

# IMPERIAL COUNTY 2013 MASTER PLAN COLONIA UPDATE

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**Section I**  
**IMPERIAL COUNTY**  
**COLONIA MASTER PLAN**

**INTRODUCTION**

This document serves as an update to the Colonia Master Plan developed in 2003. The Colonia Master Plan outlines the current deficiencies that exist in the nine unincorporated Colonias in Imperial County. The Master Plan includes a description of needs and estimated costs related to some of the infrastructure and services needed to meet the current needs of the communities.



*Salton Sea Beach*

Specific areas addressed in each Colonia include government, water, sewer, refuse/solid waste, electrical service, natural gas, street lighting, streets/roads/bridges, safety services, social services, schools, parks and recreation, retail/commercial, and housing.

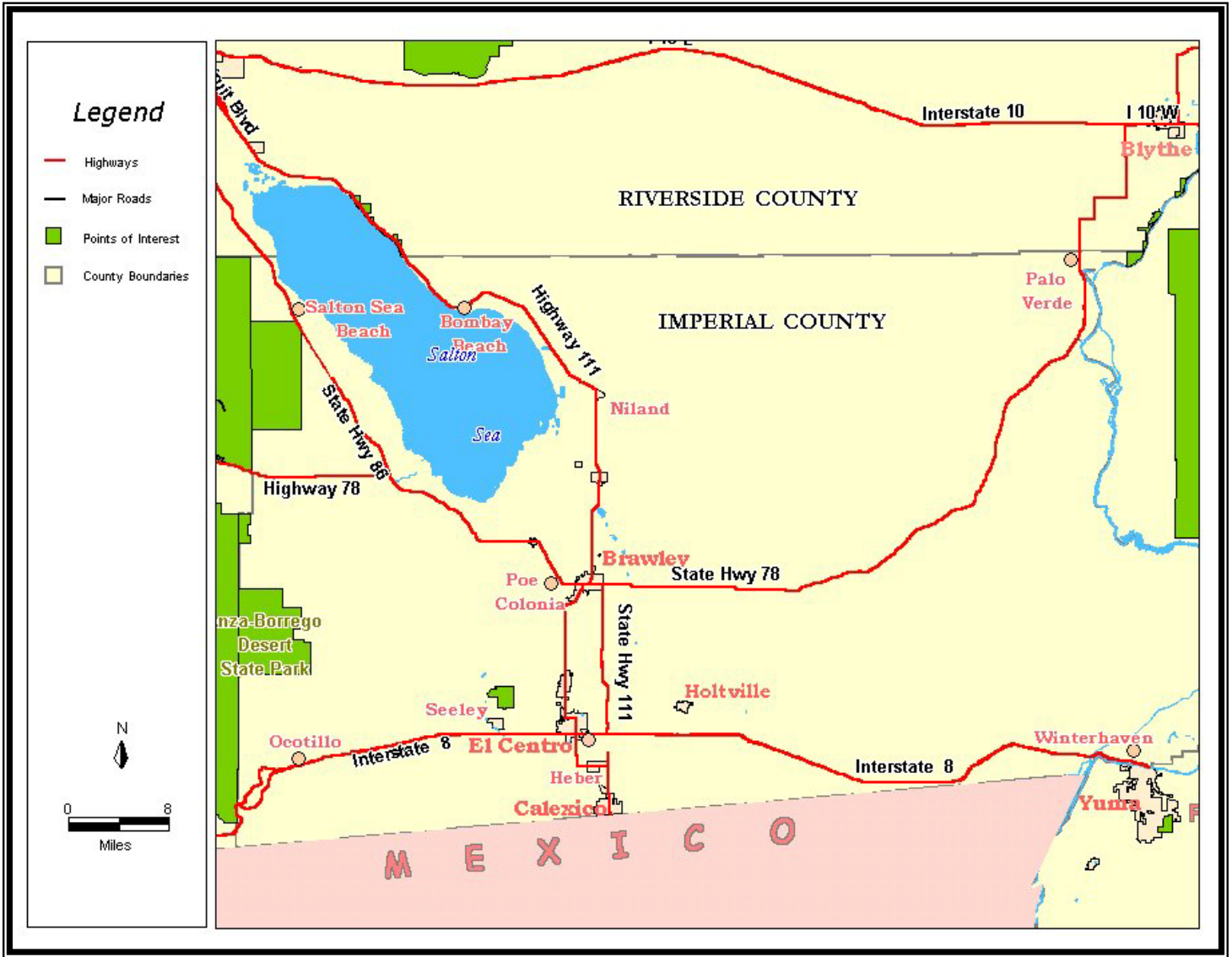
Colonias are rural communities and neighborhoods located within 150 miles of the United States-Mexico border that lack adequate infrastructure and frequently also lack other basic services. Many Colonias have emerged in rural areas without formally sanctioned local governance and the collective services that local government

customarily provides. Some Colonias may be entire border communities, while others comprise neighborhoods within incorporated communities.

Colonias typically have high rates of poverty, making it difficult for residents to help pay for roads, sanitary water and sewer systems, decent housing, street lighting, and other services. The US Congress, through several pieces of legislation enacted during the 1990s, required the states bordering Mexico to set aside a portion of their HUD-allocated CDBG funds to begin to lessen the poverty and distressed living conditions found in the Colonias. Other federal agencies, such as the US Department of Agriculture and the Environmental Protection Agency, also have Colonias programs for the United States-Mexico border states.

The nine Colonias being assessed are Bombay Beach, Heber, Niland, Ocotillo, Palo Verde, Poe, Salton Sea Beach, Seeley, and Winterhaven. Please refer to the exhibit on the next page.

### EXHIBIT I-1 IMPERIAL COUNTY UNINCORPORATED COLONIAS



## **REGIONAL SETTING**

Imperial County is located in the southeast corner of California and is bordered on the north by Riverside County and on the west by San Diego County. The Colorado River forms the eastern boundary of the county and is the California-Arizona state line, while Mexico is on the south. Imperial County is the ninth largest county in California, covering over 2.8 million acres. Almost 75% of the land area in the county is desert and mountains, while the remainder is mostly irrigated farmland. The terrain varies from 235 feet below sea level at the Salton Sea to 4,548 feet at Blue Angel Peak in the Jacumba Mountains. The county primarily occupies the Imperial Valley, a large basin that is part of the Colorado Desert. Much of a huge, artificially created inland sea, the Salton Sea, is located within the county, with mountainous regions at its west and east borders. A massive military bombing range, the Chocolate Mountain Impact Area, occupies a large section of the north-central portion of the county. Most of the populated parts of Imperial County are below sea level. El Centro is the county seat.

Agriculture is a major industry in the county, producing a gross income of \$1.175 billion in new wealth during 2011. Imperial County ranks as number 11 among the agricultural counties in the state, with cattle and calves, alfalfa, lettuce, carrots, and sugar beets heading the list of farm commodities. Water from the Colorado River, arriving via the All-American Canal, serves to irrigate over 550,000 acres of superior farmland.

Imperial County is home to nearly 177,000 people. Over half of the population lives in the county's three major cities, El Centro, Calexico, and Brawley. The other cities include Calipatria, Imperial, Holtville, and Westmorland. One major interstate highway, Interstate 8, and several state highways, 78, 86, 98, 111, and 115, cross the county. Imperial County has four airports, one each in Brawley, Calipatria, Imperial, and Salton City. However, commercial service is only available at the Imperial facility.

## **IMPERIAL COUNTY COLONIA MASTER PLAN**

The nine Colonias studied vary considerably in size, location, population, and individual infrastructure, social, and commercial characteristics. As illustrated in Exhibit I-1, the Colonias are distributed in literally every corner of the county, from Salton Sea Beach in the northwest to Winterhaven in the southeast. Three of the Colonias derive much of their physical, commercial, and social support from outside the county: Salton Sea Beach from Coachella and Indio, Palo Verde from Blythe, and Winterhaven from Yuma, Arizona.

A common theme was discovered in all Colonias: a fervent desire for independence, yet a keen knowledge of their reliance on the County for assistance. The Colonias all meet the classical definition in that they are characterized by a high percentage of low-income households and a lack of supportive services, both physical and social. Each

Colonia was found to have significant issues requiring attention, primarily in the form of identifying funding for physical improvement either to infrastructure, housing, or social development.

Four Colonias stand out with regard to requiring immediate consideration for County assistance: Niland, Palo Verde, Seeley, and Winterhaven. Each of these Colonias requires improvements to either the domestic water supply system or the wastewater treatment system. While Palo Verde, Winterhaven, and Seeley have already received substantial support for system improvement from various funding sources, Niland has yet to identify funding assistance for funding an evaporation pond. All four Colonias are at a critical stage with respect to their domestic water or wastewater systems, and significant improvements will be necessary to ensure the health and well-being of the residents in future years.

## **Section II**

### **COMMUNITY OF BOMBAY BEACH**

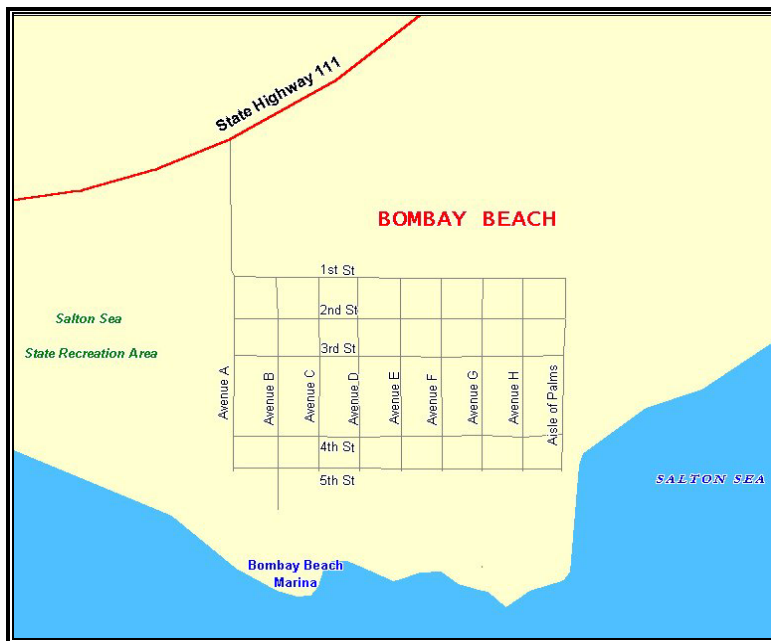
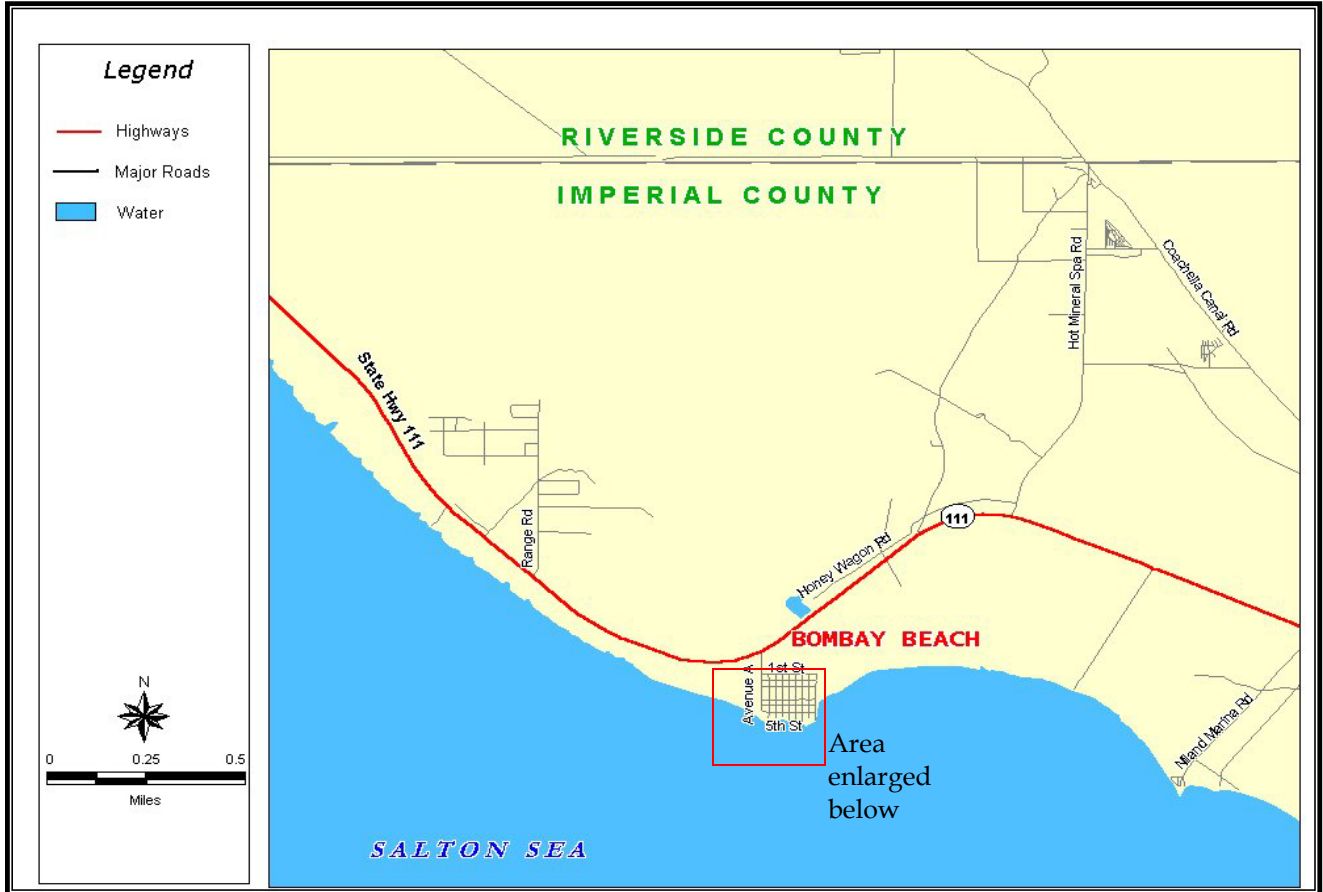
Bombay Beach is an unincorporated population center located in northern Imperial County along State Highway 111, approximately 18 miles northwest of Niland. The community represents the most northern population center along the east side of the Salton Sea in Imperial County. Generally, Bombay Beach is defined as a portion of Census Tract 124, Block Group 1. The community is situated between State Highway 111 and the Salton Sea, 5 miles south of the Riverside County border. Bombay Beach is primarily a residential community, with most services and amenities available in Coachella and Indio, 37 miles to the northwest, and Brawley, 38 miles to the south.

The population of Bombay Beach has fluctuated over the past two decades. The population was growing steadily from the 1990s to the 2000s, keeping pace with the growth rate of the county as a whole. This growth translated to an increase of 366 persons by 2000. However, since the beginning of 2000, the population began to decline. According to the 2010 Census, there are 295 persons living in Bombay Beach. The community has an estimated 175 households.

#### **BOMBAY BEACH**



**EXHIBIT II-1  
COMMUNITY OF BOMBAY BEACH**



## **GOVERNMENT**

Bombay Beach is an unincorporated community within Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Fourth Supervisorial District, and the current Board Member is Ryan E. Kelley. It is not within the sphere of influence of an incorporated city, and annexation to another city is not currently feasible or possible, primarily due to its remote location. In addition, it is not currently financially feasible for the area to incorporate since there is only a very small retail/commercial area to generate the necessary tax base to become a city.

## **SITE SERVICES**

### WATER

The Coachella Valley Water District provides drinking water to the community and is located at 85-995 Avenue 52 in Coachella.

The latest Annual Review Report issued by the Water District was published June 27, 2013. The report states that contaminants in the community's drinking water are well below allowable limits as set by the US Environmental Protection Agency and the California Department of Health Services. Residents feel very happy with the community's water and do not hesitate to use it for all general purposes.

The source of drinking water for Bombay Beach is groundwater from a confined aquifer near Mecca, in Riverside County. The water is stored in three 100,000-plus-gallon tanks, one near Mecca and two near Bombay Beach. The tanks are located at a sufficient elevation to provide pressure to the community that is adequate for all general purposes as well as adequate fire flow at all hydrants.

### SEWER

The Coachella Valley Water District also serves Bombay Beach for sewage and wastewater treatment. The sewage is pumped through a 6-inch force main to ten treatment ponds north of the community and north of State Highway 111. Here the water is aerated and spread, allowing water to evaporate and sludge to be excavated periodically and hauled off.

### REFUSE/SOLID WASTE

As of 2013, several sanitation collection companies operating in Indio serve Bombay Beach on a private fee basis. Most residents haul their refuse to the county dump at Hot Mineral Springs Road and Coachella Canal Road, about 3 miles distant. Burning of refuse is not permitted in the community but is sometimes practiced.

### ELECTRIC SERVICE

The Imperial Irrigation District (IID) serves Bombay Beach. At the present time (2013), all electrical service is in satisfactory condition. IID reports that there are no barriers to new hook-ups and no known deficiencies in the system. Additionally, there are no planned major improvements or changes to the system.

### NATURAL GAS

Bombay Beach does not have natural gas delivery to the community (December 2013). A number of residents have propane tanks supplied by AmeriGas, Valley Propane, and Ferrellgas, all located in the Indio/Thermal area. Set-up of a new tank can cost as much as \$500, including pad, plumbing, and purchased regulators. Tanks rent for \$39 to \$60 per year, depending on capacity. Propane gas varies in price and generally ranges from \$1.74 to \$2.19 per gallon.

### STREET LIGHTING

There is adequate street lighting on all residential streets in the community as of 2013. The annual cost of lighting is \$4,000 and is paid by the Community Services District. The district maintains a community park at its location on Avenue C that is in need of two lights in order to better serve citizens. These should be tall, freestanding standards that will illuminate the basketball court and picnic area.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

As of December 2013, the Imperial County Sheriff's Department does not maintain a substation in Bombay Beach. Per the lieutenant in charge, a deputy is around the area 80% of the time. Response time is approximately 30 minutes from the time of report. The Sheriff's Department patrols have historically been more frequent than they are currently. Theft, burglary, and drug trafficking are chronic problems in Bombay Beach, yet prosecution of perpetrators is rare. Additionally, the many abandoned buildings in the community serve as temporary shelter for illegal aliens who are being transported into the state from Mexico.

### FIRE/RESCUE/AMBULANCE

The Imperial County Fire Department has served this colonia for the last two years (as of 2012). Services are provided out of the Niland substation. Two paid firefighters and one administrative captain staff the office eight hours per day, five days a week (Monday through Friday). The response time in the community is approximately 20-30 minutes. Residents consider that the service protection has declined over the past two years after the County took over the operations of

the Niland Fire District. A small volunteer substation in Bombay Beach is rarely staffed.

### HOSPITAL AND MEDICAL SERVICES

The closest full-service hospital to Bombay Beach is Pioneers Memorial Hospital located at 207 Legion Road, Brawley, about 38 miles south on State Highway 111 (December 2013). The hospital contains all general medical care, including emergency room services. Emergency medical response is conducted by the trained firefighter EMTs in Bombay Beach, but they have no transport vehicle. Ambulance response time from Brawley is approximately 40 minutes. Additionally, John F. Kennedy Memorial Hospital is in Indio, 41 miles from Bombay Beach. The closest pharmacy is in Brawley.

## **SOCIAL SERVICES**

### SCHOOLS

As of 2013, Bombay Beach students get bused 17 miles south to Niland and Calipatria for their primary and secondary education. Grace Smith Elementary School serves kindergarten through fourth grade students at its location on East Fourth Street in Niland. The school is part of the Calipatria Unified School District. Middle school students (grades 5–8) attend Bill Young Middle School, and high school students attend Calipatria High School, both in Calipatria, 8 miles south of Niland. Grace Smith School (formerly Niland Elementary School) was built in 1915. Through local bond funding, a new cafeteria, gymnasium, library, and school office were built in 2004. The school maintains a staff of one full-time principal, five teachers, and three full-time and two part-time support staff.

### YOUTH/SENIOR CENTERS

Youth and senior services are essentially nonexistent in Bombay Beach. The lack of such services is a concern of residents, particularly services for seniors who need transportation for medical, shopping, and disposal of refuse. The Bombay Beach Women’s Club holds a pancake breakfast once each month at the Community Services Building. Proceeds go to the Community Services District to assist with street lighting, building upkeep, and miscellaneous expenses.

The youth population in Bombay Beach is not large enough to warrant any significant County expenditure for the development of service centers or recreational centers at this time.

American Legion Post 801 maintains a bar and café at Aisle of Palms and First Street. The post has 87 members and pays rent to the Community Services District. They provide food and beverage services to members and non-

members, which is their principal source of fundraising. The post supports benevolent causes and emergency aid to people in need.

#### BUILDINGS USED FOR PUBLIC PURPOSES

There is only one building used for general public meetings and events in Bombay Beach. This is the Bombay Beach Community Services Center building at Avenue C and Third Street. This building serves all citizens for special events, public meetings, and emergency assembly. The building is in fair condition, about 2,000 square feet in size, and has kitchen and bathroom facilities, an office, a large assembly room, and ample parking. The community park is adjacent to this building.

#### CHURCHES

There is one church in Bombay Beach: the Seaside Baptist Church. The church is located at Avenue H and Fourth Street and is open to all. It maintains a food closet for those in need and assists in community outreach and youth ministry.

#### PARKS AND RECREATION

Bombay Beach has one community park located at Avenue C and Third Street, next to the Community Services District building. The park has a basketball court with basket and backboard in poor condition, a gazebo, picnic tables, a rose garden, and a large sandy play area.

Adjacent to the community is the Salton Sea State Recreation Area, serving visitors since 1955. The park offers access to the Salton Sea, California's largest lake. Hiking, boating fishing, camping, and bird watching are popular here. More than four million birds use the Salton Sea each winter day, and more than 400 species of birds have been found here.

The park has five campgrounds that offer primitive camping to full hook-ups on the shores of the sea. Boat ramp and boat washout facilities are located near the park's headquarters.

#### RETAIL/COMMERCIAL

There is very limited retail service in Bombay Beach. Most of the retail businesses are along Avenue A, including one small market, the Ski Inn Café, and Dean Marine (bait, electrical, plumbing). The B&B Motel is on Third Street. There is no post office in the community. Mail is delivered to several locations where there are lock-boxes for the residents.

**HOUSING CONDITIONS**

A total of 364 housing units were surveyed in the community of Bombay Beach. The community is made up primarily of single-family residences, many of which are mobile homes and wood frame modular homes. Over 97% of the housing units in the community require some form of rehabilitation.

**Table II-1: Housing Conditions Survey Results**

Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	11	3%	3%
Minor	62	17%	
Moderate	149	41%	97%
Substantial	99	27%	
Dilapidated	43	12%	
<b>Total</b>	<b>364</b>	<b>100%</b>	<b>100%</b>

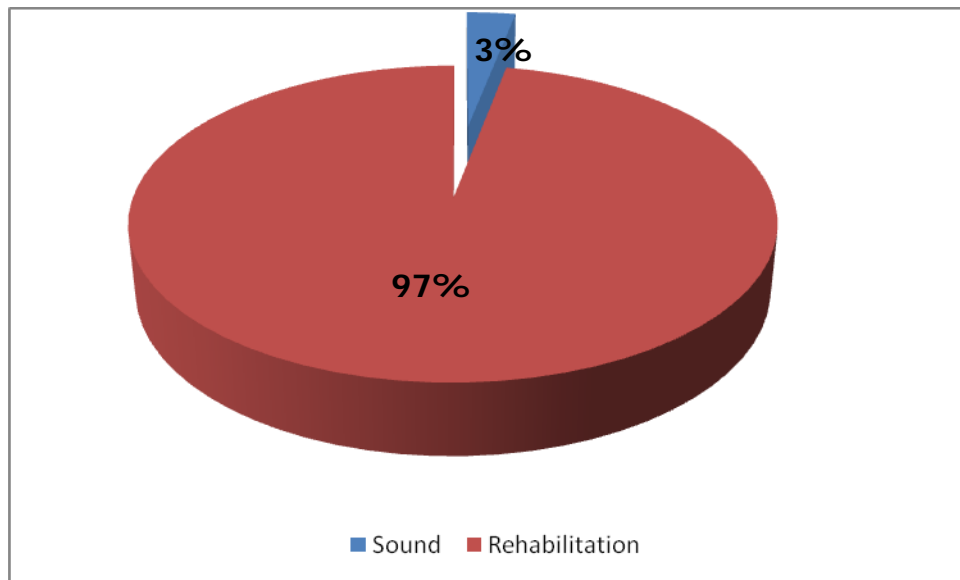
Source: PMC Housing Conditions Survey, October 2013

Many of Bombay Beach’s single-family homes were in moderate or substantial condition. This means that the majority of the housing units are in need of repairs. The table above illustrates that only 3% of the single-family homes surveyed were in sound condition. This means little maintenance, if any, was needed to these housing units. Seventeen percent (17%) of the homes were in minor condition. The majority of the single-family homes, 41%, were found in moderate condition, and 27% of the housing units were found to be in a substantial condition. Twelve percent (12%) of the housing units are in a dilapidated condition.



A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial report or is dilapidated. In the community of Bombay Beach, a total of 97% of the housing units, or 353 of the 364, are in need of some form of rehabilitation.

**FIGURE II-1: HOUSING UNITS BY REHABILITATION STATUS**



*Total housing units needing rehabilitation: 353*

Due to the significant number of housing units in need of rehabilitation and the high percentage of low- and very low-income households in Bombay Beach, the community

is an ideal candidate for a housing rehabilitation/new construction program supported either through CDBG or CalHome funding.

**INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 “Section 8” Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms “very low income” and “low income” are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables II-2 and II-3. Income limits by family size are shown in Table II-4.

**Table II-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table II-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table II-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Bombay Beach, of the 208 households surveyed, 152 responded to the survey. The majority of the 152 households that responded to the survey (91.45%) belong to the Low/Mod income group. Slightly over 72% (72.37%) of the total households surveyed were in the Low-Low/Mod income group. Median-, moderate-, and above moderate-income households were only 8.55% of the total.

**Table II-5: Response Rate**

Description	Number
Households surveyed	208
Responses	152
Minimum number of responses	150

**Table II-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	110	72.37%
Low	29	19.08%
Median, Moderate, and Above Moderate	13	8.55%
Total Households	152	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	139	91.45%
Low-Low/Mod	110	72.37%
Non-Low/Mod	13	8.55%

**TENURE SUMMARY AND ANALYSIS**

A large number (77.33%) of the surveyed households were owner-occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Slightly over 22% (22.67%) of the households surveyed rent their home.

**Table II-7: Tenure**

Description	Households
Owner-occupied	116
Percentage owner-occupied	77.33%
Renter-occupied	34
Percentage renter-occupied	22.67%
Total	150*

\* Of the 152 households surveyed, 2 households did not respond to the tenure section.

### **Section III HEBER COLONIA**

Heber is located in the south-central portion of Imperial County and is defined as portions of Census Tract 113, Block Group 5, and Census Tract 119, Block Group 1, or the Heber Census Designated Place (CDP). Heber is east of the intersection of State Highway 86 and County Highway S-31. It is approximately 3 miles northwest of Calexico and 4 miles southeast of El Centro.

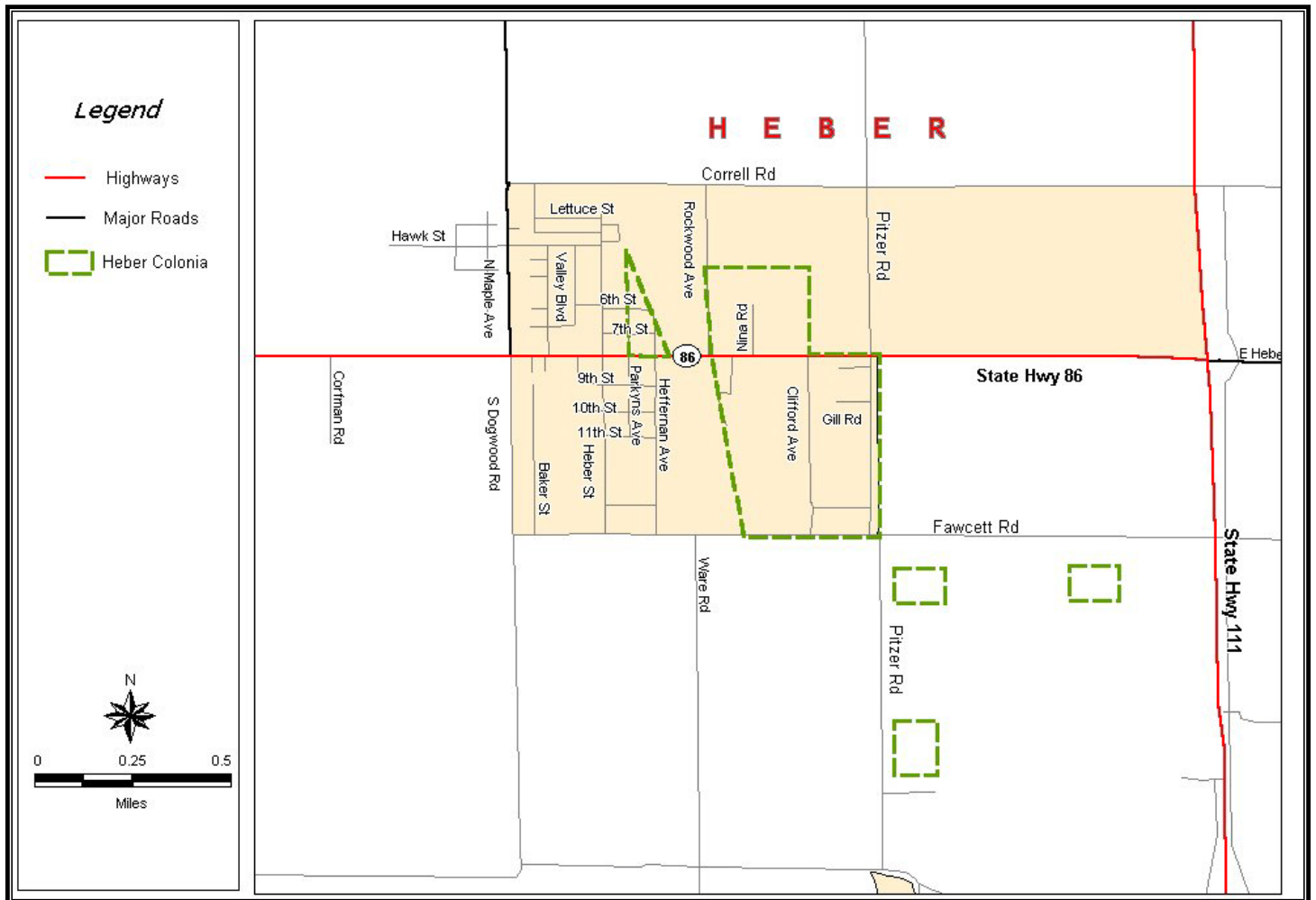
Heber is primarily a residential community with most residents traveling to Calexico or El Centro for shopping and services. The population in the Heber is currently approximately 4,275, showing a 69.8% gain in the last ten years. Specifically, Heber has witnessed growth by 1,287 persons since 2000. According to the 2010 Census, there are an estimated 1,094 households in the community of Heber.

#### **THE HEBER COLONIA**



Adjacent to the Heber, several areas exist that the County of Imperial has defined as the Heber Colonia. The Heber Colonia contains approximately 270 acres of land on five separate parcels beginning east of Heber Street and south of Hawk Street.

**EXHIBIT III-1  
HEBER COLONIA**



**GOVERNMENT**

Heber is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Second Supervisorial District, and the current Board Member is Jesus “Jack” Terrazas.

The community is not within the sphere of influence of an incorporated city, and annexation to another city is not currently feasible.

## **SITE SERVICES**

### WATER

In the early 2000s, the North American Development Bank (NADB) issued a \$4.043 million grant to the Heber Public Utility District (HPUD) for upgrades to the community's potable water treatment facility, distribution system, and wastewater treatment system. The grant was provided through the NADB Border Environment Infrastructure Fund (BEIF). US Department of Agriculture Rural Development also contributed funds for the project, which has a total cost of \$6.65 million.

The potable water system improvements included the construction of a new "package" plant to expand water treatment capacity and provide new and existing customers with quality service. Back-up power generators were also installed, as well as new fire hydrants, storage lagoons berms were rehabilitated, and an office and laboratory building was constructed.

After the completion of the water distribution system and new hydrants throughout the Heber Colonia, the remaining portion of the community continued to strive for continued upgrades and replacement of pipelines. The HPUD continues seeking funding for additional service for the expected growth in Heber.

### SEWER

The HPUD owns and operates the wastewater treatment facility that serves the entire community of Heber. The current facility consists of the screening headworks, an oxidation ditch equipped with surface brush aerators, and final clarifiers. The plant is permitted to discharge 402,000 gallons per day of treated effluent to the Central Drain tributary of the Salton Sea. The treatment plant was constructed in 1981 and treats all of the wastewater produced within the community. Heber is regulated by the water quality standards established by the US Environmental Protection Agency (EPA) and by the State of California Department of Health Services Office of Drinking Water. The Imperial County Department of Public Health Services and the Colorado River Basin Regional Water Quality Control Board (Region 7) regulate the wastewater treatment plant discharge.

The treatment plant was originally designed to treat 405,000 gallons of influent flow per day.

In the early 2000s, NADB/BEIF, USDA-Rural Development, and State Water Resources Control Board loans and funds were used to finance upgrades to the treatment plant.

The improvements included the construction of a new, parallel oxidation ditch, two new clarifiers, improvements to the sludge drying bed decant system, and a disinfection system for the treated effluent. The project was completed in a single phase, with construction activities taking place within the confines of the existing plant site. The primary human health and environmental issue to be resolved was the potential discharge of less than optimal effluent as a result of an overload of the treatment facility. The expansion doubled the extended aeration treatment facility originally in place.

Improvements to the treatment plant increased the level of protection around the plant from both an environmental and a health standpoint. Upgrading the influent pipe to the headworks eliminated the surcharge condition of the line during periods of high flows. This eliminated the risks associated with raw sewage entering residential or commercial units near the plant or overflowing from manholes near the plant.

Improvements to the screening equipment should virtually eliminate the manual cleaning of the bar rack by the operator, as had previously been the case. Improvements to the treatment equipment, such as adding a second oxidation ditch and additional clarifiers, eliminated the hydraulic overload condition of the treatment plant, thus allowing the system to adequately treat the waste prior to its discharge.

The addition of a disinfection unit process increased the quality of the finished water and reduced the risk of waterborne pathogens entering the receiving stream. The plant upgrades include the addition of a dechlorination process by means of sulfur dioxide to reduce the formation of trihalomethanes in the effluent. Improvements to the discharge piping allowed the discharge of the treated effluent during wet weather flows, thus eliminating the need to hold treated wastewater within the system and surcharging the collection system with raw influent upstream of the plant.

#### REFUSE/SOLID WASTE

Currently, Valley Environmental serves the community for refuse collection. The service fee is included with the utility bill for water and sewer service (December 2013). Residents are provided with three barrels and separate trash, green waste, and recyclables for weekly pickup.

#### ELECTRIC SERVICE

The Imperial Irrigation District (IID) supplies electricity for Heber (December 2013). According to Robert Fugett, IID Supervisor of Customer Service, there are currently no significant operational issues with respect to the electricity supply to Heber. The moderate amount of growth has been readily met with new supply.

### NATURAL GAS

The Gas Company (Southern California Gas Company) provides natural gas to Heber (December 2013). The Gas Company serves much of Imperial County and maintains a headquarters office in Redlands. There are currently no service issues related to natural gas supply or delivery within Heber. Bruce Waddell, Planning Associate for the district serving Heber, indicates that “will-serve” letters are issued for new construction in the district without hesitation, as the supply, lines, and system are all in good operating condition. Additionally, no system improvements are currently planned for the community.

### STREET LIGHTING

The community has street lighting at all street intersections. These are light-sensitive, automatic on-off lights and are supported through an assessment on property tax bills. Residents and safety personnel indicate that the street lighting in the community is adequate.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

As of 2013, Heber is served by the Imperial County Sheriff’s Department, with headquarters in El Centro. The department maintains a substation at the new County Public Services Center at 1078 Dogwood Road in Heber. The substation is not staffed. Sheriff patrols are continuous in and around the community, and response time for emergency calls is generally 10 minutes or less.

### FIRE/RESCUE/AMBULANCE

Heber is served by the Imperial County Fire Department, and a new fire station is maintained on Dogwood Road at the new County Public Services Center. Three permanent staff are employed at this station as of December 2013. The station maintains three vehicles; the main engine is less than one year old, the second engine is six years old, and a hazardous materials vehicle is seven years old. All are in very good condition and are maintained by the crew. In addition to emergency fire response, the department provides medical response and rescue but does not provide emergency transport. The department contracts with Gold Cross Ambulance Service for transportation of medical emergency patients. The department maintains a volunteer reserve program wherein firefighters are on call throughout the county in the event of urgent need.

## HEBER COUNTY PUBLIC SERVICES CENTER



### HOSPITAL AND MEDICAL SERVICES

Heber is served by the El Centro Regional Medical Center on Ross Avenue in El Centro (December 2013). This is a full-service hospital with an emergency room and associated medical transport. The hospital is approximately 4 miles from Heber, and medical response time for an ambulance is generally within 10 minutes from time of call. Additionally, Heber residents can choose to have health care issues attended to at Calexico Hospital or Pioneers Memorial Hospital in Brawley.

### **SOCIAL SERVICES**

#### SCHOOLS

Heber is served by the Heber Union Elementary School District at 1052 Heber Avenue. The school serves students for kindergarten through eighth grade. The school buildings are in very good condition, with extensive modernization of three-fourths of the buildings. There have not been any other major improvements since the upgraded air conditioning, plumbing, electricity, restrooms, asbestos removal and restructuring of classrooms, and improvement of the computer labs with Internet connections.

High school-aged students are bused to Southwest High School on Ocotillo Drive in El Centro, 5 miles from Heber. Post-secondary students and adults can attend Imperial Valley College, with the main campus at State Highway 111 and Aten Road.

#### YOUTH/SENIOR CENTERS

The Community Center is located at 1132 Heber Avenue. It is currently used by the Sheriff's Activities League (SAL), which provides a variety of sports and education programs for children. The Heber Community Center is also home to a senior citizens exercise class, boxing classes, karate classes, and aerobics classes. The County is waiting to clear special conditions from the HCD to begin rehabilitating this area and is also seeking additional funds to complete the project. Dogwood Elementary and Heber Elementary also serve as a facility for youth groups such as the Girl Scouts and for organized sports. There are senior centers in Brawley and Calexico, and El Centro offers various services to seniors, including nutrition, health insurance counseling, and work training.

#### BUILDINGS USED FOR PUBLIC PURPOSES

The Heber County Public Services Center at 1078 Dogwood Road contains a conference room that will accommodate 248 people. This room is available for public meetings and events. Also contained here is the Heber branch of the Imperial County Public Library.

#### CHURCHES

There are two churches in Heber: Sacred Heart Catholic Church at 40 E. Main Street and New Jerusalem Ministry at 111 Nina Avenue. At least 60 additional places of worship exist in El Centro, Calexico, and Imperial, all within 8 miles of Heber.

#### PARKS AND RECREATION

Heber has two public parks. Margarito Huerte Park is on Hawk Street near Palm Avenue and contains a baseball/soccer field and small skateboard area. The Children's Park is at Grand Avenue and Crane Lane and is a small park with swings and slides. Heber School contains a soccer/baseball field and basketball courts. The school grounds are well maintained, and the facilities appear in good condition. Most Heber residents utilize parks in Calexico and El Centro for picnics and recreation.

#### RETAIL/COMMERCIAL

Heber contains only a few commercial businesses, all of which are along State Highway 86 or Main Street. Here there are a small market and gas station, a small Mexican bar and grill, a US Post Office, Childers Machinery Company,

Desert Sanitation Portable Septic, and Torrence's Farm Implements. Major shopping is primarily conducted in El Centro, where there are supermarkets, banks, Walmart, Costco, Staples, building supply stores, pharmacies, and many restaurants.

## HOUSING CONDITIONS

A total of 198 housing units were surveyed in the Heber Colonia. The Colonia is made up primarily of mobile and modular homes and two multifamily complexes, with the majority of the mobile and modular homes being in need of rehabilitation. Thirty-three percent (33%) of the housing units in the community require some form of rehabilitation.

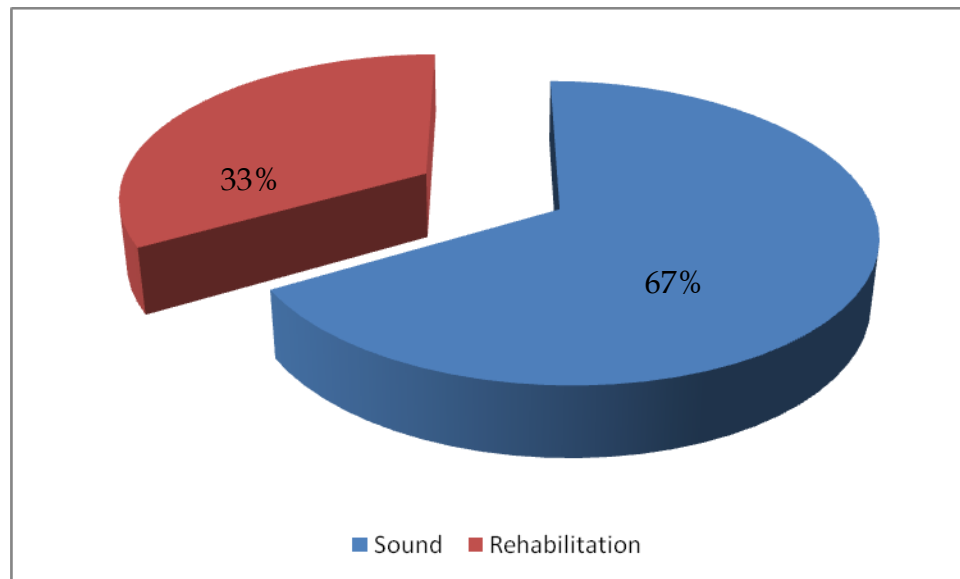
**Table III-1: Housing Conditions Survey Results**

Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	132	67%	67%
Minor	28	14%	
Moderate	20	10%	33%
Substantial	16	8%	
Dilapidated	2	1%	
<b>Total</b>	<b>198</b>	<b>100%</b>	<b>100%</b>

*Source: PMC Housing Conditions Survey, October 2013*

The majority of the Colonia's single-family homes were in sound or minor condition. This means that the majority of the housing units are not in need of repairs. The above table illustrates that 67% of the single-family homes surveyed were in sound condition, which means little maintenance, if any, was needed. Fourteen percent (14%) of the homes were in minor condition, 10% of the housing units were found in moderate condition, and 8% of the housing units were found to be in a substantial condition. Only 1% of the housing units are in a dilapidated condition.

A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair, or is dilapidated. In the Heber Colonia, a total of 33% of the housing units, or 66 of the 198, are in need of some form of rehabilitation.

**FIGURE III-1: HOUSING UNITS BY REHABILITATION STATUS**

*Total housing units needing rehabilitation: 132*

The primary housing repair needed in the Colonia is the requirement for complete foundations, basically on many of the mobile and modular homes. Other common repairs include patching, repainting, siding replacement, and re-roofing or roof repair.

### **INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 "Section 8" Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012. (Please see the transmittal notice and page of the income limits tables with the applicable limits in Appendix C.)

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms "very low income" and "low income" are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables III-2 and III-3. Income limits by family size are shown in Table III-4.

**Table III-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table III-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table III-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Heber, of the 174 households that responded to the survey, 87.36% belong to the Low/Mod income group. Median-, moderate-, and above moderate-income households were 12.64% of the total.

**Table III-5: Response Rate**

Description	Number
Households surveyed	192
Responses	174
Minimum number of responses	150

**Table III-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	115	66.09%
Low	37	21.26%
Median, Moderate, and Above Moderate	22	12.64%
Total Households	174	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	152	87.36%
Low-Low/Mod	115	66.09%
Non-Low/Mod	22	12.64%

## TENURE SUMMARY AND ANALYSIS

Nearly two-thirds (65.52%) of the surveyed households were owner-occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Slightly over 34% (34.48%) of the households surveyed rent their home.

**Table III-7: Tenure**

Description	Households
Owner-occupied	114
Percentage owner-occupied	65.52%
Renter-occupied	60
Percentage renter-occupied	34.48%
Total	174

**Section IV**  
**COMMUNITY OF NILAND**

The Community of Niland is located in northern Imperial County along State Highway 111, east of the Salton Sea, approximately 30 miles due north of El Centro. Generally, the unincorporated Community of Niland is defined as a portion of Census Tract 101, Block Group 5 or the Niland Census Designated Place (CDP). It is oriented in a regular grid pattern with State Highway 111 on the western border of the community.

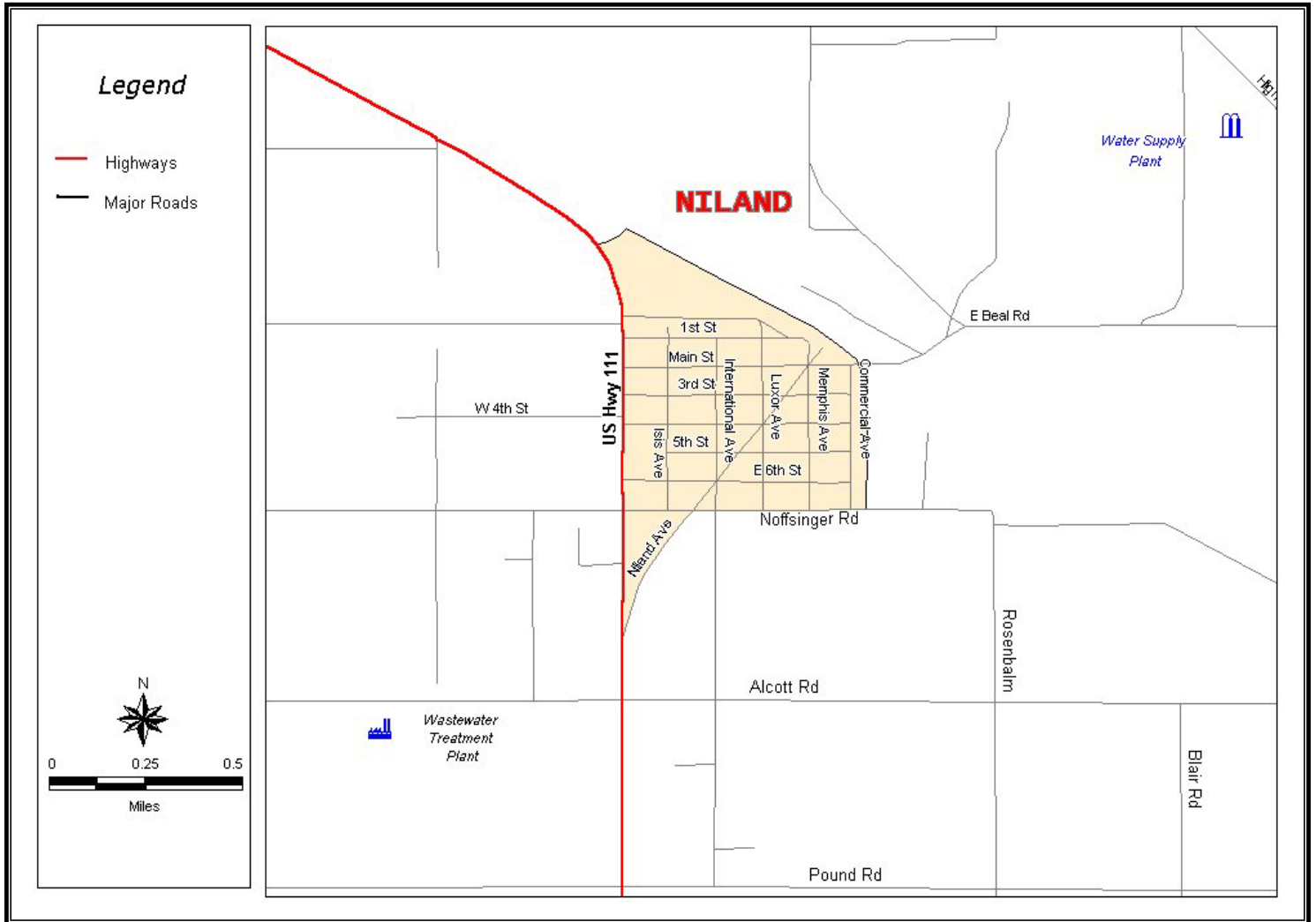
Convenience and grocery shopping is available in Niland along State Highway 111. Agriculture and agrarian-oriented products are the mainstays of the local economy. Industries and businesses consist primarily of agriculture, retail trade, health care and social assistance, construction, wholesale trade, and education.

The current population is 1,006 persons and 367 households, according to the 2010 Census. Niland has shown a population decrease of 137 persons in the last ten years.

**THE COMMUNITY OF NILAND**



**EXHIBIT IV-1  
COMMUNITY OF NILAND**



**GOVERNMENT**

Niland is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Fourth Supervisorial District, and the current Board Member is Ryan E. Kelley.

The community is not within the sphere of influence of an incorporated city, and annexation to another city is not currently feasible or possible.

In addition, it is not currently financially feasible for the area to incorporate since there is only a very small retail/commercial area to generate the necessary tax base to become a city.

## **SITE SERVICES**

### WATER

The Southern California Water Company (SCWC), a private utility company, serves Niland, and the local office is located at 631 S. Sorenson Avenue in Calipatria. Water for Niland is purchased from the Imperial Irrigation District (IID) and is taken from the East Highland Canal northeast of the community. There are two purchased water connections with IID, both with a capacity of 3,375 gallons per minute. Water purchased from IID flows through two settling/raw water storage basins, each holding approximately four million gallons, and is then pumped through two pressure filters to a 150,000-gallon capacity tank/reservoir. Water gravity flows from the reservoir into the distribution system. Raw water from the East Highline Canal undergoes a treatment process that consists of coagulation, sedimentation, filtration, and disinfection before it is delivered to customers. The average maximum day demand is 1.011 million gallons, with a peaking factor of 1.85 million gallons. The annual demand averages 1.52 acre-feet (495,293 gallons) per household/business. The maximum fire flow requirement for the community is 2,000 gallons per minute for two hours. The maximum fire flow requirement cannot currently be met with the existing system. IID has a high priority on California's share of water from the Colorado River, and even with the current water trades with Southern California, there are no raw water supply shortages foreseen.

Regulations governing drinking water quality are established at the federal and state levels, with each setting maximum contaminant levels (MCLs) that must not be exceeded. Regulations at the federal level are developed by the US Environmental Protection Agency (EPA) and at the state level by the Department of Health Services. These agencies have issued concerns regarding the chlorinating process that occurs in open ponds at the existing supply plant. The process, which is open to the influence of sunlight, allows for the production of trichloromethane and other chemicals that cannot be easily eliminated from the water. The installation of new supply tanks (currently constructed) within which the chlorination will take place will preclude this problem in the future.

According to John Kemp, Plant Superintendent, SCWC, Calipatria, several other improvements would be important for the Niland water system. This includes the construction of a booster station near Niland to increase the water pressure within the community and a set-aside fund to replace ruptured pipes which will likely occur as the pressure is increased from the existing 26 pounds per square inch (psi) to 60 psi. Ideally the booster station would have three pumps to pressurize the system, two for domestic supply and one devoted to fire flow. The

estimated cost for the booster station is \$200,000–\$250,000, with a minimum \$50,000 for ruptured pipe replacement.

As of 2013, the SCWC is out of compliance and under a Cease and Desist Order from the Regional Water Quality Control Board for numerous violations. In order for the SCWC to be eligible for public funding, it would have to at least partner with either the Niland Sanitary District or the Niland Fire District, both of which are public entities. The determination of a method for the SCWC to qualify for public funding of improvements could possibly be the subject of a CDBG Planning/Technical Assistance grant.

### SEWER

Municipal wastewater is generated in Niland from a combination of residential and commercial sources. The quantities of wastewater generated are proportional to the amount of potable water delivered to the community, but generally average 1.4 million gallons per day. The Niland Sanitation District is responsible for the collection, treatment, and disposal of wastewater generated within the community. Wastewater is collected in a network of gravity sewers, lift stations, and force mains and is transported to the Niland Sanitation District Treatment Plant west of State Highway 111 on Alcott Road. The treatment plant is approximately ten years old, and the collection system feeding the plant is much older and showing signs of failure. Effluent from the treatment plant is discharged to IID drainage canals and eventually into the Salton Sea. The current system is meeting the demand of the community and will do so for the foreseeable future if system maintenance and equipment can be improved and replaced.

There are three primary ponds at the treatment plant containing a total of six aerators to help oxygenate the wastewater and assist with enzyme breakdown of solids. In the six months prior to December 2003, the aerators began to fail. The County was able to replace the aerators in 2009 with funding from HCD through its CDBG Colonias Allocation.

Entry into the treatment plant is off Alcott Road and requires vehicles to cross a small wood bridge over an IID canal. The bridge is very small and will not accommodate large delivery trucks. Fasteners for the wood planking to the bridge frame have failed, and the entire bridge needs enlarging and replacement. Currently, chemicals must be purchased in small quantities so they can be delivered to the plant grounds in small trucks that the bridge will support. Replacing and enlarging the bridge will allow the district to purchase chemicals in larger quantities, which is more cost effective.

A further issue with the treatment plant is groundwater seepage into the collector pipes bringing the wastewater from Niland. The State Water Resources

Control Board issued an Administrative Civil Liability Complaint in early 2003 due to violations related to requirements associated with biological oxygen demand and total suspended solids. Additionally, contaminants of selenium, copper, and thallium have been identified in the waste stream, and these metals must be eliminated. The district blames the metal contamination on groundwater seepage into the aging collector system. They are now seeking a \$60,000 grant from the California Environmental Protection Agency (CalEPA) to video monitor the collection system and determine where problems occur so they can be addressed and repaired.

Additionally, there is no potable water available at the treatment plant. Drinking water must be hauled in, and any other water uses are with raw water out of the open IID canal. This is a serious issue with respect to health, as there are occasions where workers need to take an emergency shower due to chemical exposure or exposure to effluent. It is estimated that a sand filter could be installed to treat raw canal water to address this issue or a potable water line run from the new delivery system the SCWC is constructing to serve Niland.

Theft and vandalism has also been a serious problem at the treatment plant. The plant is in an isolated area and is not staffed full time. Operators report that there have been vehicles vandalized and parts stolen, buildings stripped of recyclable aluminum, and even fencing stolen from the plant perimeter. Thwarting vandals and thieves is a difficult task in remote areas; however, the installation of an alarm system and additional exterior lighting could conceivably assist in preventing future incidents.

#### REFUSE/SOLID WASTE

As of 2013, there is no County-assisted refuse collection service in the community. Refuse is burned, hauled to a dumpsite, or contracted to be collected by private companies. The primary problem associated with refuse disposal is that residents who choose to burn their trash often abuse the regulations set up by the Fire District, leaving fires unattended or burning during undesignated hours.

#### ELECTRIC SERVICE

The Imperial Irrigation District (IID) supplies electricity for Niland. IID is a community-owned utility providing power to more than 100,000 customers in Imperial County and parts of Riverside and San Diego counties (December 2013). In 1936, IID entered into the electrical power business. Launched in conjunction with the construction of the All-American Canal, the district anticipated that hydroelectric power generated from five falling water drops on the All-American Canal would enable the district to set its power rates considerably lower than the competition at that time. The district built a diesel generating plant near Brawley

and served its first power customers in 1936. The first hydroelectric plants on the All-American Canal were completed at Drops 3 and 4 in 1941. A steam plant and switching station went up in 1949 in El Centro, and the hydroelectric facility at Drop 2 was installed in 1953. The Drop 5 installation was completed in 1982, and the Drop 1 and East Highline Turnout hydro plants were opened in 1984. Today, IID operates eight hydroelectric generation plants, one generating station, and eight gas turbines.

As the need for more electrical energy increased in its service area, IID expanded the sources available to meet this demand. In 1981, the Board of Directors joined with the Southern California Public Power Authority (SCPPA) to purchase an ownership interest of 14.6 megawatts in the Palo Verde Nuclear Generation Station in Arizona. IID is a one-third participant with Southern California Edison (SCE) and Arizona Public Service Company in a 75-megawatt steam plant. The utility also purchased an interest in the Palo Verde-San Diego 500-kilovolt transmission line, which allows the district access to cheaper imported energy. IID has an energy supply contract with El Paso Electric Company for 100 megawatts, which increased to 150 megawatts from 1992 to 2002.

According to Carlton King, Brawley Division Supervisor, there are currently no issues with respect to the electricity supply to Niland. The sparse amount of growth has been easily met with new supply. Upgrades throughout the community have been occurring since the mid 1990s, with each street now having a primary electric line. All service to the community is overhead. Most new construction is expected to be infill and on parcels that already have service. Consequently, only minimal improvements to the electric service are needed to serve new construction, such as the change-out of a transformer.

#### NATURAL GAS

The Gas Company provides natural gas to Niland. The Gas Company serves much of Imperial County and maintains a headquarters office in Redlands.

Propane service is also available to customers in Niland through the service of Valley Propane. A 100-gallon tank can be rented for \$60 a year, and propane is currently selling for approximately \$3.98 per gallon.

#### STREET LIGHTING

The community has street lighting at all street intersections. These are light-sensitive, automatic on-off lights and are supported through an assessment on property tax bills.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

As of December 2013, Niland is served through the office of the Imperial County Sheriff's Department, which maintains a small office at 218 East First Street. This office is not staffed; however, a deputy is on call at all times. Response time is generally no more than 45 minutes from the headquarters in El Centro, which is the closest sheriff's office staffed full time. Since there are deputies patrolling the north and east county at all times, response can usually be expected to be in less than 45 minutes. It is common that the first to respond to emergencies, even for law enforcement, are firemen from the Niland Fire Station. According to Lieutenant Gordon Johnson of the Imperial County Sheriff's Office, there are no plans for altering staff assigned to the region serving Niland, even with the tight budget the County is now facing.

### FIRE/RESCUE/AMBULANCE

Niland is served by the Imperial County Fire Department, which maintains a full-time administrative captain and two firefighters (December 2013). The department serves Niland and 525 square miles of unincorporated county as well as maintains a volunteer station in Bombay Beach. No emergency ambulance transport is provided by the department. The department relies on property tax revenue and state and federal grant money to maintain operations. The existing firehouse office was built in the 1940s and the garage in 1961. The office and garage both suffer from roof leakage, inadequate plumbing, faulty flooring, and inadequate sleeping quarters. Firefighting and medical equipment is continually in need of replacement due to damage or age.

### HOSPITAL AND MEDICAL SERVICES

Niland contains a Clinicas de Salud Del Pueblo, Inc. Health Clinic on State Highway 111 at Fourth Street. This is locally known as the Niland Health Clinic and is a completely new facility, which originally opened in a trailer at the same site in 1993. Originally the clinic only served farmworkers, but now serves all families in need of medical assistance in the community. The clinic is open daily Monday through Friday and has eight support staff and medical aids, one registered nurse, one part-time nurse practitioner, and one doctor on contract (December 2013). The clinic accepts emergency patients but has limited ER capabilities. The closest emergency response for trauma or other severe cases is Pioneers Memorial Hospital in Brawley. Response time from this hospital is generally 20–25 minutes.

The clinic is operated by Clinicas de Salud Del Pueblo, Inc., a private, nonprofit corporation providing an array of comprehensive primary care services to residents throughout Imperial and Riverside counties. Established in 1970,

Clinicas de Salud has expanded from two original clinics to seven clinics, two dental centers, one mobile dental unit, and three Women, Infant, and Children centers. All clinics have bilingual and bicultural staff to assist patients. Clinicas de Salud is also planning to ultimately develop a recreational facility on the same site (15 acres). There is no funding at present for such a facility; however, community leaders feel providing a gymnasium or other indoor facility for Niland's youth is very desirable.

## **SOCIAL SERVICES**

### SCHOOLS

The Grace Smith Elementary School serves 270 kindergarten through eighth grade students at its location at 9 East Fourth Street in Niland (December 2013). The school is part of the Calipatria Unified School District. Grace Smith School (formerly Niland Elementary School) was built in 1915. Through local bond funding issued in 1995 and with State Allocation Board funding, a new cafeteria, gymnasium, library, and school office have been added to Grace Smith Elementary School, completed in 2004. High school students are bused to Calipatria High School in Calipatria, 8 miles to the south.

The Mike Aleksick Head Start preschool serves preschool-age children. The facility was built in 2000 with federal funding assistance. Additionally, My Magic Castle Preschool on State Highway 111 serves children ages 3 to 5.

### YOUTH/SENIOR CENTERS

There are currently no facilities serving the youth or seniors of Niland. The school grounds are open for basketball and soccer or other open field sports; however, there is no indoor facility for sports or other activities. The Niland Fire District office has served youth and seniors traditionally for meetings and events. These events are generally held in the truck bay on portable tables. The Niland Health Clinic is operated by a corporation that is also planning to ultimately develop a recreational facility on its site; however, there is no funding at present for such a facility.

### BUILDINGS USED FOR PUBLIC PURPOSES

The only building currently used by the general public for meetings and other public events is the Fire Department office and truck bay. The library, part of the Imperial County Library System, used to have a branch office in Niland, but has now closed.

CHURCHES

There are two churches in Niland: Immaculate Heart of Mary Catholic Church on Sixth Street and Niland Full Gospel Church on Main Street. Both are in fair condition and serve the community for religious purposes.

PARKS AND RECREATION

There are no developed parks in the community of Niland. Most outdoor recreation occurs at the Grace Smith Elementary School.

RETAIL/COMMERCIAL

Several properties have been abandoned, are in disrepair, and may not be salvageable. With the exception of a 99¢ store, a swap meet, and a food market on State Highway 111, commercial activity is almost nonexistent.

**HOUSING CONDITIONS**

A total of 347 housing units were surveyed in Niland. The community is made up primarily of single-family residences and mobile homes. Ninety-three percent (93%) of the housing units in the community require some form of rehabilitation.

**Table IV-1: Housing Conditions Survey Results**

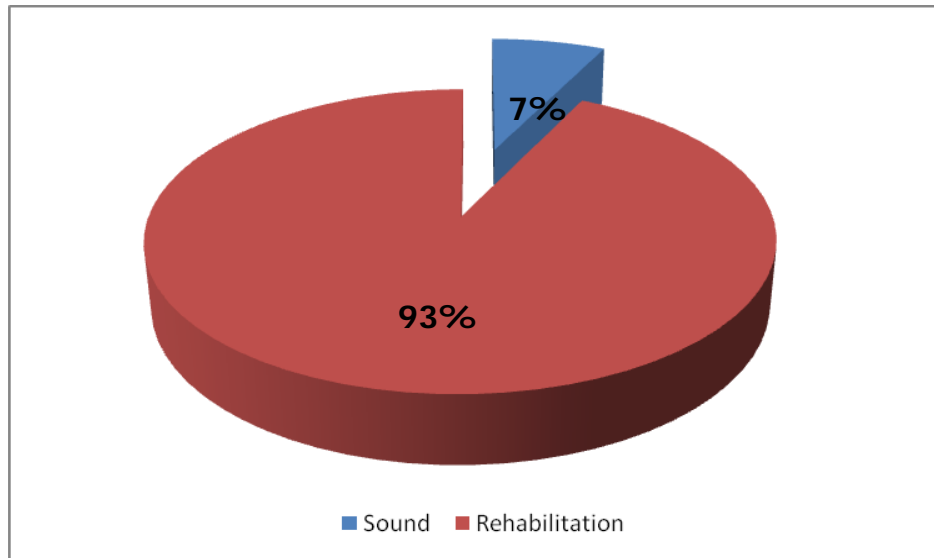
Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	25	7%	7%
Minor	55	16%	
Moderate	159	46%	93%
Substantial	60	17%	
Dilapidated	48	14%	
<b>Total</b>	<b>347</b>	<b>100%</b>	<b>100%</b>

Source: PMC Housing Conditions Survey, October 2013

Many of the Colonia's single-family homes were in moderate or substantial condition. This means that the majority of the housing units are in need of repairs. The table above illustrates that only 7% of the single-family homes surveyed were in sound condition. This means little maintenance, if any, was needed to these housing units. However, 16% of the homes were in minor condition, and the majority of the single-family homes, 46%, were found to be in moderate condition. A total of 17% of the housing units were found to be in a substantial condition. Fourteen percent (14%) of the housing units are in a dilapidated condition.

A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In Niland, a total of 93% of the housing units, or 322 of the 347, are in need of some form of rehabilitation.

**FIGURE IV-1: HOUSING UNITS BY REHABILITATION STATUS**



*Total housing units needing rehabilitation: 322*

The primary housing repair needed in the community is the requirement for complete foundations, basically on all mobile and modular homes. Some of the other most common repairs in the housing units include patching, repainting, siding replacement, re-roofing or roof repairs, and window repair or replacement.

The substantial number of dilapidated housing units in the community is a considerable safety and health issue facing Niland. These units provide an environment for crime and unsanitary conditions, as well as an aesthetic blemish that is irritating to many of the residents.

Due to the significant number of housing units in need of rehabilitation and the high percentage of low- and very low-income households in Niland, the community is an ideal candidate for a housing rehabilitation/new construction program supported either through CDBG or CalHome funding.

## **INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 "Section 8" Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-

income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms “very low income” and “low income” are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables IV-2 and IV-3. Income limits by family size are shown in Table IV-4.

**Table IV-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table IV-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table IV-4: Federal Fiscal Year 2013 Section 8  
Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Niland, of the 281 households surveyed, 180 responded to the survey. Of the 180 households that responded to the survey, 92.78% belong to the Low/Mod income group. Median-, moderate-, and above moderate-income households were 7.22% of the total.

**Table IV-5: Response Rate**

Description	Number
Households surveyed	281
Responses	180
Minimum number of responses	175

**Table IV-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	137	76.11%
Low	30	16.67%
Median, Moderate, and Above Moderate	13	7.22%
Total Households	180	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	167	92.78%
Low-Low/Mod	137	76.11%
Non-Low/Mod	13	7.22%

**TENURE SUMMARY AND ANALYSIS**

Nearly two-thirds (63.89%) of the surveyed households were owner-occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Slightly over 36% (36.11%) of the households surveyed rent their home.

**Table IV-7: Tenure**

Description	Households
Owner-occupied	115
Percentage owner-occupied	63.89%
Renter-occupied	65
Percentage renter-occupied	36.11%
Total	180

**SECTION IX**  
**COMMUNITY OF SEELEY**

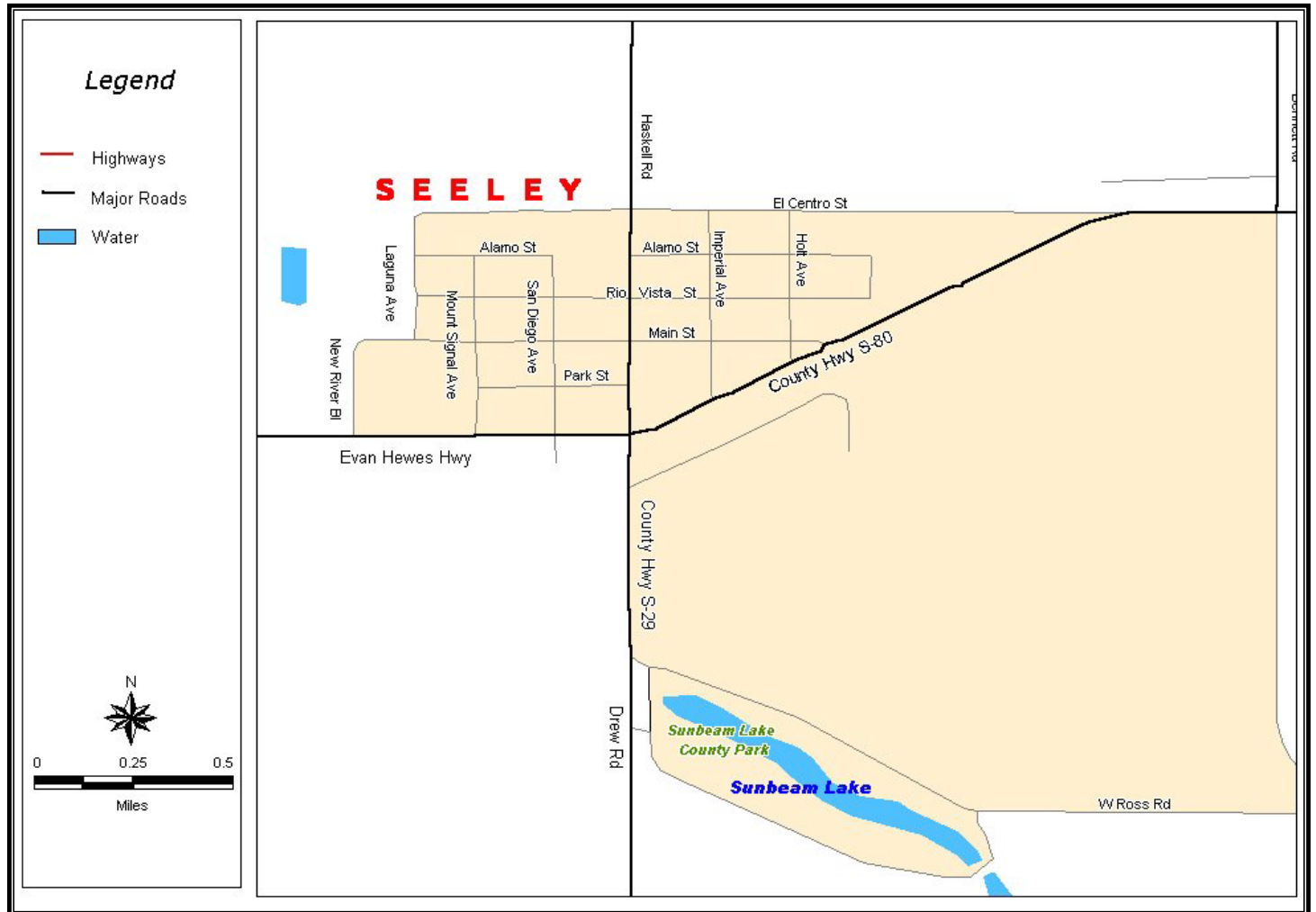
The Community of Seeley is located in southwest Imperial County and is defined as a portion of Census Tract 111 or the Seeley Census Designated Place (CDP). Seeley surrounds the crossroads of County Routes S80 and S29, 1 mile north of Interstate 8. It is approximately 7 miles west of El Centro and 12 miles northwest of Calexico.

Seeley is primarily a residential community providing services to the US Gypsum Co. plant in Plaster City, 8 miles to the west, and the El Centro Naval Air Facility, 2 miles northeast of the community. The population of Seeley has kept pace with the growth rate of the county as a whole since 2000 and is currently 1,739 persons, residing in 493 households. Seeley has witnessed a growth of 115 persons and 55 households since 2000, per the 2010 Census.

**THE COMMUNITY OF SEELEY**



**EXHIBIT IX-1  
COMMUNITY OF SEELEY**



**GOVERNMENT**

Seeley is an unincorporated community within Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Third Supervisorial District, and the current Board Member is Michael W. Kelley.

The community is not within the sphere of influence of an incorporated city, and annexation to another city is not currently feasible or possible. In addition, it is not currently financially feasible for the area to incorporate since there is only a very small retail/commercial area to generate the necessary tax base to become a city.

## **SITE SERVICES**

### WATER

The Seeley County Water District (SCWD) is located in Seeley. The SCWD is a water and wastewater special district with 484 residential water connections and 13 industrial/commercial water connections. It is estimated that the SCWD serves approximately 1,600 persons. The wastewater treatment plant consists of a lift station, a drum screen, a “Clemson” aerated pond system with surface aerators, pressure sand filters, and an ultraviolet (UV) disinfection system. The system discharges into the New River to the west of the plant.

The Seeley County Water District serves the Community of Seeley, and the local office is located at 1898 West Main Street in Seeley. Water for the community is purchased from the Imperial Irrigation District (IID) and is taken from the Elder Canal, via the Central Main Canal, directly east of the community. The district also serves Sunbeam Lake County Park, immediately south of the community, and two rest stops on Interstate 8, 1 mile west of Drew Road. Water purchased from IID flows through raw water storage basins, a concrete flocculation channel, concrete-lined settling basins, and dual media pressure filters, and the treated water is stored in two 100,000-gallon steel tanks immediately north of the community. Water gravity flows from the reservoirs into the distribution system. Water quality at the treatment facility is monitored for turbidity, chlorine residual, total coliform, and E. coli. The district has been actively seeking and securing funding for major upgrading of the water treatment facility.

On November 17, 2011, the Colorado River Basin Regional Water Quality Control Board (RWQCB), Section 7, issued Cease and Desist Order #R7-2011-0058 to the SCWD for failure to comply with the requirements of its National Pollutant Discharge Elimination System (NPDES) permit. The SCWD was discharging Biochemical Oxygen Demands (BODs) that exceeded the maximum amount allowed by the NPDES permit. In addition, the SCWD was in violation for exceeding the daily maximum limits set for bacterial concentrations of E. coli, Enterococci, and fecal coliform.

The SCWD will be subject to heavy fines from the RWQCB if it does not bring its wastewater treatment plant system back into compliance with the NPDES permit requirements. Failure to comply with the requirements of the RWQCB also poses a severe threat to the safety of residents not only in Seeley but potentially to residents in a large part of Imperial County.

Substantial grants and loans have been secured from the US Border Environmental Cooperation Commission (BECC), the US Department of Agriculture-Rural Development, and the Imperial County for the completion of the facilities improvement project. Imperial County received funds from

California Department of Housing and Community Development through the CDBG Program.

### SEWER

The Seeley County Water District also serves the community for the treatment of sewage and wastewater. The sewer system and wastewater treatment ponds were constructed in the mid 1960s and contain a shallow aeration lagoon and facultative lagoon. The existing wastewater pumping system is in poor condition. The two lift stations frequently break down, resulting in an operational burden for the District. The facility has been in violation of the NPDES permit in several months of the last few years.

The district requires several major improvements to the facility:

- Installation of new submersible pumps to pump directly into the wastewater ponds
- Upgrade of the treatment facility to a Clemson Process to increase biological oxygen demand and total suspended solids removal efficiency and significantly reduce algae growth in the ponds
- Installation of a UV disinfection unit
- Installation of a backup emergency generator for operation of aerators, pumps, office building, and laboratory in the event of a power outage

### REFUSE/SOLID WASTE

Currently, Republic Services (formerly Valley Environmental Material) serves the community for refuse collection (December 2013). The service fee is \$73 for three months of weekly pickup. Residents can also use the county dump in Ocotillo at no charge with the use of a residential permit. This dump is on Shell Canyon Road and is approximately 21 miles from Seeley.

### ELECTRIC SERVICE

The Imperial Irrigation District (IID) supplies electricity for Seeley (December 2013). According to Robert Fugett, IID Supervisor of Customer Service, there are currently no significant operational issues with respect to the electricity supply to Seeley. The small amount of growth has been readily met with new supply. All service to the community is overhead. Most new construction is expected to be infill and on parcels that already have service. Consequently, only minimal improvements to the electric service are needed to serve new construction, such as the change-out of a transformer.

### NATURAL GAS

The Gas Company (Southern California Gas Company) provides natural gas to Seeley. The Gas Company serves much of Imperial County and maintains a headquarters office in Redlands. There are currently no service issues related to natural gas supply or delivery within Seeley (December 2013).

### STREET LIGHTING

The community has street lighting at all street intersections. These are light-sensitive, automatic on-off lights and are supported through an assessment on property tax bills. Residents and safety personnel indicate that the street lighting in the community is adequate.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

Seeley is served by the Imperial County Sheriff's Department, with headquarters in El Centro. The department does not maintain a substation in Seeley because of its proximity to El Centro; an office in the community is not necessary. As of December 2013, sheriff's patrols are continuous in and around the community, and response time for emergency calls is generally 10 minutes or less.

### FIRE/RESCUE/AMBULANCE

Seeley is served by the Imperial County Fire Department, and a fire station is maintained at Park Street and San Diego Avenue. Three to four permanent firefighters are employed with a captain at all times at this station (December 2013).

### HOSPITAL AND MEDICAL SERVICES

As of 2013, Seeley is served by the El Centro Regional Medical Center on Ross Avenue in El Centro. This is a full-service hospital with an emergency room and associated medical transport. The hospital is approximately 7 miles from Seeley, and medical response time for an ambulance is generally within 12 minutes from time of call. Additionally, Seeley residents can choose to have health care issues attended to at Calexico Hospital or Pioneers Memorial Hospital in Brawley, both 14 miles from Seeley.

## **SOCIAL SERVICES**

### SCHOOLS

Seeley is served by the Seeley Union Elementary School District at 1812 Rio Vista Street. The school serves students for kindergarten through eighth grade. The school building is in good condition and has an extensive campus. The current

configuration of the school meets the demands of the community; however, many of the temporary classrooms need replacement. In the early 2000s, some major rehabilitation of many of the school buildings was completed. The school completed a multi-million-dollar improvement to the electrical and plumbing systems, bathroom upgrades, a new kitchen, and permanent classrooms. The school cafeteria is used for youth groups and occasional public meetings.

High school-aged students are bused to Southwest High School on Ocotillo Drive in El Centro, 6.6 miles from Seeley. Some students attend Central Union High School on Brighton Avenue in El Centro, 7.3 miles from Seeley. Post-secondary students and adults can attend Imperial Valley College, with the main campus at State Highway 111 and Aten Road.

#### YOUTH/SENIOR CENTERS

There are currently no youth or senior centers in Seeley. Seeley School serves as a facility for youth groups such as Girl Scouts and Boy Scouts, and allows limited public meetings. There are senior centers in Brawley and Calexico, and El Centro offers various services to seniors, including nutrition, health insurance counseling, and work training.

#### BUILDINGS USED FOR PUBLIC PURPOSES

There are currently no buildings used for public purposes in the community other than Seeley School. The Imperial County Government Center contains conference rooms and meeting centers for the public and is located on Main Street in El Centro, approximately 7 miles from Seeley. The Imperial County Public Library is located at 539 State Street in El Centro. The library is approximately 8 miles from Seeley and contains a meeting room to serve the public. The meeting room's capacity is 100+ persons and rents for \$80 per meeting.

#### CHURCHES

There are three churches in Seeley: Holy Spirit Mission at 1798 Rio Vista Street, Seeley Community Church at 1774 Rio Vista Street, and First Baptist Church of Seeley at 1841 Evan Hewes Highway. El Centro hosts at least 40 additional places of worship, all within 10 miles of Seeley.

#### PARKS AND RECREATION

Seeley contains one park at Park Street and San Diego Avenue. This park is nearly one square block in size and contains a soccer field, baseball field, basketball courts, and several covered picnic tables. The park is well maintained and is adjacent to the fire station. Immediately south of Seeley on Drew Road is Sunbeam Lake County Park, which is a large park and lake facility with four

baseball fields, a BMX bike track, a fishing lake, and extensive picnic grounds. This facility is well maintained and popular among Seeley's residents. The park hosts local Little League games at its fields.

### RETAIL/COMMERCIAL

Seeley contains a handful of retail businesses, all of which are located near the intersection of Evan Hewes Highway and Haskell Road. Here there are a small market and gas station, two bars/cantinas, a small taco take-out restaurant, and an ornamental ironworks shop. The US Post Office is at the corner of West Park Street and Haskell Road and is open daily on weekdays, 9 a.m. to 1 p.m. and 2 to 4 p.m. Val Rock Incorporated, located at 1859 West Evan Hewes Highway, is a large industrial plant where sand and gravel are mined from the New River floodplain. Major shopping is primarily conducted in El Centro, where there are supermarkets, banks, Walmart, Costco, Staples, building supply stores, pharmacies, and many restaurants.

## HOUSING CONDITIONS

A total of 368 housing units were surveyed in the Seeley Colonia. The community is made up primarily of single-family residences, with the majority of these being in a moderate to minor condition. Eighty-three percent (83%) of the housing units in the community require some form of rehabilitation.

**Table IX-1: Housing Conditions Survey Results**

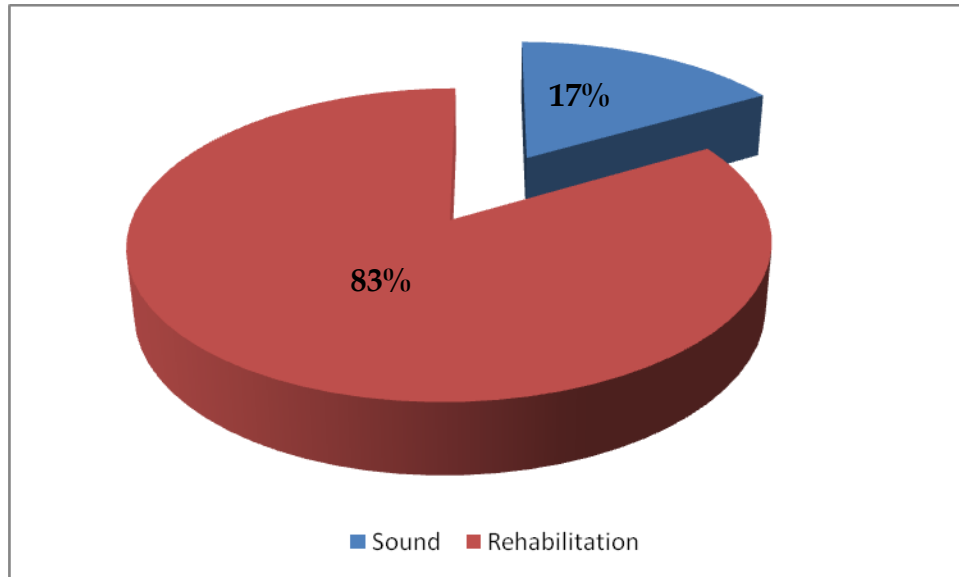
Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	61	17%	17%
Minor	91	24%	
Moderate	173	47%	83%
Substantial	29	8%	
Dilapidated	14	4%	
<b>Total</b>	<b>368</b>	<b>100%</b>	<b>100%</b>

Source: PMC Housing Conditions Survey, October 2013

Of all housing units, 17% are in sound condition, no repairs needed, while 24% need minor repairs and an additional 47% need moderate repairs. Only 8% of the units surveyed need substantial repair, and 4% of the housing units are in a dilapidated condition.

A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In the community of Seeley, a total of 83% of the housing units, or 307 of the 368, are in need of some form of rehabilitation.

**FIGURE IX-1: HOUSING UNITS BY REHABILITATION STATUS**



*Total housing units needing rehabilitation: 307*

The primary repair needed in the community is repainting, patching and repainting, or siding replacement of the external structure. Another major portion of the housing units require re-roofing or roof structure repair. A few of the units require foundation and window repair or replacement. Minimal units were found to be in need of electrical repair.

## INCOME SURVEY AND ANALYSIS

Responses to gross household income were categorized according to the 2013 "Section 8" Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms "very low income" and "low income" are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables IX-2 and IX-3. Income limits by family size are shown in Table IX-4.

**Table IX-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table IX-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table IX-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Seeley, of the 465 households surveyed, 268 responded to the survey. Of the 268 households that responded to the survey, 85.82% belong to the Low/Mod income group. Median-, moderate-, and above moderate-income households constituted 14.18% of the total.

**Table IX-5: Response Rate**

Description	Number
Households surveyed	465
Responses	268
Minimum number of responses	250

**Table IX-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	168	62.69%
Low	62	23.13%
Median, Moderate, and Above Moderate	38	14.18%
Total Households	268	100.00%

Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	230	85.82%
Low-Low/Mod	168	62.69%
Non-Low/Mod	38	14.18%

**TENURE SUMMARY AND ANALYSIS**

Over half of the surveyed households were owner occupied (57.84%). Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Less than 50% (42.16%) of the households surveyed rent their home.

**Table IX-7: Tenure**

Description	Households
Owner-occupied	155
Percentage owner-occupied	57.84%
Renter-occupied	113
Percentage renter-occupied	42.16%
Total	268

**Section V**  
**COMMUNITY OF OCOTILLO**

The unincorporated Community of Ocotillo is located in southwest Imperial County north of Interstate 8. Generally, the Community of Ocotillo is defined as a portion of Census Tract 123.01, Block Groups 1 and 2. The streets in Ocotillo are oriented in a regular grid pattern with Interstate 8 as the community’s main thoroughfare to the immediate south. Most commercial activity takes place on Imperial Highway, which runs north and south. A major source of economic stability comes from vehicle traffic that exits Interstate 8 and passes through town en route to the backcountry north and west of Ocotillo.

Ocotillo is primarily a residential community, with most services and amenities available in El Centro, 27 miles to the east.

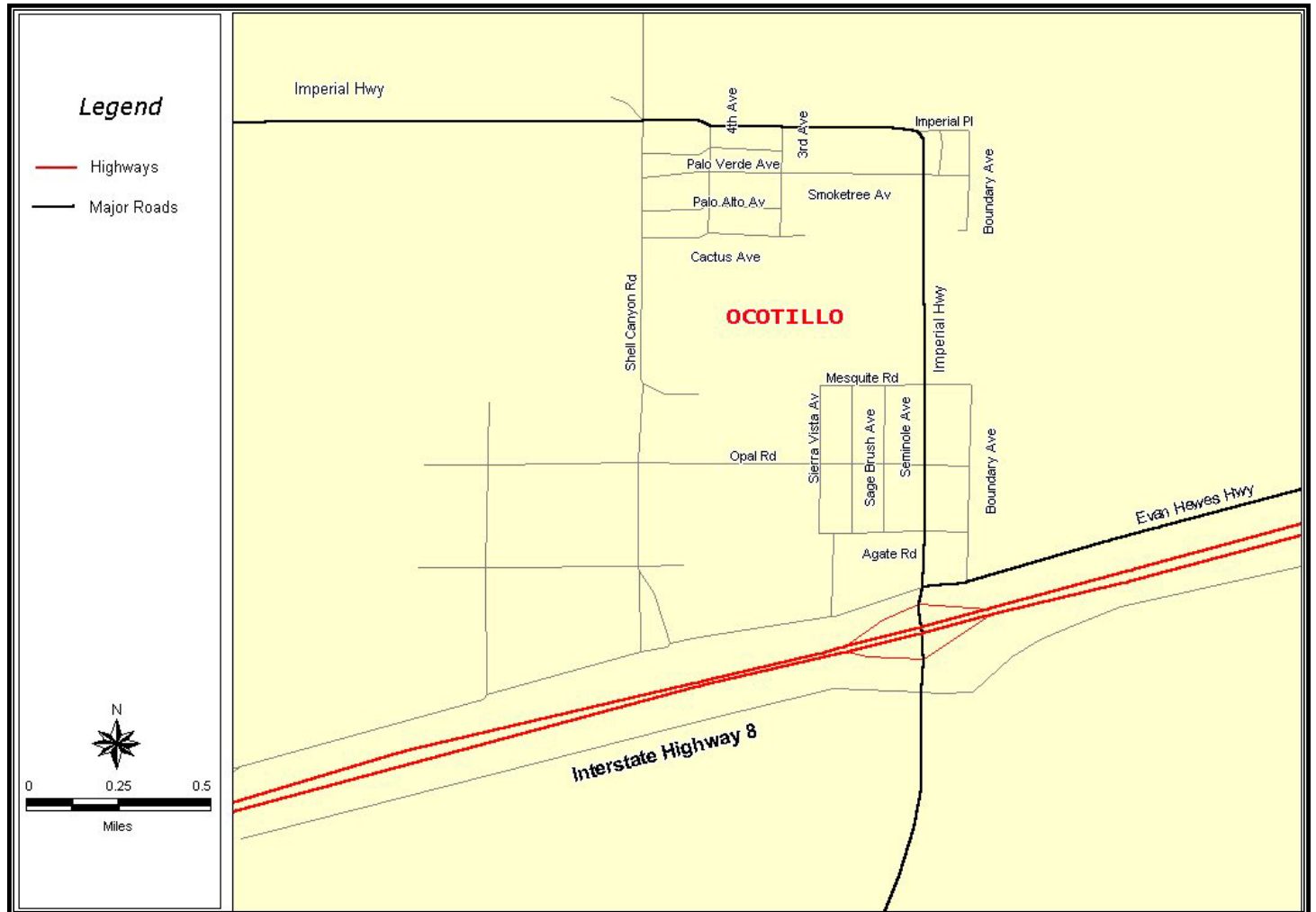
**COMMUNITY OF OCOTILLO**



*Photo courtesy of J Michael Pflaum, Ocotillo, CA*

The population in Ocotillo has been declining since 2000. Specifically, the community has shown a population decrease from 296 persons in 2000 to the present population size of 266, according to the 2010 Census. The current number of households is approximately 138.

**EXHIBIT V-1  
COMMUNITY OF OCOTILLO**



**GOVERNMENT**

Ocotillo is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Second Supervisorial District, and the current Board Member is Jesus “Jack” Terrazas.

The community is not within the sphere of influence of an incorporated California city, and annexation to another city is not currently feasible or possible due to its remote location. In addition, it is not currently financially feasible for the area to incorporate since there is only a very small retail/commercial area to generate the necessary tax base to become a city.

## **SITE SERVICES**

### WATER

Ocotillo is served by two water agencies: the Coyote Valley Mutual Water Company (CVMWC) serves the southern half of the community, and the Ocotillo Mutual Water Company (OCWC) serves the north half. The US Department of Agriculture awarded the OCWC \$394,000 in grant funding and a \$78,000 loan for new waterlines, a 100,000-gallon storage tank, a new well pump, and electrical improvements in 2000-01. Currently, the OCWC system is in good operating condition; however, some improvements have been identified for future consideration. These improvements include replacing a number of sections of asbestos pipe and replacing several frozen valves that prevent isolating pipes in the system when maintenance is required.

The two water companies are interested in forming a community services district to allow better flexibility in their operations, have greater influence within the County government structure, and better serve Ocotillo residents. Associated with uniting into a district, the companies are seeking to serve several other residential clusters in the area, including No Mirage, Painted Gorge, and West Texas. Additionally, the companies would like to develop an emergency water line between their two separate tanks in the event one of the tanks becomes temporarily dysfunctional.

### SEWER

Currently, Ocotillo is on private septic systems maintained by individual property owners. No health issues or hazards have been reported with respect to the system; however, there is some thought that the local aquifer may suffer in the future. Ideally, wastewater would be treated locally before it is released into the environment. There is currently insufficient demand and financial resources for conversion to a wastewater treatment system in Ocotillo.

### REFUSE/SOLID WASTE

All refuse in Ocotillo is either hauled to the local dump or burned on-site. The dump is located on Shell Canyon Road, and residents can dump all manner of trash free of charge.

### ELECTRIC SERVICE

The Imperial Irrigation District (IID) supplies electricity for Ocotillo. According to Robert Fugett, IID Supervisor of Customer Service, there are currently no issues with respect to the electricity supply to Ocotillo (December 2013). All service to the community is overhead. Any new construction is expected to be primarily single-family residential units, either as infill or adjoining the existing

service area. Consequently, only minimal improvements to the electric service may be needed to serve new construction, such as the change-out of a transformer.

#### NATURAL GAS

Natural gas is not available in Ocotillo as of December 2013. Propane service is available from AmeriGas in El Centro. Set-up of a new 100-gallon tank is \$389 and includes installation, pad, plumbing, and purchased regulators. Propane varies in price and is currently at \$3.99 per gallon.

#### STREET LIGHTING

The community has no street lighting at the present time (December 2013).

### **SAFETY SERVICES**

#### IMPERIAL COUNTY SHERIFF

Ocotillo is served by the Imperial County Sheriff's Department, with headquarters in El Centro. As of 2013, the department does not maintain a substation in Ocotillo at this time. Sheriff's deputies on patrol in the vicinity serve the community, as do regular patrols by the US Border Patrol. Response time for sheriff-related calls is generally under 25 minutes.

#### FIRE/RESCUE/AMBULANCE

Ocotillo is served by the Imperial County Fire Department and has a fire station at 1157 Imperial Highway. As of 2013, there are a minimum of 3-4 firefighters with one captain in the station. The firehouse is in fair condition and was built in 1958. The rescue squad truck is used to respond to vehicle accidents on Interstate 8. The department also maintains a County contract truck, and this vehicle is in good condition. Fire flow in the community is adequate to serve emergency needs, but outlying areas need the County pumper for fire suppression. Firefighting equipment needs to be upgraded to ensure adequate service in Ocotillo and surrounding communities.

This station also serves No Mirage, a rural community to the southeast of Ocotillo.

Gold Cross Ambulance, located at 905 South Imperial Avenue in El Centro, serves the community for medical emergency assistance and transport. The response time to Ocotillo is approximately 30 minutes.

### HOSPITAL AND MEDICAL SERVICES

As of 2013, Ocotillo is served by the El Centro Regional Medical Center at 1415 Ross Avenue in El Centro. This is a full-service hospital with an emergency room and associated medical transport. The hospital is approximately 26 miles from Ocotillo. Additionally, Ocotillo residents can choose to have health care issues attended to at Calexico Hospital or Pioneers Memorial Hospital in Brawley.

## **SOCIAL SERVICES**

### SCHOOLS

Ocotillo students are served by the Imperial Unified School District at 219 North E Street, Imperial. Elementary school students are bused 20 miles to Westside Elementary School at 2294 West Vaughn Road in El Centro. The school serves students for kindergarten through sixth grade. Students in seventh and eighth grades are bused 30 miles to Frank Wright Middle School at 515 West 10<sup>th</sup> Street in Imperial. High school-aged students are bused 30 miles to Imperial High School at 517 West Barioni in Imperial.

### YOUTH/SENIOR CENTERS

There are currently no youth or senior centers in the Community of Ocotillo. Senior brown bag, senior lunch, and a food and clothes locker are offered at the community center. Additionally, senior service centers in El Centro offer various forms of assistance to seniors, including recreation, clubs, nutrition, financial and health insurance counseling, and work training. Transportation to these facilities is sometimes difficult, as there is no public transportation serving Ocotillo, and Dial-A-Ride is reluctant to serve the remote community.

### BUILDINGS USED FOR PUBLIC PURPOSES

There is currently one building used for public purposes in the community, which is the Ocotillo Community Center on Imperial Highway. The center provides senior lunches, hosts youth group meetings, and is available for additional public meetings and for events. This building is quite old, small, and in a deteriorating condition and needs electrical wiring and plumbing upgrades.

The Imperial County Library maintains a small permanent book collection and public access to two computers and the Internet at the new Imperial Valley College Desert Museum (11 Frontage Road) according to staff. The library conducts public outreach to community residents for its monthly reading programs and has a summer reading program as well.

## CHURCHES

As of 2013, there is only one church in the community: Ocotillo Bible Church is located at 1174 N. Imperial Highway. Beyond Ocotillo, the Community of Seeley hosts the Holy Spirit Mission at 1798 Rio Vista Street; Seeley Community Church at 1774 Rio Vista Street; and First Baptist Church of Seeley at 1841 Evan Hewes Highway. Additionally, at least 40 places of worship are in El Centro.

## PARKS AND RECREATION

The Ocotillo Community Park is on 6 acres of land approximately 3 miles north of Ocotillo on County Highway S-2. The park is a multiuse facility with a walking path, basketball court, baseball field, community center, restrooms, and a picnic area. According to the County's Planning and Development Services Department, the park is available for public use, but a reservation is recommended according to staff.

Sunbeam Lake County Park, which is a large park and lake facility immediately south of Seeley on Drew Road, is 20 miles east of Ocotillo. The park has four baseball fields, a BMX bike track, a fishing lake, and extensive picnic grounds with ample shade.

South of Ocotillo, at 11 Frontage Road (south of Interstate 8), is the new Imperial Valley College Desert Museum. This new facility was completed in October 2008. In January 2011, the facility opened with the goal of being an active, community-focused museum. The museum is located on 75 acres of land. Currently open to the public on a limited basis, the museum houses extensive archaeological collections. The museum offers educational programs through exhibitions, children's classes, lectures, hands-on workshops, performances, demonstrations, research, guided tours, outreach to schools, and fundraising.

## RETAIL/COMMERCIAL

Ocotillo contains very minimal businesses, which are located along Imperial Highway in the southern part of the community. There is a community center, the US Post Office, the fire station and sheriff's station, and a small motel. Major shopping is primarily conducted in El Centro, which has supermarkets, banks, Walmart, Costco, Staples, building supply stores, pharmacies, and many restaurants.

## **HOUSING CONDITIONS**

A total of 200 housing units were surveyed in Ocotillo. The community is made up of single-family residences and mobile and modular homes. The majority of the housing units are in need of some form of rehabilitation.

**Table V-1: Housing Conditions Survey Results**

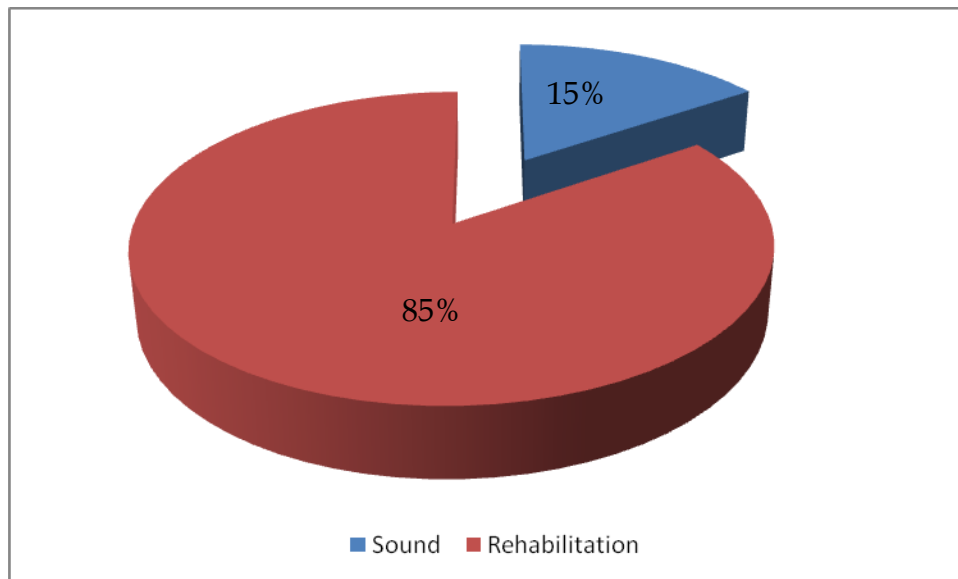
Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	31	15%	15%
Minor	69	35%	85%
Moderate	75	37%	
Substantial	17	9%	
Dilapidated	8	4%	
<b>Total</b>	<b>200</b>	<b>100%</b>	<b>100%</b>

Source: PMC Housing Conditions Survey, October 2013

Of all housing units, 15% are in sound condition, with no repairs needed, while 35% need minor repairs and an additional 37% need moderate repairs, mostly in the form of foundations for mobile and modular homes. A total of 9% of the housing units are in need of substantial repair and 4% of the units were dilapidated.



A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In Ocotillo, a total of 85% of the housing units, or 169 of the 200, are in need of some form of rehabilitation.

**FIGURE V-1: HOUSING UNITS BY REHABILITATION STATUS**

*Total housing units needing rehabilitation: 169*

The primary housing repair needed in the community is the requirement for complete foundations, basically on all mobile and modular homes. Other common repairs include patching, repainting, siding replacement, and re-roofing or roof repair.

A few dilapidated units pose problems in the community with respect to code and safety violations. The County should consider a program to assist in the removal and/or reconstruction of all dilapidated buildings.

### **INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 "Section 8" Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms "very low income" and "low income" are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables V-2 and V-3. Income limits by family size are shown in Table V-4.

**Table V-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table V-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table V-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Ocotillo, 79 households were surveyed. Seventy-two households responded to the survey, of which 70.83% belong to the Low/Mod income group. Median-, moderate-, and above moderate-income households were 29.17% of the total.

**Table V-5: Response Rate**

Description	Number
Households surveyed	79
Responses	72
Minimum number of responses	70

Three attempts were made to survey the community of Ocotillo. The first attempt was through a mail survey sent out on September 13, 2013, and the second and third attempts were through door-to-door surveys on October 7, 2013, and January 21, 2014. There were a total of 201 identified housing units: 79 occupied housing units, 41 vacant housing units, and 5 vacation housing units. Seventy-six (76) housing units were either locked or nonresponsive. After the two in-person attempts, there is sufficient evidence to reasonably conclude that these 76 units may be either vacant or vacation homes.

**Table V-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	36	50.00%
Low	15	20.83%
Median, Moderate, and Above Moderate	21	29.17%
Total Households	72	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	51	70.83%
Low-Low/Mod	36	50.00%
Non-Low/Mod	21	29.17%

**TENURE SUMMARY AND ANALYSIS**

The majority (80.56%) of the surveyed households were owner-occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Nearly 20% (19.44%) of the households surveyed rent their home.

**Table V-7: Tenure**

Description	Households
Owner-occupied	58
Percentage owner-occupied	80.56%
Renter-occupied	14
Percentage renter-occupied	19.44%
Total	72

## SECTION VI COMMUNITY OF PALO VERDE

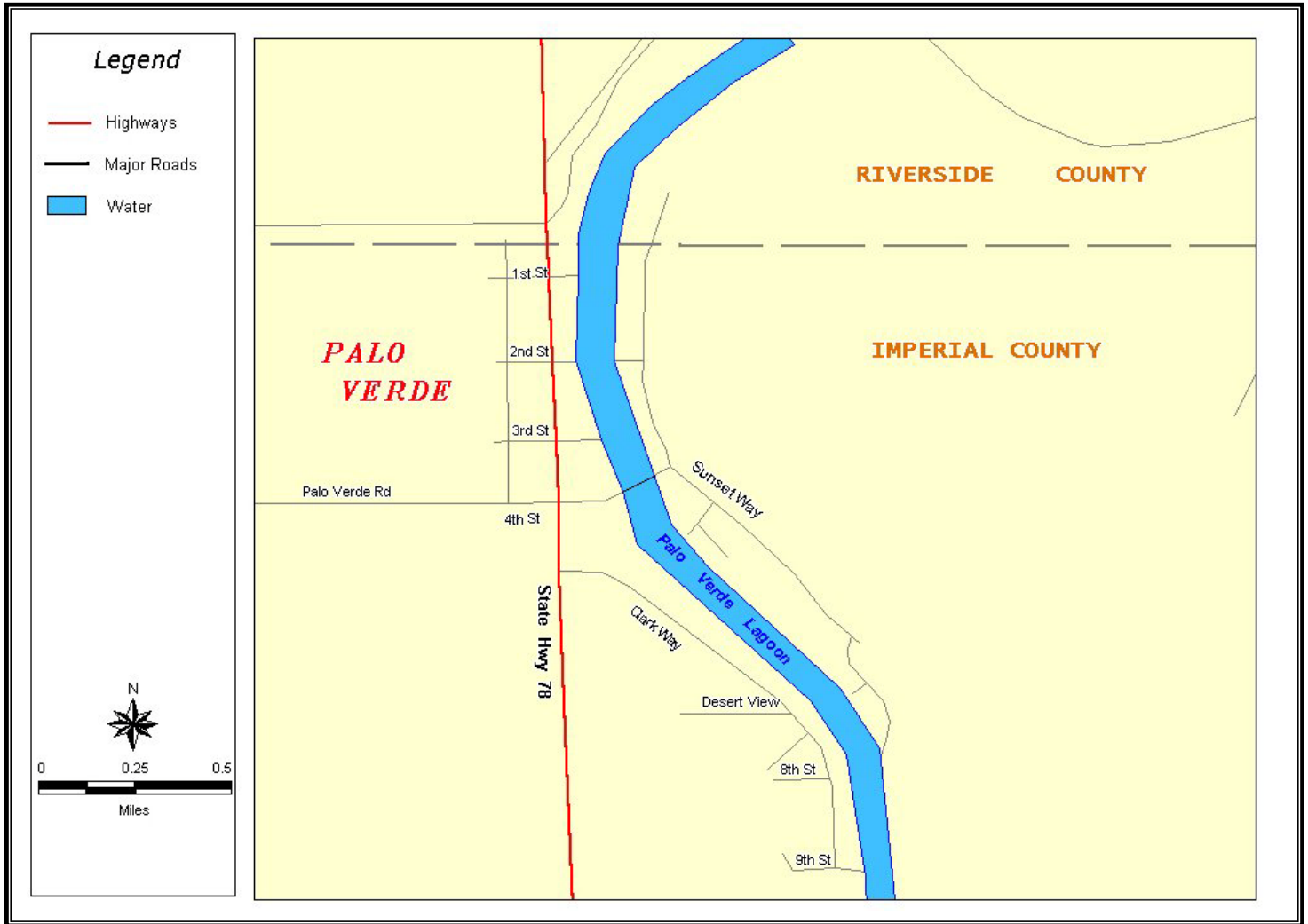
Palo Verde is an isolated community located in the extreme northeasterly corner of Imperial County, adjacent to Riverside County and the Colorado River. A backwater lagoon creating waterfront properties along the west side of Sunset Way bisects the community itself. It is about 13 miles south of Interstate 10, a major east-west route, and 20 miles south of Blythe, and an hour northeast of Brawley. The community is located along State Highway 78, east of the Palo Verde Mountains. Generally, the community is defined as a portion of Census Tract 124, Block Group 2.

Palo Verde is primarily a residential community, with most services and amenities available in Blythe, 20 miles to the northeast. The population has been steadily declining since the 1990s. Specifically, the community has shown a population decline of 27.54% in the last decade. This decline translates to a decrease of 65 persons since 2000. According to the 2010 Census, there are 171 persons and 84 households in Palo Verde.

### PALO VERDE



**EXHIBIT VI-1  
COMMUNITY OF PALO VERDE**



**GOVERNMENT**

Palo Verde is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Fifth Supervisorial District, and the current Board Member is Raymond “Ray” Castillo.

It is not within the sphere of influence of an incorporated city and annexation to another city is not currently feasible or possible. In addition, it is not currently financially feasible for the area to incorporate since there is only a very small retail/commercial area to generate the necessary tax base to become a city.

## **SITE SERVICES**

### WATER

The Palo Verde County Water District provides drinking water to the community and is located at 1085 Desert View in the southwest portion of Palo Verde. The district currently serves only the Community of Palo Verde.

On October 24, 2013, the LPA conducted annual inspections at the Palo Verde Water District's water system to determine compliance with the California Safe Drinking Water Act. Over the past three years, the LPA has issued violations to the water system for a variety of deficiencies identified during these inspections, some of which continue to pose a health and safety risk for county residents in the unincorporated communities.

#### **Repair and/or Replacement of Storage Tank**

The Palo Verde water system inspection was most recently conducted on October 24, 2013. The major concern currently facing the water system is the condition of the southern water storage tank. The tank (125,000-gallon capacity) is currently not being used due to a hole at the bottom of the tank that does not allow the tank to hold water, the extensive rust that has formed in the interior walls of the tank, and the amount of sediment that has accumulated at the bottom of the tank. As a result, only the northern tank is providing water to the community. With a capacity of 125,000 gallons, the water system currently does not meet the storage requirements for the public and the County Fire Department. With an average daily demand of 40,000 gallons and a fire requirement of 180,000 gallons (1,500 gallons per minute for two hours, per County requirements), the community of Palo Verde is currently vulnerable to a water shortage during an emergency situation. Therefore, the LPA strongly recommends that a funding source be identified for the repair and/or replacement of the southern tank as soon as possible. It is also recommended that the northern tank be inspected by a professional tank inspection company or engineer to determine the integrity and condition of the tank.

#### **Installation of Turbidimeter and Chlorine Analyzer**

After completion of the August 2012 inspection, the LPA, in conjunction with the CDPH San Diego District Office, reclassified the Palo Verde water system to a "groundwater under the direct influence of surface water (GWUDI)" system. The GWUDI classification was made due to the characteristics of the wells, the proximity to the Colorado River, and the water quality of the wells. As a GWUDI system, the Palo Verde water system is required to meet the requirements of the Surface Water Treatment Rule (Chapter 17, Title 22, California Code of Regulations). Based on the existing treatment plant components at the plant, the

LPA and the CDPH determined that the Palo Verde water system must install an online turbidimeter and chlorine analyzer to comply with this rule. According to the CDPH, the existing iron and manganese filter will meet the filtration requirements of the Surface Water Treatment Rule. Therefore, it is imperative that the Palo Verde County Water District purchase and install the turbidimeter and chlorine analyzer. The district will continue to be in violation with the State until the installation of both devices has been completed. In addition, the water system is also being directed to issue public notification to the community due to the failure to conduct turbidity monitoring (Section 64463.4, Title 22, California Code of Regulations).

### **Cross Connection**

Since 2010, the LPA has directed the Palo Verde County Water District to conduct a cross-connection survey. However, a survey has not yet been performed. A cross-connection survey is necessary to determine whether the potable water supply is at risk of cross-contamination due to back siphonage, or illegal or unknown connections to the water system piping. Installation of backflow devices such as reduced pressure principal assemblies may be required once the survey has been performed.

### **Replacement of Gas Chlorine System**

The water system currently utilizes chlorine gas as a disinfectant. However, chlorine gas is a highly flammable and combustible gas that puts the community's and the operator's safety at high risk. Although very effective, chlorine gas requires additional safety and operational requirements. It is also much more expensive than other alternatives, such as sodium hypochlorite (liquid chlorine). The LPA recommends that the Palo Verde County Water District consider the safety and costs associated with gas chlorine versus the use of sodium hypochlorite.

The Imperial County received funds from California Department of Housing and Community Development through the CDBG Program for such improvements.

### **SEWER**

The entire Community of Palo Verde utilizes private septic tanks for the disposal of wastewater and sewage. The septic systems are functioning adequately within the community, with no reports of deficiencies or malfunctions. The Water District studied the possibility of developing a wastewater treatment system to serve the community in the 1990s but determined that the cost would be prohibitive.

### REFUSE/SOLID WASTE

Blythe Sanitation serves the community and is a private business charging residents for service as of December 2013. Most residents haul their refuse to the county dump. Burning of refuse is permitted in the community, but it is rarely practiced.

### ELECTRIC SERVICE

Southern California Edison (SCE) serves Palo Verde. At the present time, all electrical service is in satisfactory condition (December 2013). SCE reports there are no barriers to new hookups and no known deficiencies in the system. Additionally, no major improvements or changes to the system are planned.

### NATURAL GAS

Palo Verde does not have natural gas delivery to the community as of December 2013. A number of residents have propane tanks supplied by AmeriGas, Ferrellgas, or Suburban Propane, all located in Parker, Arizona. Set-up of a new tank can cost as much as \$500, including pad, plumbing, and purchased regulators. Tanks rent for \$39 to \$60 per year, depending on capacity. Propane gas varies in price, and currently ranges from \$1.74 to \$2.19 per gallon.

### STREET LIGHTING

There is some street lighting on most residential streets in the community; however, better street lighting is needed to improve safety and vehicular circulation. This improvement would also assist residents, many of whom are elderly.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

The Imperial County Sheriff's Department maintains an office at 112 Highway 78 (and Desert View). The office is not staffed full time; however, two sheriff's deputies are on patrol in the district at all times as of December 2013. Response time for the Sheriff's Department is generally 10-15 minutes from the time of report.

### FIRE/RESCUE/AMBULANCE

The Imperial County Fire Department also maintains an office at 112 Highway 78 (and Desert View). Two firefighters staff the office 24 hours a day, 7 days a week. These firemen are on call at all times. The response time in the community is very short.

### HOSPITAL AND MEDICAL SERVICES

As of 2013, the closest full-service hospital to Palo Verde is the Palo Verde Hospital at 250 North First Street in Blythe, offering all general medical care including emergency room services. Emergency medical response is conducted by the trained firefighter EMTs in Palo Verde. Ambulance response time from Blythe is approximately 30 minutes.

## **SOCIAL SERVICES**

### SCHOOLS

All school-aged children from Palo Verde are bused to school, either to the public schools in Blythe or to special education classes in Westmoreland (at parental discretion).

Palo Verde students attend Ruth Brown Elementary for primary education, Blythe Middle School for grades seven and eight, and Palo Verde High School for grades nine through twelve.

Additionally, the Blythe campus of the Palo Verde Community College District opened a new campus on 6<sup>th</sup> Street in Blythe in the fall of 2001. The college offers general education and vocational training to adult students.

### YOUTH/SENIOR CENTERS

Youth and senior services are essentially nonexistent in Palo Verde. The lack of such services is a concern of residents, particularly services for seniors. Members of the Palo Verde Improvement Association indicate that a “meals-on-wheels” program should be implemented in the community, as well as at-home visitations and providing used or new mobility assistance equipment for the disabled (walkers, wheelchairs, etc.). The only youth and senior centers are located in Blythe. The Blythe Senior Citizens Center is at 455 No. Broadway, and the Colorado River Senior Citizens Center is at the Rio Loco Ranch.

The youth population in Palo Verde is not likely large enough to warrant any significant County expenditure for the development of service centers or recreational centers at this time.

### BUILDINGS USED FOR PUBLIC PURPOSES

There is only one building used for general public meetings and events in Palo Verde. This is the Palo Verde Improvement Association building on Desert View Street. This building serves all citizens for special events, bingo games, public meetings, and emergency assembly. The building is in fair condition, about 1,000 square feet in size, and has kitchen and bathroom facilities, a large assembly room, and ample parking.

CHURCHES

There is one church in Palo Verde, the First Southern Baptist Church at 1053 Desert View. The church serves the entire community, is nondenominational, and is in fair condition. Most other places of worship are in Blythe.

PARKS AND RECREATION

The Palo Verde Park is an unimproved site approximately 3 miles south of the community on the east side of State Highway 78. The park site is paved and has small public restrooms and a part-time attendant. The site fronts the banks of the Colorado River. The Palo Verde Lagoon offers limited boating activity to residents and visitors.

RETAIL/COMMERCIAL

Except for one restaurant located at the southern end of Sunset Way, all retail/commercial establishments in Palo Verde are located adjacent to State Highway 78.

Within the community, there is one small post office and one food mart at the Union 76 gas station, one restaurant, and one motel. All major shopping is primarily conducted in Blythe.

**HOUSING CONDITIONS**

A total of 138 housing units were surveyed in Palo Verde. The community is made up primarily of single-family residences and mobile homes, many of which are wood-frame modular homes. The majority of the housing units are in need of rehabilitation because they lack foundations.

**Table VI-1: Housing Conditions Survey Results**

Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	37	27%	27%
Minor	31	23%	
Moderate	42	30%	73%
Substantial	21	15%	
Dilapidated	7	5%	
<b>Total</b>	<b>138</b>	<b>100%</b>	<b>100%</b>

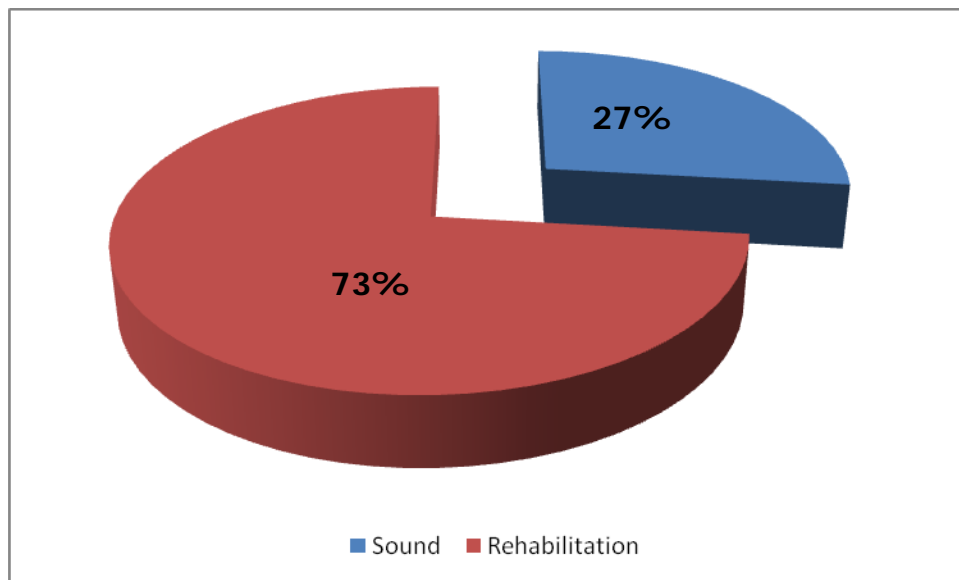
Source: PMC Housing Conditions Survey, October 2013

Of all housing units, nearly one-third (27%) of the units are in sound condition, no repairs needed, while 23% need minor repairs and an additional 30% need moderate repairs. A total of 15% of the surveyed housing units need substantial repair, and seven housing units (5%) are dilapidated.



A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In Palo Verde, a total of 73% of the housing units, or 101 of the 138, are in need of some form of rehabilitation.

**FIGURE VI-2: HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 101

The primary repairs needed in the community are re-roofing or roof structure repair. Other required improvements include repainting, patching and repainting, or siding replacement. Other units require foundations or foundation repair and window repair or replacement. It is also apparent that a few of the housing units are in need of electrical repairs or upgrades. Sidewalks, curbs, and gutters were absent throughout most of the community, and some of the units lacked all frontage improvements including paved streets.

Due to the significant number of housing units in need of rehabilitation and the high percentage of low- and very low-income households in Palo Verde, the community is an ideal candidate for a housing rehabilitation/new construction program supported either through CDBG, HOME, or CalHome funding.

**INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 “Section 8” Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms “very low income” and “low income” are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables VI-2 and VI-3. Income limits by family size are shown in Table VI-4.

**Table VI-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table VI-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table VI-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Palo Verde, of the 89 households surveyed, 80 responded to the survey. Of the 80 households that responded to the survey, 87.50% belong to the Low/Mod income group. Just over 67% (67.50%) of the total households surveyed were in the low-Low/Mod group. Median-, moderate-, and above moderate-income households were 12.50% of the total.

**Table VI-5: Response Rate**

Description	Number
Households surveyed	89
Responses	80
Minimum number of responses	80

**Table VI-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	54	67.5%
Low	16	20.00%
Median, Moderate, and Above Moderate	10	12.50%
Total Households	80	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	70	87.50%
Low-Low/Mod	54	67.50%
Non-Low/Mod	10	12.50%

**TENURE SUMMARY AND ANALYSIS**

Over two-thirds (68.75%) of the surveyed households were owner-occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Slightly over 31% (31.25%) of the households surveyed rent their home.

**Table VI-7: Tenure**

Description	Households
Owner-occupied	55
Percentage owner-occupied	68.75%
Renter-occupied	25
Percentage renter-occupied	31.25%
Total	80

## **SECTION VII THE POE COLONIA**

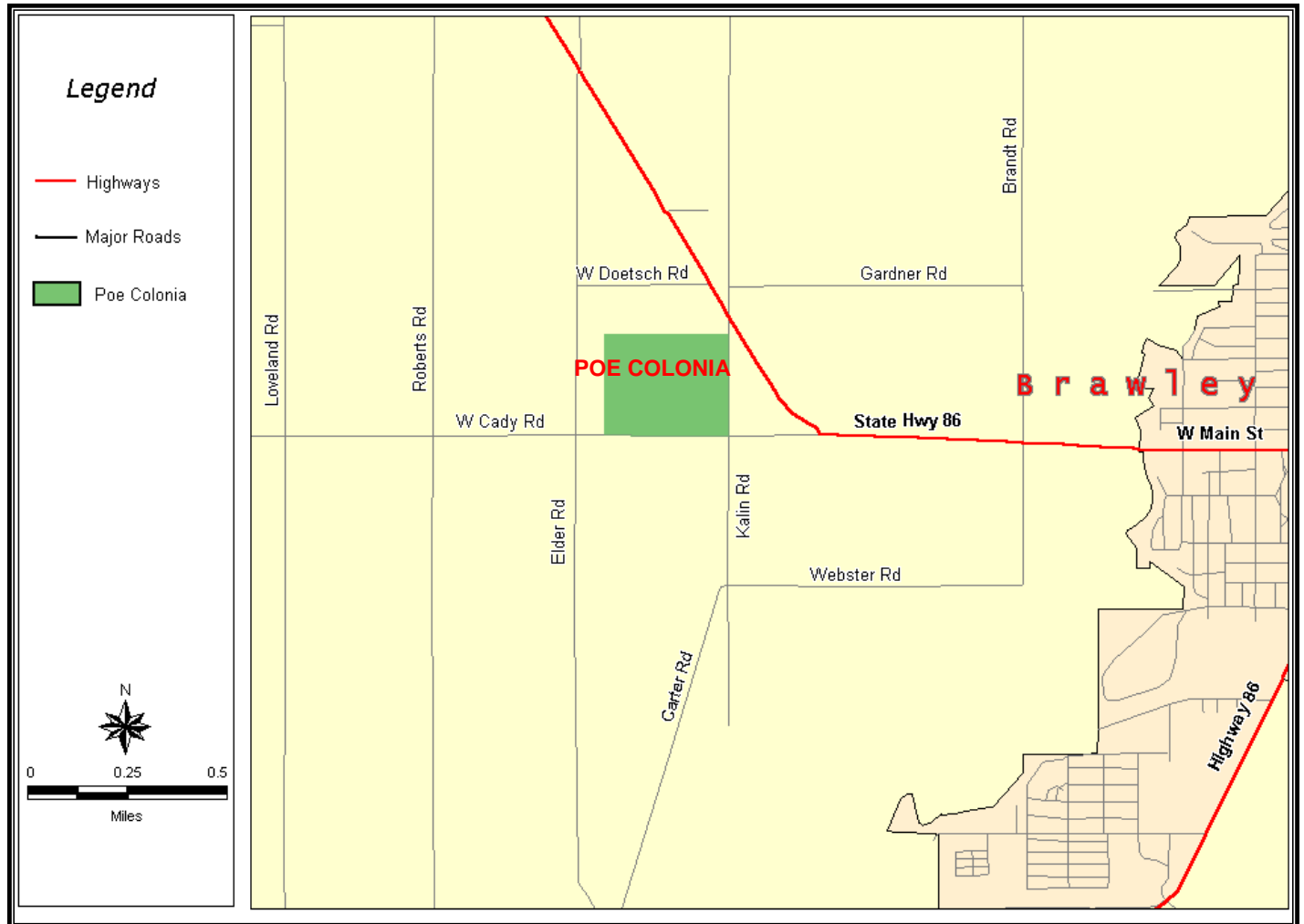
The Poe Colonia is located in south-central Imperial County approximately 2 miles west of Brawley. Generally, the Poe Colonia is defined as a portion of Census Tract 103, Block Group 2. Locals often refer to the Poe Colonia as the Poe Subdivision. State Highway 86 and Cady and Kalin roads are the main arterials to the community. Emergency, community services, and convenience and grocery shopping are available in Brawley, approximately 2 miles to the west.

Population growth in the Poe Colonia has not kept pace with the growth rate of the county as a whole since the 1990s. Specifically, the Colonia witnessed a population decline. According to the income survey completed in the summer of 2009, the population in the Poe Colonia is estimated to be 107 persons. Currently, the Poe Colonia represents 0.06 percent of the county's total population.

### **THE POE COLONIA**



**EXHIBIT VII-1  
THE POE COLONIA**



**GOVERNMENT**

The Poe Colonia is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Fourth Supervisorial District, and the current Board Member is Ryan E. Kelley.

The community is within the sphere of influence of the City of Brawley, and annexation to the city may be possible at some future date. However, some geographical obstacles would have to be overcome in order to do this, especially the distance from the city and the barrier of the New River.

**SITE SERVICES**WATER

The Poe Colonia is served by the City of Brawley for domestic water. A 16-inch supply line was constructed from the city to serve the Colonia in 2002, supported through a USDA grant of \$838,000. This line supplies potable water to all residences in the Colonia; however, irrigation water is supplied via one of the nearby canals operated by the Imperial Irrigation District (IID). Staff at the City of Brawley Public Works Department report that the water supply for the Colonia is adequate, of good quality, and is ultimately derived from IID and the Colorado River.

SEWER

Currently, the Poe Colonia is on private septic systems maintained by individual property owners. In the early 2000s, USDA awarded an \$800,000 grant to develop a wastewater and sewer treatment and disposal system for all residences in the Colonia, with the capacity to serve an additional 30 new residences. It took the colonia over five years to accomplish the completion of this system; lack of funding being the main reason.

REFUSE/SOLID WASTE

Currently, Valley Environmental serves the community for refuse collection. The service fee is \$56 for three months of weekly pickup. Additionally, residents in the Colonia can use the fee-based county landfill at 104 East Robinson Road, east of the City of Imperial.

ELECTRIC SERVICE

The Imperial Irrigation District supplies electricity for the Poe Colonia (December 2013). According to Carlton King, Brawley Division Supervisor, there are currently no issues with respect to the electricity supply to the Colonia. All service to the community is overhead.

STREET LIGHTING

The Colonia has street lighting on the streets that were constructed in 2005. The other streets are not lighted, other than that provided at individual private residences.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

The Poe Colonia is served by the Imperial County Sheriff's Department, which maintains a substation at 220 Main Avenue in Brawley. Response time to the Colonia is about 10 minutes. As of December 2013, this substation serves a large area of the unincorporated county surrounding Brawley. Staff numbers and equipment have been described as suitable for the station. Per Lieutenant Gordon Johnson, there is no station in the Poe Colonia itself.

### FIRE/RESCUE/AMBULANCE

The City of Brawley Fire Department contracts with the County of Imperial to serve the Poe Colonia and other parts of the county surrounding the city. Imperial County provides an engine/pumper truck for use, and the Brawley Fire Department provides the manpower. The truck is in good condition. However, according to Chief Chuck Peraza, some of the equipment is in need of repair or replacement (December 2013). Especially needed in the near future are new nozzles for the fire hoses, an automated external defibrillator (AED), and Hurst and Centaur rescue tools.

Ambulance service is provided through Gold Cross Ambulance, with an office in Brawley. Additionally, Reach Air Medical Services provides service to the entire area, offering emergency airlift for severe trauma and life-threatening conditions. Reach Air Medical Services is stationed out of the Imperial County Airport.

### HOSPITAL AND MEDICAL SERVICES

The Poe Colonia is a part of the Pioneers Memorial Healthcare District, which is made up of Pioneers Memorial Hospital and two community health centers specializing in women's healthcare. Pioneers Memorial Hospital, located at 207 West Legion Road in Brawley, is a 99-bed, acute care facility that is committed to providing state-of-the-art healthcare, complemented by the highest quality of community education. The hospital is a fully accredited all-purpose facility specializing in providing emergency care, intensive care service, and basic medical and surgical service for all ages.

The Clinicas de Salud del Pueblo Inc. has been serving Brawley and Imperial County residents for more than 30 years. The clinic is a community-based healthcare clinic that has maintained steady growth since its inception in 1970. The clinic's corporate headquarters are located at 1166 K Street in Brawley. Several blocks away, at 900 Main Street, is its 29,000-square-foot Brawley clinic. The Brawley clinic, completed in 1999, offers a full-service medical and dental clinic. Medical services include family planning, family practice, general surgery,

a laboratory, obstetric-gynecology, internal medicine, pediatrics, a full pharmacy, and radiology.

## **SOCIAL SERVICES**

### SCHOOLS

The Brawley Elementary School District and the Brawley Union High School District serve the Poe Colonia and include four elementary schools, one junior high school, and two high schools.

A number of private schools are in the vicinity, as well as opportunities for post-secondary studies. There is a nearby community college, Imperial Valley College and, within 30 miles, an extension of San Diego State University, located in Calexico, to serve students seeking a higher education in the Imperial Valley.

San Diego State University constructed a second Imperial Valley satellite campus in Brawley, which students from the Poe Colonia can attend.

Elementary-aged students from the Poe Colonia attend Miguel Hidalgo Elementary at 615 South Cesar Chavez Boulevard in Brawley for kindergarten and grades four through six. Myron D. Witter Elementary at 150 K Street in Brawley also serves students in kindergarten, as well as in grades one through three. Both schools recently received national honors as high-achieving Title 1 funded institutions. Instructional programs include a school-based coordinated program, Gifted and Talented Education, Special Education, Title 1, Migrant, Immigrant, and K-8 Title VII programs.

Brawley Union High School is the public high school serving Brawley, Westmoreland, and the Poe Colonia. Enrollment is approximately 1,600. Another 80 attend Desert Valley High School, the district's continuation school.

In addition to core subjects, the district offers an agriculture program and graphic arts training. It also offers an adult education school, a small alternative school, a day-care facility, and a new infant care center.

### YOUTH/SENIOR CENTERS

There are currently no youth or senior centers in the Poe Colonia. The Brawley Boys and Girls Club and the Brawley Teen Center provide services to adults and youth throughout the county. The City of Brawley, through its Parks and Recreation Department, houses the Teen Center on E. Magnolia Street. The Teen Center offers many recreational venues as well as job training, a computer lab, and a recording studio.

The Senior Center is located at 8th and J streets in Brawley. Senior citizens' meals are served at the center, and numerous recreational and social activities are offered. The center is also used for financial planning and health and safety-related seminars.

#### BUILDINGS USED FOR PUBLIC PURPOSES

There are currently no buildings used for public purposes in the Poe Colonia. Brawley has numerous buildings for events sponsored by the City and various organizations. Among these is the Lions Convention Center, located at 225 A Street, which can hold 1,200 people. The center may be used for conferences, banquets, and dances.

The Community Learning Center, at 206 D Street, is available for public meetings and offers many workshops and opportunities for adult education.

The Brawley Public Library has two locations in Brawley. The main library is located on Main Street, and the branch library is located on I Street. The main library contains an extensive book collection, periodicals, records, tapes, videocassettes, computers, and other material available to all members of the public. Special programs for children and teens are also available. Library cards are issued to the general public at no charge. The main library's hours are Tuesday, Wednesday, and Thursday from 11:00 a.m. to 8:00 p.m., and Friday and Saturday from 9:00 a.m. to 5:00 p.m. The main library is closed Sunday and Monday. The branch library is open Monday and Thursday from 4:00 to 8 p.m. Both locations have bilingual staff available.

#### CHURCHES

There are no churches in the Poe Colonia; however, approximately 36 churches of various denominations are located Brawley, all within 6 miles of the community. Some examples include All Saints Episcopal Church on H Street, Brawley Assembly of God Church on C Street, Church of Christ on B Street, Church of the Nazarene on E Street, Pentecostal Church of Jesus Christ on S. Center, and Valley Baptist Church on B Street, to mention a few.

#### PARKS AND RECREATION

The Poe Colonia has no parks; however, the City of Brawley offers numerous local parks for recreation, picnics, and sports events. These include 14 parks totaling more than 120 acres. Brawley's parks are nicely landscaped and well maintained. One of the more popular parks is Ed Wiest Baseball Field, which is a lighted stadium and contains bleachers for over 3,000 persons. Additionally, the Lions Center and Pool attracts hundreds of citizens to the Olympic swimming pool on the grounds. Further, Brawley has night-lighted tennis courts, as well as

a professional rodeo arena and equestrian facility, which is located on 56 acres. The Del Rio Country Club, 102 East Del Rio Road, is an 18-hole golf course open to the public.

Recreation programs abound for youths as well as adults. Several groups and organizations work together to offer a variety of sports, cultural, recreational, and special events activities. The annual Cattle Call Rodeo is one example of this community spirit. In 2013, the event had a record-breaking number of attendees.

#### RETAIL/COMMERCIAL

There are no retail or commercial buildings in the Poe Colonia. Brawley serves the Colonia for most shopping needs. Brawley offers numerous grocery stores, pharmacies, restaurants, banks, and personal care retail stores such as a Walmart Supercenter, Rite Aid Pharmacy, and Vons. Additional shopping is available in El Centro, where there are numerous retailers to choose from.

### HOUSING CONDITIONS

A total of 45 housing units were surveyed in the Poe Colonia. The Colonia is made up of single-family wood-frame residences and mobile and modular homes, with the majority of these in need of rehabilitation. Five housing units are dilapidated. Over 97% of the housing units in the community require some form of rehabilitation.

**Table VII-1: Housing Conditions Survey Results**

Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	28	62%	62%
Minor	2	5%	
Moderate	9	20%	38%
Substantial	5	11%	
Dilapidated	1	2%	
<b>Total</b>	<b>45</b>	<b>100%</b>	<b>100%</b>

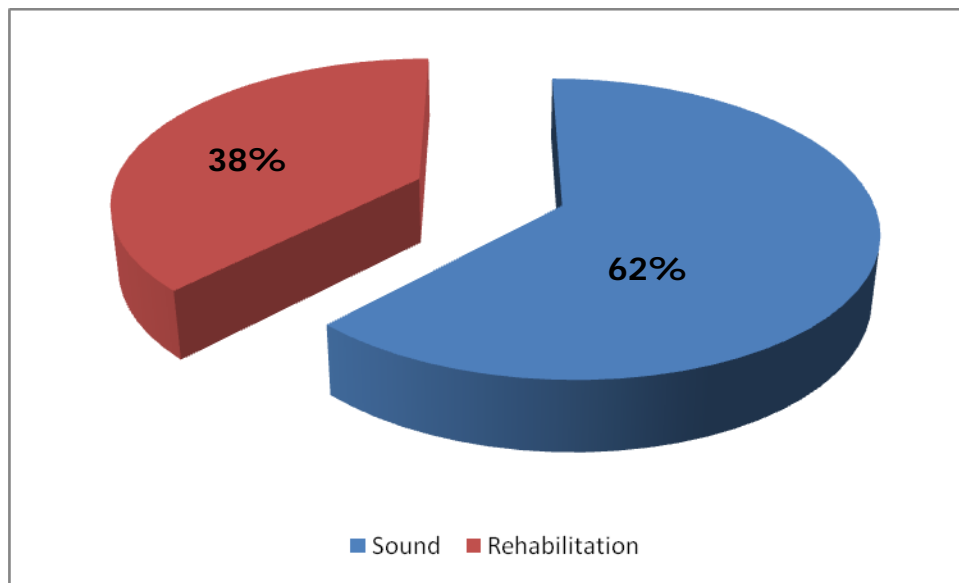
*Source: PMC Housing Conditions Survey, October 2013*

Most of the Poe Colonia's single-family homes were in sound condition. The table above illustrates that 62% of the single-family homes surveyed were in sound condition. This means little maintenance, if any, was needed to these housing units. Five percent (5%) of the homes were in need of minor repair, and 20% were found to be in moderate condition. A total of 11% of the housing units were found to have substantial repair needs, and 2% of the surveyed housing units are in a dilapidated condition.



A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In the Poe Colonia, a total of 38% of the housing units, or 17 of the 45, are in need of some form of rehabilitation.

**FIGURE VII-1: HOUSING UNITS BY REHABILITATION STATUS**



*Total housing units needing rehabilitation: 17*

Some of the primary repairs needed in the Poe Colonia include repainting, patching and repainting, siding replacement, and re-roofing or roof structure replacement. About half of the housing units require foundations, and a few need window repair or replacement. A few of the units need electrical repairs or upgrades.

## INCOME SURVEY AND ANALYSIS

Responses to gross household income were categorized according to the 2013 “Section 8” Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms “very low income” and “low income” are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables VII-2 and VII-3. Income limits by family size are shown in Table VII-4.

**Table VII-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table VII-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table VII-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In the Poe Colonia, of the 40 households surveyed, 39 responded to the survey. Of the 39 households that responded to the survey, 94.87% belong to the Low/Mod income group. Median-, moderate-, and above moderate-income households were 5.13% of the total.

**Table VII-5: Response Rate**

Description	Number
Households surveyed	40
Responses	39*
Minimum number of responses	40

*\* All households within the Colonia were included in the survey. There are no other households to replace the respondent who refused to participate.*

**Table VII-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	30	76.92%
Low	7	17.95%
Median, Moderate, and Above Moderate	2	5.13%
Total Households	39	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	37	94.87%
Low-Low/Mod	30	76.92%
Non-Low/Mod	2	5.13%

**TENURE SUMMARY AND ANALYSIS**

The majority (92.31%) of the surveyed households were owner occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Of all nine colonias, Poe has the highest percentage of owner-occupied housing units, followed by Ocotillo and Salton Sea Beach. Nearly 8% (7.69%) of the households surveyed rent their home.

**Table VII-7: Tenure**

Description	Households
Owner-occupied	36
Percentage owner-occupied	92.31%
Renter-occupied	3
Percentage renter-occupied	7.69%
Total	39

## SECTION VIII

### COMMUNITY OF SALTON SEA BEACH

The unincorporated Community of Salton Sea Beach is located in northwest Imperial County on State Highway 86, on the western shore of the Salton Sea. Generally, Salton Sea Beach is defined as a portion of Census Tract 123.02, Block Group 2. The community's streets are laid out in a regular north-south and east-west orientation.

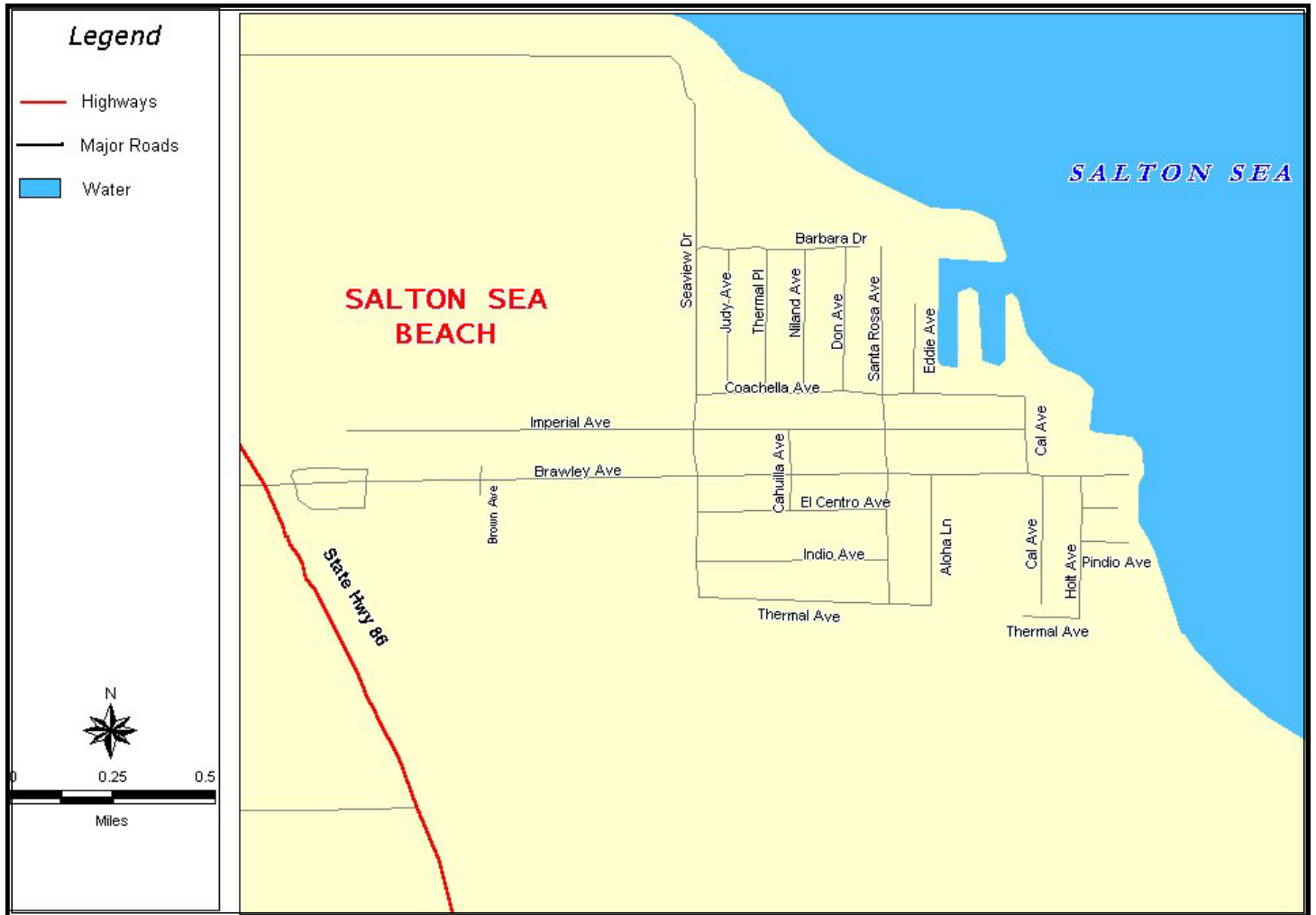
Salton Sea Beach is primarily a residential community, with most services and amenities available in Coachella and Indio, 37 miles to the northwest.

#### THE COMMUNITY OF SALTON SEA BEACH



The population in Salton Sea Beach has not kept pace with the growth that Imperial County has witnessed as a whole since 2000. Specifically, the community has shown a population increase of 30 persons since 2000. Currently, Salton Sea Beach has a population of 422 in 177 households (2010 Census). Additional growth in the community may be tied to the casino located south of Salton Sea Beach on State Highway 86.

**EXHIBIT VIII-1  
COMMUNITY OF SALTON SEA BEACH**



**GOVERNMENT**

Salton Sea Beach is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Fourth Supervisorial District, and the current Board Member is Ryan E. Kelley.

The community is not within the sphere of influence of an incorporated city, and annexation to another city is not currently feasible or possible. In addition, it is not currently financially feasible for the area to incorporate since there is no retail/commercial area to generate the necessary tax base to become a city.

**SITE SERVICES**WATER

The Coachella Valley Water District provides domestic water to Salton Sea Beach. The district is planning several major improvements including installation of a domestic 30-inch transmission pipeline from Avenue 70 to Avenue 86 (Imperial County border). The project is likely to cost approximately \$10 million according to district estimates.

The district maintains three well pumping plants in the vicinity of Salton Sea Beach and two reservoirs that have the capacity to hold 3.5 million gallons of water combined.

SEWER

Currently, Salton Sea Beach is on private septic systems maintained by individual property owners. This has resulted in reported sanitary health issues that could be addressed by construction of a wastewater collector system to connect to the Coachella Valley Water District facilities. The California Department of Health Services is responsible for overseeing any issues regarding problems associated with the septic systems. The Coachella Valley Water District has indicated they have the capacity to service Salton Sea Beach if funding was available to help develop a wastewater collector system. Water treatment upgrades are needed to comply with water quality standards in this community.

REFUSE/SOLID WASTE

Weekly refuse pickup is available for residents through Waste Management of the Desert in Palm Desert. The quarterly rate for weekly service is \$83.64. Recycling service is available. The county landfill is several miles south of the community along State Highway 86. The landfill allows residents to utilize the site free of charge with the use of a residential permit.

ELECTRIC SERVICE

The Imperial Irrigation District (IID) supplies electricity for Salton Sea Beach. According to Robert Fugett, IID Supervisor of Customer Service, there are currently no significant operational issues with respect to the electricity supply to Salton Sea Beach (December 2013). All service to the community is overhead. Most new construction is expected to be infill and on parcels that already have service. Consequently, only minimal improvements to the electric service may be needed to serve new construction, such as the change-out of a transformer. IID offers a 25% discount on the electric bill rate for low-income residents.

### NATURAL GAS

As of 2013, Salton Sea Beach does not have natural gas delivery to the community. A number of residents have propane tanks supplied by Valley Propane and Ferrellgas, located in the Indio/Thermal area. Set-up of a new tank can cost as much as \$550, including pad, plumbing, and purchased regulators. Tanks rent for \$45 per year. Propane gas varies in price and generally ranges from \$2.79 to \$3.86 per gallon.

### STREET LIGHTING

The community has no street lighting other than those lights maintained by private property owners. Since there is limited commerce in the community, pedestrian traffic is limited, obviating some concerns about the lack of lighting and pedestrian safety.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

Salton Sea Beach is served by the Imperial County Sheriff's Department, with headquarters in El Centro. The department does not maintain a substation in Salton Sea Beach, but there is an office in Salton City, 8 miles to the south. According to Lieutenant Gordon Johnson, the office has a staff of eight: one sergeant, six deputies, and one school resource officer. The station also has an assigned investigator. As of December 2013, sheriff's patrols are continuous in and around the community, and response time for emergency call is generally 10 minutes or less.

### FIRE/RESCUE/AMBULANCE

Salton Sea Beach is served by the Salton Sea Beach Volunteer Fire Department, in part supported by the County of Imperial (December 2013). A fire station is maintained on Cahuilla Avenue, south of Brawley Avenue. The station contracts with the County for financial support. Ten volunteer firefighters are associated with the station, four of which are qualified drivers. The crew primarily serves the community, but they also provide mutual aid to Desert Shores and Salton City when needed.

The main fire station is a two-story structure with three truck bays. There is a meeting room and office on the second story, with restrooms and a small kitchen on the first story. The building was constructed in the 1970s and is in fair condition and the facility would benefit from an upgrade. Fire response is considered to be excellent, and the equipment is in fair condition.

Ambulance service is provided by West Shores Ambulance in Desert Shores. This is a paramedic ambulance, with the response time to Salton Sea Beach less than 5 minutes.

#### HOSPITAL AND MEDICAL SERVICES

Salton Sea Beach is served by the JFK Memorial Hospital in Indio, approximately 26 miles to the north of the community. This is a full-service hospital that includes 24-hour emergency care, pediatric, obstetric, and general medical care, and a wide variety of additional inpatient and outpatient services. The Healthy Beginnings program, with six valley-wide locations, offers expectant mothers obstetrician referrals, infant CPR instruction, breast feeding counseling, and prenatal and nutritional education. In 2009, the hospital opened its 11-bed, Level II Neonatal Intensive Care Unit. Additionally, Salton Sea Beach residents can choose to have health-care issues attended to at Pioneers Memorial Hospital in Brawley, approximately 39 miles to the south. Pioneers Memorial Hospital is a 99-bed hospital, a fully accredited all-purpose, acute care facility specializing in providing emergency care, intensive care service, and basic medical and surgical services for all ages.

### **SOCIAL SERVICES**

#### SCHOOLS

Salton Sea Beach is served by the Coachella Unified School District. School-aged children attend Sea View Elementary School at 2467 Sea Shore Avenue and West Shores High School at 2381 Shore Hawk Avenue. Both schools are approximately 8 miles to the south in Salton City.

Sea View Elementary School serves kindergarten through sixth grade students and during the 2013-14 school year it has a current enrollment of 550 students and 21 full-time teachers. The school has a multiuse field for outdoor activities.

High school-aged students are bused to West Shores High School. The high school serves students in grades seven through twelve, and the current enrollment is approximately 165 students. The high school is in the process of making some major renovations to its football field.

#### YOUTH/SENIOR CENTERS

There are currently no youth centers in the immediate community; however, many students go to a youth center in Salton City after school. The center provides reading programs, game tables, pool tables, and ping-pong for local youth.

The Travertine Senior Club is a 60-member organization in Salton Sea Beach that provides service to seniors and the general community. It offers frequent dinners and potlucks, and is supported through a seasonal firework stand. Additional senior centers in Brawley and El Centro offer various services, including nutrition, health insurance counseling, financial education, and work training.

#### BUILDINGS USED FOR PUBLIC PURPOSES

There is currently one building used for public purposes in the community: the Salton Sea Beach Property Owners Association building at 3398 Sea View Avenue. The building serves many of the social groups in the community, including the Travertine Senior Club, the women's club, the line dancers, the card club, and the American Legion. Town meetings are held here, and local officials are frequently invited to address community members. Fundraising events, and holiday breakfasts and dinners are also held at this location. The building is also available to rent.

The County of Imperial maintains a public library at the Community Services District office in Salton City. This facility offers a small book collection, computers with Internet access, adult programs, and a summer reading program.

#### CHURCHES

Salton Sea Beach has only one church, the West Shores Baptist Church at 3383 Sea View Avenue. Additionally, West Shores Assembly of God is located in Salton City, with seven churches within 20 miles of the community in Riverside County.

#### PARKS AND RECREATION

The community has no official parks; however, miles of beaches along the Salton Sea offer relaxation and recreation. Swimming in the sea is not recommended; however, fishing, especially for corvina, has traditionally been very popular. Because the Salton Sea is estimated at 10 to 40 times saltier than ocean water, fish habitat is stressful, and there are varying opinions about the overall condition of the fish population.

Salton Community Park is located in Salton City and contains a swimming pool, basketball court, and sheltered picnic tables. To the west of Salton Sea Beach is Anza Borrego Desert State Park. With over 600,000 acres, the park is the largest desert state park in California, and after New York's Adirondack Park, the second largest in the continental United States according to public online information, containing 500 miles of dirt roads, 12 designated wilderness areas, and 110 miles of hiking trails. The park features a visitor center, picnicking, camping, and many forms of recreational opportunities.

RETAIL/COMMERCIAL

Salton Sea Beach is devoid of retail and commercial services, save for a small market and café at the marina in the northeast portion of the community. Additional shopping can be found in Salton City and Desert Shores, but choices are limited in these communities as well. Major shopping is primarily conducted in Coachella and Indio, which have a variety of supermarkets, banks, building supply stores, pharmacies, and restaurants.

**HOUSING CONDITIONS**

A total of 323 housing units were surveyed in Salton Sea Beach. The community is made up primarily of mobile homes, the majority of these being in need of rehabilitation. Of the housing units in the community, 93% require some form of rehabilitation.

**Table VIII-1: Housing Conditions Survey Results**

Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	22	7%	7%
Minor	21	6%	
Moderate	138	43%	93%
Substantial	113	35%	
Dilapidated	29	9%	
<b>Total</b>	<b>323</b>	<b>100%</b>	<b>100%</b>

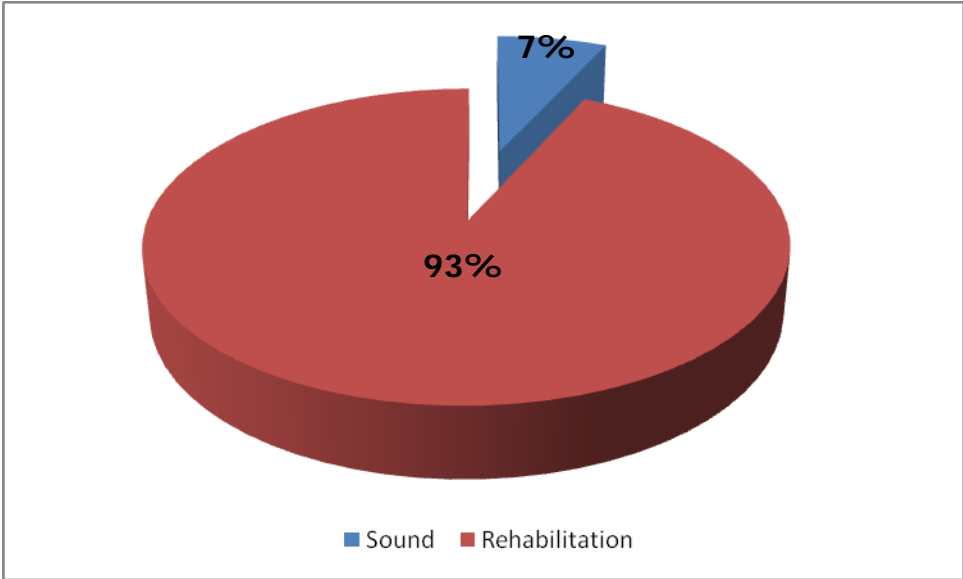
*Source: PMC Housing Conditions Survey October 2013*

Many of the Colonia's single-family homes were in moderate or substantial condition. This means that the majority of the housing units are in need of repairs. The table above illustrates that only 7% of the single-family homes surveyed were in sound condition. This means little maintenance, if any, was needed to these housing units. Six percent (6%) of the homes were in minor condition. However, the majority of the housing units were found in a moderate or substantial condition, 43% and 35%, respectively. Nine percent (9%) of the surveyed housing units in Salton Sea Beach were in a dilapidated condition.



A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In the community of Salton Sea Beach, a total of 93% of the housing units, or 301 of the 323, are in need of some form of rehabilitation.

**FIGURE VIII-1: HOUSING UNITS BY REHABILITATION STATUS**



*Total housing units needing rehabilitation: 301*

Due to the significant number of housing units in need of rehabilitation and the high percentage of low- and very low-income households in Salton Sea Beach, the community is an ideal candidate for a housing rehabilitation/new construction program supported either through CDBG, HOME, or CalHome funding.

Some of the primary repairs needed in the Salton Sea Beach Colonia include repainting, patching and repainting, siding replacement, re-roofing, or roof structure replacement and re-roofing. About half of the housing units require foundations, and a few need window repair or replacement. A few of the units need electrical repairs or upgrades. Sidewalks, curbs, and gutters were absent throughout a large part of the community, and a few of the housing units require paved streets.

### **INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 "Section 8" Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012.

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms "very low income" and "low income" are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables VIII-2 and VIII-3. Income limits by family size are shown in Table VIII-4.

**Table VIII-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table VIII-3: Income Group Categories**

Target Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low-Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table VIII-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size in Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Salton Sea Beach, of the 151 households surveyed, 120 responded to the survey. Of the 120 households that responded to the survey, 94.17% belong to the Low/Mod income group. Slightly over 78% (78.33%) of the total households surveyed were in the low-Low/Mod income group. Median-, moderate-, and above moderate-income households were 5.844% of the total.

**Table VIII-5: Response Rate**

Description	Number
Households surveyed	151
Responses	120
Minimum number of responses	110

**Table VIII-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	94	78.33%
Low	19	15.83%
Median, Moderate, and Above Moderate	7	5.84%
Total Households	120	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	113	94.17%
Low-Low/Mod	94	78.33%
Non-Low/Mod	7	5.84%

**TENURE SUMMARY AND ANALYSIS**

Nearly 72% (71.67%) of the surveyed households were owner occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Slightly over 28% (28.33%) of the households surveyed rent their home.

**Table VIII-7: Tenure**

Description	Households
Owner-occupied	86
Percentage owner-occupied	71.67%
Renter-occupied	34
Percentage renter-occupied	28.33%
Total	120

## SECTION X COMMUNITY OF WINTERHAVEN

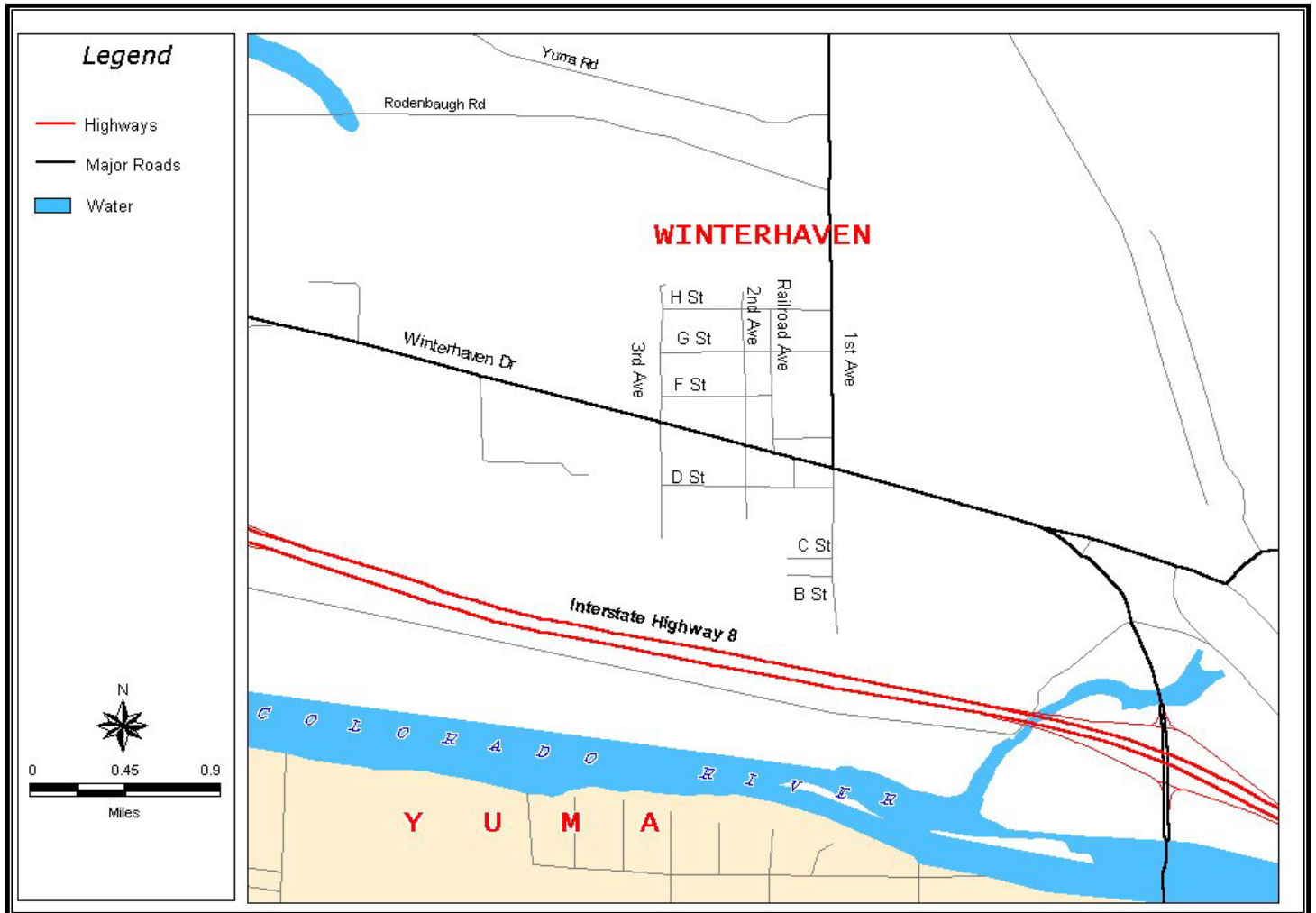
The unincorporated Community of Winterhaven is located in southeast Imperial County on the California-Arizona border along Interstate 8. Generally, Winterhaven is defined as a portion of Census Tract 125, Block Group 3. Interstate 8 is the main artery to the community. Winterhaven is primarily a residential community, with most services and amenities available in Yuma, Arizona, 2 miles to the south.

The population in Winterhaven has decreased significantly since 2000. Specifically, the community has shown a population decrease of approximately 26% since 2000, which translates to a decrease of 135 persons. The current population is approximately 394 in 151 households (2010 Census).

### COMMUNITY OF WINTERHAVEN



**EXHIBIT X-1  
COMMUNITY OF WINTERHAVEN**



**GOVERNMENT**

Winterhaven is an unincorporated community in Imperial County and under the administrative jurisdiction of the County Board of Supervisors. It is located in the Fifth Supervisorial District, and the current Board Member is Raymond “Ray” Castillo.

The community is not within the sphere of influence of an incorporated California city, and annexation to another city is not currently feasible or possible. In addition, it is not currently financially feasible for the area to incorporate since there is only a very small retail/commercial area to generate the necessary tax base to become a city.

**SITE SERVICES****WATER**

The Winterhaven County Water District, serves f Winterhaven and the Rivers Edge Recreational Vehicle Park south of Interstate 8 (496 hookups). In October 2013, the LPA conducted an annual inspection of the district’s water system to determine compliance with the California Safe Drinking Water Act. Over the past three years, the LPA has issued violations to the water system for a variety of deficiencies identified during these inspections, some of which continue to pose a health and safety risk for county residents in the unincorporated communities.

**Abandonment of Water Well**

Since August 2010, the LPA has directed Winterhaven to abandon Well #1 located adjacent to the Winterhaven community sewer lift station. The proximity of the sewer lift station to the well poses a significant potential pathway for contamination of the groundwater supply if the well is properly abandoned. A California licensed well driller must perform the work to ensure proper well destruction.

**Cross-Connection Survey**

Since 2010, the LPA has directed Winterhaven to conduct a cross-connection survey. However, the survey has not been performed. A cross-connection survey is necessary to determine whether the potable water supply is at risk of cross contamination. Installation of backflow devices such as reduced pressure principal assemblies may be required once the survey has been performed.

**Replacement of Calcium Hypochlorite System**

Based on inspections and conversations with the water system operator, the calcium hypochlorite chlorination system is costly to maintain and operate, and could be replaced by a potentially less expensive sodium hypochlorite chlorination system. The costs for the calcium hypochlorite system are much higher due to the annual replacement of the injection pump and the electrical costs associated with the chlorine solution mixing pump. The LPA recommends that a cost comparison between calcium hypochlorite and sodium hypochlorite be prepared.

The Imperial County received funds from California Department of Housing and Community Development through the CDBG Program for such improvements.

### SEWER

The City of Yuma Department of Public Works serves the community for the treatment of sewage and wastewater. Since the early 1970s, wastewater from Winterhaven and the surrounding Quechan Indian Reservation has traveled through a single force main to be treated at the Yuma Wastewater Treatment Facility.

### REFUSE/SOLID WASTE

Currently in 2013, Allied Waste Services in Yuma serves the community for refuse collection. The service fee is \$11.50 per month for weekly residential pickup. Allied Waste Services does not provide recycling service to the community.

### ELECTRIC SERVICE

The Imperial Irrigation District (IID) supplies electricity for Winterhaven. According to Robert Fugett, IID Supervisor of Customer Service in 2013, there are currently no significant operational issues with respect to the electricity supply to Winterhaven. The small amount of growth has been readily met with new supply. All service to the community is overhead. Most new construction is expected to be infill and on parcels that already have service. Consequently, only minimal improvements to the electric service shall be needed to serve any new construction.

### NATURAL GAS

Natural gas is not available to Winterhaven. Propane service is available from AmeriGas in Yuma. According to AmeriGas, the 2013 set-up fees of a new 120-gallon tank is \$289 and includes installation, pad, plumbing, and purchased regulators. Propane gas varies in price and currently ranges from \$2.89 to \$4.60 per gallon.

### STREET LIGHTING

Based on observations made in October 2013, the community has street lighting at all street intersections. The street lighting in the community is adequate, but may need some upgrades in the near future.

## **SAFETY SERVICES**

### IMPERIAL COUNTY SHERIFF

Winterhaven is served by the Imperial County Sheriff's Department, with headquarters in El Centro. The department maintains a substation in Winterhaven at 513 Second Avenue with a staff of one lieutenant, three sergeants, and ten deputies. One of the deputies serves as a school resource

officer. The substation's service area reaches far beyond Winterhaven, stretching to Imperial Dam on the Colorado River, south to the United States-Mexico border, and east to Midway Well on Interstate 8. Emergency response within the community is excellent.

#### FIRE/RESCUE/AMBULANCE

Winterhaven is served by the Winterhaven Fire Protection District, and a fire station is located at 495 Third Avenue. Fire staff includes 28 volunteers, one chief, one assistant chief, and one fire commissioner. Fire district volunteers are trained for emergency first aid; however, severe trauma and life-threatening cases are handled by professionals associated with Rural Metro Ambulance, 4.4 miles to the southeast in Yuma. Additionally, Sun Care Air Ambulance serves Winterhaven with a helicopter to Yuma with life-threatening cases.

Per Chief Steve Taylor, the district received a \$38,000 grant from the County about four years ago (approximately in 2010). The funds were used to replace two of the station's automatic doors and to acquire new medical equipment and a siren. The district also received a USDA grant in 2008 for an emergency "chase" vehicle for medical response. Moreover, in 2010 the station acquired a new 1,000-gallon truck on a lease purchase option.

The County of Imperial pays the district approximately \$47,000 per year to cover the district's responsibility in the unincorporated county area outside of Winterhaven for the fiscal year 2013-14. The district is responsible for a very large area, basically from the State Highway 98/Interstate 8 intersection, east to the Arizona-California border, north to the Picacho Wilderness area, and south to the United States-Mexico border. The response time for the district is 5 minutes within the community.

#### HOSPITAL AND MEDICAL SERVICES

Winterhaven contains one medical clinic, the Clinicas de Salud del Pueblo, on Winterhaven Drive. The clinic serves all citizens in the community for primary care and is open Monday through Thursday from 8:00 a.m. to 5:00 p.m., offering medical and dental care. According to staff, the clinic is closed on Fridays in 2013. The clinic has been in operation since 1993, and the staff includes one medical doctor, one registered nurse, two medical aides, and one administrative assistant. Long-term and emergency care is provided through Yuma Regional Medical Center at 2400 S. Avenue A in Yuma. The hospital is approximately 4.8 miles southeast of Winterhaven and offers full services to all patients.

## **SOCIAL SERVICES**

### SCHOOLS

Winterhaven is served by the San Pasqual Valley School District. Elementary school students are bused 3.5 miles to San Pasqual Valley Elementary School. Right now in 2013, the school serves kindergarten through fifth grade students and has a current enrollment of 390 students and 25 full-time teachers. San Pasqual Valley Middle School provides education to sixth through eighth grade students and has a current enrollment of 176 students and 10 full-time teachers. High school-aged students are bused to San Pasqual Valley High School. The high school serves ninth through twelfth grade students and has a current enrollment of 165 students and 26 full-time teachers. All three schools in the district share the same address at 676 Baseline Road. The schools underwent major renovation approximately two years ago. The district demolished and rebuilt a new wing of classrooms a few years ago according to staff.

Adults and continuation high school students are served by the San Pasqual Alternative Education Center at 1228 Bard Road. This facility is 8.5 miles east of Winterhaven and provides educational opportunities to adults.

### YOUTH/SENIOR CENTERS

There are currently no youth or senior centers in Winterhaven. All three schools within the San Pasqual Valley School District serve as facilities for youth groups and sports organizations. The Yuma Adult Center at 160 East 1<sup>st</sup> Street in Yuma offers various services to seniors, including recreational activities, adult education, financial planning and tax assistance, health insurance and crime prevention counseling, and work training. Additionally, Catholic Community Services in Yuma provides Meals on Wheels to Winterhaven senior citizens. In 2013, this service is being requested more than ever. Assistance offered by Catholic Community Services is coordinated through Catholic Charities in El Centro. Additionally, seven senior homes in Yuma are dedicated to senior living and adult care.

### BUILDINGS USED FOR PUBLIC PURPOSES

There is currently one building used for public purposes in the community, which is the State of California Superior Court building at 2124 Winterhaven Drive. Additionally, the cafeteria at San Pasqual Valley High School is used by church groups and youth groups such as Boy Scouts and Girl Scouts for meetings. The Yuma County Library District maintains its central library in Library Park, 350 Third Avenue, Yuma. The library is approximately 2 miles from Winterhaven and contains a large meeting room to serve the public and nonprofit and governmental agencies. Nonprofit groups can use the meeting room for free, governmental groups pay \$10 an hour, and commercial groups

pay \$20 an hour and a \$50 damage deposit. The room seats 175 persons. The library hours are 9 a.m. to 9 p.m. Monday through Thursday, and 9 a.m. to 5 p.m. Friday and Saturday. The library provides free pickup and delivery services to homebound seniors and disabled persons, and “lobby stops” at senior centers and care facilities. The library district also has a comprehensive youth program, offering computer classes, Internet access, reading programs, and other services. Winterhaven and non-Yuma County residents pay \$5 a month or \$25 a year for full access to all library services (non-resident card). These fees are current for 2013.

### CHURCHES

Four churches are located in Winterhaven: Calvary Assembly of God at 523 First Avenue, St. Mary’s Catholic Church at 2117 H Street, First Sovereign Baptist Church on Winterhaven Drive, and the Quechan Church of the Nazarene at Third Avenue and H Street. Additionally, least 60 churches and places of worship are in Yuma.

### PARKS AND RECREATION

Winterhaven does not contain any formal parks within the community limits. The San Pasqual Valley School District has numerous ball fields and sports courts that serve both informal and organized sports activities. In Yuma, many parks serve Winterhaven residents, including Carver Park, with a swimming pool, water feature, bath house, and tennis courts according to their website at 5th Street & 13th Avenue; Joe Henry Memorial Park, located at 23rd Avenue and Colorado Street, has plenty of shade and multiple playgrounds. Additionally, Sanguinetti Memorial Park is located at 8th Avenue and 22nd Street; Library Park is located at 3rd Street and 3rd Avenue, and Colorado River Beach Park is located at First Street at the end of Madison. There are also nine golf courses in the greater Yuma area as of 2013.

### RETAIL/COMMERCIAL

Winterhaven contains a small number of retail businesses, most of which are located along Winterhaven Drive, including Gonzo’s Super Save gas station and mini mart, Jimmie’s Food Market, the Hub Liquor store, TR Auto Body shop, Shipp’s Auto Shop, Last Chance Auto Repair & Parts, a 24-hour outdoor laundry and car wash, a chiropractor, a beauty salon, a TDS Telecom office, and a graphics and copy shop. Also on Winterhaven Drive are a US Post Office, the Clinicas de Salud del Pueblo medical clinic, an Imperial Irrigation District pay station, and the Winterhaven Branch of the California Superior Court. The Yosemite Water bottling and distribution plant is located on Railroad Avenue. Major shopping is primarily conducted in Yuma, which has supermarkets, banks, chain stores, building supply stores, pharmacies, and many restaurants.

**HOUSING CONDITIONS**

A total of 131 housing units were surveyed in Winterhaven. The community is made up primarily of single-family wood-frame residences and mobile homes, the majority of which are in need of rehabilitation.

**Table X-1: Housing Conditions Survey Results**

Condition	Number of Units Surveyed	Percentage	Rehabilitation
Sound	29	22%	22%
Minor	18	14%	
Moderate	50	38%	78%
Substantial	25	19%	
Dilapidated	9	7%	
<b>Total</b>	<b>131</b>	<b>100%</b>	<b>100%</b>

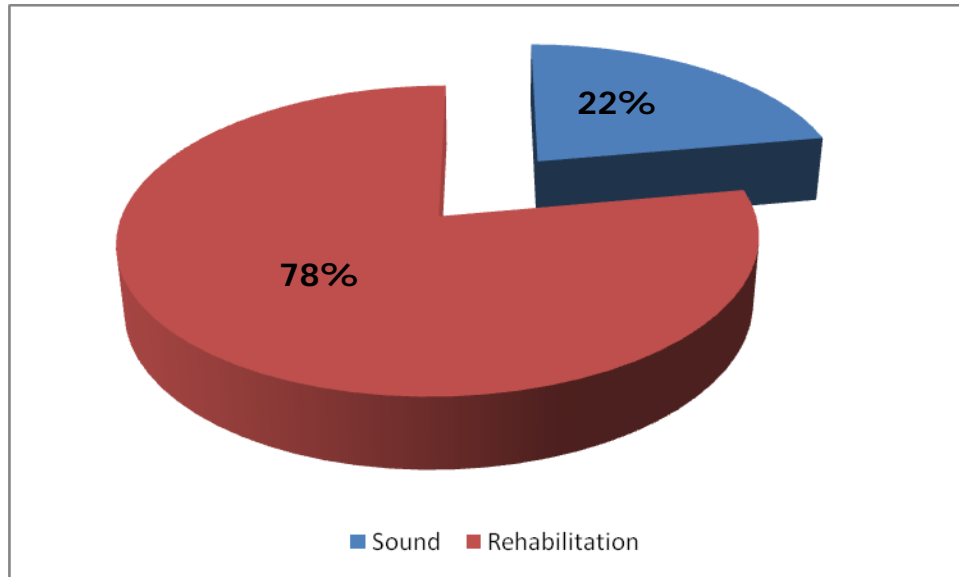
Source: PMC Housing Conditions Survey, October 2013

Of all housing units, 22% are in sound condition, with no repairs needed, while 14% need minor repairs. The majority of the housing units surveyed, 38%, need moderate repairs. Nineteen percent (19%) of the units need substantial repair, and a total of nine units (7%) were found to be dilapidated.



A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair or is dilapidated. In the community of Winterhaven, a total of 78% of the housing units, or 102 of the 131, are in need of some form of rehabilitation.

**FIGURE X-1: HOUSING UNITS BY REHABILITATION STATUS**



*Total housing units needing rehabilitation: 102*

The primary housing repair needed in the community is re-roofing or roof repair. Other common repairs include patching, repainting, siding replacement, and electrical repairs. Sidewalks, curbs, and gutters were absent throughout the community, and some housing units lacked paved streets and adequate drainage.

A significant number of dilapidated units pose problems in the community with respect to code and safety violations. The County should consider a program to assist in the removal and/or reconstruction of all dilapidated buildings.

**INCOME SURVEY AND ANALYSIS**

Responses to gross household income were categorized according to the 2013 “Section 8” Income Limits as published by HUD for Imperial County in HUD Notice PDR-2013-02 dated December 11, 2012

The CDBG program defines low- and moderate-income households as those having an income equal to or less than the Section 8 low-income limit established by HUD. Low-income households are those that have an income equal to or less than the Section 8 very low-income limit (24 CFR 570.3). The terms “very low income” and “low income” are used in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These Section 8 limits are used to determine the income eligibility of

applicants for the public housing, Section 8, and other programs subject to Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD calculates and publishes these limits annually.

For the purposes of the CDBG program, the Low/Mod income group encompasses all households of low income and below. The definitions are as follows in Tables X-2 and X-3. Income limits by family size are shown in Table X-4.

**Table X-2: Income Category Definitions**

Income Category	Definition	Section 8 Income Limit Used
Very Low	Gross annual income up to 50% of the area median income adjusted for family size	Very Low
Low	Gross annual income above 50% up to 80% of the area median income adjusted for family size	Low
Median and Moderate	Gross annual income above 80% up to 120% of the area median income adjusted for family size	Very Low x 2.4
Above Moderate	Gross annual income above 120% of the area median income adjusted for family size	Very Low x 2.4

**Table X-3: Income Group Categories**

Income Category	Definition
Low/Mod	Sum of very low- and low-income categories
Low- Low/Mod	Very low-income category only
Non-Low/Mod	Sum of median-, moderate-, and above moderate-income categories

**Table X-4: Federal Fiscal Year 2013 Section 8 Gross Annual Income Limits, Imperial County**

Section 8 Income Limit	Household Size In Persons							
	1	2	3	4	5	6	7	8+
Very Low Income	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low Income	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550

In Winterhaven, of the 106 households surveyed, 94 responded to the survey. From the 94 households that responded to the survey, 96.81% belong to the Low/Mod income group. Median-, moderate-, and above moderate-income households were 3.19% of the total.

**Table X-5: Response Rate**

Description	Number
Households surveyed	106
Responses	94
Minimum number of responses	90

**Table X-6: Income Category and Income Group of Surveyed Households**

Income Category	Surveyed Households	Percentage of Total
Very Low	75	79.79%
Low	16	17.02%
Median, Moderate, and Above Moderate	3	3.19%
Total Households	94	100.00%
Recap by Income Group	Surveyed Households	Percentage of Total
Low/Mod	91	96.81%
Low-Low/Mod	75	79.79%
Non-Low/Mod	3	3.19%

**TENURE SUMMARY AND ANALYSIS**

Over 50% (54.26%) of the surveyed households were owner occupied. Owner occupancy included all units where the respondent replied affirmatively that the owner lived at the address. Slightly over 45% (45.74%) of the households surveyed rent their home.

**Table X-7: Tenure**

Description	Households
Owner-occupied	51
Percentage owner-occupied	54.26%
Renter-occupied	43
Percentage renter-occupied	45.74%
Total	94