

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

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	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.

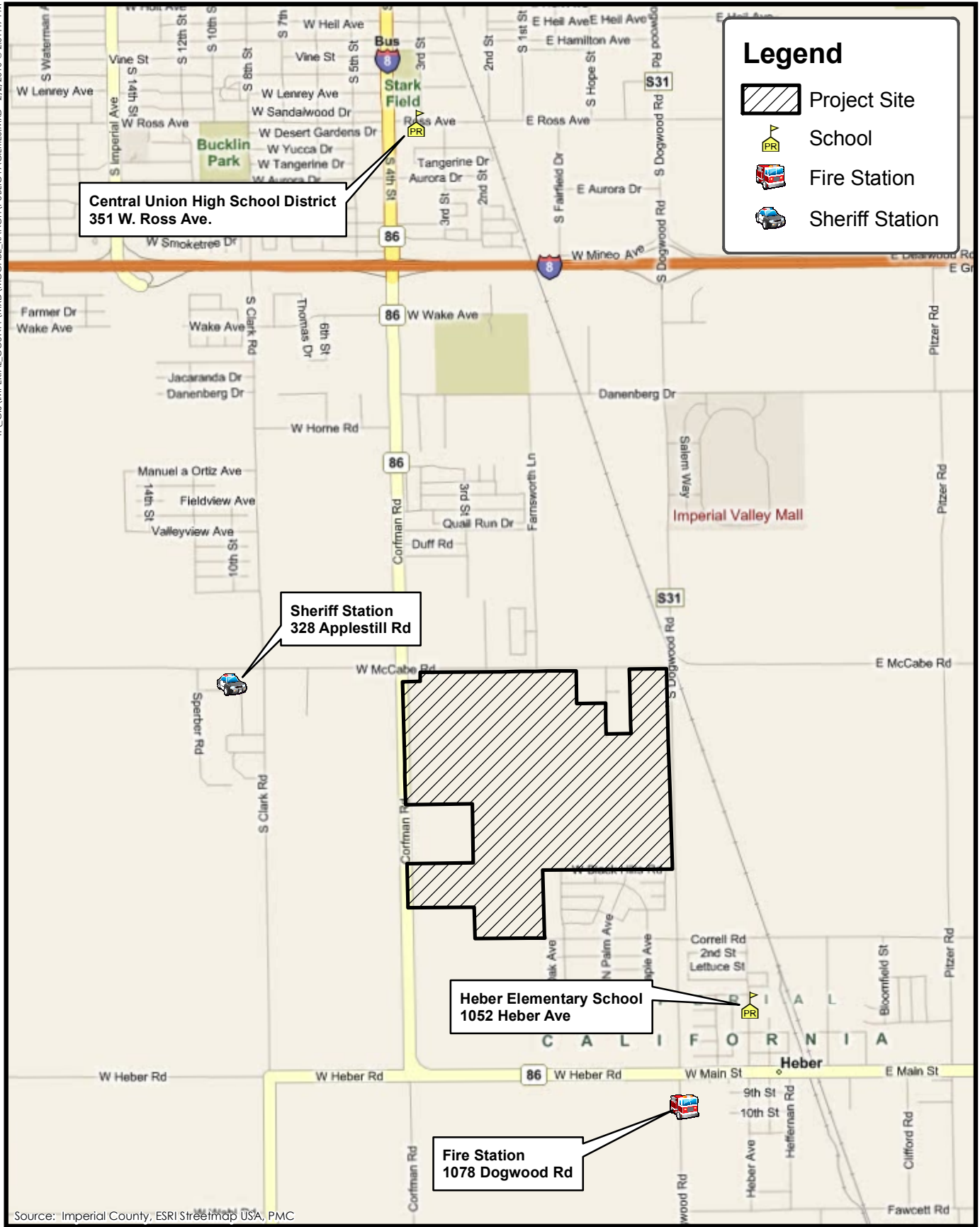


Figure 5-1
Public Facilities

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

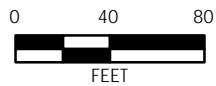


Figure 5-2
McCabe School Site



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**

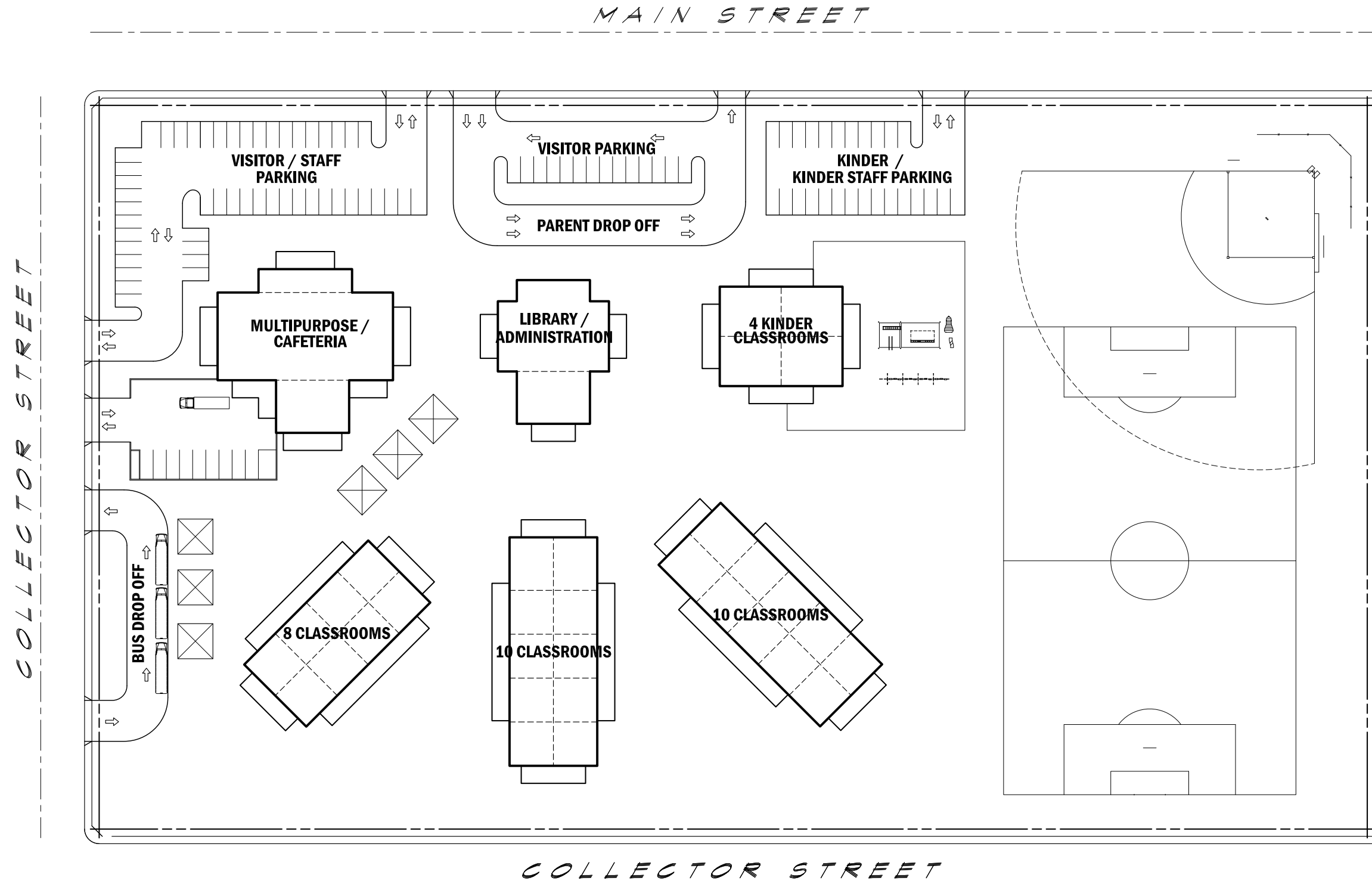
Park Type	Potential Park and Recreational Facilities
Community Park	As the largest park in the Plan area, the Community Park will contain various opportunities for both active and passive recreation. The Community Park is three large parks combined. This offers each of the parks to be built independent 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
PMC

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.