



# Chapter Seven Public Facility Financing and Phasing Plan

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## 7.1 Overview

This section of the Rancho Los Lagos Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area, including: the proposed mechanisms for financing the costs of construction together with the operation 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 shall be developed in conjunction with the formation of the Keystone CSA or other County-approved special district formed to own, operate, and maintain certain of the public improvements as identified in this Specific Plan prior to project construction.

## 7.2 Financing of Public Improvements

The following describes the costs associated with the construction and maintenance of public improvements in the Plan area, as well as financing options and responsibilities. In general, project financing shall consist of:

- ❖ Private developer financing for the construction of all on-site and off-site public and private improvements required as a condition of project approval or pursuant to the Rancho Los Lagos Development Agreement.

- ❖ Developer payment of development impact fees as developer's fair share contribution to certain public improvements and services as identified in the Rancho Los Lagos FEIR and pursuant to County ordinance.
- ❖ Public financing via the Keystone CSA or other County-approved special district for the operation and maintenance of certain public improvements and services as identified in this Specific Plan, the Rancho Los Lagos FEIR, the conditions of project approval, and the Rancho Los Lagos Development Agreement. The public financing vehicles that may be used are as follows:
  - ◆ Special Assessment District under the provisions of the Municipal Improvement Act of 1913/1915.
  - ◆ Mello-Roos Community Facilities District Act of 1982.
  - ◆ Landscape and Lighting Act of 1972.

## 7.3 Phasing

The Plan area is comprised of four related but independent components: the conventional residential area including related schools, parks, commercial, and mixed use elements; the gated active adult residential area (which may be developed as conventional residential depending on market conditions); the golf course; and the business park. 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 Rancho Los Lagos Specific Plan is to be phased to meet the following objectives:

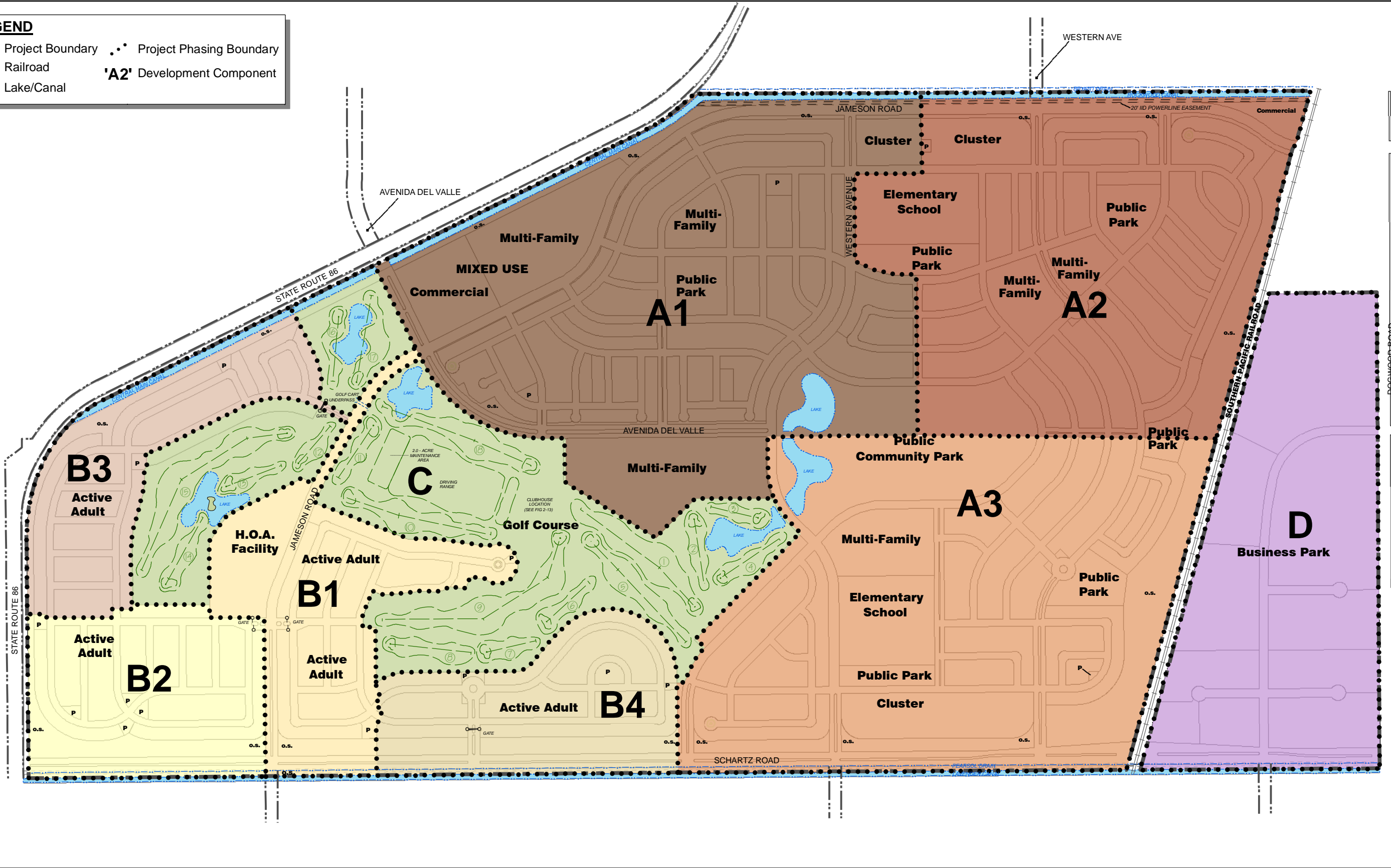
- ❖ Provide an orderly buildout of the community based upon market and economic conditions;
- ❖ Provide adequate public infrastructure and facilities concurrent with construction of each phase; and
- ❖ Protect the interests of public health, safety, and welfare.

**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 (for example, A1, A2, and A3) 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.

**LEGEND**

- Project Boundary
- Project Phasing Boundary
- Railroad
- Lake/Canal
- 'A2'** Development Component



Source: P&D Consultants in conjunction with EDAW, 2006

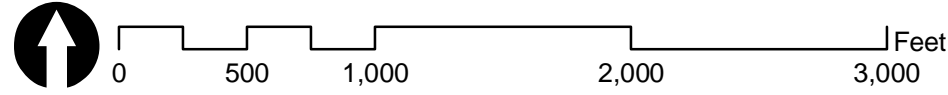


Figure 7-1  
Land Use Phasing Plan

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Within each of the three conventional residential and four active adult neighborhood phases, it is anticipated that final 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, 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 County of Imperial Final Maps and site development permits, consistent with the Rancho Los Lagos Master Tentative Map, and the conditions of approval of that Tentative Map.

The timing for the installation of public infrastructure, utilities and the provision of public services in the Rancho Los Lagos Specific Plan area is defined in the Rancho Los Lagos Master Tentative Map conditions of approval and the Rancho Los Lagos Development Agreement, as well as requirements and conditions to be adopted by the Keystone CSA or other special district(s) to be formed providing public services to this Specific Plan area. Facilities shall be constructed and services made available concurrently with the development process.

## **7.4 Operation and Maintenance of Public Improvements and Private Facilities**

In general, improvements within all public rights-of-way, public easements, and public ownerships will be operated and maintained by the public agency or special district having legal authority to own, operate and maintain the improvements. Private improvements and facilities will be maintained by a Community Association or a Sub-Association (as would be the case for a group of multi-family units or a gated Active Adult community). **Table 7-1** outlines the entities responsible for the operation and maintenance of various improvements and facilities within the Plan area.

**Table 7-1  
Maintenance Responsibility Matrix**

Improvement/Facility	State of California	County of Imperial	County Service Area (CSA) or Other Special District	Community Homeowners Association	Private Owner
SR 86	√				
Schartz and Dogwood Roads: Paving, Curb, and Gutter Paseos/sidewalks within Street Rights-of-Way Parkway Landscaping within R.O.W. Street Median Landscaping Street Lighting <sup>1</sup>		√	√ √ √ √		
Internal Public Street system: Paving, Curb, and Gutter Paseos/sidewalks within Street Rights-of-Way Parkway Landscaping within R.O.W. Street Median Landscaping Street Lighting <sup>1</sup>		√	√ √ √ √		
Internal Private Street system: Paving, Curb, and Gutter Paseos and Sidewalks Parkway Landscaping Street Median Landscaping Street Lighting				√ √ √ √ √	
Alleys				√	
Open Space and Trails within Open Space				√	
Community Walls and Sound Attenuation Walls within Public Right-of-Way				√	
Community Walls outside Public Right-of-Way				√	
Community Signage <sup>2</sup>				√	
Community Park			√		
Lakes within Community Park			√		
Neighborhood Parks			√		
Mini Parks				√	
Golf Course and Lakes within Golf Course					√
Private HOA Facility				√	
Water & Sanitary Sewer			√		
Storm Drainage Facilities <sup>3</sup>			√		
Detention Basins <sup>4</sup>			√		

NOTES:

1. Standard cobra head lighting will be the operation and maintenance responsibility of the CSA or other special district, but special light fixtures (e.g. fluted pole with acorn fixture), if any, will be the operation and maintenance responsibility of the Community Homeowner Association.
2. This includes all signage and entry monuments or features that serve or identify the community of Rancho Los Lagos.
3. Responsibility includes pipes and appurtenances. IID responsibility includes conveyance facilities e.g. Pearsol Drain.
4. Responsibility includes storm water detention basins and joint-use detention/park areas within the community park and/or neighborhood parks.