



pc staff report

Report No. 1

To: Marlene Best, City Manager
Planning Commission

From: Jorge Galvan, Planning Director

Date: June 24, 2015

Project: **Imperial Service Area Plan Update**
Review and Recommendation to City Council

Summary

Subject of Report:	2015 Service Area Plan Review
Project Location:	Imperial Sphere of Influence as Proposed (See Exhibit A)
Pending Action:	Review and Recommendation to City Council via Planning Commission Resolution 15-08
Environmental:	CEQA- Exempt

INTRODUCTION & BACKGROUND

On September 26, 2000, Governor Gray Davis signed into law AB 2838, titled the Cortese-Knox-Hertzberg Local Government Reorganization Act. The Cortese-Knox-Hertzberg Act requires Local Agency Formation Commissions (LAFCO's) to review municipal services. The requirement for services review is in response to the identified need for an orderly and efficient public service structure which will support California's anticipated growth. The municipal service review/service area plan review provides Imperial County LAFCO and the City of Imperial with a tool to comprehensively study existing and future public service conditions and to evaluate organizational options for accommodating growth, and ensuring that essential services are efficiently and cost-effectively provided. The Office of Planning and Research recommends that the SAP be updated every five years to remain a current planning document which is a further requirement by IC LAFCo prior to any annexation or reorganization applications can be accepted. The existing City of Imperial Service Area Plan (SAP) was prepared in 2008 by Howes Weiler & Associates and The Holt Group was contracted to update the Service Area Plan in April 2015.

The Holt Group completed an administrative draft of the Service Area Plan on May 5, 2015 for the review by City Management that addressed all of the area services provided by the City of Imperial. Comments were received by department managers and the Planning Director. The resulting Draft SAP document is being presented to the Planning Commission for review and recommendation. Copies were also forwarded to the IC LAFCo Executive Director on May 13, 2015.

ISSUES FOR DISCUSSION

Sphere of Influence Boundary Update- The delineation of this Sphere of Influence is important to the City because it defines the primary area within which urban development is to be encouraged and limits up to which areas services should be extended to. The City of Imperial 's Sphere of Influence (also known as the Service Area) is being recommended for modification by staff concurrent with the Service Area Plan Update for consistency with proposed development. The Sphere of Influence boundaries in the 2008 SAP excluded several home-sites west of the City between La Brucherie and Austin Road. The Sphere of Influence boundary has been modified to encompass these areas and make modest adjustments on eastern limits as well, as noted in Exhibit A. Additionally, the City is taking this opportunity to introduce planned Sphere of Influence for modification under the next Service Area Plan Update that extends to the Imperial Valley College area (See Exhibit B).

LAFCo Requirements- The Service Area Plan document contains the following components: Summary, Introduction, Buildout Projections, Phasing Projections, Requirements to meet Public Service Demand, Financing information and opportunities, and Appendices used for the preparation of the document. Under Public Services, the Service Area Plan Update focused on the services provided by the City of Imperial including: Administration, Water, Wastewater, Stormwater, Library Services, Law Enforcement, Fire, Transportation and Parks and Recreation services. The Imperial County LAFCo Commission has the draft scheduled for review in July. Both recommendations by the Planning Commission and LAFCo will be considered prior to presentation to City Council. LAFCo is being asked to consider the following findings pursuant to Government Code Section 56425: The Service Area Plan provides for logical and orderly development for the City within its Sphere of Influence.

Service Area Plan Findings- The overarching goal of a Service Area Plan is to identify whether City of Imperial's facilities are adequate to meet current and future public demands within the Sphere of Influence boundaries. The 2015 Service Area Plan evaluates public services up to 2035. The draft Service Area Plan is attached to this report as Exhibit C for Commission review. The information presented and discussed were based on the most current demographic data and planning documents, existing Master Plans, the prior SAP prepared by Howes Weiler & Associates in 2008, current City Management feedback and other available resources. The Document's Executive Summary identifies as an overview which facilities are adequate/inadequate based on population demands. Non-residential Equivalent Dwelling Unit Demand (EDU's) are considered for water and wastewater service demand. It was found that all service/facilities were currently at adequate performance standards with the exception of the Law Enforcement facilities. As is expected, all service facilities will necessitate expansion and increased staffing levels as population increases. The Executive Summary provides a general snapshot of each respective facilities adequacy threshold.

ENVIRONMENTAL

The Service Area Plan was reviewed in accordance with the California Environmental Quality Act (CEQA). The Plan was deemed exempt from CEQA per Section 15262 of the CEQA Guidelines which exempts projects that consist of Feasibility and Planning Studies. These are studies such as the Service Area Plan that involve only planning studies for possible future actions which the City has not approved, adopted, or funded.

PUBLIC REVIEW

A public hearing will be noticed by the Imperial County LAFCo for the proposed Service Area Plan Update. It is anticipated that IC LAFCo will hold the public hearing on July 23, 2015. Similarly, a public hearing will be noticed, prior to adoption consideration by the City Council.

PENDING ACTION

It is being asked that Commission consider the following actions:

1. Approve Resolution 15-08 (Exhibit D) recommending adoption of the 2015 City of Imperial Service Area Plan.

Alternative

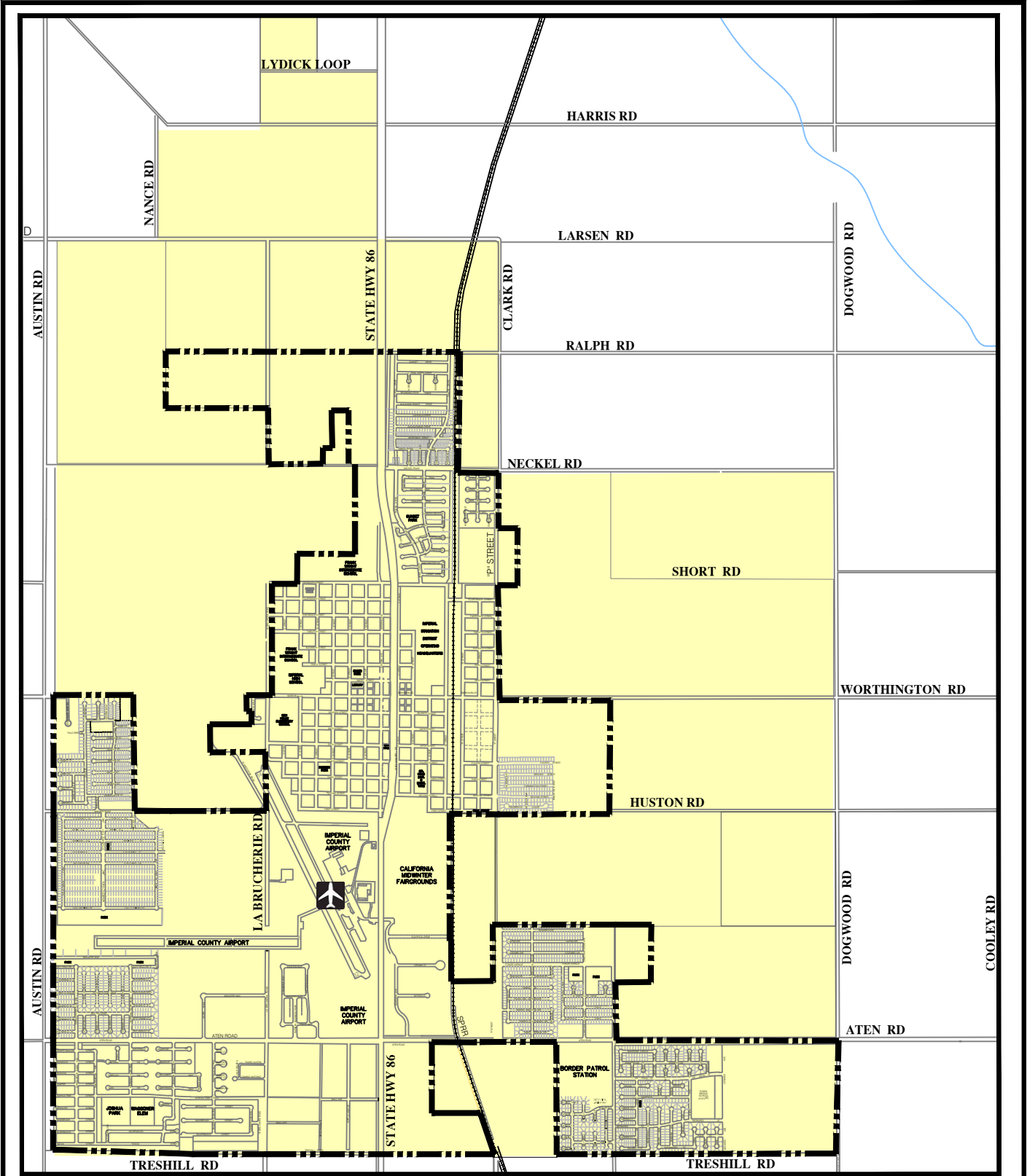
2. Not Approve Resolution 15-08 (Exhibit D) and provide alternative directive to Staff.

Should you have any questions and/or concerns regarding the information in this report, please feel free to contact me at (760) 355-5211. Your comments are encouraged, written or verbal, and can also be forwarded to jgalvan@cityofimperial.org.

Attachments: Exhibit A – Proposed Sphere of Influence Boundary
 Exhibit B – 2020 Service Area Boundary
 Exhibit C – CD of Draft Service Area Plan
 Exhibit D – Resolution 15-08

Exhibit A

Proposed SOI Boundary



LEGEND:

- City Limits
- Proposed Sphere of Influence (SOI)

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NOT TO SCALE

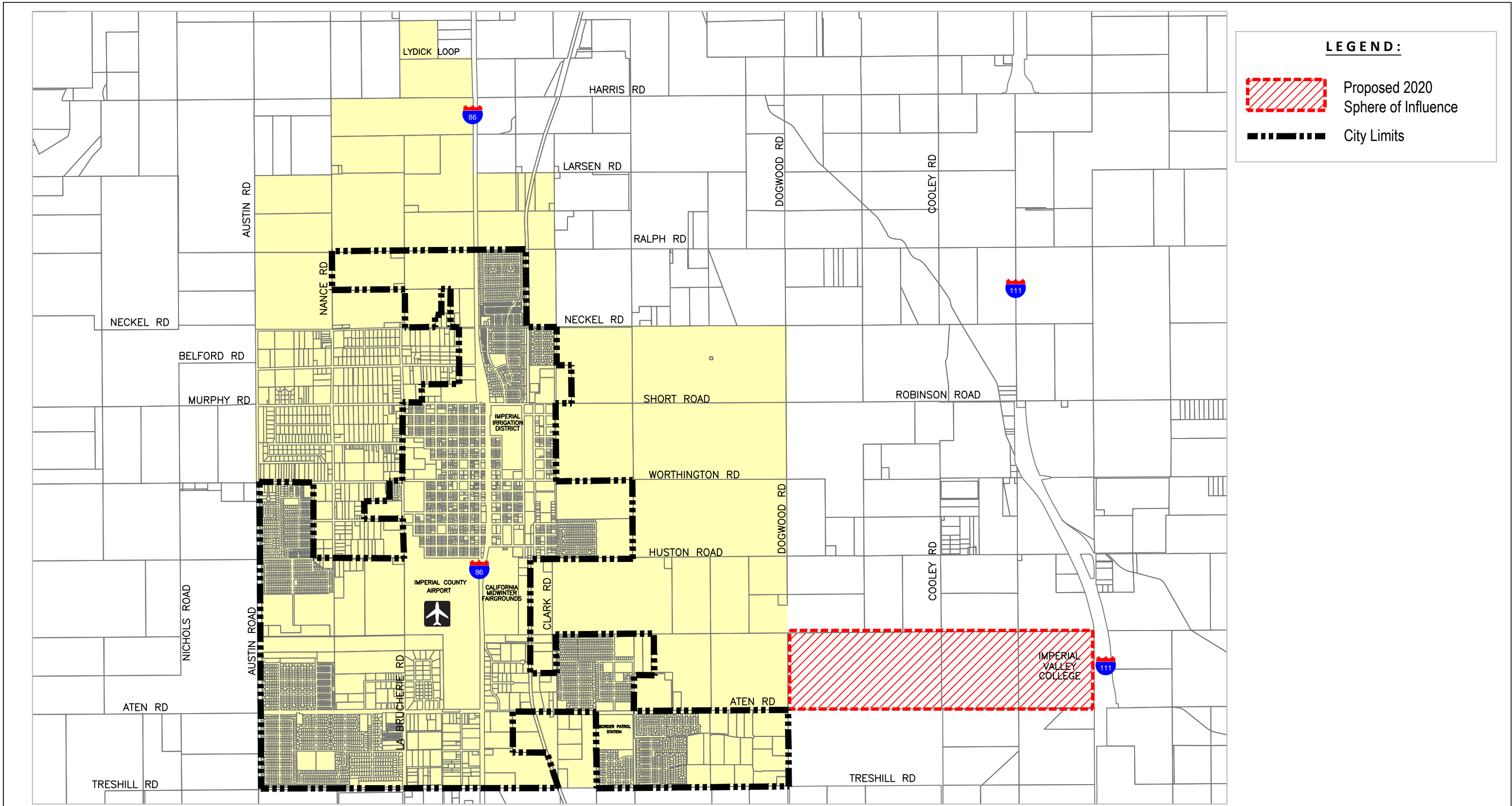
2015
 SPHERE OF INFLUENCE & CITY LIMITS
 CITY OF IMPERIAL

EXHIBIT A

THG Project No. 173.132
 April 2015

Exhibit B

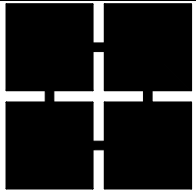
2020 Service Area Boundary



LEGEND:

-  Proposed 2020 Sphere of Influence
-  City Limits

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**PLANNED 2020 SPHERE OF INFLUENCE
CITY OF IMPERIAL**

EXHIBIT B

PROJECT No. THG 173.132

April 2015

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92243

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Exhibit C

Draft Service Area Plan (Refer to CD)



Draft

SERVICE AREA PLAN UPDATE

May 05, 2015

Prepared By:



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Appendices

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Resolution 15-08

Exhibit D

RESOLUTION NO. 15-08

A RESOLUTION OF THE CITY OF IMPERIAL PLANNING COMMISSION RECOMMENDING ADOPTION OF A SERVICE AREA PLAN PREPARED FOR THE CITY OF IMPERIAL

WHEREAS, Section 56430 of the of the Cortese-Knox Local Government Reorganization Act of 2000 requires that Local Agency Formation Commissions (LAFCo's) conduct service reviews also known as Service Are Plans; and

WHEREAS, the Imperial County LAFCo has required that the City of Imperial prepare a Service Area Plan for their review in conformance with Section 56430 of the Cortese-Knox Local Government Reorganization Act of 2000; and

WHEREAS, the 2015 City of Imperial Service Area Plan evaluates the services provided by the City of Imperial and financing mechanisms and also proposed an amendment to the Sphere of Influence Boundaries; and

WHEREAS, the proposed Sphere of Influence amendment is consistent with the community's planned growth; and

WHEREAS, the Service Area Plan includes population projections, determines the adequacy of the City of Imperial infrastructure, financing constraints and opportunities, cost avoidance opportunities, and opportunities for shared facilities; and

WHEREAS, the project is exempt from the California Environmental Quality Act per Section 15306, Class 6 which consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Imperial Planning Commission hereby **RECOMMENDS ADOPTION** of the 2015 City of Imperial Service Area Plan incorporated hereto by reference.

APPROVED AND ADOPTED at the regular meeting of the Planning Commission of the City of Imperial, California held on this 24th day of June 2015.

Sam Ross, Planning Commission Chair

I, the undersigned, Secretary of the City of Imperial Planning Commission, DO HEREBY CERTIFY, that the foregoing resolution was adopted at a regular meeting of the Planning Commission held on the 24th day of June 2015, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debra Jackson, Secretary