

# Chapter Five Public Services and Facilities Plan

## 5.1 Overview of Public Services and Facilities Plan

The Rancho Los Lagos 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 schools will be provided by City of Brawley school districts, 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.

## 5.2 Schools

The Brawley Elementary School District serves grades K-8 in the Plan area. The Brawley Union High School District serves grades 9-12. The Plan area would generate an estimated 2,417 students upon buildout (**Table 5-1**). Two elementary school sites capable of supporting approximately a capacity of 650 students per school are proposed in the Plan area to serve the student population generated by the residential land uses. **Figure 5-1** depicts the location of these schools. If market conditions preclude the development of an active adult component in the Plan area, a conventional (non-age restricted) neighborhood will be developed in its place. This will increase the number of students generated to the point where a third elementary school is needed (Refer to **Figure 5-1** for proposed approximate location).

The elementary school sites shall have an underlying Low-Density Single-Family residential zone with minimum 5,000sf lot size as described in Section 2.2.3 of this Specific Plan. In the event the elementary school district fails to acquire a designated school site within the time of the development of the respective phase of development within which the site is located, the site shall be permitted to develop for residential use pursuant to the underlying zoning and the provisions of Section 8.2.4 of this Specific Plan, so long as the total number of dwelling units with the Plan area with the residential use of the site(s) would not exceed 3,830.

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.

**Table 5-1**  
**Projected Plan Area Student Population and Required Schools**

Dwelling Unit Type	Total Dwelling Units	Education Level	Generation Factor	Students Generated	Students Generated by Education Level	
Single-Family	1,875	Elementary	0.47	881	Elementary	1,521
		Middle	0.11	206		
		High	0.20	375	Middle	318
Multi-Family	1,016	Elementary	0.63	640		
		Middle	0.11	112		
		High	0.20	203		
<b>Total Students Generated:</b>						<b>2,417</b>

<sup>1</sup>Conventional (non-age-restricted) residential dwelling units.

Source: Brawley Elementary School District and Brawley Union High School District, June 2006.

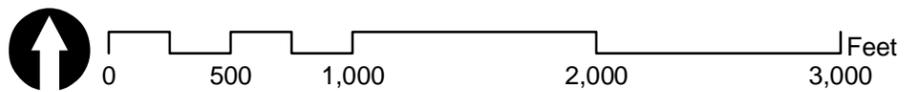
As noted in Chapter 1 – Introduction, an underground petroleum pipeline runs parallel to the Southern Pacific Railroad, approximately 50 feet west of the tracks. The State of California has established recommended minimum setbacks from such pipelines to the nearest schools. As such, the Specific Plan locates the two elementary schools outside of the 1,500 foot setback line recommended by the State of California as illustrated on the Public Facilities Location Plan (**Figure 5-1**).



**LEGEND**

- |                  |   |                      |  |
|------------------|---|----------------------|--|
| Project Boundary | Regional Paseo (8' trail)               | Elementary School    | Community Facility Site (C)            |
| Railroad         | Paseo (7' trail)                        | Public Park          | Electrical Substation Site (E)         |
| Lake/Canal       | Paseo within Gated Community (7' trail) | H.O.A. Private Parks | Fire Station Site (F)                  |
|                  | Open Space Trail                        | H.O.A. Facility      | Religious Use Site (R)                 |
|                  |   | Golf Course          | Wastewater Treatment Facility Site (S) |
|                  |   | Open Space           | Water Treatment Plant (W)              |
|                  |   |                      | Potential Restaurant Site              |

Source: P&D Consultants in conjunction with EDAW, 2007; 2008; 2009



P&D Consultants/EDAW

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County of Imperial

Figure 5-1  
Public Facilities Location Plan

Rancho Los Lagos

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## 5.3 Community Facilities

### 5.3.1 Parks and Open Space

The Rancho Los Lagos Specific Plan provides a variety of parks and open space systematically interspersed throughout the Plan area. Three types of parks are provided: an approximately 42 acre community park featuring an approximate five-acre lake; six neighborhood parks, and approximately 17 mini parks. The Plan area also features an executive length, 18-hole golf course on approximately 139 acres with several smaller lakes. **Figure 5-1** depicts the location of parks, open space and the golf course within the Plan area.

The active adult community features an approximately 12 acre homeowners association facility available to the residents of the active adult community. Additionally, several of the mini parks are located in this neighborhood. (See **Figure 5-1**)

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 900 acres after reductions for streets and easements. Thus, approximately 45 acres of useable open space is required. The Plan provides approximately 65.6 acres of public community and neighborhood parks of 1-acre or greater size to be dedicated (including lakes), an additional 4.9 acres of mini-parks owned and maintained by the homeowners association, and a 139 acre executive golf course.

The Rancho Los Lagos Specific Plan also provides approximately 96 acres of additional open space (not included in the usable open space calculations) that primarily serves to buffer the Plan area from adjacent roadways and the Southern Pacific Railroad. Approximately 29 acres of the open space buffers the residential area west of and adjacent to the Southern Pacific Railroad. This open space also serves as the primary detention basin for stormwater runoff. The open space along Lavender (Schartz) Road near the southern border of the Plan area also serves as a detention area. In addition, some of the passive areas in the parks as well as portions of the golf course serve as temporary detention areas for portions of the stormwater runoff during peak storm events. There may be supplemental temporary detention areas in additional parks to handle peak storm events per the Parks Guidelines in **Table 2-6**. Please refer to section 6.4 – Storm Drainage for a complete discussion of detention basins.

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 5-2** 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 5-2  
Parks and Facilities**

<b>Park Type</b>	<b>Potential Park and Recreational Facilities</b>
Community Park and Lake	Passive and active recreational facilities may include: Multi-use sports fields; tennis, basketball and volleyball courts; both small and large group picnic areas; picnic pavilions; open lawn areas; a community plaza; a tot lot; an outdoor stage or amphitheater; shade structures; meandering trails; five-acre lake; a sandy beach; floating fountains or other water features. Water-related activities such as paddle boating, kayaking and fishing may be allowed. No swimming or motorized watercraft would be permitted.
Neighborhood Park	Passive and active recreational facilities may include: field games, court games, open lawn areas; tot lots; picnic areas; potential HOA facilities.
Mini Park	Mostly passive recreational facilities may include: open lawn areas; tot lots; shaded seating areas.
Executive Golf Course with Water Features	Executive length 18-hole golf course (open to the general public).
<b>Active Adult or Gated Community</b>	
Private Homeowners Association Facility	Recreational facilities may include: pool, spa, cabanas, tennis courts, horse shoe pits, gardens, picnic and barbecue area, social patios, library, arts and crafts studio, theater, ballroom and catering kitchen, and meeting rooms.

The Quimby Act (California Government Code Section 66477) was established by the California Legislature in 1965 to preserve open space and parkland in the rapidly urbanizing areas of the state. This legislation was enacted in response to California's increased rate of urbanization and the need to preserve open space and provide parks and recreation facilities for the state's growing communities. The Quimby Act authorizes local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two.

The guidelines established by the Quimby Act require 3 acres of public open space per 1,000 residents, totaling approximately 33.15 acres for this proposed development. (See **Table 5-3**) This acreage requirement is far exceeded by the community and neighborhood public parks offered for public dedicated as proposed in the Plan area. The HOA owned and maintained mini-parks, the active adult HOA facility, and other types of open space acreage provided in the Specific Plan are not included in this calculation.

**Table 5-3**  
**Quimby Act Park Requirements**

Community Type	Dwelling Units	Household Size (People/DU)	Estimated Plan Area Population	Required Park Standard	Required Park Acreage
Single Family Residential	1,875	3.42	6,413		
Multi-Family Residential	1,015	3.18	3,228		
Active Adult Residential	939	1.50	1,409		
<b>Total DU</b>	<b>3,830</b>		<b>11,050</b>	<b>3ac/1000</b>	<b>33.15 ac</b>
<b>Total Park Acreage Provided<sup>1</sup></b>					<b>65.60 ac</b>
<b>Surplus Park Acreage Provided</b>					<b>32.45 ac</b>

<sup>1</sup>Includes only community and neighborhood public parks of 1-acre or larger offered for public dedication

### 5.3.2 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 200 South C Street, in Westmorland, located approximately 7.5 miles northwest 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.

The County may impose Development Impact Fees for library services. As such, development of the Rancho Los Lagos Specific Plan would result in the payment of Development Impact Fees as determined by the County of Imperial.

## 5.4 Fire Protection

The Brawley Fire Department (BFD) has mutual aid agreements with the County of Imperial and other jurisdictions within the County. Under contract with the County of Imperial, the BFD provides fire protection, suppression and emergency services to the unincorporated areas within the vicinity of Brawley, including the Rancho Los Lagos Specific Plan area. The BFD maintains one County provided fire engine at the BFD facility. This County engine responds to calls in the unincorporated areas with BFD personnel. The BFD currently has one fire station located at 850 Main Street in the City of Brawley. Twenty-four hour coverage is provided with three, four-person shifts. Additionally, ten Call Paid Firefighters are available as needed.

The BFD 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 City fire station to the furthest point in the Plan area will be nine to twelve minutes. The BFD considers this response time unacceptable for any structural fires and any medical emergencies. As such, a site for a fire station is reserved in the commercial/multi-family mixed use area of the Plan (refer to **Figure 5-1** for approximate location).

## **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.