote a sense of community. Open space areas located within center courtyards are encouraged to provide residents with privacy and security.
 - Undifferentiated, empty outdoor open spaces shall be avoided.
 - Common usable open spaces and children's play areas shall be visible from individual units and/or shared facilities such as laundry facilities and community rooms to provide passive visual surveillance. They shall be linked to the internal pedestrian system of the development as well.
 - All usable open space areas shall have appropriate lighting and be regularly maintained.
 - Fencing, walls, landscaping or other mechanisms should be used to define the boundaries between public and private outdoor open space.
- **Dwelling Unit Access.** The use of long, monotonous access balconies and corridors to provide access to five (5) or more units shall be prohibited. Instead, access points to units should be clustered in groups of four units or less. To the extent possible, the entrances to individual units shall be plainly visible from nearby parking areas and/or streets as

applicable. The use of distinctive architectural elements and materials to denote individual entrances is encouraged. Individual units located adjacent to a public street should be generally oriented to the street and include an entry feature such as porch that provides direct access to the street where possible.

- **Mass and Scale.** The scale of such projects shall be considered within the context of their surroundings. Large projects should be broken up into groups of structures. Buildings should avoid appearing like one large, undifferentiated mass by incorporating appropriate visual complexity. Multi-family developments should be designed to provide as many residential units as reasonably feasible within prescribed density limitations with individual identities. The use of single “mega-structures” shall be avoided in favor of structures that have a “human” scale through implementation of the following standards:
 - Eliminate box-like forms with large, unvaried roofs by using a variety of building forms and roof-shapes. This may be accomplished by creating clusters of units, variations in height, setback, and roof shape.
 - Combinations of one-, two-, and three-story elements on the same building are encouraged to create visual diversity.
 - Where multi-family projects are located adjacent to single-family residential areas, the taller elements of buildings should increasingly step back from adjacent single-family residences to provide attractive transition between structures and to reduce the visual appearance of mass.
 - Elements such as hipped and gable roof projections and varying recessions should be considered to provide visual relief of mass and bulk.
 - Orient buildings toward the street in a manner that continues the streetscape established in adjacent residential areas.
 - Architectural elements such as chimneys, balconies, porches, and pot shelves (consistent with the architectural style) should be provided for visual diversity.
 - To the extent feasible, entrances to individual units should be plainly visible from the street.
 - Units and buildings should be sited to maximize view opportunities to open spaces. The number of windows should be maximized to enhance view opportunities and make interior spaces feel larger.

Architecture The following architectural standards apply to residential development in the Plan area:

- **Facade and Roof Articulation** - Long, unbroken facades and box-like forms shall be avoided for all multi-family units. To the extent possible, each of the units shall be individually recognizable. For the façades and roofs, variation of planes and heights and the inclusion of elements such as balconies, porches, arcades, dormers and cross gables ameliorate the box-like appearance of long, flat walls and roofs of excessive height. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roof applied at the structure's edge. The architectural design of structures shall consider the following:

- All building elevations shall be finished appropriately so as to provide continuity. Material changes are strongly encouraged to be accompanied by changes in plane.
 - Articulate building facades to portray a human scale that assigns identity to individual dwelling units.
 - Each building elevation should be designed with a proper visual balance and sense of cohesion, and all elevations, not just the front elevation, should have detailing appropriate to the style.
 - Incorporate building elements that provide architectural interest.
 - Varied ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.
 - Roof colors and composition should vary within a project to add visual diversity.
 - Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.
 - Roof materials should be concrete, clay, heavy asphalt shingle, or other fire resistant materials.
 - Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.
- **Materials and Colors**
 - Stucco and combinations of stucco, stone or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces. Exterior building and roofing colors shall be appropriate to and enhance the architectural style and materials of the structure. Large areas of intense primary color will generally be avoided, as subdued colors are more appropriate for the structure's dominant overall color.
 - Use of stucco on larger mass buildings should be broken up or mixed with other materials.
 - Wherever possible, maintain the number of colors that appear on the structure's exterior at two or three to offer some accent but not so much as to make it aesthetically displeasing.
 - Accent color should be used for shutters, awnings, trim, fascia, balcony rails, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.
 - Materials selected for multi-family projects shall be durable, require low maintenance, and be suitable for the local but arid climate. Piecemeal embellishment and frequent changes in materials shall be avoided, and a palette of materials that convey an image of quality and durability shall be used. Painted surfaces shall reinforce and be compatible with the architectural style of the buildings.

- **Exterior Stairs** – When provided, simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the multi-family structure. Stairways shall be of smooth stucco, plaster, or wood, with accent trim of complementary colors and railings appropriate to the architectural style of the residential structure. Slender, open metal, prefabricated stairs are not allowed.
- **Accessory Structures**
 - Carports, detached garages and other accessory structures shall be designed as an integral part of the architecture of projects. They shall be similar in materials, colors and detail to the principal structure(s) of a development
 - Carports garages and other accessory structures shall have a roof design and pitch which complements the principal residential structure.
 - A carport's vertical support structure shall have sufficient mass to be visually as well as structurally harmonious with the roof structure. Thin, unsubstantial appearing posts or poles shall be avoided.
 - Where garages are provided, doors shall appear set into walls rather than flush with the exterior wall.
- **Solar Panels.** Solar panels shall be integrated into the roof design to be flush with the roof slope or fixed to a sloping support structure for a flat roof. Frames shall be colored to match roof colors. A natural aluminum finish is strongly discouraged. Any mechanical equipment shall be enclosed and completely screened from view.
- **Additional Building Components**
 - Exposed gutters and downspouts should be painted to complement or match adjacent roof, fascia, trim or wall colors and not detract from the design of the building.
 - No exterior antennas are allowed with the exception of satellite television dishes with a small diameter so long as they are screened from view from public right-of-way.
 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.
 - Skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color; natural aluminum frames are not allowed.
- **Landscape Architecture.** Multi-family projects should incorporate landscaping that defines spatial transitions and complements the building architecture to create a livable environment for residents and pleasant views from adjacent public and private areas. The following standards are provided specifically for multi-family development:
 - Paved areas, especially parking lots, should be shaded to the greatest extent feasible.
 - The provision of seating areas is strongly encouraged in landscaped areas. Such areas should be shaded.

- Landscaping should be used to create transitions between public and private space, and to define pedestrian walkways.
- Varied surfaces and/or decorative paving should be used to delineate pedestrian facilities from vehicular and parking areas.
- The landscape architecture design standards for single-family residential development discussed in Section 2.2.5 shall also apply to multi-family residential development.

Trash Enclosures. Trash enclosures with solid screening shall be distributed throughout a development and sited to allow vehicular access for pick-up vehicles and to minimize visual impact, especially from the public right-of-way.

Screening. The screening design standards for single-family residential development discussed in Section 2.2.5 shall also apply to multi-family residential development.

Fences, Walls, and Hedges. The fences, walls, and hedges design standards for single-family residential development discussed in Section 2.2.5 shall also apply to multi-family residential development.

2.5.6 GATED COMMUNITY LAND USE AND DEVELOPMENT STANDARDS

The following use regulations and development and design standards for the gated community.

Use Regulations

The detached single-family units on lots equal to or greater than 6,000 square feet shall be subject to the residential use regulations for low-density residential lots as set forth in **Table 2-2**. The detached single-family units on lots ranging from 3,800 to 5,999 square feet, and duplex dwelling units (two dwelling units sharing a common wall) on lots ranging in size from 3,400 to 5,999 square feet shall be subject to the residential use regulations for medium-density residential lots as set forth in **Table 2-2**.

Development Standards

The detached single-family dwelling units, including low- and medium-density lots shall be subject to the single-family development standards set forth in **Table 2-3** of Section 2.2.3. The duplex dwelling units shall also be subject to the development standards set forth in **Table 2-3** of Section 2.2.3.

Design Standards

The detached single-family dwelling units, including low- and medium-density shall be subject to the single-family design standards set forth in Section 2.2.5. The duplex dwelling units shall also be subject to the to the development standards set forth in Section 2.2.5. The multi-family units shall be subject to the multi-family design standards set fourth in Section 2.2.6.

2.6 VILLAGE COMMERCIAL

The centrally located Village Commercial area of the McCabe Ranch II Specific Plan provides conveniently accessible basic amenities and services to residents of the Plan area. Appropriate retail uses include, but are not limited to, gas/service stations, convenience stores, pharmacies, ice cream parlors, bakeries, video stores, and dry cleaners.

2.6.1 COMMERCIAL DEVELOPMENT AND DESIGN STANDARDS

Use Regulations and Design Standards

Commercial development in the Plan area is subject to the C-1 zone use regulations of the County of Imperial Land Use Ordinance. The C-1 zone is intended to provide for restricted commercial needs including business and professional offices and limited retail stores to serve local residents. The C-1 zone permits such uses as gas/service stations, food markets, restaurants and other eating establishments, and dry cleaners.

2.6.2 DEVELOPMENT STANDARDS

Table 2-6 identifies the development standards for commercial development in the McCabe Ranch II Specific Plan area.

**TABLE 2-6
COMMERCIAL DEVELOPMENT STANDARDS**

Development Standard	Commercial
Minimum building/structure setback from roadway	20'
Minimum building/structure setback from lot line	15'
Minimum building/structure setback from adjacent building/structure	15'
Maximum building/structure height	2 stories/35'
Minimum off-street parking required	Pursuant to the County of Imperial Land Use Ordinance based on proposed use.
Additional regulations	And standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.

2.7 BUSINESS PARK COMMERCIAL

The Business Park Commercial area of the McCabe Ranch II Specific Plan provides an area intended to be a job sector generator and land for local economic activities providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. Located adjacent to State Route 86 it is anticipated that the commercial uses will benefit from drive-by businesses. Office uses can include but are not limited to doctor or dentist offices, small business or other general business services. Appropriate commercial uses include, but are not limited to, coffee shops, bakeries, ice cream parlors, video stores, dry cleaners, pharmacies, convenience stores, and grocery stores.

2.7.1 BUSINESS PARK COMMERCIAL DEVELOPMENT AND DESIGN STANDARDS

Use Regulations and Design Standards

Commercial development in the Plan area is subject to the C-2 zone use regulations of the County of Imperial Land Use Ordinance. The C-2 zone is intended to provide for restricted commercial needs including business and professional offices and limited retail stores to serve local residents. The C-2 zone permits such uses as business offices, doctors, attorney, government offices, along with more commercial uses such as gas/service stations, food

markets, restaurants and other eating establishments, and dry cleaners. It is also intended that the office buildings can be built and/or converted into office condominiums.

2.7.2 DEVELOPMENT STANDARDS

Table 2-7 identifies the development standards for commercial development in the McCabe Ranch II Specific Plan area.

**TABLE 2-7
BUSINESS PARK COMMERCIAL DEVELOPMENT STANDARDS**

Development Standard	Commercial
Minimum building/structure setback from roadway	20'
Minimum building/structure setback from lot line	15'
Minimum building/structure setback from adjacent building/structure	15'
Maximum building/structure height	3 stories/45'
Minimum off-street parking required	Pursuant to the County of Imperial Land Use Ordinance based on proposed use.
Additional regulations	And standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.

2.8 MIXED USE COMMERCIAL OPTION

This section of the Plan discusses optional mixed use commercial element of the mixed use commercial/high density residential land use designation. The mixed use commercial area provides conveniently accessible basic amenities and services to residents of the McCabe Ranch II Specific Plan area and drive-by customers from SR-86. Office uses on ground or higher floors can include but are not limited to doctor or dentist offices, small business or other general business services. Appropriate commercial uses include, but are not limited to, coffee shops, bakeries, ice cream parlors, video stores, dry cleaners, pharmacies, convenience stores, and grocery stores.

Commercial development is located adjacent to residential development within a mixed use area in order to integrate different land uses within the Plan area. These uses are integrated through the use of unified architectural and landscaping themes for both residential and commercial structures, and human-scale design with strong pedestrian orientation. The mixed use commercial area also provides opportunity for vertical mixed use development in the form of second-story office uses or residential units above ground-floor commercial uses. The mixture of commercial, residential and office uses is provided to allow for economic flexibility as market conditions change over time, and to provide opportunity for development of a vibrant, vertical mixed use neighborhood center filled with activity throughout the day.

2.8.1 MIXED USE COMMERCIAL DEVELOPMENT STANDARDS

Use Regulations and Design Standards

Mixed use commercial development in the Plan area is subject to the C-2 zone use regulations of the County of Imperial Land Use Ordinance. The C-2 zone is intended to provide for restricted neighborhood commercial needs including business and professional offices and limited retail

stores to serve local residents. In addition to uses permitted in the C-2 zoning area, kiosks and second and third-story office space or residential units above ground floor commercial or office uses, shall also be permitted.

2.8.2 DEVELOPMENT STANDARDS

Table 2-8 identifies the development standards for mixed use commercial development in the McCabe Ranch II Specific Plan area. These standards apply only to vertical mixed uses including a mixture of residential and non-residential uses on the same parcel. Previous **Table 2-5** describes the residential portion of the mixed use commercial/high density residential development standards that could occur in this portion of the Plan area. Previous **Table 2-7** describes the commercial development standards for stand alone commercial uses within or outside of the mixed use area.

**TABLE 2-8
MIXED USE COMMERCIAL DEVELOPMENT STANDARDS**

Development Standard	Mixed Use Commercial
Minimum building/structure setback from roadway	20'
Minimum building/structure setback from lot line	15'
Minimum building/structure setback from adjacent building/structure	15'
Maximum building/structure height	3 stories/45'
Minimum off-street parking required	Pursuant to the County of Imperial Land Use Ordinance based on proposed use. In addition, parking areas for commercial uses in residential mixed use developments shall be segregated from residential parking areas.
Additional regulations	Mixed use commercial development is also subject to any standard not specifically addressed by this Plan but regulated by the Land Use Ordinance.

2.9 COMMERCIAL DESIGN STANDARDS (VILLAGE, BUSINESS PARK, & MIXED USE)

The following design standards are intended to assist the designer in understanding the requirements pertaining to all commercial development within the McCabe Ranch II Specific Plan. These mandatory standards provide examples of potential design solutions and interpretations of the various mandatory regulations. These standards ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. These standards are also intended to promote development that is walkable, safe, and representative of traditional neighborhood design principles.

General Design Principles – The following identifies general design principles for commercial development.

- **Desirable Elements** – The qualities and design elements for commercial and mixed use commercial structures and developments that are most desirable include:
 - Variation in building profile;
 - Richness of surface and texture;

- Significant wall articulation (i.e., insets, canopies, wing walls, trellises, etc.);
 - Pedestrian-orientation with a "human" scale;
 - Variation in sloped roof elements and cornice treatments;
 - Roof overhangs, arcades, awnings, and prominent/attractive entry features;
 - Regular or traditional window rhythm;
 - Outdoor dining areas;
 - Public art;
 - The use of trees, awnings, trellises, or other elements to provide shade;
 - Articulated mass and bulk;
 - Transparency;
 - Significant landscape and hardscape elements;
 - Prominent access driveways;
 - Street oriented primary building entrances;
 - Windows, doors, and balconies placed to facilitate natural surveillance;
 - Landscaped and screened parking;
 - Comprehensive sign programs; and
 - Orientation of buildings to the street.
- **Undesirable Elements** - The following elements are to be avoided:
 - Large blank, monotonous and unarticulated wall surfaces that contribute little to the streetscape and discourage natural surveillance;
 - Highly reflective surfaces;
 - Metal siding on the main facade;
 - Plastic siding;
 - Large Square "boxlike" structures;
 - Mix of unrelated styles (e.g., rustic wood shingles and polished chrome);
 - Large, out of scale signs with flashy colors;
 - Chain link fence and barbed wire

- Materials requiring high maintenance such as stained wood, shingles or metal siding; and
- Visible outdoor storage, loading, trash, and equipment areas

Site Planning. The following site planning standards are to be followed:

- Structures and other improvements should be sited in a manner that maximizes visibility of public areas (e.g., parking lots, plazas), and streets and alleys to maximize opportunities for people engaged in their normal behavior to observe the space around them.
- Buildings should be designed with the primary entrance oriented toward the street. Direct pedestrian access from sidewalks and paseos to building entrances shall be provided.
- When appropriate, new structures should be clustered to create plazas or pedestrian malls to prevent long “barracks-like” rows of structures. When clustering is impractical, a visual link between separate structures should be established through the use of an arcade system, trellis or other open structure. Multiple buildings on the site should have a strong spatial and functional relationship between them and are encouraged to have strong unifying pedestrian connections.
- Structures are to be sited in a manner that complements adjacent structures.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts where feasible. Structures should be linked to the public sidewalk with Americans with Disabilities Act (ADA)/Title 29 compliant textured paving.
- Landscaping and shade structures such as pergolas should be used to enhance the areas adjacent to structures.
- Where provided, spaces between structures should be utilized as pedestrian accessible areas with clear, recognizable shapes that reflect careful planning. Such spaces should provide amenities such as shade, benches, or fountains.
- Pedestrian walkways with enhanced paving and landscaping are encouraged. Such walkways should provide direct access from sidewalks or paseos to primary building entrances.
- Open space is to be combined where possible into larger aggregate, landscaped areas rather than equally distributing them into areas of low impact such as at building peripheries, behind a structure or in other areas of little impact to the public view.

Fences and Walls – Fences and walls shall be designed pursuant to the following standards:

- Except where required for a specific screening or security purpose, high walls shall not be used within commercial areas. When used, the intent is to keep the walls as low as possible while performing their screening and security functions.
- Where walls are used along property frontages, or screen walls are to be used to conceal storage and equipment areas, they should be designed to be compatible with surrounding architecture.

- Both sides of all perimeter walls or fences should be architecturally treated when visible from public or private streets and public areas such as parking lots and plazas. Landscaping should be used in combination with such walls wherever possible.
- When security fencing is used, it should be a combination of solid walls with pillars and decorative view ports, or short solid wall segments and wrought iron grill work.
- Long expanses of fence or wall surfaces should be offset or architecturally designed to prevent monotony. The use of contrasting elements and materials, such as tile, stone, or brick, or otherwise interesting design, is strongly encouraged to break up long expanses of fence or wall surfaces.
- Landscape pockets or vines on vertical surfaces should be integrated into fencing or screening the development as appropriate whenever feasible.

Mass and Scale

- Promote commercial structures with human scale through building articulation, orientation, and architectural elements such as porches, arcades, and windows to break up the mass. Building scale can be reduced to human-scale through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures and other details.
- The scale of buildings should be carefully related to adjacent pedestrian areas (e.g., courtyards) and other structures.
- Large dominating structures should be broken up visually by: creating horizontal emphasis through the use of trim; adding three-dimensional architectural elements; and using combinations of complementary colors and landscape materials.

Architecture – Commercial development is subject to the following architectural standards:

- **Architectural Design** - Avoid the appearance of massive, bulky structures with implementation of the following measures:
 - Vary the planes of the exterior walls in depth and/or direction. Wall planes should not run in a continuous direction for more than 50 feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest.
 - Building height should be varied so that it appears to be divided into distinct massing elements.
 - Two-story structures should convey visual transition from the ground floor to the second floor through change in materials, colors, awnings, or other techniques to create human-scale.
 - Building facades should be articulated by use of color, arrangement of facade elements or a change in materials.
 - Landscaping and architectural detailing should be used at the ground floor level to lessen the impact of an otherwise bulky building.

- Recessed entries, arcades, and covered awnings are encouraged to provide human scale pedestrian orientation.
- Blank walls should be avoided at the ground floor levels. Utilize windows, trellises, wall articulation, arcades, change in materials, or other features.
- All building facades visible from public streets and public areas (such as parking areas) should be architecturally treated.
- Upper-story decks, balconies, and similar features are permitted subject to the following:
 - Balconies on the front façade should be located and designed to minimize conflicts with pedestrian traffic on the ground level
 - The scale of balconies shall be compatible with the structure to which they are attached
 - Balconies should not obscure visibility of signs or storefronts.
- Parapet walls should be used for screening flat roofs and articulating the building design. Such walls should include detailed architectural elements to define the building roofline. Low-pitched roofs with wide, overhanging eaves and decorative brackets may be used in conjunction with parapet walls.
- **Colors**
 - Exterior building and roofing colors should be appropriate to and enhance the architectural style and materials of the structure. Large areas of intense primary color should generally be avoided as subdued colors are more appropriate as the dominant overall color for a structure.
 - The color palette chosen for new structures should generally be compatible with the colors of adjacent structures. An exception is where the colors of adjacent structures strongly diverge from these design standards.
 - Wherever possible, minimize the number of colors appearing on the structure's exterior. Primary or bold colors may only be used to accent elements, such as door and window frames and architectural details.
 - Roof flashing, rain gutters, and downspouts, vents, and other roof protrusions should be finished to complement the adjacent materials and/or colors.
- **Materials** - Materials should be consistently applied on all facades and chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided. Material changes should not occur at external corners, but may occur at reverse or interior corners or if located at least four feet from the edge of external corners.
- **Roof Treatments**
 - Commercial should have varied and interesting roof forms that are consistent with community design standards.

- All roof top equipment should be screened from public view by screening materials of the same nature as the structure's basic materials. Mechanical equipment should be located below the highest vertical element of the building. Unscreened plain equipment boxes are not acceptable. The following roof materials should not be used: corrugated metal (standing rib metal roofs are permitted); highly reflective surfaces (copper roofs may be considered); and illuminated roofing.
- **Windows and Building Entries**
 - The design and placement of windows shall be consistent for an entire structure.
 - The decoration of windows with architectural elements compatible with the structure's architectural style is encouraged.
- **Awnings and Canopies**
 - Awnings/canopies should not be located in a way that obscures transom windows, piers, pilasters, and other architectural building features and should generally be designed to project over individual doors and window openings where feasible.
 - The size of the awning/canopy shall be proportional in scale with the building to which it is attached.
 - The style of the awning/canopy should complement the architectural style of the building to which it is attached. Awnings should generally have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel-shaped awnings are appropriate for buildings with arched window/door openings.
 - An awning/canopy with a single, solid color is preferred. The color of the awning/canopy should be compatible with and complement the exterior color(s) of the building.
 - Awnings/canopies should be regularly cleaned and kept free of visible defects and wear.
 - Awnings/canopies with signs shall require the issuance of a Sign Permit in accordance with the County of Imperial Land Use Ordinance.
- **Landscape Architecture**
 - Landscaping for commercial uses should be used to define specific areas by helping to focus on entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.
 - Landscaping should be scaled to adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
 - Landscaping around the base of structures that face streets or parking areas is recommended to soften the edge of the structure. Landscaping should be accented at entrances to provide focus. Loading areas or service zones need not have perimeter landscaping if sufficient setback landscaping is in place.

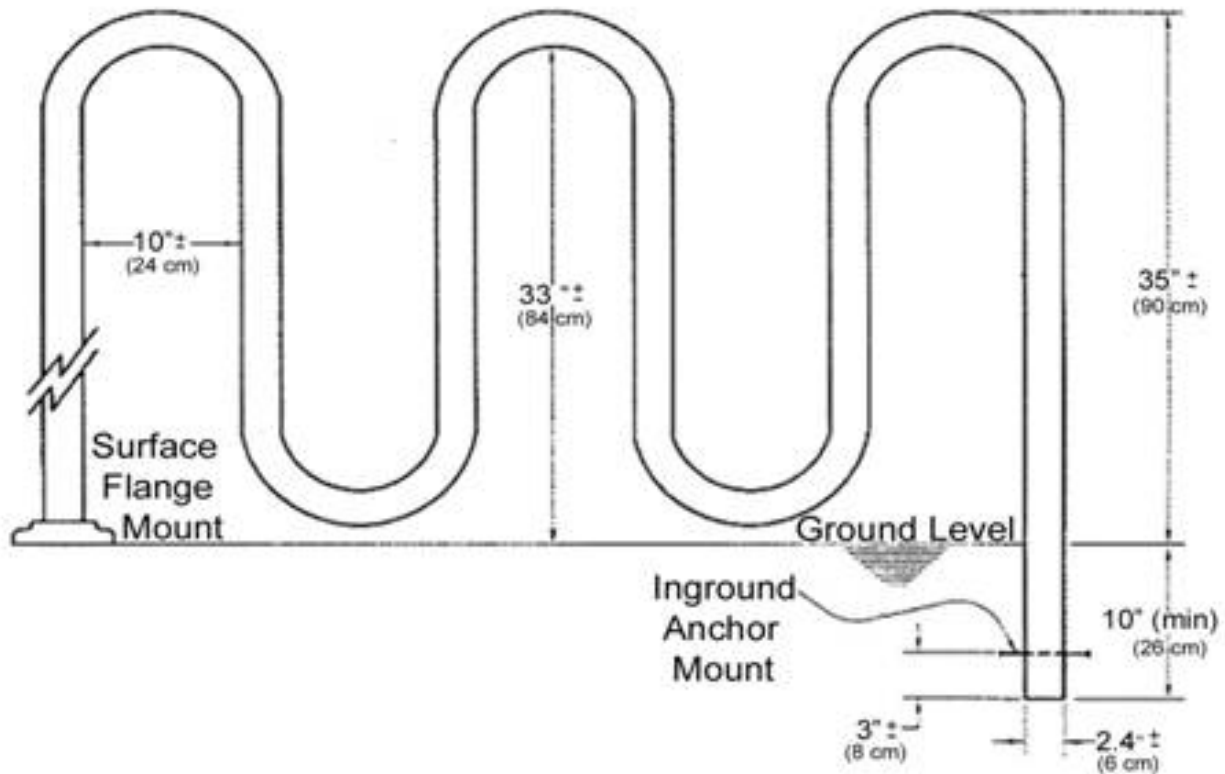
- Trees should be located throughout the parking lot and not simply at the ends of parking aisles. In order to be considered within the parking lot, trees should be located in planters that are bounded on at least three sides by parking area paving.
- Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks or the use of concrete curbs.
- Vines and climbing plants upon trellises, integrated with buildings, and perimeter walls are strongly encouraged.
- At maturity, trees should be able to be trimmed 10 feet above ground and shrubs should be maintained at a height of approximately three feet when visibility is a factor.
- All landscaping shall be irrigated by an automatic system.

Parking and Loading Areas - The following design standards supplement the parking and loading regulations of the County of Imperial Land Use Ordinance.

- **Parking and Circulation**

- Parking lot design should consider the following factors: ingress and egress with consideration to possible conflicts with street traffic; pedestrian and vehicular conflicts; on-site circulation and service vehicle zones; and the overall configuration and appearance of the parking area.
- Parking areas should be placed behind the building at the ground level where feasible. Parking areas should not be located along property frontage adjacent to State Route 86 and the Main Entry Parkway to the extent feasible. When visible from the public right-of-way or residential areas, parking areas should be screened to minimize the visibility of parked vehicles from the street.
- Separate vehicular and pedestrian circulation systems shall be provided. Pedestrian links between uses in commercial developments should be emphasized, including distinct pedestrian access from parking areas in large commercial developments, such as shopping centers. Driveways widths should be minimized and designed with maximum visibility to promote walkable streets.
- Parking aisles should be separated from vehicle circulation routes whenever possible. Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped areas should be minimized.
- Parking areas should be landscaped, receiving interior as well as perimeter treatment.
- Parking areas should be separated from structures by either a raised concrete walkway or landscaped strip, preferably both. Situations where parking spaces directly abut structures should be avoided to the extent feasible.
- Where parking areas are connected, interior circulation should allow for a similar direction of travel and parking bays in all areas to reduce conflict at points of connection.

- Parking access points should be located as far as possible from street intersections so that adequate stacking room is provided. The number of access points should be limited to the minimum amount necessary to provide adequate circulation.
 - Parking areas and pedestrian walkways should be visible from structures to the greatest degree possible.
 - Parking areas which accommodate a significant number of vehicles should be divided into a series of connected smaller lots divided by landscaping or buildings.
 - Use an opaque landscaped wall, landscaped berm, or shrub planting to screen any parking which is visible from the street periphery. A combination of walls, berms and landscape material is required when parking abuts a street frontage. Where practical, lowering the grade of the parking lot from existing street elevations may aid in obscuring views of automobiles while promoting views of architectural elements of the structures beyond.
 - Service areas and parking shall be screened from the street and residential areas by trees, massed planting and decorative walls. Service roads should also act as accessible fire lanes.
 - Parking lot landscaping should be used to avoid expansive appearance of parking lots, provide shaded parking areas, and to mitigate acoustical impacts of the vehicles.
- **Bike Parking**
 - Bike parking must be provided in easily accessible locations from the street and paseo system and building entrance(s) it serves.
 - Bike parking shall be provided in a manner that does not interfere with pedestrian or vehicular circulation and shall be located near building entrances. Bike parking may be provided in a required landscape area provided the parking area is mounted on a concrete pad and direct access to/from the bike parking area is paved.
 - Bike parking facilities should be made out of a durable and strong material, permanently anchored to the ground, and designed such that cyclists can easily secure their bikes.
 - For each bike parking space required, a U-lock compatible, wave type, or other bike rack approved by the County Engineer shall be provided on-site to which a user can secure one wheel and the frame of a bike. An example U-lock compatible, wave type bike rack is shown below.



U-lock Compatible Wave-type Bike Rack

- The stationary component of a bike rack may be either a freestanding bike rack or a wall-mounted bracket. For long-term parking needs, such as secure bike parking for employees during work hours, bike lockers can be installed on-site to meet the bike parking requirements.
- Bike parking must be visible from the building it serves and sufficiently illuminated in order to provide security for parked bikes.
- **Screening**
 - Loading facilities, service areas, and mechanical equipment shall be screened from public view to encourage aesthetically pleasing commercial development as follows:
 - Loading facilities should be located at the rear of the site and screened from public view, when feasible.
 - Where solid enclosures are required for screening purposes, landscaping should be provided to screen solid enclosures from public view, especially where such areas abut primary streets or residential areas.
 - Mechanical equipment should be located behind a structure or on the roof. Such equipment shall be screened from public view with landscaping, parapet walls, or architectural features consistent with the design guidelines.

- Screening for outdoor storage (including cart storage and trash enclosures) should be determined by the height of the material or equipment being screened. When allowed by the provisions of the County Land Use Ordinance and this Specific Plan, exterior storage should be confined to portions of the site that are least visible.
- Where screening is required, a combination of elements should be used including solid masonry walls, berms, and landscaping. Chain link fencing is not permitted. Any outdoor equipment, whether on a roof, side of a structure or on the ground, should be appropriately screened from view. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape and size. Where several individual pieces of equipment are located, a continuous screen is desirable.
- **Lighting**
 - Exterior lighting shall be provided with the goal of maintaining pedestrian safety and minimizing impacts to adjacent buildings and residential areas. Lighting fixtures should provide visual interest and be compatible with the architectural style and scale of the structure to which such fixtures are attached.
 - The use of exterior lighting to accentuate the building design and highlight architectural details is encouraged. Building entries, sign copy, and addresses should be highlighted with exterior lighting.
 - Flashing, blinking, or extremely bright lights are strongly discouraged.
 - Light shields shall be utilized on all outdoor lighting standards to prevent light from being directed above the horizontal plane and pollute the night sky.
- **Signage.** In addition to the County's sign regulations in the Land Use Ordinance, signage for commercial development should follow the following guidelines:
 - Special signs, pavement and landscape enhancement should be provided at project entrances. Unified landscape and signs consistent with residential development is encouraged. Carefully scaled, pedestrian friendly store signs and graphics are encouraged.
 - Large illuminated signs should be comprised of individually cut and internally illuminated letters. Box/can type signs are not allowed. Wall signs may be front lit or have rear halo illumination.
- **Kiosks**
 - Where permitted, kiosks shall incorporate architectural style and color(s) compatible with surrounding buildings.

2.10 PARKS

2.10.1 MINI-, NEIGHBORHOOD, AND COMMUNITY PARKS PLAN

The McCabe Ranch II Specific Plan provides three types of public parks to encourage active recreation, social interaction, and passive enjoyment. The three types of public parks serve as focal points within the different sub-areas of the conventional residential neighborhood and gated community. The Community Park shall be developed by the developer and maintained by a special district, assessment district, or other entity acceptable to the County of Imperial. The Gated Community Parks may be maintained by a private assessment district or HOA facilities within their boundaries. Selected mini-parks located within the Flex Lots and Multi-Family Lots may also be developed entirely as private HOA facilities. Any HOA facility will not be included in the park credit calculation as illustrated in **Table 5-3** in Section 5.0 – Public Services and Facilities.

The residential neighborhoods are strategically located in relation to the extensive system of parks and recreation facilities to encourage a walkable community.

The convenient location of public open space is an important complement to a community containing compact lots. All the residents are located very close to these parks that provide abundant open space. The walkable community concept:

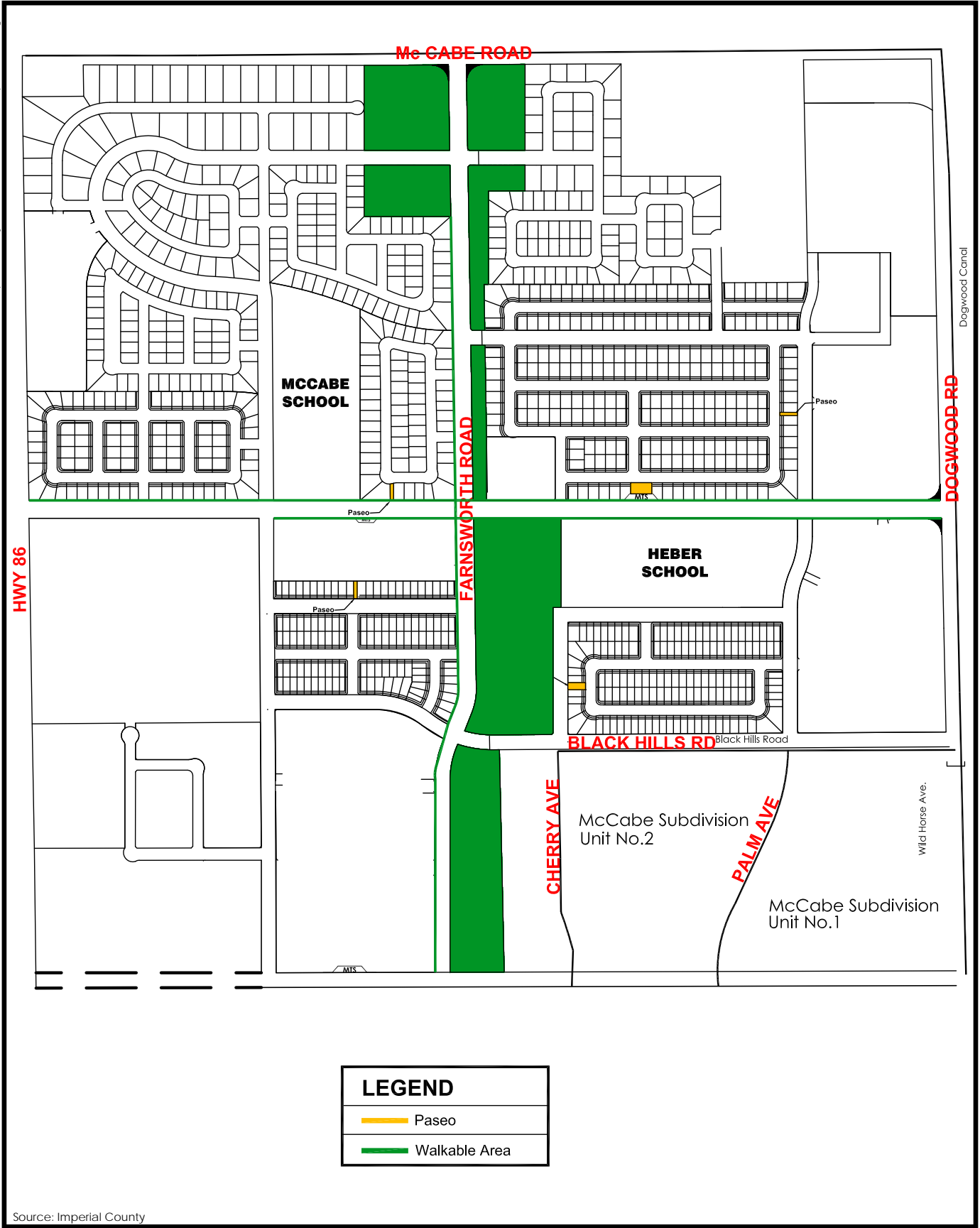
- Promotes healthy lifestyles;
- Reduces local vehicle traffic; and
- Promotes safety and security through increased social interaction.



The emphasis on public open space also fosters opportunity for social interaction and promotes strong community bonds and increased neighborhood identity. The conventional residential neighborhood and gated community are designed such that all residents are within five minutes or less walking distance to public parks and/or private recreation facilities and the opportunities for active and passive recreation, and social interaction which they afford.

The three types of public parks include: the community park; 6 neighborhood parks; and approximately 6 mini-parks (minimum one park per Flex Lot and Multi-Family Development). The locations of these parks are depicted graphically in **Figure 5-1** (Section 5.0). The centrally-located community park is intended to serve both the McCabe Ranch II community and the surrounding region.

A system of smaller neighborhood parks, mini-parks and paseos radiates from the community park throughout the sub-areas of the conventional residential neighborhood to provide recreation and social interaction within walking distance of all homes. The neighborhood parks (gated or open) are smaller than the community park and function as focal points, neighborhood centers, and casual meeting places for the residential neighborhoods surrounding the community park.

The mini-parks provide additional park space to ensure that nearly all residents are within a three to five minute walk of open space. An extensive pedestrian paseo and walkway system connects the individual parks and recreational facilities into a cohesive open space system that facilitates the pedestrian-oriented character of the community.



LEGEND	
	Paseo
	Walkable Area

Source: Imperial County

Not to Scale



Figure 2-13
Walkable Community

Community Park

The approximately 21.6 +/- acres community park, as the focal point of the residential neighborhoods and entire McCabe Ranch II Specific Plan area, will provide a variety of amenities and significant open space to both residents of the community and surrounding areas. As the largest park in the Plan area, it will contain various opportunities for both active and passive recreation. The community park is three large parks combined. This offers each of the parks to be built independent of one another, creating individual character, while maintaining an overall universal theme. The community park is intended to include joint-use facilities for the schools. The parks are located immediately adjacent to school sites to encourage the joint use of these facilities after school hours and the community. Other amenities include recreations sports facilities, playgrounds, benches, gazebos, party/picnic facilities, and passive recreation areas.

The southern most portion (8.5 +/- acres) of the community park is located adjacent to the McCabe Ranch Specific Plan 5 acre park/retention. The existing McCabe Ranch park is hidden from its community behind a row of homes and only visible from Correll Road. The McCabe Ranch II Specific Plan is designed as a walkable community to that end the southern portion of the community park is layout in anticipation of being combined with the existing McCabe Ranch park to further enhance the Heber Community's recreational opportunities.

Neighborhood Parks

Neighborhood parks vary from approximately 3 to 5 acres in size. They serve as focal points within the sub-areas of the conventional residential neighborhood. These parks provide a variety of amenities and open space to the residents of McCabe Ranch II and the surrounding areas. Proposed features of these parks will include open space for active recreation as well as areas for passive recreation including, but are not limited to, sports facilities, seating areas, picnic areas, and children's tot lots or playgrounds.

Mini-Parks

Mini-parks are typically less than 1/2 acre in size and provide a variety of amenities at convenient locations throughout the Flex Lot residential and Multi-family residential developments. These parks will not be characterized by large playing fields as the community park and neighborhood parks but will provide passive open space and smaller amenities for passive recreation. Potential amenities include, but are not limited to, seating areas, picnic areas, and children's tot lots or playgrounds.

2.10.2 PARKS DEVELOPMENT STANDARDS

Use Regulations

Table 2-9 shows the recommended and required uses for parks within the McCabe Ranch II Specific Plan area. If a use is not identified, it is not permitted unless approved during the site plan review process.

**TABLE 2-9
PARKS USE REGULATIONS**

Amenity	Community Park	Neighborhood Parks	Mini-Parks
Parking, Drop-off/ Pick-up	Parking lots and drop-off/ pick-up drives. The required number of parking spaces shall be determined during the site plan review process.	Parking lots and drop-off/ pick-up drives. The required number of parking spaces shall be determined during the site plan review process.	Not required or recommended.
Sports Fields	Fields such as baseball and soccer fields are appropriate uses. These uses are subject to the lighting regulations described below.	Fields such as baseball and soccer fields are appropriate uses. These uses are subject to the lighting regulations described below.	Not required or recommended.
Themed Elements	Special features and themed elements compatible with the Community's overall image are recommended.	Special features and specific themed elements located within the parks to further enhance the character and identity of the each neighborhood. These uses shall be subject to the lighting regulations described below.	No specific theme is required; however, architectural features of any structures should be compatible in scale, mass, and color with surrounding development.
Snack and Convenience Stands	Snack and convenience stands are recommended. Proper acquisition of all required permits is required for the sale of food and nonalcoholic beverages.	Not recommended, but permitted.	Not permitted.
Passive Open Space	A community plaza and open space shall be provided. These uses shall be subject to the lighting regulations described below. Provide extensive shade through landscaping and structures, such as picnic shade structures and gazebos or pergolas.	A neighborhood plaza and open space are appropriate. These uses shall be subject to the lighting regulations described below. Provide extensive shade through landscaping and structures, such as picnic shade structures and gazebos or pergolas.	Passive open space is an integral feature of the Mini-Park. Passive open space shall provide extensive shade through landscaping and structures, such as picnic shade structures and gazebos or pergolas.
Courts	Hard surface sports courts such as basketball and tennis courts are recommended. These uses shall be subject to the lighting regulations described below.	Hard surface sports courts such as basketball and tennis courts are appropriate. These uses shall be subject to the lighting regulations described below.	A half sport court is appropriate. This use shall be subject to the lighting regulations described below.
Dog Run	Fenced, off-leash dog run areas are permitted.	Not recommended.	Not permitted.
4H Facilities	4H pavilion is permitted.	Not permitted.	Not permitted.
Restrooms	Restrooms and changing room/ locker facilities are recommended.	Restroom facilities are permitted, but not required.	Not permitted.
Night Lighting	Night lighting shall require a Conditional Use Permit (CUP) to ensure spillage is reduced. All park and open space lighting shall be fully shielded (i.e., no light is emitted above the horizontal plane on which the light is located) to provide a dark night sky. Intermittent sports field lighting shall be excepted from this requirement.		
Stormwater Management	Where feasible, passive open space landscape areas may be used for detention. The area used for temporary detention shall not exceed 80 percent of the total park area.		

Development Standards

Table 2-10 provides the development standards for the community park, neighborhood parks, and mini-parks.

**TABLE 2-10
PARKS DEVELOPMENT STANDARDS**

Development Standard	Community Park	Neighborhood Parks	Mini-Parks
Minimum building/structure setback from roadway	15'	15'	15'
Minimum building/structure setback from lot line	15'	15'	15'
Minimum building/structure setback from adjacent structure	15'	15'	15'
Maximum building/structure height	30' ¹	18'	15'
Minimum Parking	See Table 2-9	See Table 2-9	Not required.

¹ A central thematic tower is exempt from the maximum height requirement and may achieve a maximum height of 40 feet if provided.

2.10.3 PARKS DESIGN STANDARDS

Architecture

Architecture within parks should be compatible with surrounding development in terms of mass, scale, color, and theme.

Landscaping

The majority of landscaping should consist of an appropriate balance of drought-tolerant, desert plant species and higher water use 'oasis' plant species. Irrigated turf grass fields are permitted. Landscaping should also incorporate shade, enhanced ground cover, and open space areas that provide recreational opportunities.

Soft Ground Cover

Soft ground cover should be used in open grass areas, ball fields, tot lots, and paths. Passive soft ground cover areas within a park may also serve as storm water detention areas as described below.

Detention Facilities

In order to adequately handle sporadic rain events, the Plan area may utilize temporary detention facilities in some areas of the parks to supplement the dedicated detention basins located throughout the Plan area. Refer to the **Figure 6-3**, Drainage Master Plan. These detention facilities prevent flooding from occurring in the community and save on maintenance costs that would otherwise be needed to repair flood damage. These detention facilities are located within passive activity areas characterized by open spaces of grass and/or vegetative groundcover such as the outfield of a baseball facility or informal turf grass areas. Detention facilities within a park shall not exceed 80 percent of the total park area. The final location and configuration of all detention facilities within parks will be determined by a civil engineer.

Lighting

Public recreational facilities lighting should include fully shielded fixtures to minimize the emission of light into the night sky and neighboring properties. The lighting of private recreational facilities such as basketball courts, tennis courts, and ball fields on individual residential lots shall not be permitted. Swimming pools may be internally lit for safety purposes. Private community HOA facilities may illuminate courts with proper shielding, if approved through a CUP.

Parking

Parking lots should be designed and lighted with shielded fixtures to ensure pedestrian safety. Parking facilities should have safe and easily accessible drop-off and pick up areas.

2.11 SCHOOLS

2.11.1 LOCAL NEIGHBORHOOD SCHOOLS PLAN

The Plan area includes two elementary schools to provide for the educational needs of local residents. Middle school and high school students will be provided educational facilities outside the Specific Plan area and offered by the applicable school district. The location of these school sites is shown in **Figure 5-1** (Section 5.0).

2.11.2 SCHOOLS LAND USE AND DEVELOPMENT STANDARDS

Use Regulations

All school buildings and facilities shall be designed in conformance with the policy requirements and regulations of the applicable school district and in compliance with any applicable policies, requirements and regulations of the State architect Office of Public School Construction, Department of Education, and other applicable State departments and statutes.. If a site is not used for a school as decided by the appropriate school district, the site may be developed as single-family detached residential units on lots no smaller than 4,000 square feet.

Development Standards

All school buildings and facilities shall be developed in conformance with the policies requirements and regulation of the applicable school district and in compliance with any applicable policies, requirements and regulations of the State architect.

2.11.3 SCHOOL/PARK DESIGN STANDARDS

Although the County of Imperial has no approval authority over the design of school facilities, the following design standards are encouraged to be considered by the school districts based on the County's desire represent the for the development of quality schools that reflect their importance as central features within the community. The school districts shall have the final decision as to the implementation of all design standards to be applied to the schools.

Architecture

School architecture should be designed compatible with surrounding development and to ensure continuity between both Plan area schools. Each school should choose architecture, materials, and colors based on a common theme that should blend with the architecture, materials, and colors of the surrounding community.

Building Elevations

Building elevations should be harmonious and compatible with the design elements of the architectural style of the building. Each elevation should be designed with a proper visual balance, a sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

Façade and Roof Architecture

Roof forms, materials and colors of primary buildings and detached accessory structures should be designed to reflect the character and materials of the primary structure. Roof pitch may vary according to the style.

Accessory Structures

The design of accessory structures should be architecturally compatible with the principal structure through the use of consistent architectural style, exterior building and roofing colors and materials, and landscaping.

Screening

Any heating or cooling equipment or other mechanical equipment, whether on the roof, side of structure or ground as well as any loading or trash receptacle area, should be screened. The method of screening should be architecturally compatible in terms of materials, color, shape, and size and should blend with the building design.

Pedestrian Paths

All schools should be directly linked to the pedestrian and bicycle facilities that traverse the Plan area. The linking of elementary schools with pedestrian facilities improves the walkability of the community.

Fencing

Special use pilasters and fencing are encouraged. Fencing should be constructed of materials, colors, and textures that are consistent throughout the development and are in harmony with the overall theme and character of the development. Such fencing reinforces the identity of the community and creates a visual continuity that contributes to the community's aesthetic quality. Where chain link fencing is used, black vinyl clad fencing is strongly encouraged. Concrete masonry or concrete walls should be constructed along the perimeter of the school site where the property abuts residential land uses.

Lighting

Lighting should be designed to minimize the emission of light into the night sky and minimize emission onto adjacent properties.

Ingress/Egress

Ingress and egress points should coordinate with proposed roadway alignments and allow for safe pedestrian crossings and appropriate intersection spacing. Ingress/egress should provide for adequate visibility of all traffic and pedestrian patterns. Student transportation bus drop-off and pick-up shall be separated from thru public traffic through the design of turnouts.

Recreational Uses

Recreational use areas associated with each school are encouraged to be sited near the adjacent neighborhood parks and away from any adjacent residential units to minimize noise impacts to surrounding residences, where feasible. Active play areas should be designed with tot-lots, baseball fields, soccer fields, basketball courts, handball courts, playground equipment, and other amenities. All recreational areas should be designed in conformance with the programming requirements of the policies, requirements and regulations of the applicable school district and in compliance with any applicable police requirements and regulations of

the State architect, Office of Public School Construction, Department of Education, and other applicable State departments and statues.

Retention /Detention Basins

Open field areas of a school sites will not be used as off-site storm water retention/detention areas for the Specific Plan. The school sites should be designed to retain/detain on-site storm water.

Open field areas of a school sites will not be used as off-site storm water retention /detention areas for the Specific Plan. The school sites should be designed to retain/detain on-site storm water.

3.1 OVERVIEW OF CIRCULATION PLAN

The McCabe Ranch II Circulation Plan complements the Land Use Plan and creates a safe, interconnected system for both vehicles and pedestrians. The Land Use Plan provides narrow front setbacks, orients buildings to the street, and encourages front porches to create comfortable streetscapes that encourage pedestrian activity, passive visual surveillance, and social interaction throughout the Plan area. The Circulation Plan emphasizes comfortable streetscapes via a hierarchy of walkable streets lined with sidewalks, paseos, bike facilities, medians and landscaping. The design of the Circulation Plan emphasizes visual and physical connectivity to the parks and schools. The pedestrian and bicycle facilities provide the residential areas with connections to the multiple community amenities, while the landscaping, including street tree canopies and landscape areas provide all Plan area roadways with shade, a comfortable human scale, and attractive planting areas. Short residential blocks and open cul-de-sacs further enhance the Plan and reinforce the goals of a pedestrian orientation, recreation, and social interaction. The Circulation Plan also provides the community with convenient access to the regional arterial and highway network.

The Circulation Plan also connects to adjacent planned roadways in the Heber Community and the City of El Centro. In the southern portion of the Specific Plan area, abuts the Heber Community along Correll Road. The northern portion of the plan abuts the sphere of influence of the City of El Centro at McCabe Road. In the western portion of the Plan area, the Main Parkway Entry on SR-86 is aligned to allow it to connect to Dogwood Road.

3.2 PROPOSED ROADWAYS

The Circulation Plan includes nine roadway types that serve a variety of functions: Dogwood Road; Correll Road; McCabe Road; Main Entry Parkway (at State Route 86 and Dogwood Road); Entry Avenue (at McCabe Road and Farnsworth Road), Collector Street (at State Route 86 and Correll Road); Community Park Street with Paseo (southern extension of Farnsworth Road); Mid-Volume Residential Street with Paseo, Residential Street; Private Drive; Business Park Access and Commercial Street.

The proposed roadways that bound the Plan area (i.e., Dogwood, McCabe, Black Hills, and Correll roads) are designed consistent with the Street Cross-Sections identified in the Imperial County General Plan, Circulation Element (**Table 3-1**). The configurations of the proposed internal roadways are essentially based on the Street Cross-Sections identified in the Imperial County General Plan per road classification (**Figure 3-1**) with minor exceptions (**Table 3-2**). Deviation of road widths for internal roads area are also acceptable where the Traffic Study requires a larger roadway, additional travel lanes and turn lanes. At no point will the Plan's roads' right-of-way be less than that which is required by the Imperial County General Plan at time of the recordation of Tract Map.

As discussed in Section 1.8 – Relationship to Existing Plans and Regulations, an amendment to the Circulation Element of the Imperial County General Plan may be required to ensure that the proposed roadways of the McCabe Ranch II Specific Plan are consistent with the goals of the County's General Plan pursuant to the requirements of California State Law (Government Code §65454).

**TABLE 3-1
CROSS-SECTION DESIGN CRITERIA FOR RECOMMENDED ROADWAY CLASSIFICATIONS^D**

Roadway Classification	Travel Way No. Lanes/Width	ROW Width	Road Surface Width	Parkway Width	Paved Shoulder No/Width	Median Width	Median Shoulder No/Width	Minimum Design Speed (MPH)^a
Expressway (6)	6 – 12’	210 ^b	154’	56’	2 – 10’	46’	2 – 8’	65
Prime Arterial	6 – 12’	136 ^c 6’	106’	30’	2 – 8’	18’	None	65
Minor Arterial	4 – 12’	102’	82’	20’	2 – 8’	18’	None	55
Major Collector (Collector)	4 – 12’	84’	64’	20’	2 – 8’	None	None	55
Minor Collector (Local Collector)	2 – 12’	70’	40’	30’	2 – 8’	None	None	30
Local County (Residential)	2 – 12’	60’	40’	20’	2 – 8’	None	None	30
Local County (Residential Cul-de-Sac or Loop Street)	2- 12’	60’	40’	20’	2-8’	None	None	30
Major Industrial Collector (Industrial)	4 – 12’	96’	76’	20’	2 - 9’	10’	None	30
Industrial Local	2 – 13’	64’	44’	20’	2 – 9’	None	None	25

Footnote:

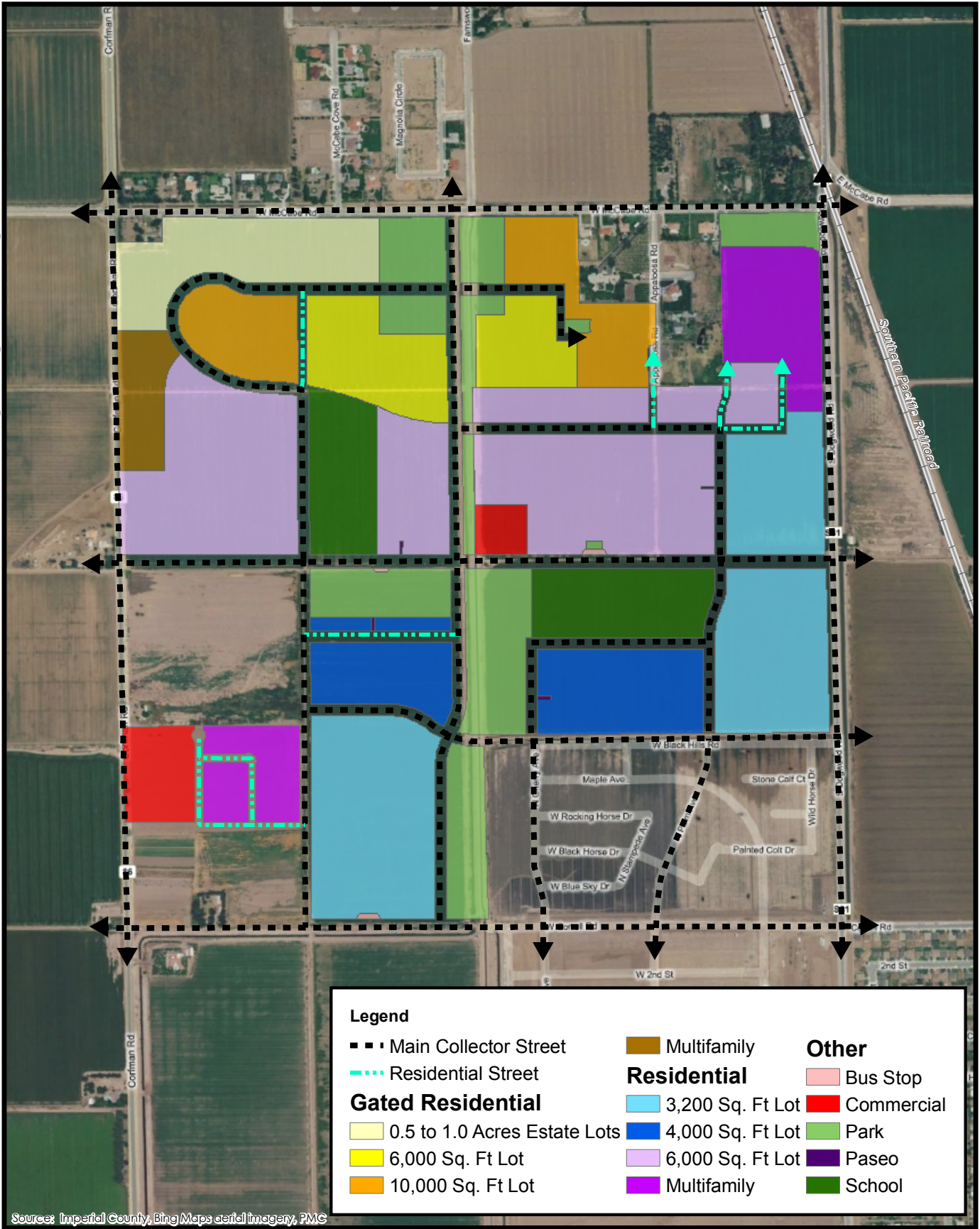
- a. The minimum design speed shall be used as a guideline only. Final minimum design speeds are subject to the Director of Public Works determination and approval.
- b. 164 feet of ROW if transit is planned with roadway (such as on Dogwood Road). Additional ROW needed at intersections and IID facilities not included within 164 feet.
- c. 136’ is the minimum, however if transit lanes or ROW is needed for utility corridors or other public facility structures, the ROW width will be greater as determined by the County.
- d. All ROW dimensions are MINIMUM and may be wider as determined on a case by case basis. Please consult with the County.

General Notes:

Additional through lanes, dual turn lanes, or other unusual circumstances may require additional right-of-way, road surface widths, etc. in addition to those shown in Table 1.

Roads in undeveloped, unincorporated portions of the County may require different standards such as unpaved shoulders or no curb, gutter improvements, etc.

Modification to roadway classification and any widths shown are subject to County Road Commissioner determination and approval.



Source: Imperial County, Bing Maps aerial imagery, PMC

Legend		
■ ■ ■ Main Collector Street	■ Multifamily	Other
— Residential Street	Residential	■ Bus Stop
Gated Residential	■ 3,200 Sq. Ft Lot	■ Commercial
■ 0.5 to 1.0 Acres Estate Lots	■ 4,000 Sq. Ft Lot	■ Park
■ 6,000 Sq. Ft Lot	■ 6,000 Sq. Ft Lot	■ Paseo
■ 10,000 Sq. Ft Lot	■ Multifamily	■ School

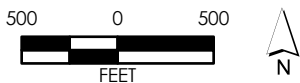


Figure 3-2
Vehicular Circulation Plan

3.2.1 DESIGN AND ENGINEERING STANDARDS

The Circulation Plan includes several roadway types, all of which are strategically designed to accommodate the anticipated vehicular and pedestrian traffic volumes. **Table 3-2** and the following section detail the design and engineering standards for these roadways. Improvements to the arterial roadways and highways surrounding the McCabe Ranch II Specific Plan are also discussed. The distribution of these roadways throughout McCabe Ranch II is presented on the Vehicular Circulation Plan (**Figure 3-2**).

All proposed roadways that cross-over the canals owned by the Imperial Irrigation District will be developed in collaboration with the Imperial Irrigation District.

State Route 86

According to the Imperial County General Plan, State Route 86 (SR-86) is an existing two lane conventional highway. SR-86 is major north-south transportation corridor that traverses all of Imperial County from the international border to the Riverside County line. SR-86 provides vehicular access to the main entry of the Plan area, as well as to McCabe, Correll, and the Main Entry Parkway roads. Road improvements at these intersections could range from acceleration and deceleration lanes to full intersections as determined by the EIR Traffic Study. The Circulation Plan does not include improvements to the roadway sections because this roadway is designed and maintained by Caltrans. However, the Plan is consistent with Caltrans requirements for access points and right-of-way width for SR-86.

**TABLE 3-2
ROADWAY SUMMARY¹**

Roadway Name	Right-of-Way	Pavement Width ²	Vehicle Lanes	Lane Width	Street Parking	Pedestrian/Bicycle Component	Figure Reference
Dogwood Road ³	210'	154'	6	12'	n/a	Dual 6' Class II Bike Lanes / within 10' shoulders Dual 5' Sidewalks	3-4
McCabe Road ³	136'	136'	6	12'	n/a	Dual 6' Class II Bike Lanes / within 10' shoulders Dual 5' Sidewalks	3-5
Main Entry Parkway (at Farnsworth Road)	102'	82'	4	12'	Within 9' parking lanes on both sides	Dual 6' Class II Bike Lanes / Dual Community Paseos 12' (w/ 5' sidewalks & 7 landscaped areas)	3-6
Main Entry Parkway (at Dogwood Road)	102'	82'	4	12'	Within 9' parking lanes on both sides	Dual 6' Class II Bike Lanes / Dual Community Paseos 12' (w/ 5' sidewalks & 7 landscaped areas)	3-7
Correll Road ³	102'	82'	4	12'	Within 9' parking lanes on both sides	Dual 6' Class II Bike Lanes / Dual Community Paseos 12' (w/ 5' sidewalks & 7 landscaped areas)	3-8
Minor Collector (Local) include Black Hills Road, Cherry Avenue and Palm Avenue	70'	52'	2	12'	Within 8' parking lanes on both sides	Dual 6' Class II Bike Lanes & Dual 5' sidewalks	3-9
Business Park	64'	46'	2	12'	Within 8'	Dual 6' Class II Bike Lanes	3-10

Roadway Name	Right-of-Way	Pavement Width ²	Vehicle Lanes	Lane Width	Street Parking	Pedestrian/Bicycle Component	Figure Reference
Business Park and Commercial Streets	64'	46'	2	12'	Within 8' parking lanes on both sides	Dual 6' Class II Bike Lanes & Dual 5' sidewalks	3-10
Gated Community Loop Street (MCL)	70'	52'	2	12'	Within 8' parking lanes on both sides	Dual 6' Class II Bike Lanes & Dual 5' sidewalks	3-11
Residential Street	60'	40'	2	9'	Within 8' on both sides	Dual 5' sidewalks	3-12
Private Alley	20'	20'	2	10'	n/a	n/a	3-13

1. Caltrans is responsible for design, maintenance, and improvements to State Route 86. As such, this roadway is not included in the McCabe Ranch II Circulation Plan.
2. Measured to face of curb.
3. Half-street improvement only.

Dogwood Road

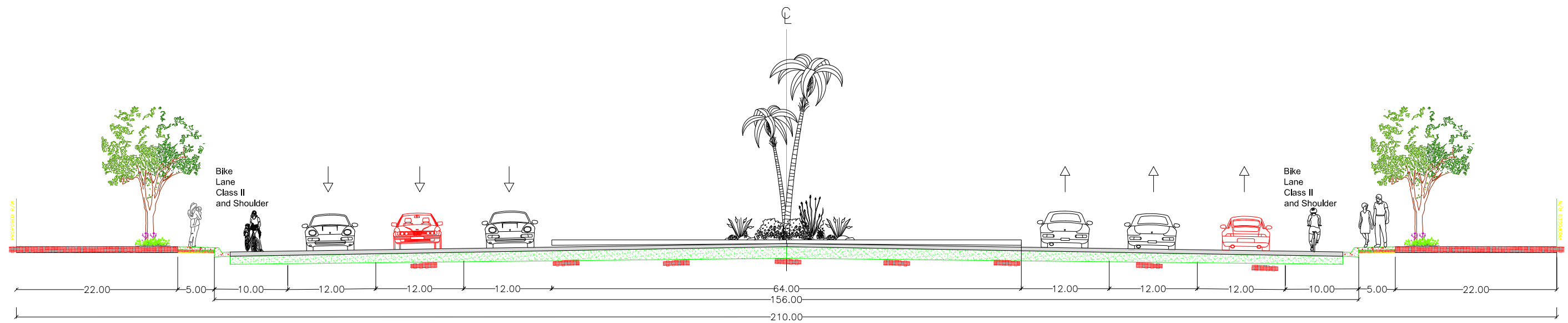
Dogwood Road is a north-to-south trending roadway that forms the eastern border of the Plan area. This segment of Dogwood Road is planned as an Expressway that primarily functions to carry high volumes of vehicular traffic and connect with other arterial roadways and expressways. Access from the Plan area to Dogwood Road is afforded by four local access roads provided within the Business Park as well as McCabe, Entry Parkway, Black Hills, and Correll roads.

The design of Dogwood Road features a 210-foot right-of-way. The configuration of this right-of-way is depicted in **Figure 3-3** and includes a 46-foot median for future transit use with 8-foot shoulders, three 12-foot vehicle lanes in each direction, and 6-foot Class II bicycle lanes within 10-foot shoulders adjacent to each curb. Beyond each curb, 5-foot sidewalks and 23-foot landscape area. The landscaped area will also include a 6-foot height sound wall on top of a 2-foot earthen berm at immediately adjacent residential neighborhoods to create a buffer from traffic noise.

McCabe Road

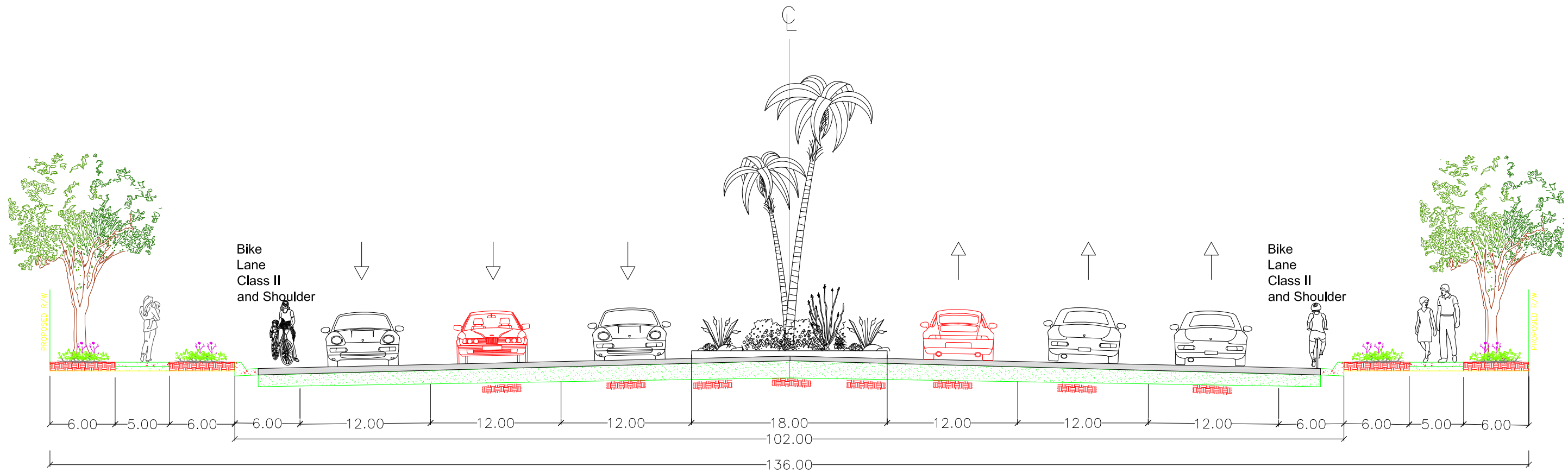
McCabe Roads trends east-to-west and forms the northern border of the Plan area. This segment of McCabe Road is planned as a Prime Arterial designed to carry high vehicular traffic volumes and connect with other arterial roadways and expressways. Main Entry (Farnsworth) Avenue roadways provide access from the conventional residential neighborhoods and gated community to this roadway.

The design of McCabe Road features a 136-foot right-of-way. The configuration of this right-of-way is depicted in **Figure 3-4** and includes an 18-foot median landscaped at focal points only, three 12-foot vehicle lanes in each direction, and 6-foot Class II bike lanes adjacent to each curb. The south side of this right-of-way features a 5-foot sidewalk and 12-foot landscape area. This area also includes a 6-foot height sound wall on top of a 2-foot earthen berm at immediately adjacent residential neighborhoods to create a buffer from traffic noise. The earthen berm is not provided adjacent to the large stormwater detention areas, the residential neighborhoods adjacent to the stormwater detention areas will be required to provide earthen berms between their rear lots and the detention areas.



Source: Imperial County, 2009

Figure 3-3
Dogwood Road Cross Section



Source: Imperial County, 2009

Figure 3-4
McCabe Road Cross Section

Main Entry E/W Parkway (at State Route 86 and Dogwood Roads)

The Main Entry Parkway (at State Route 86 and Dogwood Roads) roadway is the primary east-west entrance to the McCabe Ranch II Specific Plan area. This major collector style roadway is designed with four vehicle lanes in each direction to provide high volume vehicular access to the conventional residential neighborhood, gated community, commercial area, schools and parks. This roadway is also designed as an impressive visual amenity with two broad landscaped paseos on either side of the roadway. At both the Main Entry Parkway and State Route 86 and Main Entry Parkway and Dogwood Road intersections, special open space areas, landscaped with water or other features and project signage shall be development to create grand entrances to the Plan.

The design of this roadway features a 102-foot right-of-way. As depicted in **Figure 3-5**, and includes two 12-foot vehicle lanes in each direction, and 6-foot Class II bike lanes adjacent to each curb. Both sides of this right-of-way features 12-foot paseos comprised of a 5-foot sidewalk and a 7-foot landscape area). Street trees and street lights are provided within this area. This area also includes a 6-foot height sound wall on top of a 2-foot earthen berm is provided along the right-of-way at immediately adjacent residential neighborhoods to create a buffer from traffic noise.

Main Entry N/S Parkway (at McCabe Road)

The Main Entry Parkway (at McCabe Road) roadway is the primary north-south entrance to the McCabe Ranch II Specific Plan area. It also serves as the southern extension of Farnsworth Road. This major collector style roadway is designed with four vehicle lanes in each direction to provide high volume vehicular access to the conventional residential neighborhood, gated community, commercial area, schools and parks. This roadway is also designed as an impressive visual amenity with two broad landscaped paseos on either side of the roadway. At the Main Entry Parkway and McCabe Road intersection a special open space area, landscaped with water or other features and project signage shall be development to create grand entrance to the Plan. This is similar to the Main Entry Parkway (at State Route 86 and Dogwood Roads) entrances, creating a uniform community design.

The design of this roadway features a 102-foot right-of-way. As depicted in **Figure 3-6**, and includes a two 12-foot vehicle lanes in each direction, and 6-foot Class II bike lanes adjacent to each curb. Both sides of this right-of-way features 12-foot paseos comprised of a 5-foot sidewalk and a 7-foot landscape area). Street trees and street lights are provided within this area. This area also includes a 6-foot height sound wall on top of a 2-foot earthen berm is provided along the right-of-way at immediately adjacent residential neighborhoods to create a buffer from traffic noise.

Correll Road

Inside the southeastern border of the Plan area and trending east-to-west is Correll Road. This segment of Correll Road is planned as a Minor Arterial designed to carry medium traffic volumes and connect to collectors and/or expressways. Rows of street trees are provided on both sides of the street. The proposed design for Correll Road reflects the proposed western extension of this roadway from Oak Avenue to State Route 86.

Correll Road features a 102-foot right-of-way. As depicted in **Figure 3-7**, and includes a two 12-foot vehicle lanes in each direction, and 6-foot Class II bike lanes adjacent to each curb. The north side of this right-of-way features a 12-foot paseo comprised of a 5-foot sidewalk and a 7-foot landscape area). Street trees and street lights are provided within this area. This area also includes a 6-foot height sound wall on top of a 2-foot earthen berm is provided along the north side of Correll Road right-of-way at immediately adjacent residential neighborhoods to create a buffer from traffic noise.

Minor Collector (local) Streets

The minor collector (local) style streets include the extensions of Black Hills Road, Cherry Avenue and Palm Avenue from the McCabe Ranch I Subdivision. The roads are designed to serve the medium level traffic volumes anticipated at the residential and school areas. As shown in **Figure 3-8**, these roadways feature a 70-foot right-of-way, which includes one 12-foot vehicle lane in each direction. Landscape curb bulb-outs are provided at all intersections. Beyond the vehicle lanes, there are two 6-foot Class II bike lanes on each side of the street. Both sides of this right-of-way will also feature 5-foot sidewalks and 4 foot landscape buffers.

Business Park and Commercial Streets

The Business Park and Commercial Streets are designed to serve the medium level traffic volumes anticipated at the commercial and mixed use areas. As shown in **Figure 3-9**, this roadway features a 64-foot right-of-way, which includes one 12-foot vehicle lane in each direction. Landscape curb bulb-outs are provided at all intersections. Beyond the vehicle lanes, one 6-foot Class II bike lane on one side of the street. Both sides of this right-of-way feature a 5-foot sidewalk and a 5-foot landscape area.

Gated Community Loop Street (MCL)

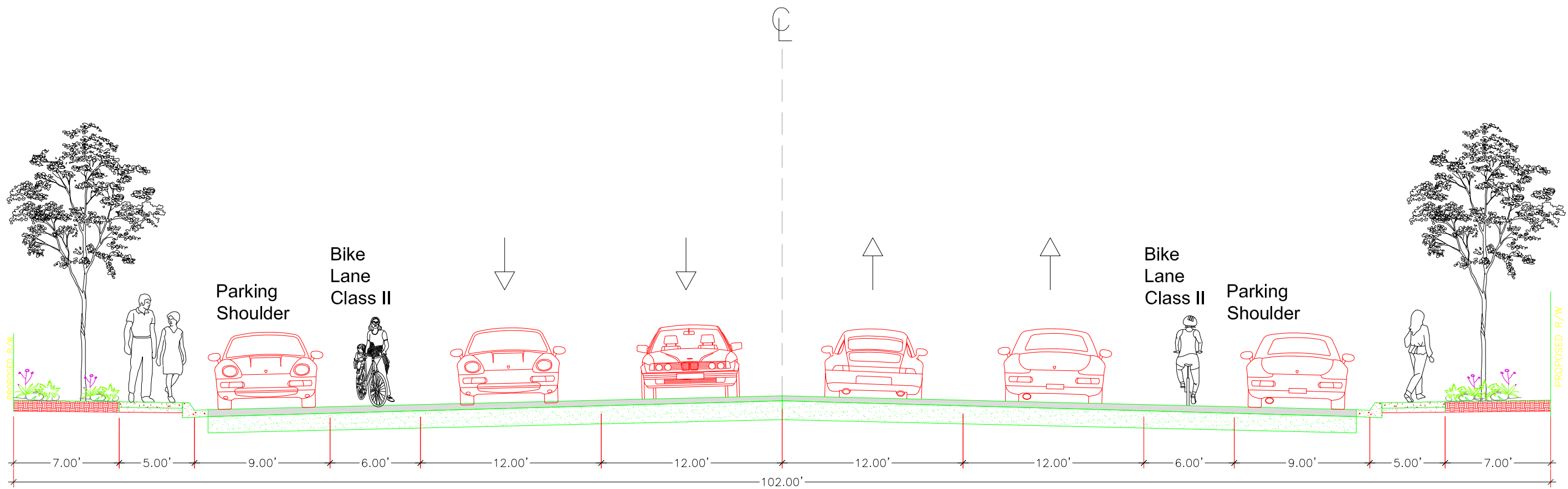
The Gated Community Loop Street is a minor collector (local) style street. The roads are designed to serve the medium level traffic volumes anticipated at the residential and school areas. As shown in **Figure 3-10**, these roadways feature a 70-foot right-of-way, which includes one 12-foot vehicle lane in each direction. Landscape curb bulb-outs are provided at all intersections. Beyond the vehicle lanes, there are two 6-foot Class II bike lanes on each side of the street. Both sides of this right-of-way will also feature 5-foot sidewalks and 4 foot landscape buffers.

Residential Street

Residential streets comprise the majority of roadways within the Plan area and area designed to encourage safe vehicle speeds and accommodate low traffic volumes within residential areas. These roadways feature a 60-foot right-of-way. The design of the residential street is illustrated in **Figure 3-11** and includes one 9-foot vehicle lane in each direction and a parking lane within 8-feet of each curb. Beyond the parking lane, an 8-foot landscape area is provided to buffer the 5-foot sidewalk from the roadway.

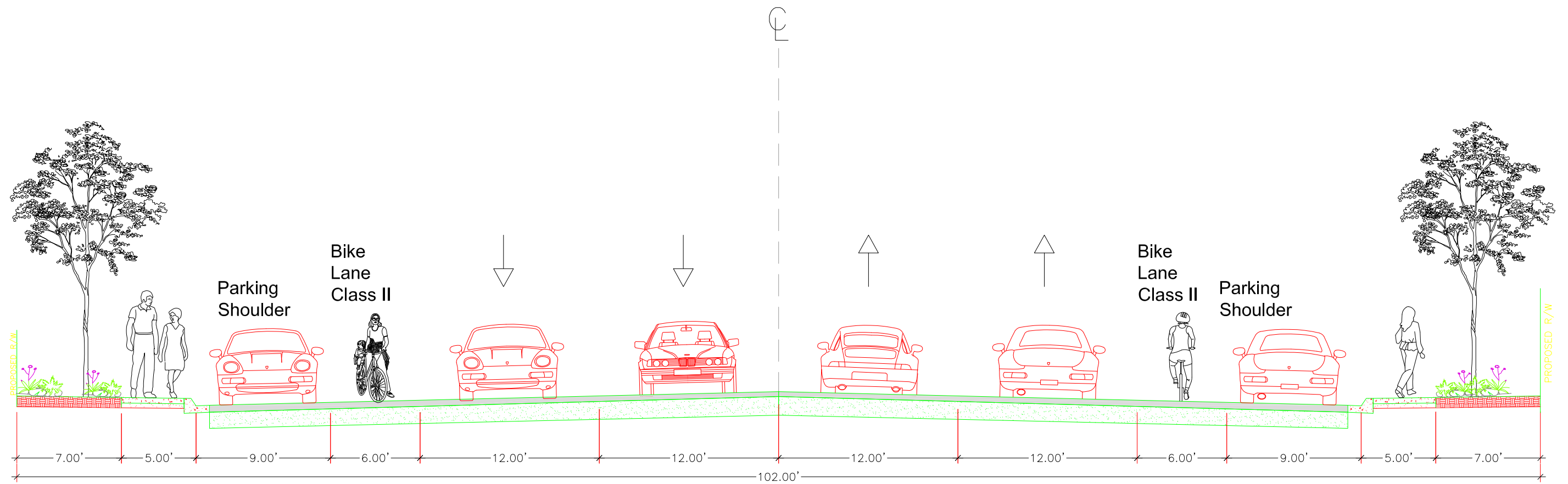
Private Alley

Private alleys are provided to service rear-loaded lots with garage access provided at the rear of the lot via the alley. Private alleys are adequately sized for two-way vehicular circulation and emergency vehicle access. The goal of private alleys is to enhance the streetscape of residential areas by allowing garage access at the rear of the lot and eliminating the view of garage doors from the streetscape. Private alleys feature a 20-foot right-of-way (**Figure 3-12**), which includes 10-feet in each direction for two-way travel. Public Utility Easements (PUE) of 5-feet in width are provided on either side of the private alley right-of-way to accommodate utilities and shallow-rooted landscape materials.



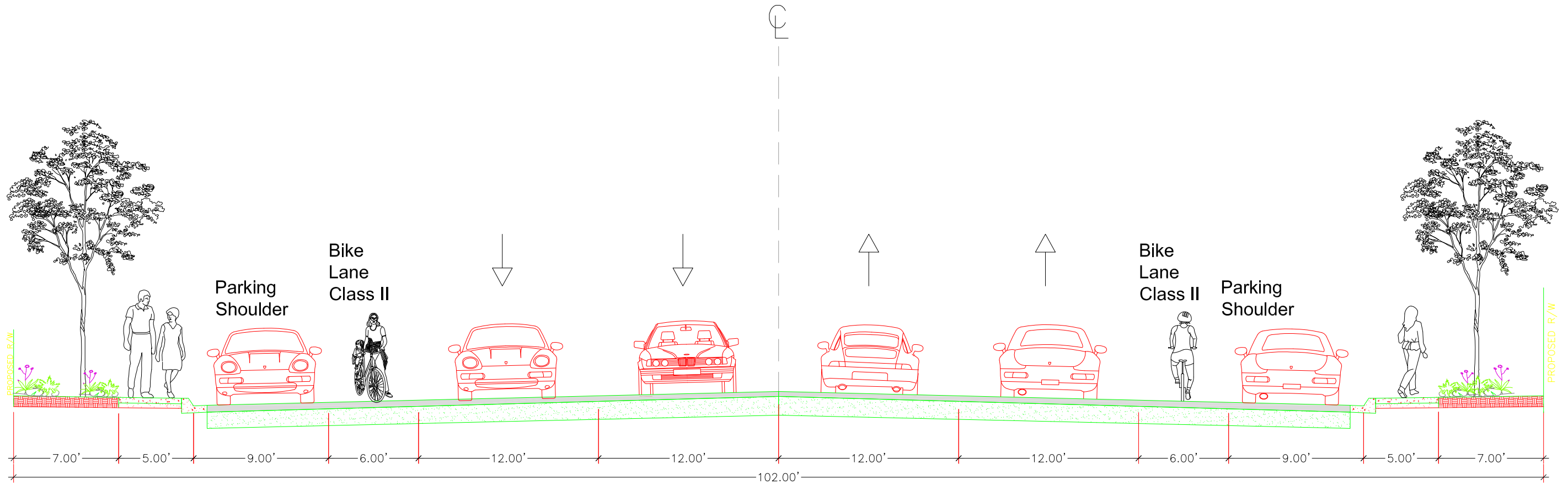
Source: Imperial County, 2009

Figure 3-5
Main Entry Parkway – 86 and Dogwood



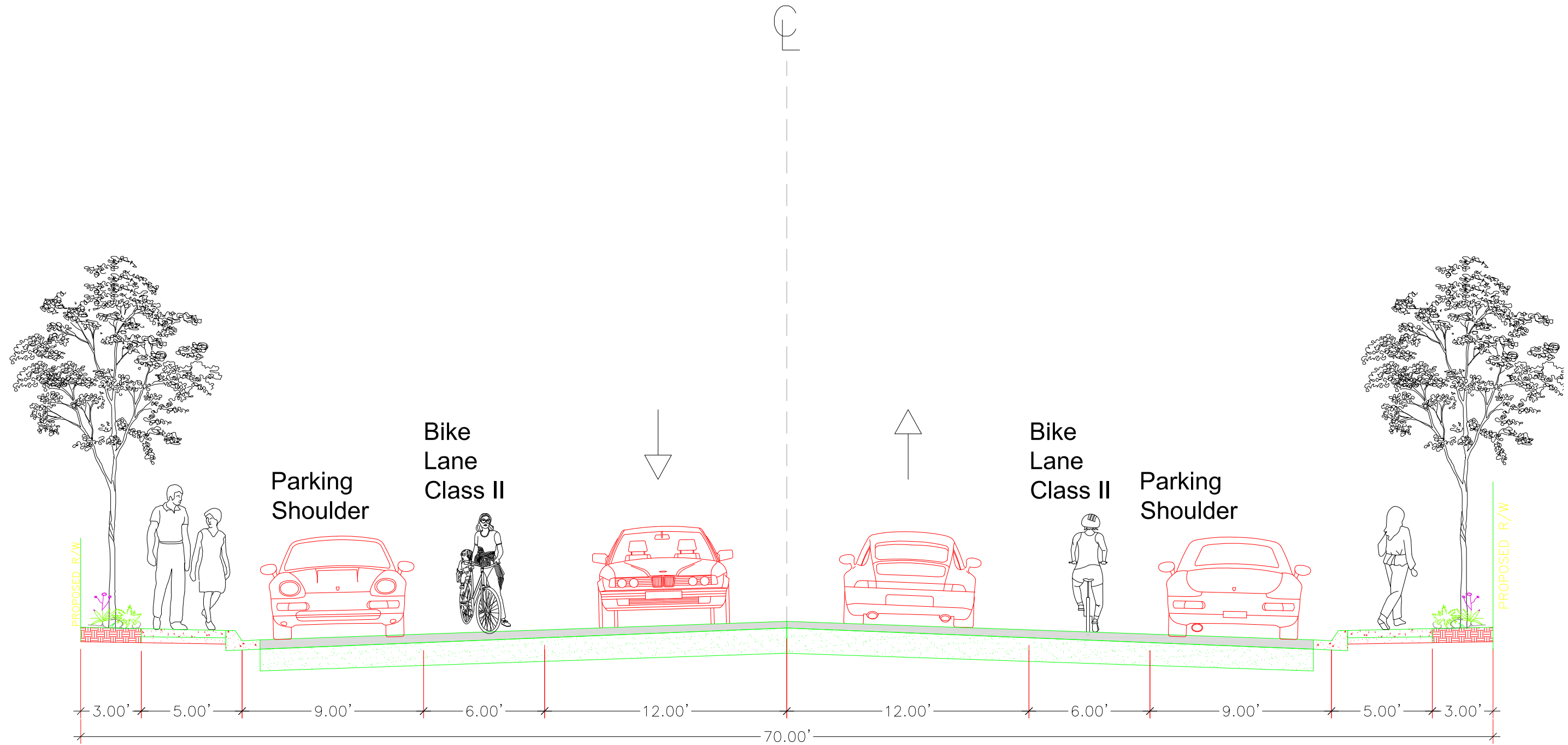
Source: Imperial County, 2009

Figure 3-6
Main Parkway Entry – Farnsworth



Source: Imperial County, 2009

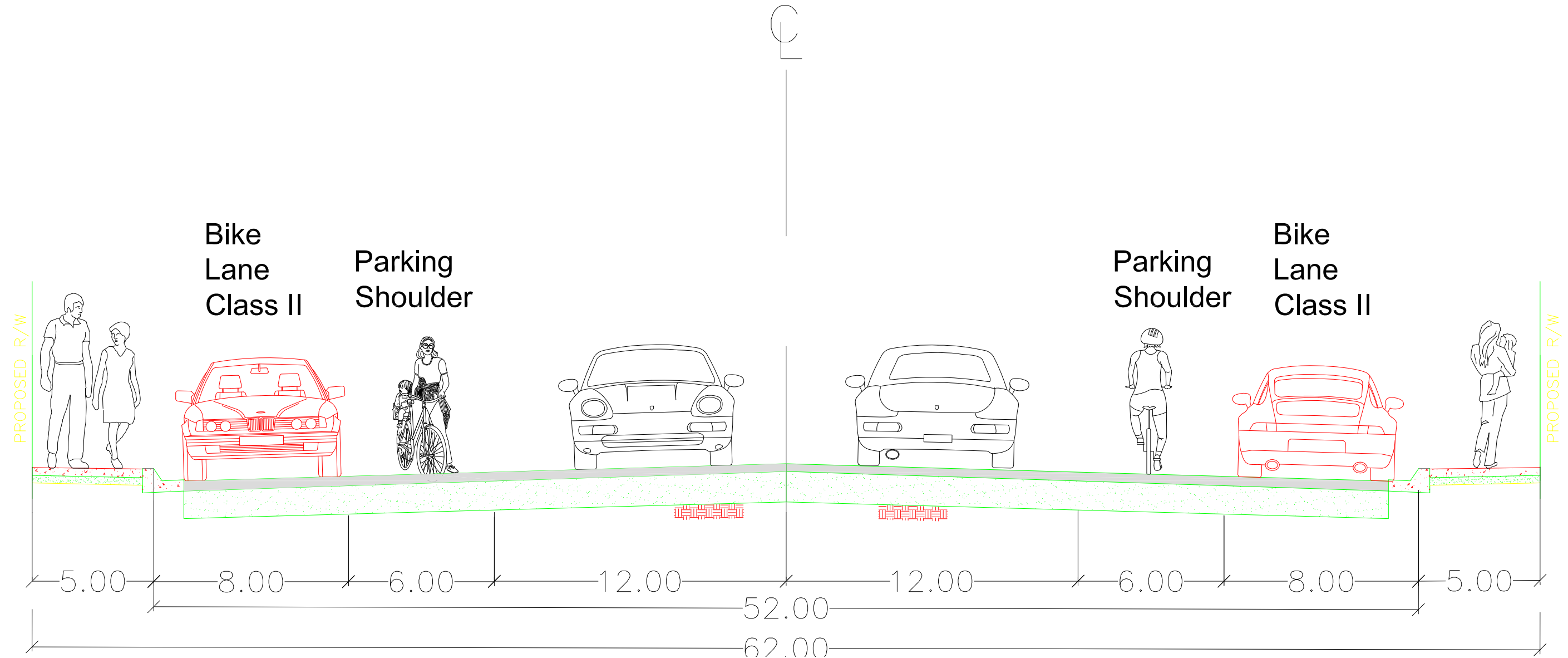
Figure 3-7
Correll Road Cross Section
PMC®



Source: Imperial County, 2009

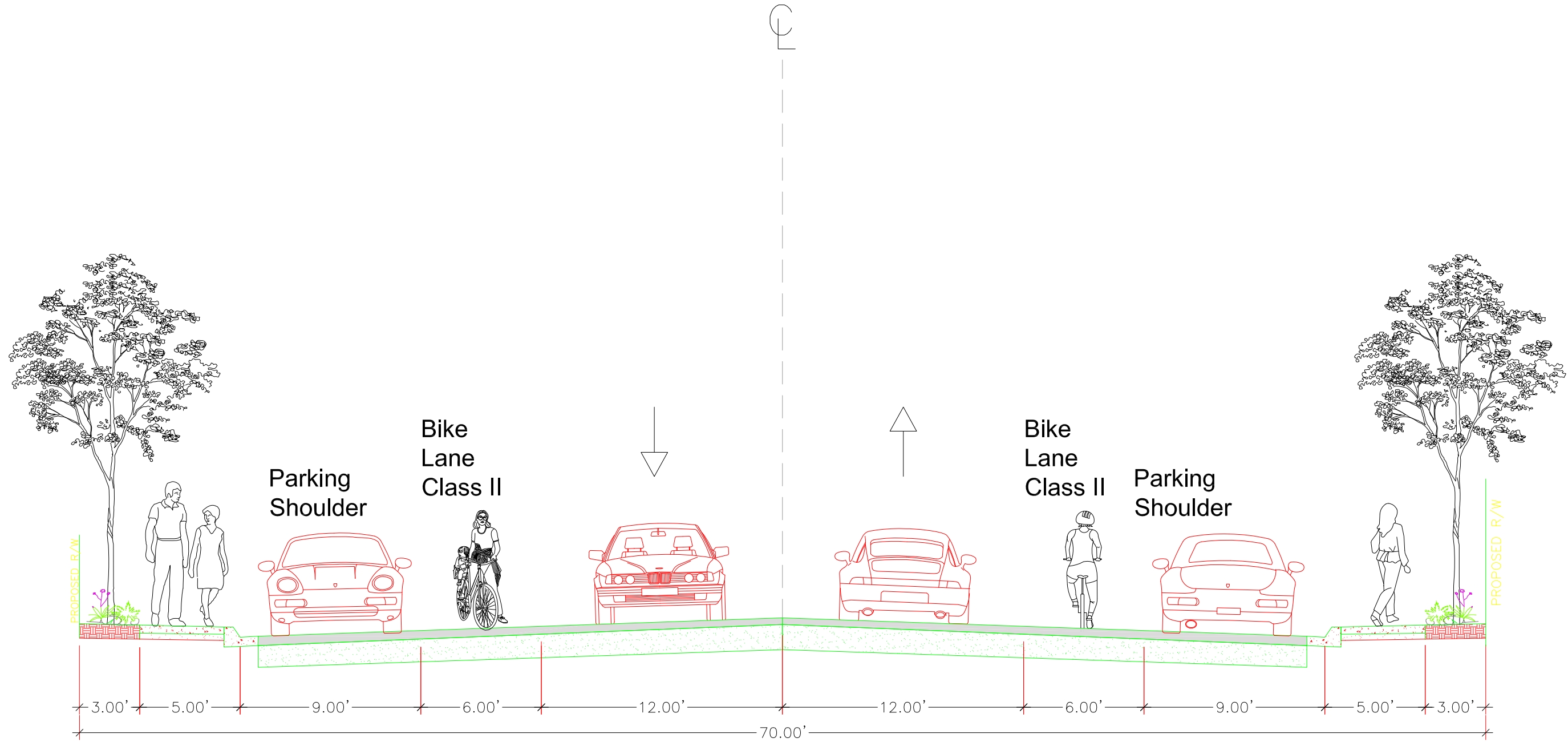
Figure 3-8
Minor Collector Cross Section





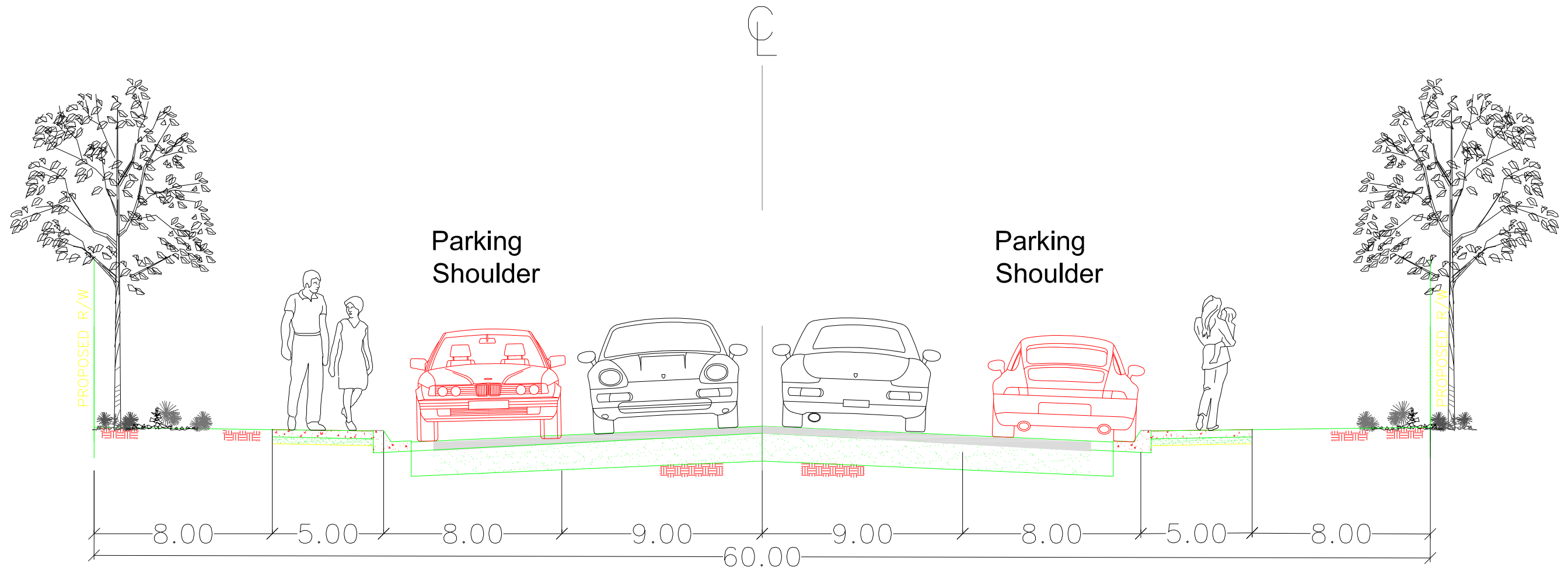
Source: Imperial County, 2009

Figure 3-9
Business Park and Commercial Streets Cross Section



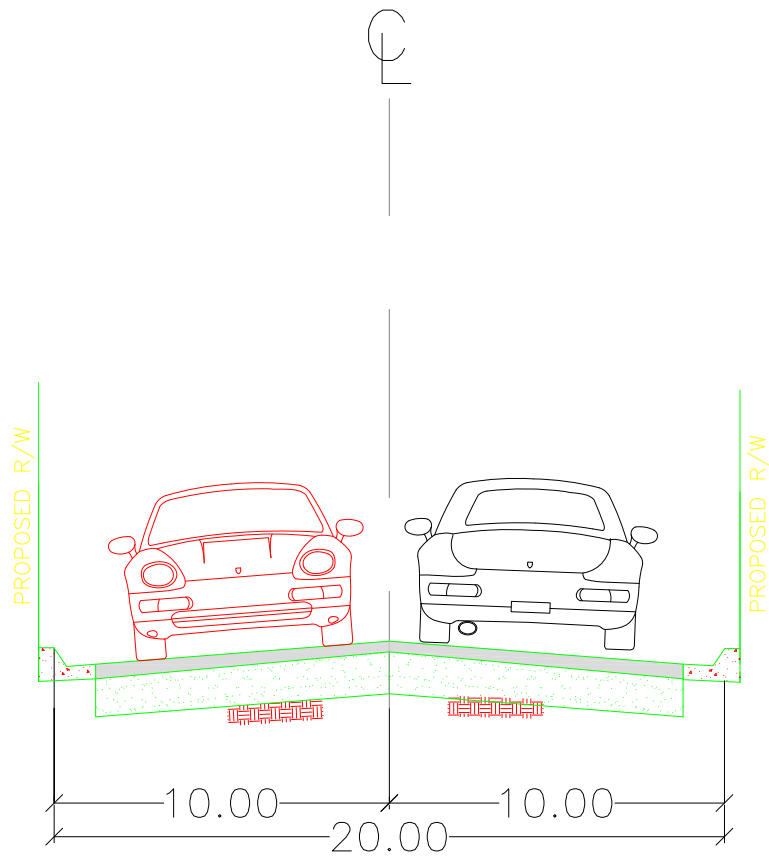
Source: Imperial County, 2009

Figure 3-10
Gated Community Loop Cross Section



Source: Imperial County, 2009

Figure 3-11
Residential Street Cross Section
PMC



Source: Imperial County, 2009

Figure 3-12
Private Alley Cross Section

3.2.2 STREET CHARACTER AND LANDSCAPING

Landscaping

Landscaping within roadway rights-of-way and required landscape easements primarily consists of drought-tolerant groundcover and shallow-rooted tree species requiring minimal irrigation, fertilization, and maintenance. As discussed in Section 3.2.1, the Circulation Plan proposes landscape areas within roadway medians, within the right-of-way areas outside the vehicle lanes, and within required landscape easements adjacent to roadway rights-of-way. Responsibilities regarding the financing and maintenance of landscape and tree areas within roadway rights-of-way and required landscape easements are provided in Section 7.0 – Public Facilities Financing and Phasing Plan.

Community Walls Program

Community walls are provided in key locations within the Plan area to provide visual screening, attenuate noise impacts, contribute to a unifying aesthetic theme, and/or define the limits of the community and enhance entry features. Walls are also used to provide aesthetically consistent screening between private and public spaces in some areas. The locations of required community walls are provided in Figure 2-12. A detailed discussion of the community walls program is provided in Section 2.0 – Land Use Plan.

Cul-de-Sacs

This layout is adequate for fire and rescue vehicles since the area of special pavers accommodates large vehicle turning radii.

The Plan area also incorporates a reduced radius cul-de-sac (less than 150 feet) that helps promote a walkable environment. The reduced radius cul-de-sac requires less pavement therefore providing more opportunities for landscaped elements, improved water quality due to reduced runoff, and reductions in future maintenance costs. Reduced radius cul-de-sacs have been shown to accommodate fire and rescue vehicles in other jurisdictions and only exist where they do not limit emergency access. The reduced radius cul-de-sac allows fire vehicles to drive in to provide services and then back out easily (due to the short length) when they are finished, unlike standard cul-de-sacs, which allow fire vehicles to drive around them. The reduced radius cul-de-sacs have the following restrictions:

- The cul-de-sac must not be longer than 150 feet,
- No parking is be allowed in the bulb of the cul-de-sac,
- There must be a minimum of 4 feet of clearance around any obstruction (light pole, electrical box, etc) on the sidewalks,
- Driveways must be American Disability Act compliant,
- Fire hydrants must be located at the beginning of the cul-de-sac radius, and
- Curbs must be provided on all public streets.

School bus Pick-Up

School bus pick-up locations shall be identified by the school districts and incorporated into the street design configurations, including at the location of school sites. Turnouts shall be provided

to accommodate busses and vehicles. Bus stop shelters with seating shall be provided at each bus-pick-up location as prescribed by the school district.

3.2.3 TRAFFIC CALMING MEASURES

The Circulation Plan is designed with various traffic calming measures in order to promote a safe and pedestrian friendly environment. Traffic calming design elements include narrower streets, medians, shorter blocks, knuckles, street tree canopies, landscape bulb-outs, roundabouts, and landscaped sidewalks and paseos; all of which enhance safety and encourage lower traffic speeds. In addition to these elements, streets are designed to be shorter in length and have fewer straight sections in order to discourage high vehicular speeds.

3.2.4 INTERSECTION OPERATION AND SIGNALIZATION

The layout of roadways within the Plan area is designed to minimize through traffic and promote safety. There are three main project access points located at the intersection of SR-86 and the Main Entry Parkway (west), between McCabe Road and Correll Road (western extension); at the intersection of McCabe Road and Farnsworth Road between SR-86 and Dogwood Road; and at Dogwood Road and Main Entry Parkway (east) between McCabe Road and Correll Road. Traffic signal control shall be provided at each of these three intersections. The remaining project access points (two at Black Hills Road and Correll Road) will be right-in right-out uncontrolled intersections with turn pockets. There are two additional roads connecting Plan to McCabe Ranch I (Cherry Avenue and Palm Avenue).

All-way stop controls with crosswalks is recommended at each corner of the elementary school sites to slow down vehicles and improve driver awareness of children/pedestrians, as well as to provide positive control for pedestrian crossings. In addition, other intersections within the Specific Plan area may require the installation of additional all way stop controls with crosswalks where there is a potential of vehicle and student pedestrian conflicts.

3.3 PEDESTRIAN AND BICYCLE NETWORK

A hierarchy of parks and paseos and sidewalks are provided to promote non-vehicular movement through the Plan area, and to connect the conventional residential neighborhoods and gated community. Paseos also connect pedestrian traffic to the commercial areas of the Plan. The pedestrian paseo/ sidewalk network is an important component in ensuring connectivity and promoting pedestrian activity in the Plan area. In addition to promoting pedestrian activity, the Plan area also provides a design that encourages bicycle use for both recreation and transportation purposes. A bike path route coincides with the pedestrian paseo/sidewalk network and the major road network providing residents and visitors with additional non-vehicular travel options. **Figure 3-13** displays the pedestrian and bicycle circulation plan.

3.3.1 CLASS I BIKE PATH

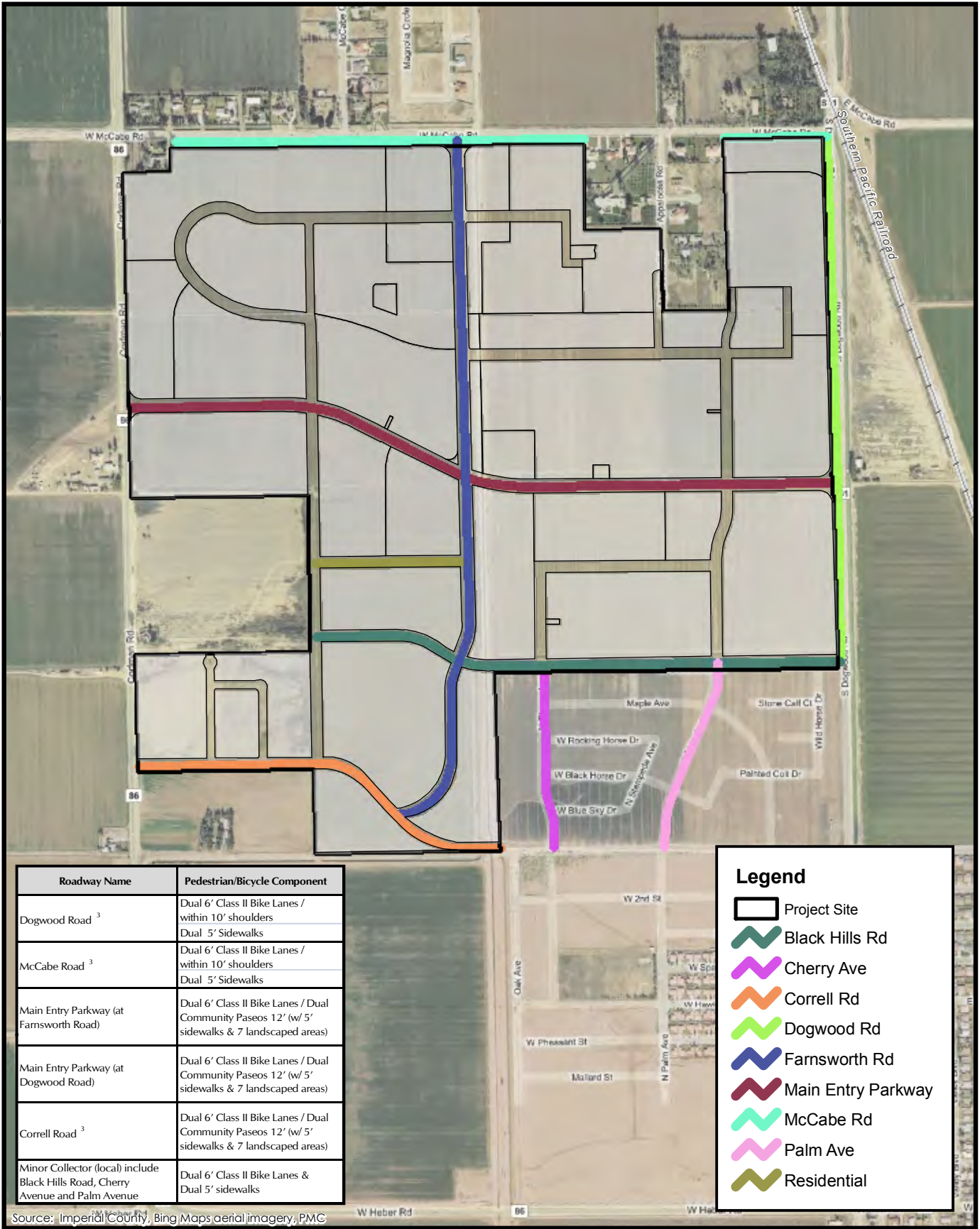
Class I bike paths provide a completely separate right-of-way designated for the exclusive use of bicycles and pedestrians with cross-flows by motorists minimized. The Plan area provides a 6-foot Class I bike path along pedestrian paseo/sidewalk network, parks and schools. This bike path will also provide maintenance vehicles with access to the detention basin.

3.3.2 CLASS II BIKE LANES

Class II bike lanes are lanes on the outside edge of roadways reserved for the exclusive use of bicycles, and designated with special signing and pavement markings. Class II bike lanes are

CHAPTER 3 CIRCULATION

provided on street segments anticipated to carry high vehicular traffic volumes such as both segments of the Main Entry Parkway and Correll Road to enhance bicycle safety. Class II bike lanes feature a 6-foot zone on the outside edge of roadways reserved for the exclusive use of bikes and designated with special signage and standard pavement markings.



Source: Imperial County, Bing Maps aerial imagery, PMC

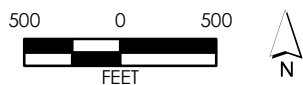


Figure 3-13
Bicycle and Pedestrian Plan

3.3.3 CLASS III BIKE ROUTES

Class III bike routes are roadways recommended for bicycle use and often connect to bike lanes and bike paths. Routes are designated with signs only and may not include additional pavement width. Class III bike routes are provided on roadways on which low vehicular traffic volumes are anticipated and design speeds are low. Class III bike routes are proposed on the community park Street and on selected streets that lead to the community park or through the community. Each Class III bike route transforms to a Class II bike lane as roadways trend away from the center of the Plan area and traffic volumes increase. These bike routes are designated with signage only and share the roadway with other vehicles.

3.4 PUBLIC TRANSIT

The Imperial County Transit Authority offers public transit service to various cities and destinations within Imperial County. Currently, there is no public transit service provided to the Plan area. However, the need for public transit is expected upon build-out of the McCabe Ranch II Specific Plan. The Plan identifies two mass transit stops. Both are located on the east-west Main Parkway.

Additionally, the Dogwood Road right-of-way provides a 46-foot median to accommodate a possible future transit corridor. It is unknown at this time where possible transit stops may be located. However, if a transit stop is located adjacent to the intersection of Dogwood Road and Main Entry Parkway, the paseo/sidewalk network will provide an enhanced pedestrian pathway to points within the Plan area. The County shall coordinate with Imperial Valley Transit Authority to serve the Plan area with public transit service if and when such service becomes appropriate.

Additionally, the following principals have been incorporated into the design of the McCabe Ranch II Specific Plan in order to reduce vehicle miles travel, thereby reducing environmental impacts due to automobile traffic.

**TABLE 3-3
VEHICLE MILES TRAVELLED REDUCTION MEASURES**

Strategy	Source Category	Project Measure
Reduce VMT	Transportation	The inclusion of commercial and other residential-serving land uses will help reduce VMT for residents of the proposed project.
Reduce vehicle emissions	Transportation	Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles.
Reduce vehicle emissions	Transportation	Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment.
Reduce VMT	Transportation	On and off-site pedestrian and bicycle improvements to encourage non-motorized forms of transportation, secure bike storage at parks and recreation areas and retail facilities, new bicycle lanes.
Reduce VMT	Transportation	Provide facilities for buses and other transit options.
Reduce VMT	Transportation	Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.

4.0 OVERVIEW OF RESOURCE MANAGEMENT PLAN

Sensitive resources identified within the Plan area include biological, agricultural, and cultural resources. This section of the Plan describes these resources and identifies potential options for their preservation. This section also identifies conservation measures to protect the region's shared resources, including energy and water.

4.1 ON SITE RESOURCES

4.1.1 BIOLOGICAL RESOURCES

Vegetation/Habitats

Agriculture: Agricultural land may be defined broadly as land used primarily for production of food and fiber. The project site is active agricultural land. Crops grown on the project site include Bermuda grass, alfalfa and hay. The plant species were crops and non-native weeds growing within the designated agriculture fields.

Irrigation Canals and Drains: Large irrigation canals and drains that are part of the Imperial Irrigation District system exist in easements on the project site. The agricultural fields are irrigated by releasing water from a system of canals and flooding the fields. The excess water is collected in a series of drains. The Dogwood Lateral #2, Date Drain #3, and Date Drain #3-A, are the three main irrigation conveyers located on the project site. The closest large conveyer (off-site) of water is the Dogwood Canal is located east of the site on the eastern side of Dogwood Road. **Figure 4-1** depicts the location of these irrigation conveyers. All three of the on-site irrigation conveyers are soft-bottomed and contain small isolated patches of non-native wetland indicator species. Several smaller concrete-lined irrigation canals extend across the property. No vegetation was present in these concrete-lined field canals.

Sensitive Habitats

Wetlands: Wetland habitats are considered to be sensitive by the California Department of Fish and Game (CDFG, 2003b) primarily for their ecological values to surrounding sensitive wildlife species. Wetlands serve many functions including providing habitat for rare and common species, corridors for wildlife movement, and control of water quality and erosion. Although generally dry except for directly after irrigation, the three drainage ditches meet USACE criteria for jurisdictional "waters of the United States". Potential impacts to wetlands and necessary mitigation are discussed in the McCabe Ranch II Specific Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP).

Sensitive Plant Species

No sensitive species were observed in the study area, and no endemic species or critical populations of listed species were either observed or known to be present in the study area. Due to the agricultural use of the site and the resulting predominance of non-native plant species, native sensitive plant species are not anticipated to occur.

Sensitive Wildlife Species

Burrowing Owls: The burrowing owl is federally listed as a Species of Management Concern. The burrowing owl is also a second priority Species of Special Concern (SSC) in California. The Specific Plan area may support nesting and/or foraging activities for the western burrowing owl. Ground disturbing activities may adversely impact nesting burrowing owls, should they be present. Furthermore, noise and other human activity may result in nest abandonment if nesting owls are present within 250 feet of a work site. These impacts would be considered potentially significant. Potential impacts to burrowing owls and necessary mitigation are discussed in the McCabe Ranch II Specific Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program.

Special Status Species: Special status species include those designated by the United States Fish & Wildlife Service (USFWS), CDFG, and/or other local agencies, and those species whose status warrants legal protection for the survival of the species. "Threatened and Endangered Species" applies to flora and fauna listed under the federal Endangered Species Act and/or the California Endangered Species Act due to their rapid decline from urban development and other environmental constraints. Imperial County has areas primarily located along the larger canal, drains, and two rivers that are suitable habitat for threatened and endangered species such as the Yuma Capper Rail, the mountain plover, and the desert pupfish. "Species of Special Concern" (SSC) status applies to animals not listed under the federal Endangered Species Act or the California Endangered Species Act, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist (CDFG 2003c). The Specific Plan area may support foraging activities for special-status bird species that may be present, including mountain plover and white-faced ibis. Special-status birds such as the vermilion flycatcher may also nest in trees or other vegetation adjacent to the study area. Furthermore, migratory birds which are protected under the Migratory Bird Treaty Act (MBTA), may be impacted by project implementation should they be present. All native breeding birds (except game birds during hunting season), regardless of their listing status, are protected under the MBTA.

4.1.2 AGRICULTURAL RESOURCES

The Imperial Valley contains some of the most productive agricultural soils in Southern California. As stated previously, crops grown on the project site include Bermuda grass, vegetables, alfalfa and hay. Also, several isolated stands of Mexican fan palm and Palo Verde exist along dirt roads adjacent to the canals and drains within the project site. More than 99 percent of the Plan area is located on land classified as agricultural land by the Department of Conservation. Approximately 4.0-acres is Farmland of Local Importance, approximately 320.8-acres is Farmland of Statewide Importance, approximately 141.5 is considered Prime Farmland and approximately 3.1-acres is Urban and Built-Up Land. No Williamson Act Contracts exist or have existed within the Plan area.

The Imperial County General Plan encourages the preservation of All Important Farmlands. However, the General Plan allows the conversion of agricultural land to other uses where such uses have been identified in the County General Plan. The Land Use Element of the Imperial County General Plan designates the Plan area as a Specific Plan Area. Specific Plan Areas are characterized by a full level of urban services, in particular public water and sewer systems, and contain or propose a broad range of residential, commercial, and industrial uses. Therefore, development of the Plan area would convert agricultural resources to urban development.

The Plan area is to be developed in separate components, each containing phases, which will allow current agricultural activities to continue on those portions of the Plan area that are expected to develop at a later time as market conditions allow. Because smaller private canals may still be able to bring water to those the individual fields, they can still fully operate as agricultural land until development occurs.

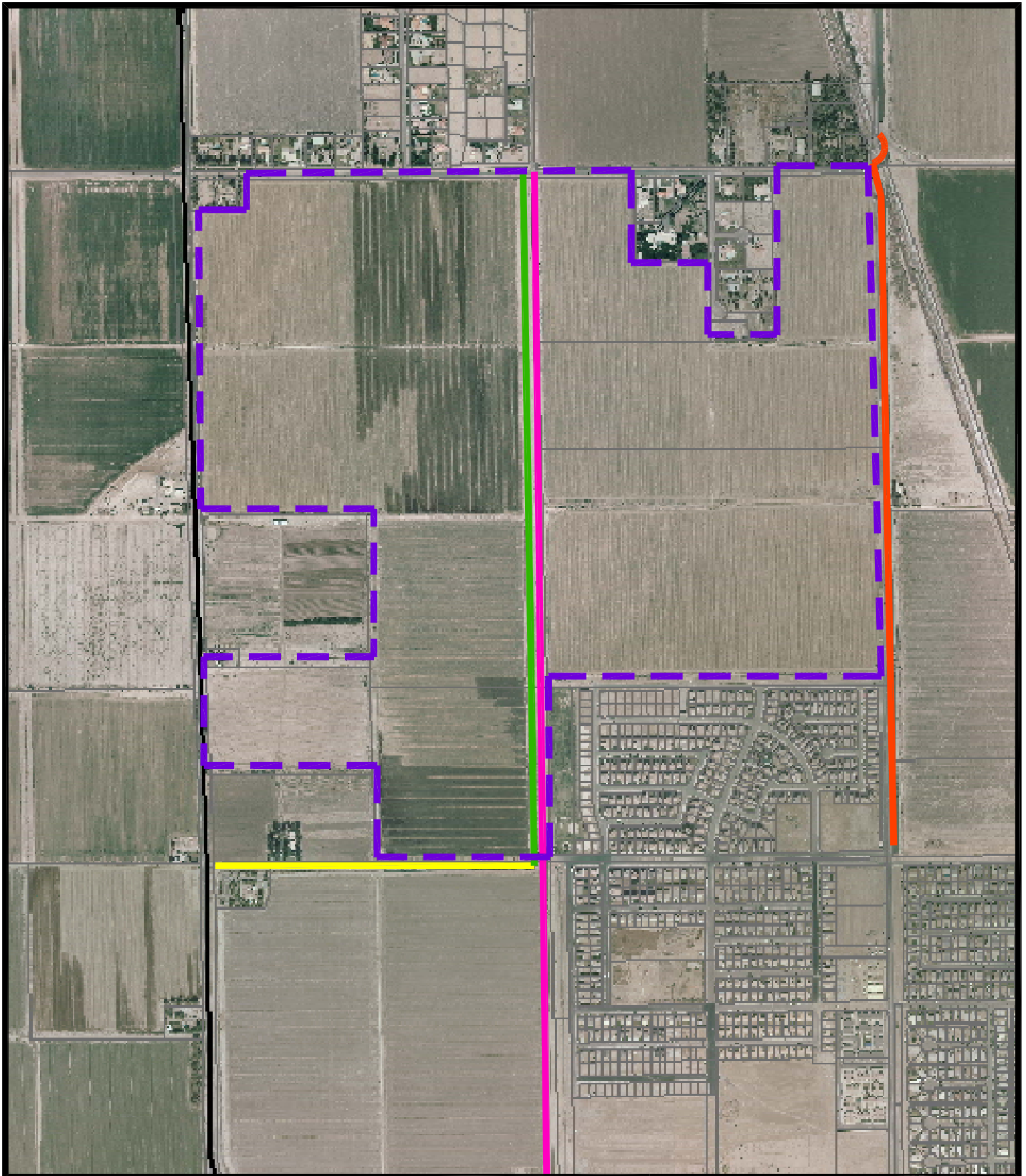







Figure 4-1
McCabe Ranch II Irrigation Conveyors

LEGEND

	Project Boundary		Dogwood Lateral
	Date Drain #3		Dogwood Canal
	Date Drain #3-A		




Figure 4-1 Page 1

4.1.3 CULTURAL RESOURCES

PMC conducted archaeological and historical investigations for the McCabe Ranch II community development in Imperial County. These investigations included a record search conducted by the Southeast Information Center at the Imperial Valley College Desert Museum, Ocotillo; pedestrian surface survey of the project site; and completion of a report that documented the results of archaeological and historical investigations. PMC did not identify any historical resources, unique archaeological resources, or any other significant cultural resources (e.g., prehistoric sites, historic sites, historic buildings, or isolated artifacts) within project boundaries.

Four cultural resources have been reported within one mile of the project area. All four of these resources are historic constructions including two houses, the Dogwood canal, and the Niland-Calexico Railroad. In addition, an historic farm complex, including a residence, silo, and outbuildings are located along the northwest boundary of the project area (on the corner of McCabe Rd and Hwy 86). All structures are finished with board and batten siding and have gabled roofs consisting of wood shakes. According to the Imperial County Assessor's Office the complex was built in 1953. This site may be eligible for inclusion in the National Register of Historic Places or the California Register of Historic Resources. Regardless of the close proximity of these cultural resources to the proposed project area, project activities will not impact the function, appearance, characteristics, or integrity of any of these historic constructions.

4.1.4 GEOLOGIC RESOURCES

The Specific Plan is located in the central portion of the Colorado Desert geomorphic province, which encompasses an area that extends roughly 100 miles in width, from the Peninsular Ranges on the west to the Colorado River on the east, and is bounded to the north by the Transverse Ranges. The province is dominated by the Salton Trough, a structural depression resulting from large-scale regional faulting. The trough extends from near Palm Springs south to the head of the Gulf of California and is bounded on the northeast by the San Andreas fault and Chocolate Mountains and on the southwest by the Peninsular Range and faults of the San Jacinto fault zone. The oldest rocks in the province are Pre-Cambrian metamorphic rocks in the Chocolate, Cargo Muchacho, Orocopia, and Chuckwalla mountains. The most recent units are lake deposits formed in the ancient Lake Cahuilla, which underlies the current Salton Sea and much of the Salton Trough.

The Specific Plan is underlain by fill and ancient Lake Cahuilla sediments. Undocumented fills were observed at several locations across the site. These included berms, canal banks, spoil piles, and deposits related to farming. These materials are considered potentially compressible. Sediments in the site vicinity consist predominantly of silts and clays.

4.2 SHARED RESOURCES

The County of Imperial encourages energy conservation in order to reduce demand for electricity, gas, and water. The Specific Plan recognizes the importance of conserving the region's shared resources, including energy and water.

4.2.1 ENERGY

The McCabe Ranch II Specific Plan has been designed to encourage the conservation of energy resources. The design of the Circulation Plan encourages pedestrian and other non-vehicular modes of transportation. Additionally, multiple land uses (commercial, educational, and parks) have been located in proximity of one another in order to encourage residents to use alternative transportation to access these uses. Furthermore, even when future residents do

CHAPTER 4 RESOURCE MANAGEMENT

use their automobile, vehicles the trips will be shorter due to the accessibility of the services, which will thereby reduce the consumption of fossil fuels.

Design standards incorporated into the Land Use Plan, such as street sections with less pavement and more green space, along with other pedestrian friendly development techniques will foster conservation of energy resources. Additionally, future residential builders within the Plan area are encouraged to use energy efficient appliances and lighting in their homes, and develop homes with efficient solar orientation. Future builders are also encouraged to make solar power options available to future buyers, if market conditions make this option economically feasible.

Implementation of the following McCabe Ranch II Specific Plan project measures encourage energy conservation practices within the Specific Plan area:

TABLE 4-1
ENERGY CONSERVATION MEASURES

Strategy	Project Measure
Energy efficient building design	Design buildings to be energy efficient. Site buildings to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
Energy efficient building design	Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.
Energy efficient building design	Install light colored “cool” roofs, cool pavements, and strategically placed shade trees.
Energy efficient households	Install energy efficient heating and cooling systems, appliances and equipment and control systems, double-paned windows.
Energy efficient households	Install door sweeps and weather stripping if more efficient doors and windows are not available.
Energy efficient lighting	Use low-energy parking lot and streetlights (i.e. sodium).

4.2.2 WATER

The County of Imperial is committed to maintaining water supply by requiring new development projects to incorporate water-conserving fixtures and low-flow toilets. Similarly, the Specific Plan is committed to water conservation, and is designed to minimize water use.

The McCabe Ranch II Specific Plan will work in conjunction with the Heber Public Utility District the possibility of using reclaimed or raw water for landscaping irrigation of the public open spaces. This use of reclaimed or raw water for these uses reduces demand for potable treated water. Irrigation systems in public rights-of-way are also to be modeled on a low precipitation regime, and will be time-controlled. Furthermore, the Plan encourages the use of desert landscaping with low water use plants to complement “oasis landscaping” (areas of higher water use plants such as turf grass and palms) areas to reduce the amount of raw or reclaimed water used to irrigate public spaces. The following Specific Plan policies shall also apply:

Policy Geo-1 Minimize the degradation of water quality through use of erosion control plans and best management practices.

Future residential builders within the Specific Plan area are encouraged to use low-flow household appliances, such as toilets and shower heads. Water conservation devices that are to be used in the Specific Plan area are described in **Table 4-3**. Residential water usage will be

monitored on a per-unit basis, such that multi-family residential buildings, or mixed-use buildings, will have water use meters installed for each individual residence.

**TABLE 4-2
MANDATED WATER CONSERVATION DEVICES**

Device	Requirement
Showerheads	2.5 gpm
Lavatory Faucets	2.2 gpm
Sink Faucets	2.2 gpm
Metering Faucets in Public Restrooms	0.25 – 0.75 gal/cycle
Tub Spout Diverter	0.1 gpm
Residential Water Closets	1.6 gpf
Flushometer Valves	1.6 gpf
Commercial Water Closets	1.6 gpf
Urinals	1.0 gpf

gpm = gallons per minute; gpf = gallons per flush.

Additionally, implementation of the following McCabe Ranch II Specific Plan project measures will encourage water conservation practices within the Specific Plan area:

**TABLE 4-3
WATER CONSERVATION MEASURES**

Strategy	Project Measure
Water-wise operations	Create water-efficient landscapes.
Water-wise operations	Install water-efficient irrigation systems and devices such as soil moisture-based irrigation controls.
Water-wise operations	Design buildings to be water-efficient. Install water-efficient fixtures and appliances.
Water-wise operations	Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
Reduce waste flows	Provide interior and/or exterior storage areas where appropriate for recyclables and green waste and adequate recycling containers located in public areas if such recycling programs are available.

4.2.3 AIR QUALITY

Ambient monitoring is typically performed either in locations representative of where people live and work, or near industrial sources to document the air quality impacts of those facilities. The closest air quality monitoring station is the 9th Street station in the City of El Centro. Information on ambient air quality was gathered from this station for 2006 through 2008. The Imperial Valley is in nonattainment for the state and federal ozone and PM10 standards.

5.0 OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

The McCabe Ranch II Public Services and Facilities Plan addresses the public facilities and services necessary to provide the Plan area with a full range of public services while minimizing the impact on existing service providers and resources. Public school(s) for elementary school students will be provided by Heber and McCabe school districts outside the Specific Plan and within those school districts. High school students will be provided by Central High School, while fire protection, law enforcement and library services will be provided by Imperial County providers. Options for the financing, phasing and maintenance of public services and facilities are addressed in Section 7.0 - Public Facility Financing and Phasing Plan. **Figure 5-1** depicts the location of public facilities within the Plan area and is located at the end of this section for ease of reference.

5.1 SCHOOLS

The Heber Elementary School District serves grades K-8 in the Plan area and the McCabe Union School District serves grades K-8. The Central Union High School District serves grades 9-12. The Plan area would generate an estimated 1,870 students upon buildout (**Table 5-1 through 5-3**). Two elementary school sites are dedicated in the Plan area to serve the student population generated by the residential land uses. **Figure 5-1** depicts the location of these schools. **Figure 5-2** (McCabe Union School Site Plan) and **Figure 5-3** (Heber Elementary School Site Plan) are illustrative of potential siting opportunities for these two schools.

TABLE 5-1 PREDICTED STUDENT GENERATION FOR MCCABE UNIFIED SCHOOL DISTRICT

Housing Type	Single-Family Dwelling Units ¹	Single-Family Generation Rate ^{1,2}	Students Generated	Multi-Family Dwelling Units ¹	Multi-Family Generation Rate ²	Students Generated	Total Students Generated
K – 6 th Grade	670	0.52	348	692	0.11	76	424
7 th – 8 th Grade	670	0.13	87	692	0.146	101	188
Total Students Generated			435			177	612

Source: J. Robinson School Facilities Planning, 2009a.

TABLE 5-2 PREDICTED STUDENT GENERATION FOR HEBER UNIFIED SCHOOL DISTRICT

Housing Type	Single-Family Dwelling Units ¹	Single-Family Generation Rate ¹	Students Generated	Multi-Family Dwelling Units ¹	Multi-Family Generation Rate ²	Students Generated	Total Students Generated
K – 8 th Grade	914	0.62	567	24	0.62	15	582
Total Students Generated			567			15	582

Source: J. Robinson School Facilities Planning, 2009a.

TABLE 5-3 PREDICTED STUDENT GENERATION FOR CENTRAL UNIFIED SCHOOL DISTRICT

Housing Type	Single-Family Dwelling	Single-Family Generation	Students Generated	Multi-Family Dwelling	Multi-Family Generation	Students Generated	Total Students Generated

CHAPTER 5 PUBLIC SERVICES AND FACILITIES

	Units	Rate		Units	Rate		
9 th – 12 th Grade	1,584	0.35	554	716	0.17	122	676

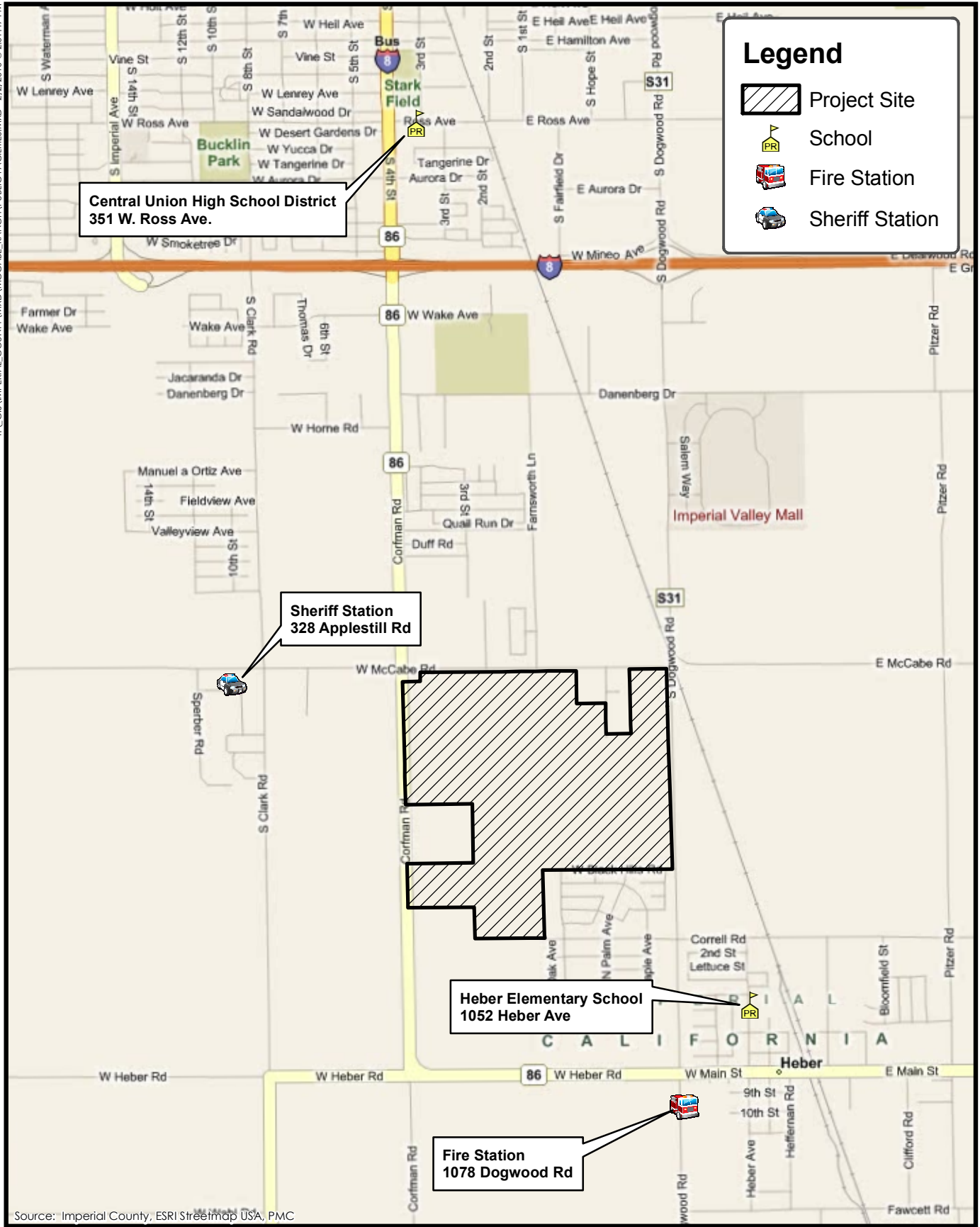
Johnson, 2008

The schools are designed as the centers and anchors of the community and are adjacent to Neighborhood Parks to encourage the joint use of facilities to expand recreational opportunities. Tree-lined streets, trails and pedestrian walkways link the residential neighborhoods to the schools to ensure that children have safe, walkable routes to school. The convenience of this system of walkways increases the likelihood that children will actually walk to school which is an important way to positively encourage healthy lifestyles.

The County and or Schools may impose Development Impact Fees, Mello-Roos Community Facilities Districts and/or other fees and/or other financing vehicles to fund the necessary facilities, equipment and personnel to adequately serve the Plan area. The following policies are incorporated into the Specific Plan, to ensure that adequate improvements and ancillary facilities are provided for new students generated by development of the Specific Plan.

PS- Policy 1 For Phase I and Phase II, the County, in conjunction with the School Districts, shall jointly determine the need and timing for on-site improvements or off-site improvements necessary to support the new schools, including sidewalks and bus stops, parkways, lighting, landscaping, and utilities. The Master Developer and/or individual builders shall implement the improvement requirements as determined by the County and School Districts.

PS- Policy 2 For Phase I and Phase II, the County, in conjunction with the School Districts, shall jointly determine the need for the incorporation of bussing opportunities for new middle and high-school students located within the Specific Plan which will need to be transported to schools outside the Specific Plan area. The County, in conjunction with the School Districts will work with Imperial County Transit bus for the creation of new transit routes to accommodate the new middle and high-school students located within the Specific Plan.



Source: Imperial County, ESRI Streetmap USA, PMC



Figure 5-1
Public Facilities

COLLECTOR STREET

COLLECTOR STREET

COLLECTOR STREET

PUBLIC PARK

STAFF PARKING / BUS DROP OFF

MULTIPURPOSE / CAFETERIA

8 CLASSROOMS

10 CLASSROOMS

LIBRARY / ADMINISTRATION

10 CLASSROOMS

4 KINDER CLASSROOMS

PARENT DROP OFF

VISITOR / STAFF PARKING

KINDER PARKING / KINDER STAFF

MAIN STREET

Source: Sanders, Inc, 2009

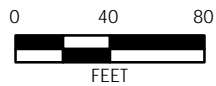


Figure 5-2
McCabe School Site



5.2 FIRE PROTECTION

The County of Imperial Fire/Office of Emergency Services Department has five stations throughout the County with the closest station located 1.5 miles away at 1078 Dogwood Road, Heber. Additionally, the City of El Centro Fire Department (El Centro FD) has mutual aid agreements with the County of Imperial and other jurisdictions within the County. The El Centro FD currently has two fire stations located at 775 State Street and 900 South Dogwood Road in the City of El Centro. Twenty-four hour coverage is provided.

The County of Imperial Fire Department strives to achieve the National Fire Protection Association standard response of five minutes or less for the first apparatus arriving on scene of emergency calls. Estimated response times from the existing County's Heber station to the furthest point in the Plan area will be five to ten minutes. (refer to **Figure 5-1** for approximate location).

5.3 LAW ENFORCEMENT

The Imperial County Sheriff's Department (ICSD) is responsible for enforcement of State laws and County ordinances, operation of jail detention facilities, prevention of crime, and apprehension of criminals in unincorporated areas of the County. The main Sheriff's office is located at 328 Applestill Road, El Centro approximately 1.2 miles west of the plan area. Response time is expected to be between 5 to 9 minutes, depending on the level of the emergency, day of the week, time of day, and proximity of officers to the scene. The ICSD has not established a staffing goal or ratio of sworn personnel to number of individuals in the community.

The County may impose Development Impact Fees, Mello-Roos Community Facilities Districts and/or other fees to achieve a desired ratio of police officers to citizens and to provide the necessary equipment to adequately serve the Plan area. Additionally, the Plan has identified the option to have a storefront substation located within the Village Commercial area if warranted.

5.4 COMMUNITY FACILITIES

5.4.1 PARKS AND OPEN SPACE

The McCabe Ranch II Specific Plan provides a variety of parks and open space systematically interspersed though out the Plan area. The parks and recreation facilities including large parks/retention basins the make up a 53.4-acres community park complex. The parks will be a mixture of active recreation uses such as sports facilities and playgrounds, and passive uses walking trails, open expanses, benches. The parks will also include area for picnicking. The parks are intended to be due purpose acting as both a park and storm water retention basin. **Figure 5-1** depicts the location of parks and open space.

The County of Imperial Land Use Ordinance requires a minimum of five percent of the net total parcel area to be designated and developed as useable open space. The net total parcel area of the Plan area is approximately 48 acres or ten percent of the plan area. Parks are carefully sited throughout the community in such a manner as to ensure that residents have excellent access and are within a three to five minute walking distance of the nearest park. Although the parks range in size and facilities, each park provides for recreational opportunities and social interaction. A rich mixture of desert and oasis landscaping add visual appeal to the parks and open space areas. **Table 5-4** summarizes the facilities offered by the various parks. Refer to the Parks section of the Land Use Plan (Section 2.6) for more detailed use and development regulations.

**TABLE 5-4
PARKS AND FACILITIES**

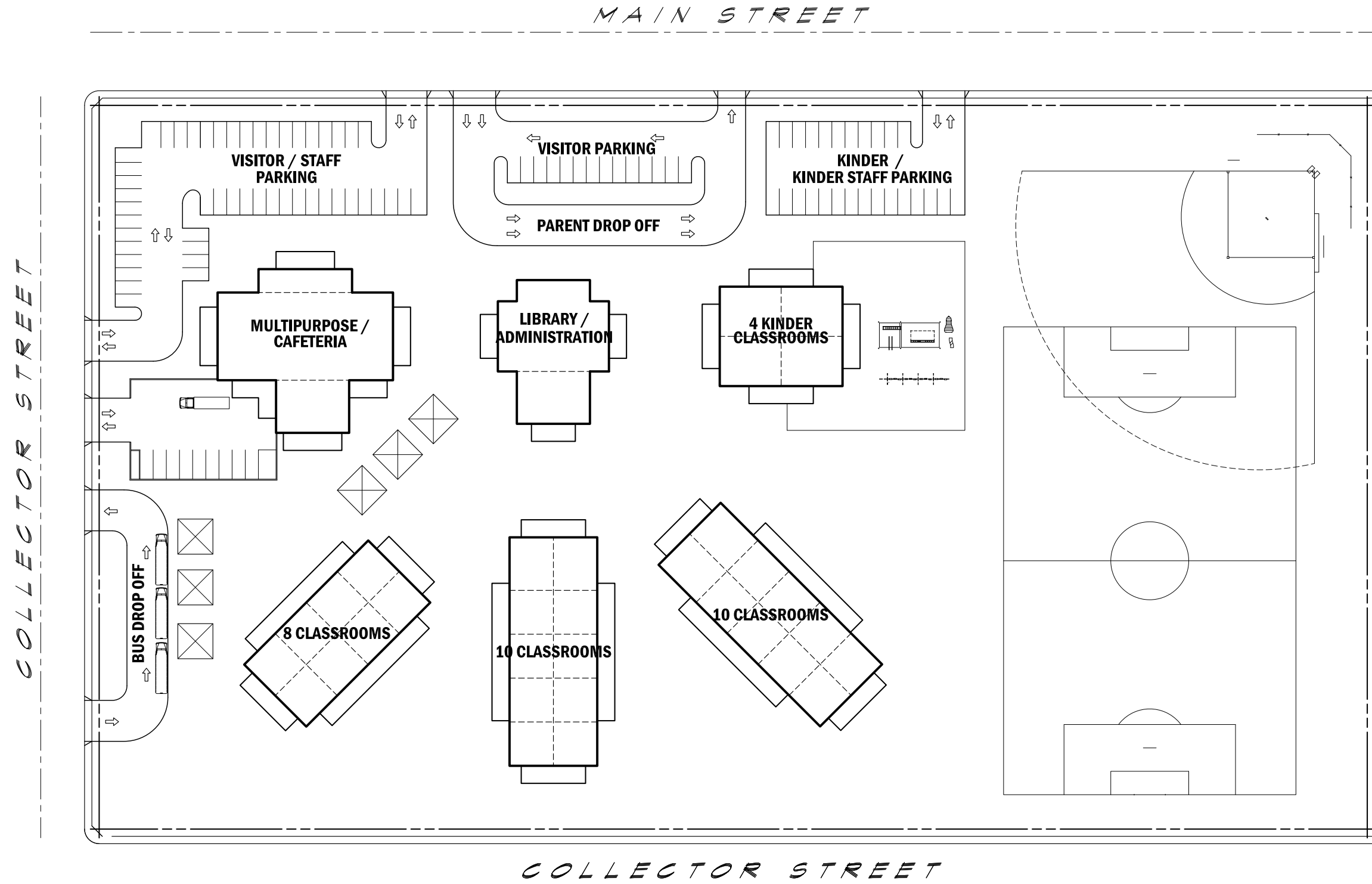
Park Type	Potential Park and Recreational Facilities
Community Park	As the largest park in the Plan area, the Community Park will contain various opportunities for both active and passive recreation. The Community Park is three large parks combined. This offers each of the parks to be built independent of one another, creating individual character, while maintaining an overall universal theme. The community park is intended to include joint-use facilities for the schools. The parks are located immediately adjacent to school sites to encourage the joint use of these facilities after school hours and the community. Other amenities include recreations sports facilities, playgrounds, benches, gazebos, party/picnic facilities, and passive recreation areas.
Neighborhood Park	Neighborhood Parks vary from approximately 3 to 5 acres in size. They serve as focal points within the sub-areas of the conventional residential neighborhood. These parks provide a variety of amenities and open space to the residents of McCabe Ranch II and the surrounding areas. Proposed features of these parks will include open space for active recreation as well as areas for passive recreation including, but are not limited to, sports facilities, seating areas, picnic areas, and children’s tot lots or playgrounds.
Mini Park	Mini-Parks are typically less than 1/2 acre in size and provide a variety of amenities at convenient locations throughout the Flex Lot residential and Multi-family residential developments. These parks will not be characterized by large playing fields as the community park and neighborhood parks but will provide passive open space and smaller amenities for passive recreation. Potential amenities include, but are not limited to, seating areas, picnic areas, and children’s tot lots or playgrounds.
Gated Community	
Private Homeowners Association Facility	The gated community option would have both Neighborhood and Mini-Parks with the above mentioned amenities.

5.4.2 LIBRARY SERVICES

The Imperial County Free Library (ICFL) serves the residents of Imperial County residing outside of the Cities of Brawley, Calexico, El Centro and Imperial, which have their own municipal libraries. Currently, the ICFL has eight library sites open to the public. The closest library branch serving the Plan area is located at 1078 Dogwood Road, in Heber, located approximately 1.5 miles south of the Plan area.

The ICFL provides recreational and informational reading, audiotapes, some videos, periodicals and reference services. Materials can be requested via interlibrary loan. Internet and public-access computers are available at seven branches.

Development of the McCabe Ranch II Specific Plan would result in the payment of Development Impact Fees as determined by the County of Imperial.



Source: Sanders, Inc, 2009

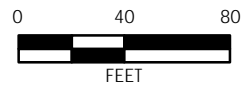


Figure 5-3
Heber School Site



5.5 SOLID WASTE DISPOSAL

Allied Waste Services will provide curbside trash and recycling service to the single-family residences in the Plan area. Three residential carts would potentially be provided to each single-family dwelling: one for trash, one for recyclables, and one for green waste. The multi family residential and mixed use areas would have access to screened dumpster locations for trash and recyclable materials.

Allied Waste Services estimated that the remaining life of the Allied Imperial Landfill that would serve the Plan area is approximately 10 years. A landfill expansion is planned that would add 60 acres to the landfill and would provide an additional 30 years of capacity.

The Imperial Valley Waste Management Task Force (IVWMTF), operated by the County of Imperial, provides information and recycling locations to Plan area residents for the disposal of household hazardous wastes, automobile tires, and other items not recyclable in curbside recycling containers.

6.0 OVERVIEW OF UTILITIES PLAN

This section of the McCabe Ranch II Specific Plan addresses the utility systems required to serve the Plan area. Each component of the utility system is designed to ensure adequate infrastructure capacity to serve demand from all land uses at build-out of the McCabe Ranch II Specific Plan. The following Plan area utilities are discussed in detail below: water, wastewater, storm drainage and detention, electricity, and natural gas. **Table 6-1** lists the utility providers. Additional utilities including telephone and cable television will also be available. The telephone service provider is AT&T and the cable television service provider is Adelphia Cable. Many of these utilities are located within public road rights-of-way described in Section 3.0 - Circulation Plan.

As future development projects are proposed under the Specific Plan, the individual project applicants will work in collaboration with the IID to extend electrical facilities to the Specific Plan area upon project approval by the County Planning Commission.

**TABLE 6-1
UTILITY PROVIDERS**

Utility	Provider
Water	Heber Public Utility District
Sewer	Heber Public Utility District
Storm Drainage	County of Imperial/Imperial Irrigation District
Natural Gas	Southern California Gas Company
Electricity	Imperial Irrigation District

The following Specific Plan policy will ensure that adequate funding is available to assist in development of infrastructure within the Specific Plan area.

Policy Util-1 The McCabe Ranch II Specific Plan Area future developers shall go through a three-phase process with the Heber Public Utilities District that includes contributing fair-share payment for the infrastructure and a budgetary estimate of the total cost of the new infrastructure. The project applicant shall also work in coordination with the County of Imperial to build adequate water lines to connect with the HPUD lines or to convey the water demand from the project.

6.1 WET UTILITIES

6.1.1 WATER SUPPLY

The McCabe Ranch II Specific Plan is located within the Heber Public Utility District (HPUD) service area. Heber Public Utility District is currently in the process of expanding its water treatment facility. The McCabe Ranch II Specific Plan is a long term development and it is anticipated that the developer of the plan will need costs associated with the Plan’s impacts to the water system.

Potable water will be distributed throughout the Plan area via a looping network of water lines provided within the internal street right-of-ways. The exact number and location of water utility improvements will be determined when the final site, grading, and utility plans are prepared by the project engineer, subject to review and approval by the County of Imperial, Heber Public Utility District, and the Imperial Irrigation District (IID).

CHAPTER 6 UTILITIES

The Heber Public Utility District Service Area Plan (adopted on February 23, 2006), identifies the existing water and wastewater treatment facilities, the present capacity and demand, along with the future needs. In Table 3 (2009-2013 Additional Water Demand) of the HPUD SPA it shows the McCabe Ranch II Specific Plan's total demand to be 1,076,150, along with other future developments.

TABLE 6-2
HEBER PUD 2006 SERVICE AREA PLAN

Development	Type	Total Additional Average Day Water Demand (gpd)	Total Additional Max Day Water Demand (gpd)	Total Additional Peak Hour Water Demand (gpd)
McCabe Ranch II	Residential and Commercial	430,460	1,076,150	1,291,380
Scaroni Property	Residential and Commercial	805,320	2,013,300	2,415,960
Heber Ranch	Residential and Commercial	1,610,640	4,026,600	4,831,920
Total		2,846,420	7,116,050	8,539,260

Source: Table 3 2009-2013 Additional Water Demand- Heber Public Utility District Service Area Plan (February 23, 2006)

Water demand in the Plan area varies by land use and from the HPUD SPA projection. Different water demand factors for each land use within the Plan area are used to determine the estimated water needs at build-out of the McCabe Ranch II Specific Plan. The water demand factors and total water demand for each land use within the Plan area are provided in **Table 6-3**.

The proposed Water System Master Plan for the Plan area is depicted in **Figure 6-1**. The Specific Plan area is expected to have an annual water demand of approximately 1,291,380 million gallons per day (**Table 6-2**).

A water supply assessment (WSA) evaluating the adequacy of the supply of water to meet the projected demand generated by the McCabe Ranch II Specific Plan area is required prior to development approval pursuant to California Water Code §10910-10915. The WSA for McCabe Ranch II documents the following: the expected water demands of the project (**Table 6-3**); the reasonably foreseeable planned future water demands to be served by IID; and that adequate water supply will be available to the Plan area by IID during a normal year and multiple dry years and during a 20-year projection to meet existing demands.

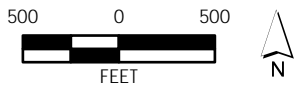
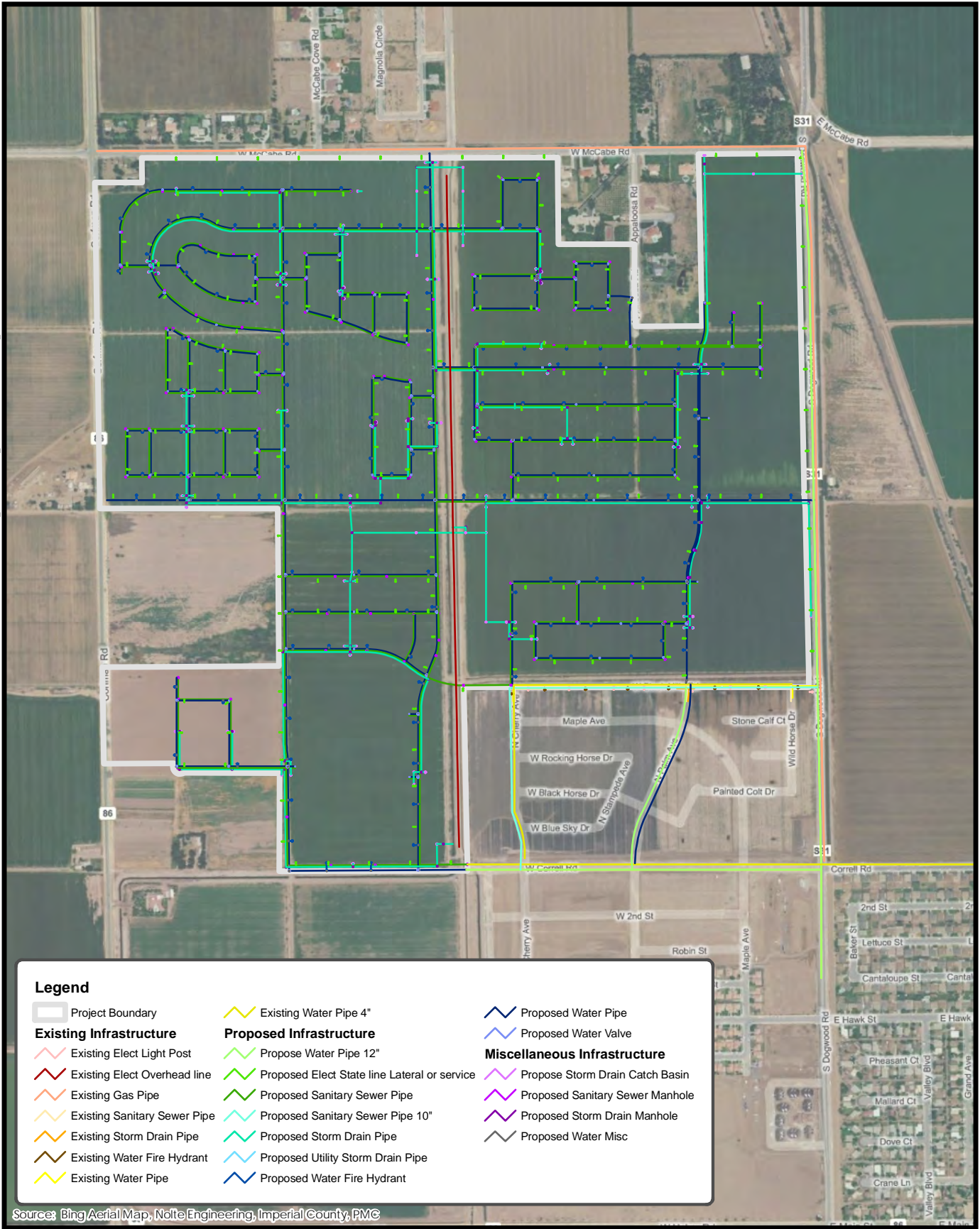


Figure 6-1
Existing and Proposed Infrastructure

**TABLE 6-3
WATER DEMAND FACTORS AND TOTAL DEMAND BY LAND USE**

Land Use	Density	Daily Consumption Rate	Daily Consumption Rate per Unit
Conventional Residential			
Traditional Lot – Single Family (6,000sf)	3.42 people/unit	60 gallons/person; 150 gallons/unit (outdoor)	355 gallons
Small Lot – Single Family (4,000sf)	3.42 people/unit	60 gallons/person; 125 gallons/unit (outdoor)	330 gallons
Flex Lot – Single Family (3,400sf)	3.42 people/unit	60 gallons/person; 125 gallons/unit (outdoor)	330 gallons
High Density Multi-Family (25 units/ac)	3.18 people/unit	60 gallons/person; 100 gallons/unit (outdoor)	290 gallons
Gated Community Residential			
Estate Lots – Single Family (1/2 ac)	3.42 people/unit	60 gallons/person; 200 gallons/unit (outdoor)	405 gallons
Mini Estate Lots – Single Family (10,000sf)	3.42 people/unit	60 gallons/person; 175 gallons/unit (outdoor)	380 gallons
Low Density Single-Family (6,000sf)	3.42 people/unit	60 gallons/person; 150 gallons/unit (outdoor)	355 gallons
High Density Multi-Family (25 units/ac)	3.18 people/unit	60 gallons/person; 100 gallons/unit (outdoor)	290 gallons
Non Residential			
Business Park	100% Domestic (8.4AC)	3,000 gallons/AC	25,200 gallons
Commercial	100% Domestic (3.2 AC)	3,000 gallons/AC	9,600 gallons
Elementary School (McCabe)	600 students; 30 staff members; 40% grass/turf (5.32AC)	25 gallons/student; 20 gallons/staff; 5,000 gallons/AC	15,000 gallons (students); 600 gallons (staff); 26,600 gallons (grass)
Elementary School (Heber)	600 students; 30 staff members; 40% grass/turf (6.08 AC)	25 gallons/student; 20 gallons/staff; 5,000 gallons/AC	15,000 gallons (students); 600 gallons (staff); 30,400 gallons (grass)
Parks (open)	85% grass/turf (30.6 AC)	5,000 gallons/AC	153,000 gallons
Parks (gated)	85% grass/turf (13.26 AC)	5,000 gallons/AC	66,300 gallons
Roads	15% grass/turf (9.61AC)	5,000 gallons/AC	48,050 gallons

Consumption rate estimates derived from the 101 Ranch SB 610 Water Supply Assessment, Development & Design Engineering, July 2008.
Source: WSA 2010

CHAPTER 6 UTILITIES

6.1.2 WASTEWATER

Wastewater service to the McCabe Ranch II Specific Plan area is provided by HPUD. Heber Public Utility District is currently in the process of expanding its water treatment facility. The McCabe Ranch II Specific Plan is a long term development and it is anticipated that the developer of the plan will need costs associated with the Plan's impacts to the water system.

The Heber Public Utility District Service Area Plan (adopted on February 23, 2006), identifies the existing water and wastewater treatment facilities, the present capacity and demand, along with the future needs. In **Table 6-4** (2009-2013 Additional Wastewater Generation) of the HPUD SPA it shows the McCabe Ranch II Specific Plan's total demand to be 613,180, along with other future developments.

TABLE 6-4
2009-2013 ADDITIONAL WASTEWATER GENERATION

Development	Type	Total Additional Average Day Wastewater Generation (gpd)	Total Additional Peak Hour Wastewater Generation (gpd)
McCabe Ranch II	Residential and Commercial	311,140	613,180
Scaroni Property	Residential and Commercial	703,560	1,400,520
Heber Ranch	Residential and Commercial	1,407,120	2,801,040
Total		2,421,820	4,814,740

Source: Table 4 2009-2013 Additional Wastewater Generation- Heber Public Utility District Service Area Plan (February 23, 2006)

Although according to the Services Area Plan HPUD has approximately 420,000 gpd of excess capacity in its wastewater treatment facility, new wastewater infrastructure must be provided to accommodate the anticipated wastewater discharge generated by each of the planned land uses in the Plan area (Figure 6-2). Discharge factors for each land use are used to calculate the total wastewater discharge for all land uses and for the entire development at buildout of the Plan area. A summary of these uses, the anticipated discharge and total Plan area discharge is provided in **Table 6-5**.

TABLE 6-5
TOTAL WASTEWATER DISCHARGE

Land Use	Discharge Factors (Gallons/Unit/Day)	Population/unit	Total Discharge (Gallons Per Day)
Single Family Residential	120	5,275	632,966
Multiple Family Residential	100	2,943	238,428
Elementary Schools	25/ (students)/20(staff)	1,240	30,000/ 1,200
Commercial/Business Park	1,300	11.6	15,080
Total			917,674

6.1.3 STORM WATER MANAGEMENT

Urban storm water runoff in the Specific Plan area is the responsibility of the County of Imperial and the Imperial Irrigation District. Standard practice has been to use a combination of piping into the New River and discharge through a system of IID main and lateral drains to discharge

storm water. However, two issues limit the effectiveness of this arrangement: 1) IID drains were originally designed only for agricultural runoff, and the amount of urban runoff discharged into the drains is limited by IID to prevent downstream flooding; and 2) water quality problems regarding the New River and Salton Sea, the water body to which the drains ultimately discharge, prohibit the diversion of all storm water runoff to the New River. To address these issues, detention basins are used to control the amount of water discharged into IID drains.

The McCabe Ranch II Specific Plan area employs a combination of storm drain piping, detention facilities, and IID drains to accommodate storm water from the Plan area. The storm drain facilities, consisting of inlets and pipelines throughout the Plan area, are designed to handle general urban runoff of three inches of rain over the entire site within a 24-hour storm. The general urban runoff would be piped through the storm drain system, potentially into temporary detention facilities, and then into existing IID drains. **Figure 6-1** provides the existing and proposed infrastructure for the McCabe Ranch II Specific Plan.

The detention basins would be required to drain all discharge into the IID drainage system within 72-hours of any given storm event; otherwise, implementation of mosquito abatement would be required. All storm drain systems shall be designed to the standards of the County of Imperial and the California Regional Water Quality Control Board. Some detention basins would be landscaped for joint use as open space as well as water runoff storage. In addition, a landscaping plan for the detention basins shall be approved by the County of Imperial. The IID drains, on the south and center locations of the Plan area, receives and transports storm water collected by the Plan area's storm water piping and detention basin. Storm water runoff generated by the Plan area shall be connected at existing agricultural discharge locations via 12-inch pipes. However, the adjustment of a discharge location is permitted upon review and approval by IID. All storm water discharge connections shall comply with IID's "Water Requirements and Project Process".

6.2 DRY UTILITIES

6.2.1 ELECTRICITY

The Imperial Irrigation District (IID) provides electrical service to the Plan area. The closest existing lines to the Specific Plan area are located within the central portion of the Plan along the north-south Main Entry Parkway. Other existing IID transmission lines are located along Dogwood Road to the east and adjacent to the Union Pacific Railroad.

An electrical substation may be required to accommodate the electrical service needs of subsequent phases of the Plan. If required, the substation is expected to be located on an approximate 2.3 acre site in the business park component of the Plan area. According to IID requirements, the substation site would be served with two access roads and enclosed with a chain link fence. Right-of-way for ingress and egress, as well as transmission and distribution power line facilities will be provided by the project proponent. IID may negotiate with developers to share in the cost of upgrading the type of fencing for aesthetic purposes. All development within the Plan area will be consistent with IID substation policies and IID Energy Transmission Policy for construction and restrictions for use of IID energy transmission rights-of-way. New, on-site utilities within the Plan area will be undergrounded. If IID or any other agency determines that a new substation is unnecessary for service to the Plan area, the site will be absorbed into the business park component as general business use.

Line extensions can be constructed in advance of the substation in order to provide power for the first phases of development. Once title to a substation property is acquired by IID and all

environmental documents and right of ways are secured, the substation will be built once load is sufficient to justify the expenditure and budgeted monies have been allocated.

A reliable electrical system that meets the demands of the McCabe Ranch II development would be assured through collaboration with IID during the planning, engineering and construction phases of the development. IID encourages the use of Energy Star products to promote energy conservation within the McCabe Ranch II Specific Plan area. Line extensions to serve the project site will be made in accordance with IID Regulation no. 15 and Regulation No. 2.

6.2.2 NATURAL GAS

Natural gas is to be provided to the McCabe Ranch II Specific Plan area by the Southern California Gas Company. Delivery of natural gas service to individual projects within the Plan area would be reviewed by the Southern California Gas Company at the time such projects are proposed.

7.0 PUBLIC AND PRIVATE FINANCING PLAN

Financing Plans

This section of the McCabe Ranch II Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area, including: the estimated costs of providing the proposed public infrastructure and facilities; the proposed mechanisms for financing the costs of construction and maintenance of those facilities; and the phasing of construction. Although this section provides the general framework for the financing and phasing of public improvements in the Plan area, a comprehensive financing plan will be required to be developed prior to project construction. The comprehensive financing plan for the construction and maintenance of public facilities for the McCabe Ranch II Specific Plan shall identify:

- Private source financing for the on-site public and private improvements, Development Impact Fees, as well as the vertical construction, and
- Public financing for the off-site public improvements and Development Impact Fees. The public financing vehicles that may be used are as follows:

Special Districts

Special districts may be formed to provide certain public services within a defined geographical area, and County Service Areas may provide for maintenance of public roads, street lights, landscaping, parks, or drainage facilities, as well as many other services authorized by law. Permanent Road Divisions are limited to providing construction and maintenance for road related items including grading, paving, drainage structures, street lighting, and roadway landscaping. Landscape and Lighting Districts may provide for public lighting and landscaping as well as park and recreation acquisition and maintenance. The Master Developer shall enter into a Development Agreement with the County that includes provisions for backbone infrastructure development.

The acts authorizing the establishment of assessment districts are:

- 1) Streets & Highways Code Section 5000 et seq – The Improvement Act of 1911
- 2) Streets & Highways Code Section 10000 et seq – The Municipal Improvement Act of 1913
- 3) Streets & Highways Code Section 8500 et seq – The Improvement Bond Act of 1915
- 4) Mello-Roos Community Facilities District Act of 1982.
- 5) Landscape and Lighting Act of 1972.

Other Financing Provisions

Other specific financing provisions include the following:

- 1) Circulation: As noted previously, all streets within McCabe Ranch II Specific Plan shall be constructed as public roads, except for private drives and private roads within multi-family home enclaves and commercial use areas. The Master Developer shall enter into a Development Agreement with the County for all streets, roads, and drives and shall be constructed and maintained in accordance with County of Imperial standards, unless otherwise specified within this Specific Plan.

- 2) Water, Sewer, and Wastewater Reclamation: The Master Developer will prepare a water study that will detail the capital facilities needed to provide water to the McCabe Ranch II Specific Plan. The Master Developer will prepare, appropriate studies and adopt a master service agreement pursuant to the requirements of and in accordance with District procedures. Costs associated with the negotiation of a service agreement will be determined by mutual agreement between the Master Developer and the County of Imperial. The Master Developer shall enter into a Development Agreement with the County and the Master Developer shall finance, construct, and/or cause to be constructed its fair share of all necessary sewage treatment and wastewater recycling systems employing traditional development capital and finance or Assessment District, Community Facilities Assessment District, and/or other private, public, or semi-public bond or finance mechanisms permitted by the County of Imperial. The Master Developer shall fund and construct its fair share of required public service facilities employing traditional development capital and finance or Assessment District, Community Facilities Assessment District, and/or other private, public, or semi-public bond or finance mechanisms permitted under County policies and procedures.

7.1 PHASING

As noted in Section 2.4 the Plan area is comprised of four related but independent components: the conventional residential area including related schools, parks, commercial and mixed use elements; while the gated community is strictly residential. The development timing of each component will be determined by market conditions and is somewhat independent of the other components.

Within each development component, construction of the McCabe Ranch II Specific Plan is to be phased to meet the following objectives:

- Provide an orderly buildout of the community based upon market and economic conditions;
- Provide adequate public infrastructure and facilities including school utility stub ups concurrent with construction of each phase; and
- Protect the interests of public health, safety, and welfare.

Figure 7-1 depicts the anticipated land use phasing for each of the four independent development components within the Plan area. **Section 6.0 – Utilities Plan** describes the water, wastewater and storm drainage phasing for each of the four independent development components within the Plan area.

It is generally anticipated that within each component, the sub-components will be developed in numerical order as indicated in **Figure 7-1**. Although subject to change, this order will generally work in tandem with the most judicious phasing of the utilities infrastructure.

Within each of the phases, it is anticipated that subdivision maps will be prepared and approved by the County on a unitized basis to allow for sub-phasing of the area and related sub-phasing of required infrastructure .

Phasing is planned to occur in concert with the provision of appropriate levels of infrastructure, community facilities, public facilities, schools and parks. Phasing sequencing would be subject to change over time to respond to various factors. Individual phases may overlap or develop concurrently. Development phasing is to be implemented by tentative tract maps, parcel maps, and site development permits which would condition the development of appropriate

levels of infrastructure and community facilities. A plan for the phasing of public improvements shall accompany the first submittal for each tentative tract map.

The timing for the installation of public infrastructure, utilities and the provision of public services and facilities including schools in the McCabe Ranch II Specific Plan area is to be determined as part of the County's approval process. Facilities shall be constructed and services made available concurrently with the development process. Additionally, each component may be developed over several phases with associated infrastructure and community facilities provided concurrently, proportionate to the percentage of residential units completed. School facilities will be developed concurrent with the phasing of the Specific Plan provided however, schools may be developed in phases only if the school district has implemented a plan to finance and operate the school facility. If market conditions preclude the development of the gated community component in the Plan area, a conventional (non-gated) residential neighborhood may be developed in its place.

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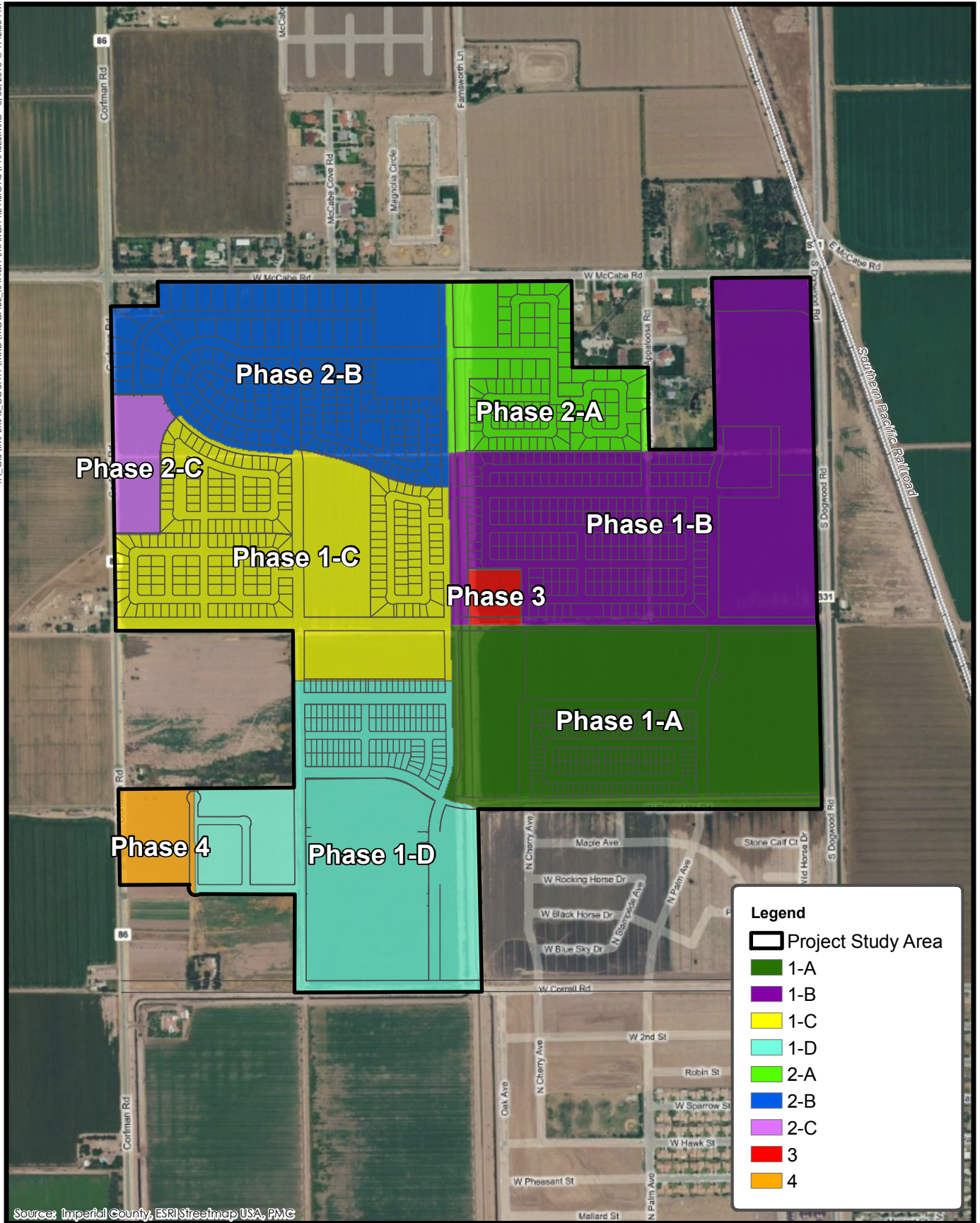


Figure 7-1
Project Phases



7.2 MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

The Master Developer shall enter into a Development Agreement with the County and the Master Developer shall finance, construct, and/or cause to be constructed its fair share of all necessary public improvements and private facilities. In general, improvements within all public rights-of-way, public easements, and public facilities will be maintained by the public agency having legal authority to own, operate and maintain the improvements. In general, additional private improvements and facilities will be maintained by a Landscape, Lighting and Maintenance District (LLMD), a Community Association or a Sub-Association (as would be the case for a group of multi-family units or the gated community). **Table 7-1** outlines the entities responsible for the maintenance of various improvements and facilities within the Plan area.

**TABLE 7-1
MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES**

	Master Developer	Other Private Party	MHOA	Lighting and Maintenance District	County of Imperial	Other Public or Quasi Public
Open Space Buffer Areas		X	X	X		X
Paseos		X	X	X		
Parks		X	X	X	X	
Trails		X	X	X		
Common Landscaping Areas		X	X	X		
Signs & Monumentation		X	X	X		
Perimeter & Community Walls		X	X	X		
Sewer Treatment			X			X
Wastewater Reclamation Facilities			X			X
Water Facilities			X			X
Drainage System			X			X
Street Lighting and Public Signage			X	X		X
Public Roads, and Associated Landscaping				X	X	
Private Roads, Roadways, Drives and Associated Landscaping		X	X			
Residential Driveways		X			X	X

Note: Responsibilities to be determined.

8.0 OVERVIEW

This section of the McCabe Ranch II Specific Plan describes mechanisms for implementing the Plan and is to be consulted whenever there is a question concerning Plan implementation in relation to subsequent projects that may be developed within Plan area boundaries. As the County of Imperial is the public agency responsible for the administration of the McCabe Ranch II Specific Plan, the tools and procedures described in this section are to be implemented consistent with all County rules, regulation, and policies.

8.1 PROJECT REVIEW PROCEDURES AND FUTURE ENTITLEMENTS

The following sections describe the review and entitlement procedures for future projects within the Plan area.

8.1.1 SPECIFIC PLAN AUTHORITY

The McCabe Ranch II Specific Plan is adopted by Ordinance by the County of Imperial Board of Supervisors and is used as the basis for the review of all subsequent entitlements in the Specific Plan area. As a regulatory document, the Plan establishes the land use and associated development, design and infrastructure standards that must be met to successfully implement the project.

Through the inclusion of development, design and infrastructure standards and incorporation by reference of the applicable County of Imperial Land Use Ordinance provisions, the Plan creates zoning standards specifically applicable to the Plan area. As a regulatory document, all subsequent design documents and development activities in the McCabe Ranch II Specific Plan area are required to be consistent with this Plan. In instances where the requirements of this Plan conflict with the Land Use Ordinance or other County standards, the McCabe Ranch II Specific Plan shall control. Conversely, if this Plan is silent on an issue, regulations within the existing Land Use Ordinance or other adopted County standards shall prevail.

8.1.2 ADMINISTRATION

The Imperial County Planning & Development Services Department is the public agency responsible for the administration, implementation, and enforcement of the McCabe Ranch II Specific Plan. However, the Homeowners and Business-owners Associations established in the Plan area are responsible for enforcing private property maintenance and signage in their respective developments pursuant to the standards identified in the Plan and any separately created Covenants, Conditions, and Restrictions (CC&R).

8.1.3 PROJECT PROCESSING

Individual development projects within the Plan area are subject to review and approval of subsequent permits and entitlements by the County of Imperial. Application, fee, and processing requirements shall be in accordance with the County's Land Use Ordinance and other regulations, unless modified by this Plan. The Imperial County Planning & Development Services Department will conduct an initial review of the application for completeness and consistency with the adopted Plan before distributing it to other County departments for review. Applicants will be advised by County staff of any application deficiencies that must be rectified in order for the application to be deemed complete.

Project applications will be reviewed for consistency with all pertinent Specific Plan Policies, development standards, design standards, EIR mitigation measures, and other applicable

conditions of approval adopted as part of the Plan. Applications, such as tentative maps, use permits, and variances, will be reviewed by the Planning Department using established procedures. All subsequent development projects, public improvements, and other activities shall be consistent with this Plan. In acting to approve a subsequent project or permit, the County may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Plan and all applicable plans/regulations. If the applicant or County staff believes that an amendment to the Plan is warranted, an amendment to the McCabe Ranch II Specific Plan may be prepared. Amendment procedures are described in Section 8.5.

The project processing requirements described within this Plan apply to all development proposed within the Plan area. This description addresses only entitlements the County of Imperial has authority to grant. Permits from other governmental agencies may be required prior to project implementation, and the County assumes no responsibility for identifying or pursuing these permits on behalf of any applicant. The appropriate State, federal, and other local agency approvals are required prior to any development activity within the Plan area.

Tentative Maps

Before the property owner sells areas of the site for separate development by others, approval of a Tentative Map to divide the property is required in accordance with the County's Land Use Ordinance.

Final Maps

Prior to the expiration of a Tentative Map, a Final Map based on a qualified survey shall be submitted to the County of Imperial Department of Public Works. As specified in California Government Code §66474.1, the Final Map must be approved if found to be in substantial compliance with the approved Tentative Map.

Building Permits

Following approval of the Final Map, project applicants within the Specific Plan area may apply for building permits through the County of Imperial Planning & Development Services Department. All project structures must be consistent with the approved Specific Plan and subdivision map and must comply with the California Building Code and all applicable codes adopted and enforced by the County.

8.1.4 RESIDENTIAL PRODUCT FLEXIBILITY

The Specific Plan area is designed with a systematic layout of residential land use areas with a range of densities. This facilitates the creation of housing choices within the community. As the plan area may be built out over a decade, it is important to allow for some flexibility to respond to changing market conditions and community preferences for residential products. This will allow residential building types and lot sizes to be adjusted to respond to changing conditions. These adjustments can be accomplished while still maintaining a balance of density over the Plan area and not exceeding the maximum number of dwelling units allowed in the total Specific Plan area.

The key features of the Residential Product Flexibility are as follows:

- A residential "community" shall be defined as the residential units of each of the phases of the Plan (**Figure 7-1**). A community typically is made up of various residential unit densities.

- The total number of dwelling units in any community may exceed the target total for that density category by a maximum of 10 percent. For example, if the number of *Medium* density dwelling units in a community is 15 percent greater than the target, the numbers of dwelling units in the *Low* and/or *High* density categories needs to be reduced from the target numbers such that the total number of dwelling units does not exceed the maximum allowed for this community. The maximum units in each and every category could not be built as that total would exceed the density category maximum.
- If the total number of dwelling units in a community exceeds the target for that density category (as allowed, up to 10%), then the number of dwelling units provided in one or more of the remaining communities must be decreased to ensure that the total for the entire Specific Plan area is not exceeded by more than 5 percent. Conversely, if the total number of dwelling units in a community is less than the target for that density category, the number of dwelling units in another community(s) may be increased provided that increase does not exceed the maximum number of dwelling units designated in the *Low, Medium, or High* categories, and neither the density category maximum, nor the total Specific Plan maximum is exceeded.

Minor adjustments to the configuration of and the boundaries between the *Low, Medium, or High* density categories are permitted subject to approval by the County of Imperial Planning & Development Services Director. Such minor adjustments would be deemed to be consistent with the intent of the Specific Plan.

8.2 DEVELOPMENT AGREEMENT

The McCabe Ranch II land owners and the County of Imperial shall enter into a development agreement prior to any construction occurring within the Plan area. The agreement will provide a roadmap for all parties to guide the Plan through the approval process. At a minimum, the agreement will address:

- The parties and their roles;
- The term of the agreement;
- The specific development plan and acceptable development options;
- The public benefits;
- Public and private maintenance responsibilities;
- Recovery of public agency costs;
- Applicable milestone and phasing requirements for the components of the Specific Plan; and
- Annual review, amendment procedures, and other requirements.

The development agreement shall require Planning Commission review and recommendation with Board of Supervisor approval authority. The public will have opportunity to review the draft documents and provide comments during the required Planning Commission and Board of Supervisor hearings on the agreement.

8.3 ENVIRONMENTAL REVIEW

Each development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Environmental Impact Report (EIR) to be certified concurrently with the McCabe Ranch II Specific Plan will serve as the base environmental document for all subsequent entitlements within the Plan area. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

No subsequent or supplemental EIR shall be required for a future development project in the Plan area unless the County of Imperial determines that a development application is inconsistent with the McCabe Ranch II Specific Plan and/or substantial evidence exists that supports findings set forth in CEQA Guidelines §15162 or 15163. If the findings of CEQA Guidelines §15162 or 15163 are made, a determination will be made by the County of Imperial Planning Director as to the appropriate subsequent or supplemental environmental documentation.

Also, California Government Code §65457 and CEQA Guidelines §15182 specifically provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

A mitigation monitoring and reporting program (MMRP) will also be adopted in accordance with CEQA Guidelines §15097 to ensure implementation of the EIR mitigation measures. As applicable, future developments within the Specific Plan area will be required to implement the mitigation measures in the MMRP as specified.

The development of the schools on the school sites shall be reviewed by the applicable school district to ensure compliance with the California Environmental Quality Act (CEQA). The Environmental Impact Report (EIR) to be certified concurrently with the McCabe Ranch II Specific Plan will serve as the base environmental document for the development of the school sites within the Plan area and the plans for the development of the school sites shall be reviewed to determine consistency with the EIR.

The State Architect, Office of Public School Construction, Department of Education, and other applicable State Departments and statues shall determine whether or not a subsequent or supplemental EIR shall be required for the school sites in the Plan area unless the applicable school districts determine that the development of the school sites are inconsistent with the McCabe Ranch II Specific Plan and/or substantial evidence exists that supports findings set forth in CEQA Guidelines § 151161 or 151163. If the findings of CEQA Guidelines §15162 or 151163 are made, a determination will be made by the applicable school districts as to the appropriate environmental documentation.

8.4 MINOR REVISIONS AND SPECIFIC PLAN AMENDMENTS

The California Government Code §65453 clearly states that a Specific Plan may be amended as often as deemed necessary by the legislative body. Changes to this Plan may be initiated by the developer or the County. Upon submittal of an application for a change to a Specific Plan, the County of Imperial Planning & Development Services Director shall determine if the proposed change is a minor revision or a Specific Plan Amendment. The processing requirements for both minor revisions and Specific Plan Amendments are described below.

8.4.1 MINOR REVISIONS

The McCabe Ranch II Specific Plan may need to respond to changing conditions and expectations during the course of its implementation. To address this aspect of the planning process, this Specific Plan provides for minor revisions in addition to more encompassing Specific Plan Amendments.

Examples of minor revisions to the McCabe Ranch II Specific Plan include but are not limited to:

- The addition of new or updated information that does not substantially change the Specific Plan.
- Adjustments to land use and land use area boundaries within the established Specific Plan Area location of facilities, and street alignments where the overall land use pattern remains generally consistent with the Specific Plan objectives and community concept.
- Modifications to the design concepts, architectural details, landscape treatments, fencing, lighting, trails, and entry monumentation treatments.
- Transfer of dwelling units between density categories and modification of land uses, provided such transfers and/or modifications do not create conditions where the maximum permissible dwelling unit count is exceeded or a new land use or group of land uses not contemplated within the approved Specific Plan is created.

The County of Imperial Planning & Development Services Director may approve a minor revision to the Specific Plan. In order to approve the minor revision, the Director must find the revision to be in substantial conformance with all of the following:

- The Planning Objectives of the Specific Plan
- The Imperial County General Plan
- The McCabe Ranch II Specific Plan EIR

Any determination or action taken by the Planning Director may be appealed to the Planning Commission. Additionally, any proposed minor revision to the Specific Plan may, at the discretion of the Planning Director be referred to the Planning Commission and Board of Supervisors for action.

If any of the aforementioned decision makers finds that the proposed revision does not meet the above criteria, a Specific Plan Amendment shall be required.

8.4.2 SPECIFIC PLAN AMENDMENTS

Proposed changes to a Specific Plan that do not meet the criteria for a minor revision are classified as amendments to the Specific Plan and shall be processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the Board of Supervisors pursuant to Land Use Ordinance §90205.03 and §90205.04.