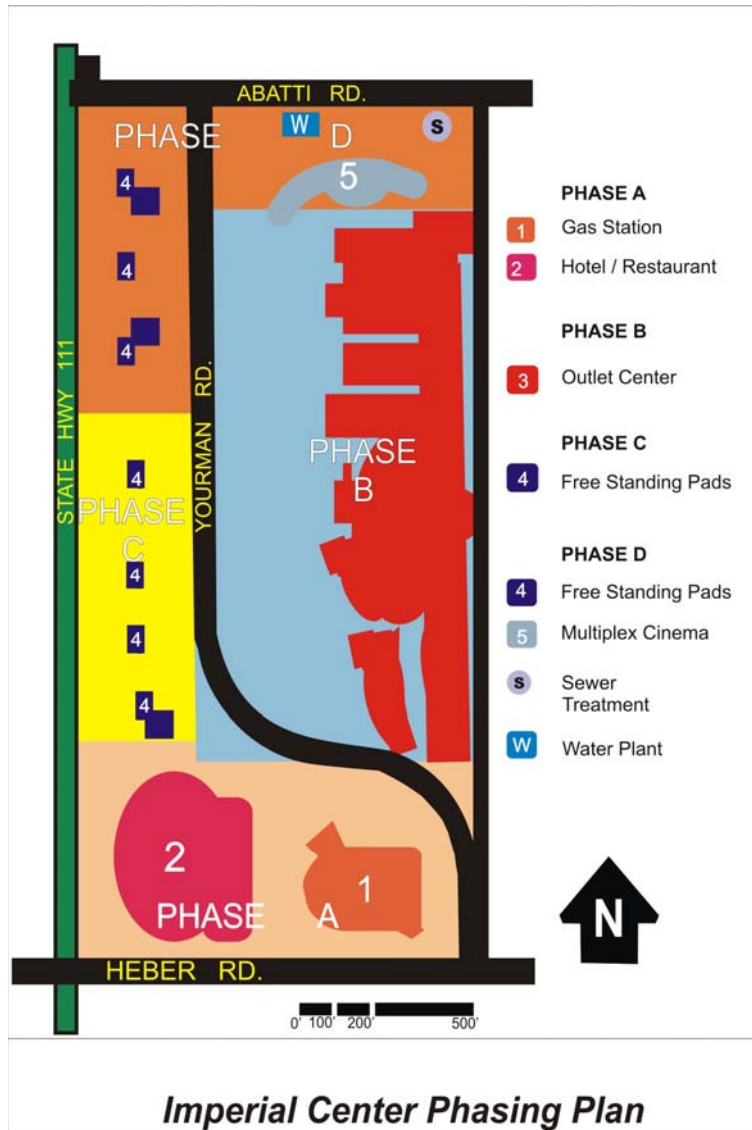


9. PHASING

The Imperial Center is planned for a five-phase development over the next 5-10 years as shown in *Figure 9-A and Table 9-1*.



*Figure 9 – A
Imperial Center Phasing Plan*

The phasing time will vary due to the changing market demand and economic conditions. The starting period for each phase depends on the provision of each required infrastructure and improvements. The first phase is scheduled to begin in 2007. The next stages will start at varied times depending on market demand. *Table 9-1* outlines the four improvement phases for the Imperial Center:

<i>Table 9-1 Phasing Plan</i>				
	Phase A (2007)	Phase B (2008 – 11)	Phase C (2007 – 13)	Phase D (2010 – 15)
Project	Gas Station and hotel restaurant	Outlet Mall	Development of five pads	Development of six pads and Cinema Complex
Water	Heber Utilities	Heber Utilities	Heber Utilities	Heber Utilities
Reclaimed Water	All improvements	-	-	-
Sewer	Interim wastewater facility	Interim wastewater facility	Connect to Heber Utility Sewer system	Connect to Heber Utility Sewer system
State Route 111	All improvements	-	-	-
State Route 86	All improvements	-	-	-
Heber Road	All improvements	-	-	-
Yourman Road	-	All Improvements	-	-
Abatti Road	-	All improvements		
Storm drain	All improvements	-	-	-
Landscaping	Landscaping for fuel and hotel restaurant	Landscaping for Outlet Mall	Landscaping for five pads	Landscaping for remainder of project area

Objective

The primary objective of the phasing plan for the Imperial Center Specific Planning Area is to insure that all necessary public facilities and services are provided in an efficient and cost effective manner concurrent with need during the entire development period of the project.

For the purposes of planning and evaluation the implementation of the project, it has been assumed that Imperial Center will develop in four phases over a period of nine years.

Phase A

Phase A consists of the construction and/or installation of the basic backbone facilities required to support the development of the gas station/convenient store, hotel and restaurant.

Water: Water shall be provided by the Heber Public Utility District or a temporary water plant will be constructed on-site and operated by HPUD.

Sewer: As described within Chapter 8, the Imperial Center will receive its sewer service from HPUD or construct its own temporary sewer plant. This will take place in Phase A. This Specific Plan also allows for temporary septic and leach field system as permitted by the Imperial County Department of Health Services. Chapter 8 provides more specific detail concerning this system.

Dry Utilities: All dry utilities will be installed in the same manner as water and sewer in that it will maintain the capacity and integrity of the backbone infrastructure master plans while servicing reduced core land uses adjacent to initial road improvements.

Phases B - D

The primary goal of the subsequent phases implementation program is to encourage the establishment of a central infrastructure core. Once established, this central infrastructure hub would serve as the basis for the development.

Following the installation of the Phase A backbone, the landowners and/or developers of subsequent phases may, through the mapping and development

review process, propose the extension infrastructure to their area(s), adjacent or not, based upon compliance with the following review criteria. The proposed extension project shall:

- Demonstrate consistency with the terms and provisions of this Specific Plan (i.e.: land use, circulation, infrastructure, etc.) as well as the County Zoning Ordinance and General Plan;
- Be reviewed for compliance with the California Environmental Quality Act (CEQA):
- If within a "special district" sphere of influence, request annexation, as required, into that district prior to issuance of development permits (i.e.: CSA, CFD, etc.)
- If not abutting an existing previous development phase, acquire all offsite easements and /or right-of-way as may be required to allow the extension of required services from their existing termination point;
- If not abutting an existing previous development phase, the extension of infrastructure shall be sized to accommodate the later connection of all interviewing development phases;
- Bear the full cost of the extension of facilities until such time as a Reimbursement Agreement may provide recovery of costs through the collection of fees from subsequent developments.