PLANNING COMMISSION
Charles Lucas, Chair
Geoffrey Holbrook, Vice Chair
Andie Guillen, Commissioner
Kris Haugh, Commissioner
Robert McDade, Commissioner

CITY HALL 420 South Imperial Avenue, Imperial, California 92251
Phone (760)355-4371 || **Fax** (760)355-4718 || **web:** http://www.cityofimperial.org

AGENDA

PLANNING COMMISSION
REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, February 14, 2018
6:30PM

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

A. PLANNING COMMISSION CALL TO ORDER:

ROLL CALL
PLEDGE OF ALLEGIANCE

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

a. Approve Planning Commission Meeting Minutes for January 24, 2018.

D. NEW BUSINESS: (DISCUSSION/ACTION–RECOMMEND/DENY)

D-1. Public Hearing, Discussion/Action: Conditional Use Permit (CUP18-03) to allow the Operation of a Carwash Facility at AM/PM Gas Station.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2018-03** a Resolution of the Planning Commission of the City of Imperial granting a Conditional Use Permit and Conditions of Approval Outlined in Resolution No. PC 2018-03 for the proposed Carwash Operation located at 205 E 15th Street; Imperial, CA 92251 more formally known as APN: 063-084-052

D-2. Public Hearing, Discussion/Action: Zone Change (ZC18-02) for a parcel located within the Victoria Ranch Subdivision from currently RA: Residential Apartment to a Planned Unit Development R-1: Residential Single Family zoning.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.

5. Recommended Action: **Approve RESO No. PC 2018-04** a Resolution of the Planning Commission of the City of Imperial granting a Zone Change and Conditions of Approval Outlined in Resolution No. PC 2018-04 for Victoria Ranch Subdivision for the conversion of the current zoning: RA: Residential Apartment to Planned Unit Development R-1: Residential Single Family for APN: 044-220-094.

E. **REPORTS:**

E-1. Commissioners Report
E-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal businesshours.

Staff Report

Agenda Item No. **D-1**

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: February 14, 2018

Subject: C.U.P (18-03) Proposed Carwash at "AM/PM" Gas station in Imperial, CA

Discussion/Analysis:

The Applicant is requesting a Conditional Use Permit the operation of a carwash at an existing gas station (AM/PM) located at 205 E 15th Street; Imperial, CA 92251. The project proposed is the construction of a new express tunnel car wash that will be a free-standing 65 foot long building with an adjoining equipment room. The car wash will be a state-of-the-art express tunnel where the vehicles enter and are pushed through on a conveyor belt. There will also be a free-standing vacuum canopy built where patrons will be able to vacuum and dry their vehicles after the wash.

The property is located within an C-1 Commercial Neighborhood Zone, intended for professional, administrative offices, restaurant, theatre, health clubs, and for neighborhood shopping centers which provide limited retail business service and office facilities for the convenience of residents of the neighborhood. These stopping centers are intended to be compatible with residential environment as at locations indicated on the General Plan.

Environmental Analysis

This project will be categorically exempt under CEQA. A Notice of Exemption will be filled siting "Section 15301. Existing Facilities (1), (2),(A) and (B)".

Recommendation

Upon receiving testimonies for and against the project during the public hearing, Staff recommends that the Planning Commission **APPROVE** the **Conditional Use Permit #18-03** based on the following findings.

1. **That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standards of the City.**

   The proposed project site is in character with the C-1 Neighborhood Commercial Zone in which it is located. With the recommended Conditions of Approval, the project will be compatible with the surrounding industrial uses.

2. **That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.**

   The subject site is located in a commercially zoned area. The surrounding area consists of existing commercial and residential uses.

3. **That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.**

   The project will be required to adhere to the Uniform Building Code for seismic zone four and all applicable Federal, State and local laws. It will not be detrimental to the public health, safety or welfare of materially injurious to properties or improvements within the vicinity.

4. **That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.**

   The proposed project will be in compliance with all aspects of the Zoning Ordinance for the C-1 Neighborhood Commerial Zone with respect to setbacks, lot coverage, and parking.

Attachments:

- Location Map.
- Resolution 2018-03

RESOLUTION NO. PC 2018-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A CONDITIONAL USE PERMIT (16C01) FOR THE OPERATION OF A CAR WASH AT 205 EAST "15TH" STREET; IMPERIAL, CA 92251

WHEREAS, Alex Estrada submitted a Conditional Use Permit application for a car wash at 205 E "15th " Street; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on February 14, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

A) That the foregoing recitations are true and correct; and

B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and

C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and

D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act; and

E) That the car wash is consistent with those uses allowed in the C-1 Neighborhood Commercial Zone.

F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Conditional Use Permit 18-03 (CUP18-03) for a car wash at 205 E 15th Street, subject to the conditions of approval outlined in Exhibit A and based on the following findings:

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.05.130 of the Imperial Zoning Ordinance.

3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 14th day of February 2018.

_____
Planning Commission Chairman

ATTEST:

_____
City Clerk

EXHIBIT A
RESOLUTION

CONDITIONS OF APPROVAL

for

205 E "15th" Street; Imperial, CA 92251
APN#: 063-084-052

1. The approved project shall consist of a 65 foot long car wash. Any changes to the project, including those permitted by right, shall require an amendment to this conditional use permit.

2. All mechanical equipment such as HVAC equipment shall be screened for visual and noise attenuation.

3. Applicant is responsible for designing and providing a system that will prevent "run-off" water into the streets from the car wash operation before operation of the car wash. This plan needs to be approved by the City of Imperials Community Development Department and Public Services Department. It must comply with the City of Imperials Storm Water Prevention Plan and other standards from City of Imperial Building Codes and Ordinances that are applicable.

4. The construction or operation of the towing yard shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff or alter topography in such a way that creates hazards to the proposed site, adjoining properties, or the City.

5. The car wash shall provide the City with a fluid drainage and disposal plan that complies with all federal, state, and local standards.

6. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.

7. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.

8. The Applicant shall pay all impact and capacity fees as required by the city.

9. If lighting is to be installed on the project site, the Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The lighting plan shall be reviewed and approved by the City of Imperial Planning Department and Building Department.

10. The site shall control dust (PM-10) generation through daily watering in accordance with a dust control plan submitted to and approved by the Air Pollution Control District as required by Imperial APCD Rule 800.

11. The development shall utilize building construction techniques such as equipment muffles, and noise insulation to reduce the noise impacts to Normally Acceptable Levels as outlined in Figure N-1 of the City of Imperial General Plan Noise Element

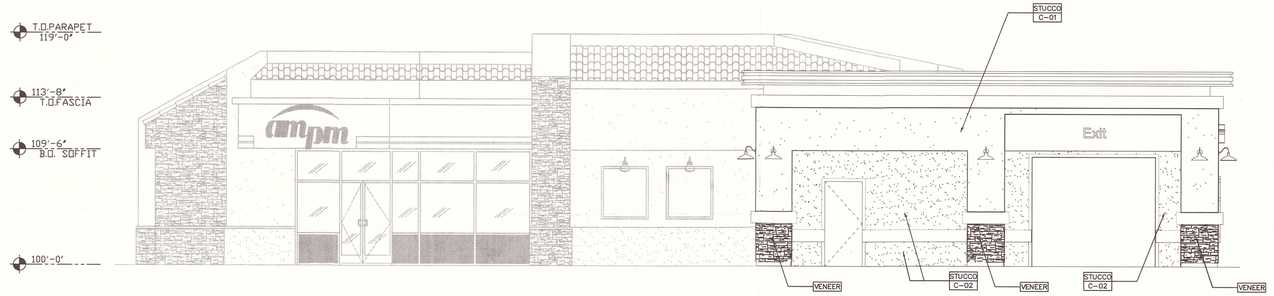
12. All applicable Conditions of Approval shall be completed prior to opening for business.

13. The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.

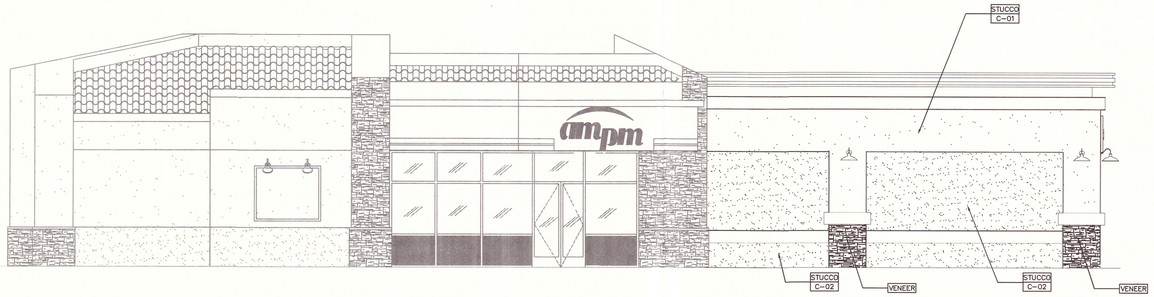
14. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.

15. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.

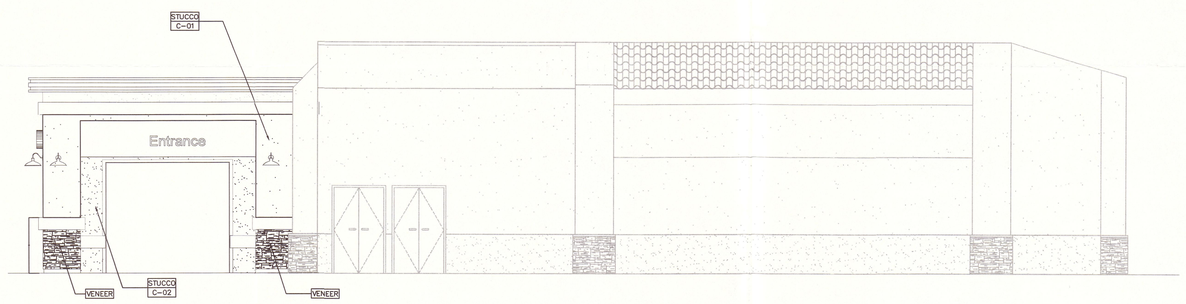
16. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.



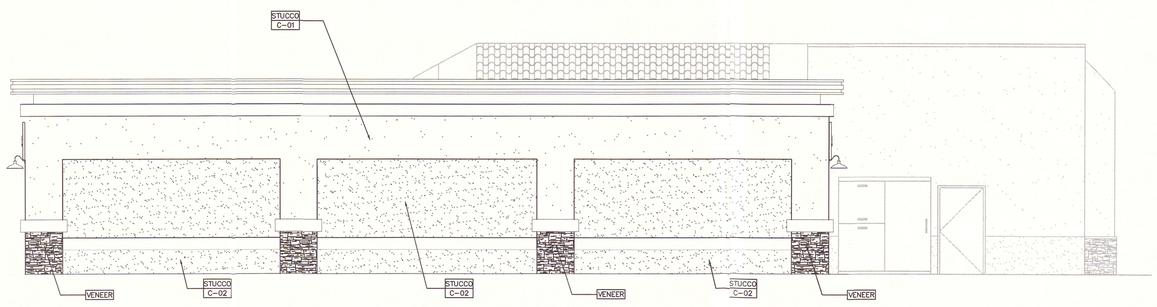
1 BUILDING ELEVATION
3/16"=1'-0"



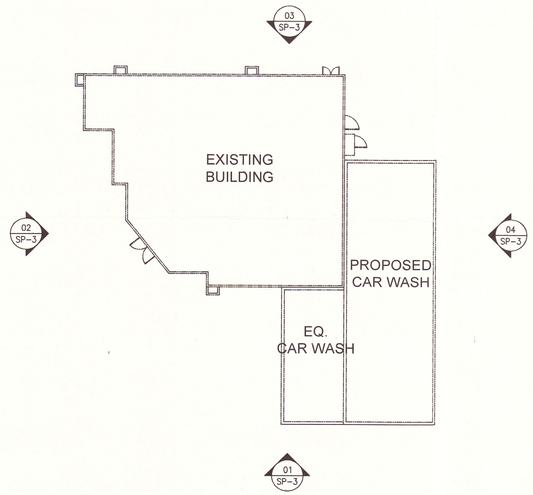
2 BUILDING ELEVATION
3/16"=1'-0"



3 BUILDING ELEVATION
3/16"=1'-0"



4 WEST ELEVATION
3/16"=1'-0"



5 FLOOR PLAN
1/16"=1'-0"

EXTERIOR FINISHES (TO MATCH EXISTING)

STUCCO — EXISTING STUCCO & CONTROL JOINT TO REMAIN

VENEER — BRICK VENEER. LEDGESTONE BY CULTURE STONE OR SIMILAR

EXTERIOR PAINTS (TO MATCH EXISTING)

C-01 — COLOR: BP PEARL
RAL 1013, ICI #A0083, "INDIAN LEGEND"

C-02 — COLOR: ARCO DARK PEARL
ICI #A0767 " DESERT VALLEY"

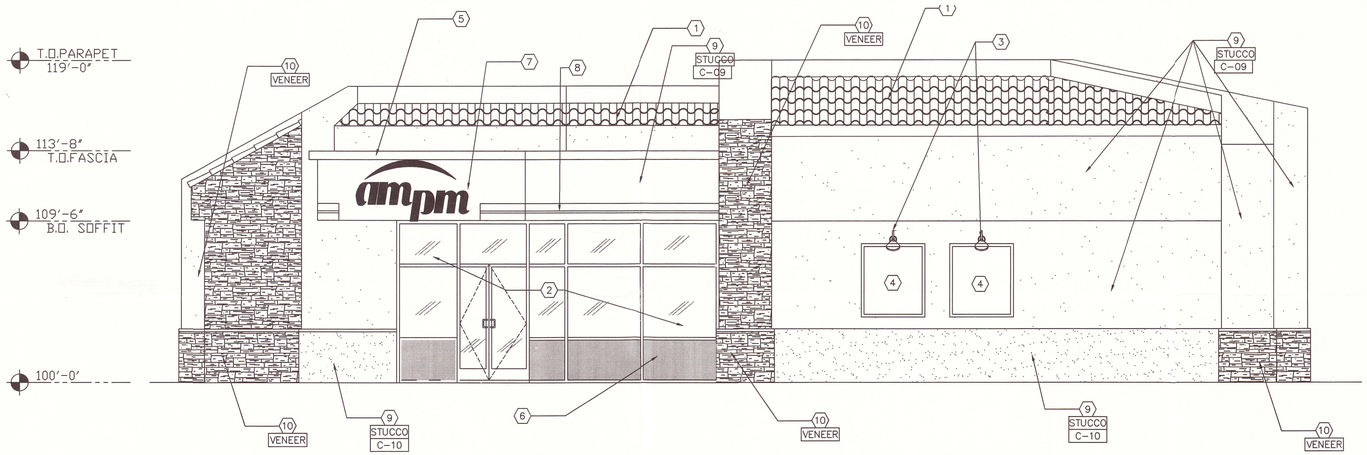
AGCDC.COM
AGC DESIGN CONCEPT, INC.
28524 Constellation Rd.
Valencia, CA 91355
Phone: 661.295.1111

NO.	DATE	REVISIONS	BY

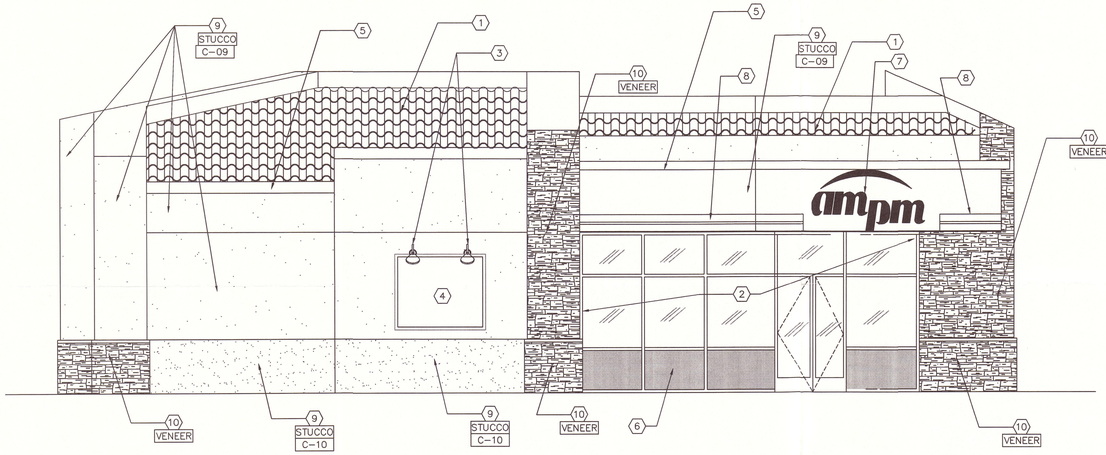
NEW CAR WASH
205 E. 15 TH. STREET, CITY OF IMPERIAL CA., 92251

PROPOSED EXTERIOR ELEVATIONS

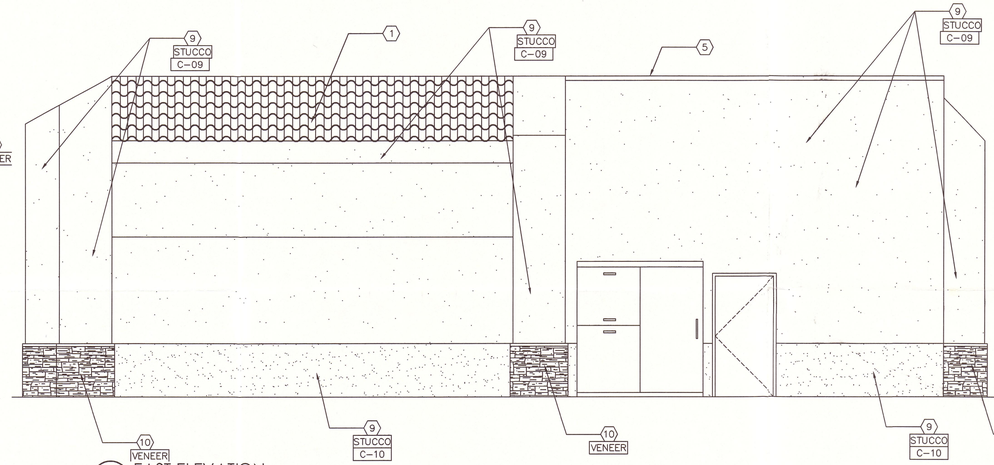
consultant job# AGC00000
master release date
project exe date
master drawn by
Filename AGC000-PL-2
Facility/Project
sheet name
CUP-2



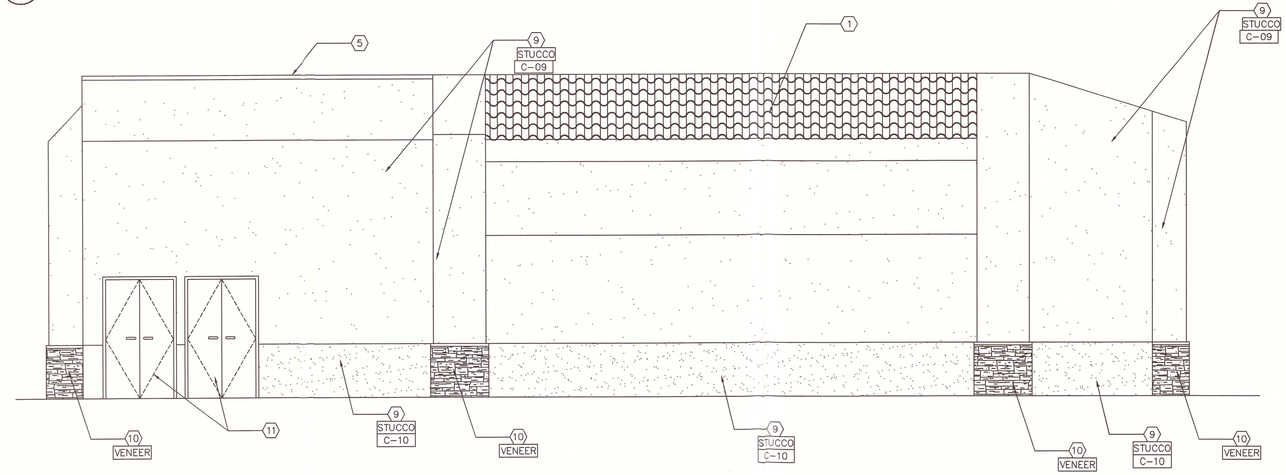
1 SOUTH ELEVATION
3/16"=1'-0"



2 WEST ELEVATION
3/16"=1'-0"



3 EAST ELEVATION
3/16"=1'-0"



4 NORTH ELEVATION
3/16"=1'-0"

KEYED NOTES:

1. EXISTING TILE ROOF
2. EXISTING ALUMINUM STOREFRONT SYSTEM.
3. NEW EXTERIOR LIGHT. GOOSENECK FIXTURE WITH GOOSENECK BRACKET LSI #AD-200-CFL-UE-GGN-LDS96WL-PG3-X W/GB-A-3-GWT-WL-GGN BRACKET (GLOSS WHITE), PAINT C-09
4. NEW POP POSTER FRAME.
5. EXISTING COPING CAP
6. CONTRACTOR SHALL BLACK-OUT EXTERIOR GLASS AT THE SALES COUNTER SODA AND COFFEE AREAS WITH SUNTEC SYMPHONY DS DUAL REFLECTIVE SERIES (INSTAL INSIDE FROM FLOOR TO HEIGHT OF COUNTERTOP OR BACK SPLASH GUARD). REFER TO INTERIOR ELEVATIONS.
7. NEW INTERNALLY ILLUMINATED INDIVIDUAL LETTERS PER ARCO. (1" HEIGHT)
8. NEW 12" H. GRAPHICS DECAL APPLIED ON EXISTING WALL, WITH RED LED LIGHT
9. EXISTING EXTERIOR STUCCO TO BE PAINTED
10. NEW STONE VENEER ON EXISTING WALL. SEE DET. 5
11. EXISTING DOORS TO BE PAINTED

EXTERIOR PAINTS

C-09 COLOR: BP PEARL
RAL 1013, ICI #A0083, "INDIAN LEGEND"

C-10 COLOR: ARCO DARK PEARL
ICI #A0767 " DESERT VALLEY"

EXTERIOR FINISHES

STUCCO EXISTING STUCCO & CONTROL JOINT TO REMAIN

VENEER BRICK VENEER. LEDGESTONE BY CULTURE STONE OR SIMILAR

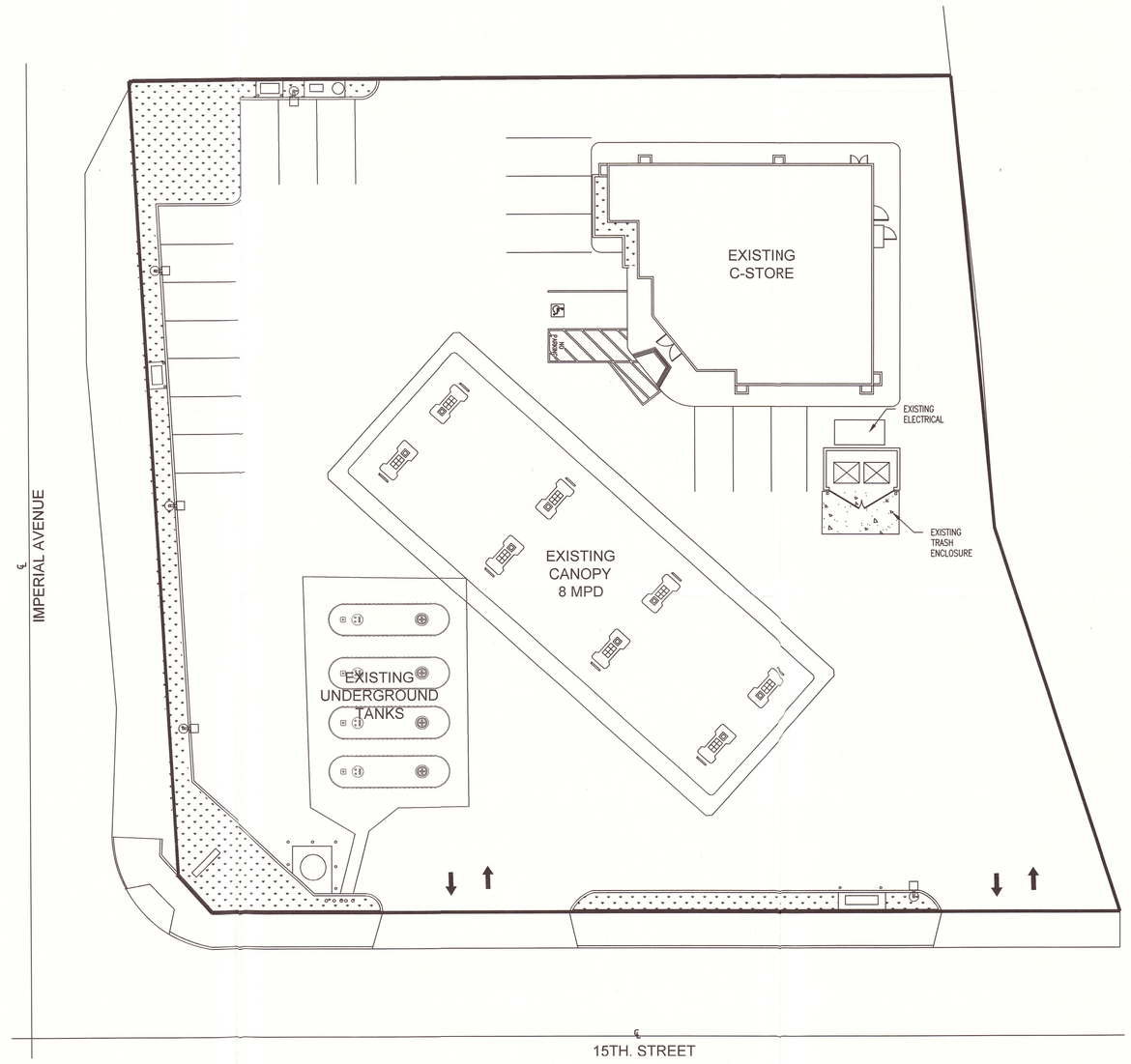
AGC DESIGN CONCEPT, INC.
AGCDC.COM
28524 Constellation Rd.
Valencia, CA 91355
Phone: 661.295.1111

NO.	DATE	REVISIONS	BY
-	-	-	-

NEW CAR WASH
205 E. 15 TH. STREET, CITY OF IMPERIAL CA., 92251

EXISTING BUILDING ELEVATIONS

consultant job# AGC0000
master release date
project exe date
master drawn by
Filename AGC000-PL-1
Facility/Project
sheet name PL-1



1 EXISTING SITE PLAN
SCALE :1/16"=20'-0"

AGC DESIGN CONCEPT, INC.
AGCDC.COM
28524 Constellation Rd.
Valencia, CA 91355
Phone: 661.295.1111

NO.	DATE	REVISIONS	BY
-	-	-	-
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NEW CAR WASH
205 E. 15 TH. STREET, CITY OF IMPERIAL CA., 92251

EXISTING SITE PLAN

consultant job#
AGC0000

master release date

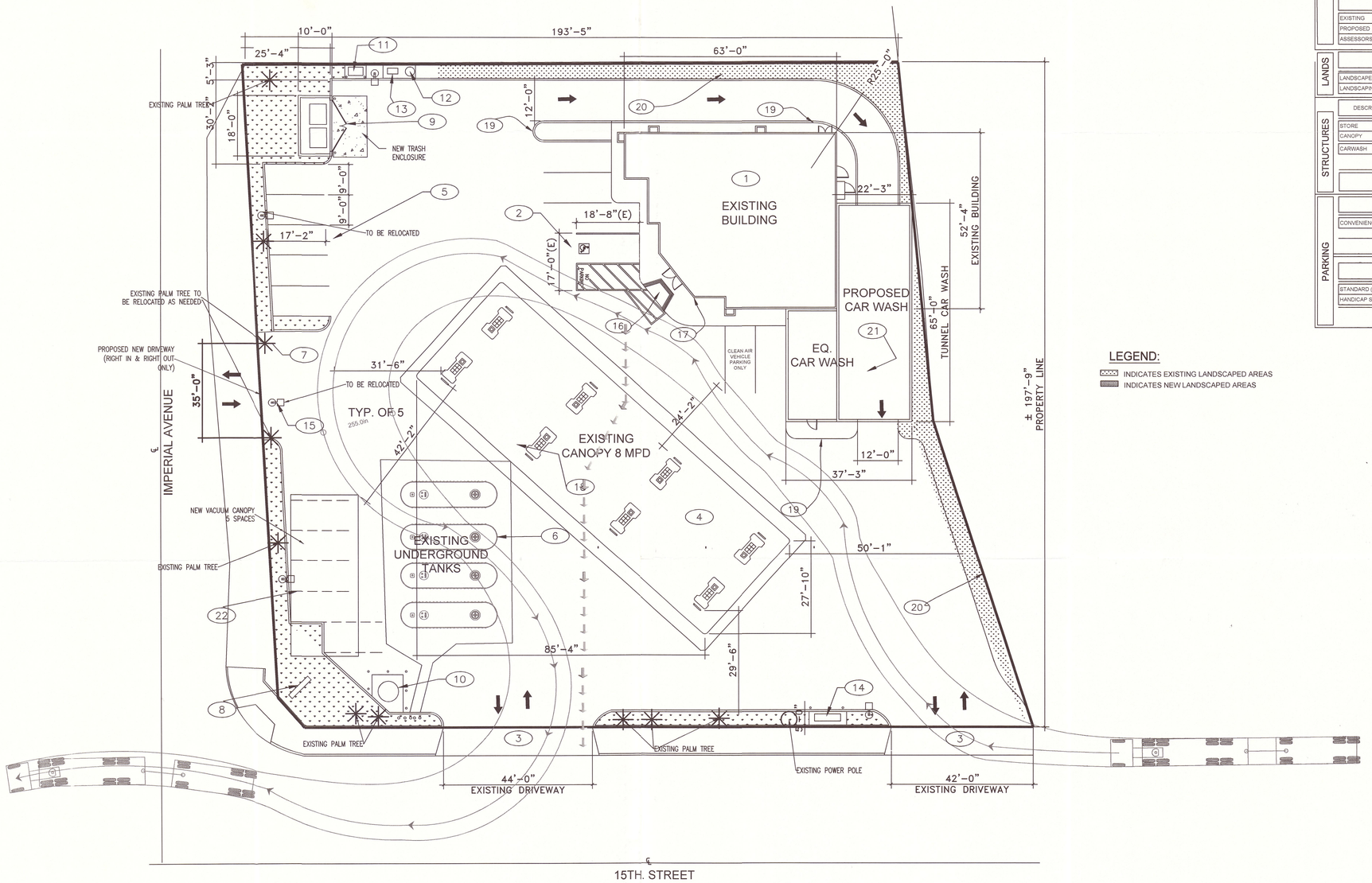
project exe date
11/7/17

master drawn by

Filename
AGC000-AS.0

Facility/Project

sheet name
AS.0



1 PROPOSED SITE PLAN
SCALE: 1/16"=20'-0"

NORTH

SITE	AREA OF PROPERTY	AREA
	GROSS AREA (EXISTING)	39,997 SQ.FT
	DEDICATIONS, EASEMENTS	0 SQ.FT
	NET BUILDABLE AREA	39,997 SQ.FT
	GROSS AREA (IN ACRES)	.92 ACRES
	ZONING	ZONE
	EXISTING	C-1
	PROPOSED	C-1
	ASSESSORS PARCEL NUMBER (PARCEL 1-4)	-

LANDS	DESCRIPTION	PERCENT	AREA
	LANDSCAPE REQUIRED	-	-
	LANDSCAPING PROVIDED (ON-SITE)		1,073 SQ. FT

STRUCTURES	DESCRIPTION	SIZE	OCCUPANCY	CONS., TYPE	BLDG. SPECS	AREA
	STORE	63'-0" x 52'-4"	M	V-N	NON-SPRINKLED	3,275 SQ. FT
	CANOPY	83'-8" x 38'-0"	S-3	II-N		3,195 SQ. FT
	CARWASH	65'-0" x 37'-3"	M	V-N	NON-SPRINKLED	1,817 SQ. FT

TOTAL BUILDING AREA: 8,287 SQ. FT.

% OF LOT COVERAGE (EXCLUDING CANOPY)			
	BUILDING AREA	8,287 SQ. FT.	= (21.0%)
	NET BUILDING AREA	39,997 SQ.FT.	

PARKING	DESCRIPTION (REQUIRED PARKING)	RATIO	REQD. #
	CONVENIENCE STORE	1 PER 300 SQ.FT.	9 SPACE(S)
	TOTAL PARKING SPACES REQUIRED:		9 SPACE(S)

	DESCRIPTION (PROVIDED PARKING)	SIZE	PROVIDED
	STANDARD (VEHICLE)	9'-0"X20'-0"	16
	HANDICAP SPACE(S)	18'-11"X20'-0"	1
	TOTAL PARKING SPACES PROVIDED:		17 - SPACE(S)

LEGEND:

INDICATES EXISTING LANDSCAPED AREAS
INDICATES NEW LANDSCAPED AREAS

KEY PLAN:

1. EXISTING C-STORE SEE ARCHITECTURAL DRAWINGS FOR INTERIOR REMODEL
2. VERIFY THAT THE EXISTING ACCESSIBLE PARKING SPACE COMPLIES WITH CURRENT 2010 CBC CHAPTER 11B & RE-STRIPE (REFER TO SHEET AS2.1)
3. EXISTING DRIVEWAY
4. EXISTING 6MPD CANOPY (SIGNS UNDER SEPARATE PERMIT)
5. EXISTING PARKING SPACES (TYP.)
6. EXISTING UNDERGROUND TANKS
7. EXISTING LANDSCAPE
8. EXISTING SIGN
9. NEW TRASH ENCLOSURE. SEE SHEET AS.3
10. EXISTING HEALY TANK
11. EXISTING AIR & WATER DISPENSER
12. EXISTING VACUUM
13. EXISTING PAY-PHONE
14. EXISTING TRANSFORMER TO REMAIN
15. REPLACE EXISTING LIGHTS (LIGHT BULBS ONLY) WITH NEW LED LIGHTS (LED AREA LIGHTS-CHALLENGER MEDIUM (XCHM3) (TYP. OF 5)
16. EXISTING RAMP,MAX SLOPE 8.33% WITH 5'X5" LANDING AREAS AT BOTH ENDS W/ MAX CROSS SLOPE OF 2%. INSTALL NEW TRUNCATED DOMES PER DETAIL ON SHEET AS.2.1 (CBC 1133B.5.3) (CONTRACTOR TO VERIFY THE EXISTING RAMP MEETS ALL 2010 CBC CHAPTER 11B REQUIREMENTS.)
17. ACCESSIBLE SIGNAGE (SEE SHEET AS.2 DETAIL 02).
18. EXISTING PATH OF TRAVEL (RE-STRIPE AS NEEDED PER DETAILS 05 AT SHEET AS2.1)
19. NEW CURB
20. NEW PLANTER
21. NEW CARWASH
22. NEW VACUUM CANOPY

AGCDC.COM
AGC DESIGN CONCEPT, INC.
350 N. GLENOAKS BLVD.
SUITE 307
BURBANK, CA 91502
Phone: 818.568.4000
Fax: 818.568.4090

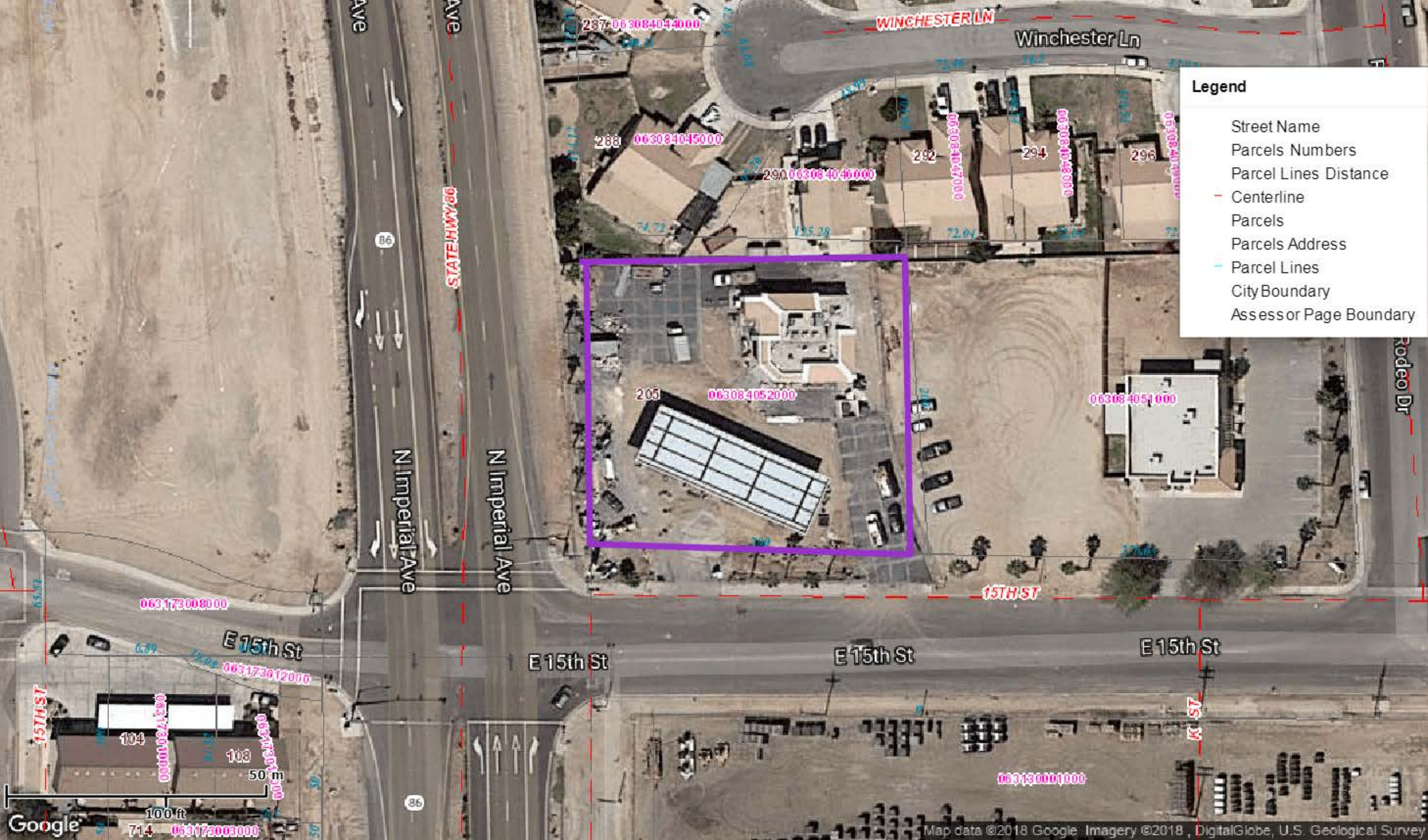
NO.	DATE	REVISIONS	BY

EXISTING AM/PM GAS STATION & NEW CARWASH

205 E. 15 TH. STREET, CITY OF IMPERIAL CA., 92251

consultant job# AGC0357
master release date
project exe date | master drawn by
Filename
Facility/Project

CUP – 1


Legend
Street Name
Parcels Numbers
Parcel Lines Distance
Centerline
Parcels
Parcels Address
Parcel Lines
City Boundary
Assessor Page Boundary
WINCHESTER LN
Winchester Ln
STATE HWY 86
N Imperial Ave
N Imperial Ave
E 15th St
E 15th St
E 15th St
15TH ST
15THST
K ST
Rodeo Dr
287
288
290
292
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50 m
100 ft
Google
Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey

Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: February 14, 2018

Subject: Zone Change and General Plan Amendment for proposed R-1 PUD.

Background:

- Current Zoning: R-A (Residential Apartment)
- Proposed Zoning: Planned Unit Development (R-1 Single Family Residential)
- Current Land Use: Vacant Parcel
- Size of Property: 507,836 sqft./11.68 acres
- Parcel Legal Description: BLK 1 VICTORIA RANCH SUB UNIT NO 3C CITY OF IMPERIAL 11.68AC
- Site Design: Please see attachments.
- Environmental Clearance: An Initial Study has been conducted (please refer to attachment). The Initial Studied Relied on the Victoria Ranch Subdivision Mitigated Negative Declaration. There is actually a decrease in density, the initial study showed that there is less than significant impacts or no impacts in the various environmental categories. A Negative Declaration is recommended.

The parcel in question is currently zoned RA-(Residential Apartments). The parcel was previously proposed to be 405 Multifamily Dwelling units (apartments) when the original plans were approved in 2005. The applicant is requesting a Zone Change and General Plan Amendment to allow for a “Planned Unit Development” for 113 R-1 Single Family Residential homes.

General Plan Compliance and Policies Related to this Application:

Planned Unit Development Ordinance
The Planned Unit Development (PUD) District is intended for project areas where exceptional architectural design is achieved and special community amenities are provided. Property development standards such as minimum lot size, setbacks, and density are more flexible in the PUD zone. In exchange for such flexibility, the project must demonstrate a level of design and amenity that exceeds conventional development.

Objective 1 of the General Plan Land Use Element states that:

"The land use distribution should be such, that the integrity of the existing land use is maintained and/or enhanced. Also, the new land uses should be distributed to encourage the development of residential uses at appropriate densities, to implement the quantified objectives for housing construction as contained in the General Plan Housing Element."

The proposed Final Regional Housing Need Allocation (RHNA) Plan prepared by the Southern California Association of Governments (SCAG) shows that the City of Imperial must create 1,810 housing units within the City of Imperial in the next 8 years. Of those units created, 604 units must be made available to low and moderate income families. The price point for Victoria Ranch Subdivision will target that income range.

Objective 7, Policy 7B of the General Plan Land Use Element further encourages a variety of housing types and style. The addition of a planned unit development adjacent to conventional single family residential developments is in furtherance of this General Plan policy.

PUD Required Findings

The Planning Commission must adopt certain findings prior to the approval of any Planned Unit Development.

1. **Superior Design –** The proposed PUD must demonstrate a creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity. One of the intents of the smaller lot sizes is to provide a more affordable housing product that maintains the look and feel of a standard single family residential development. The size of the homes proposed, the color palette, front yard landscaping, and gated community demonstrates superior design in a subdivision layout, especially at the price point these homes will be offered.

2. **Meets PUD Requirements –** The proposed PUD meets all of the property development standards with regards to density, dwelling unit size, and building. All other development standards are left to the discretion of the Planning Commission. The minimum dwelling unit size allowed by the PUD Ordinance is

2 bedrooms and 1,000 square of living space. The smallest product to be offered at Sycamore Estates is 1,200 square feet.

3. **Consistency with the General Plan** – As discussed in this Staff Report, the project is consistent with and in furtherance with the goals, objectives and policies of the Land Use and Housing Elements. The proposed project is also consistent with the Circulation, Public Facilities, Conservation, Noise, and other elements of the General Plan.

4. **Compatible With Environs –** Surrounding land uses include single family residences to the south and west; vacant rural land to the east and an agricultural field to the north. The project is a detached single family residential development and is compatible with surrounding residential uses.

5. **Circulation –** The project will result in an additional 113 residential units and impacts to surrounding roadways are less than significant.

6. **Open Spaces and Landscaping –** The quality and quantity of common open space areas in PUD's must be of higher standards than conventional development projects. The Victoria Ranch Unit 6A PUD provides front yard landscaping.

7. **Public Services –** Sufficient capacity within the City's infrastructure system and public services exist to service the Victoria Ranch Unit 6A PUD.

8. **Phasing –** The project will be developed in one phase regarding this parcel.

Environmental Compliance

An Initial Study will be conducted for the proposed actions. The Initial Study will stem from the Victoria Ranch Subdivision Mitigated Negative Declaration. Most likely a Negative Declaration will be prepared for the proposed project/PUD.

Neighborhood Impact/Interface:
There is no neighborhood impact/interface anticipated as a result of this Zone Change.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing to receive testimonies for or against the project. If there are no testimonies to the contrary, Staff recommends that the Planning Commission recommend the attached Resolutions and recommend the adoption of an ordinance to City Council for this proposed zone change.

Attachments:

- Location map.
- Tentative Tract Map for Victoria Ranch Unit 6A.
- Proposed Conditions of Approval.
- Resolution 2018-04

RESOLUTION NO. PC 2018-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING APPROVAL OF THE VICTORIA RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT, ZONE CHANGE, AND GENERAL PLAN AMENDMENT

WHEREAS, Tory Lessley the representative of Victoria Ranch Subdivision Unit 6A has submitted an application for a Planned Unit Development, General Plan Amendment and Zone Change for certain real property described as follows:

BLK 1 VICTORIA RANCH SUB UNIT NO 3C CITY OF IMPERIAL 11.68AC

WHEREAS, a duly notified public hearing was held by the Planning Commission on February 14, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, examining the Initial Environmental Study, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the Planned Unit Development and Zone Change.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

A) That the foregoing recitations are true and correct; and

B) That based on the evidence presented at the public hearing, the Planning Commission hereby finds as follows:

1. The proposed Victoria Ranch Subdivision Unit 6A Planned Unit Development exhibits superior design and provides additional amenities beyond those found in conventional developments;

2. The proposed Victoria Ranch Subdivision Unit 6A Planned Unit Development meets all property development standards required in PUD Zones;

3. The proposed Victoria Ranch Subdivision Unit 6A Planned Unit Development is consistent with the goals, objectives and policies of the General Plan;

4. The proposed Victoria Ranch Subdivision Unit 6A Planned Unit Development is compatible with the environs;

5. Streets, sidewalks, pedestrian ways, and other circulation facilities within the Victoria Ranch Subdivision Unit 6A Planned Unit Development are adequate in size, location, capacity and design to ensure safe and efficient circulation;

6. The quality and quantity of open spaces provided in the Victoria Ranch Subdivision Unit 6A Planned Unit Development are consistent with the higher standards of design and amenity required in a planned unit development;

7. Public facilities and services can be provided to the Victoria Ranch Subdivision Unit 6A Planned Unit Development without placing undue additional burden on existing residents and businesses; and

8. The Victoria Ranch Subdivision Unit 6A Planned Unit Development will be constructed in one phase.

C) That on the findings made above, the Planning Commission recommends **APPROVAL** of Victoria Ranch Subdivision Unit 6A Planned Unit Development; and

D) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a zone change from RA-Residential Apartments to PUD Planned Unit Development R-1 Single Family Residential and

E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a Negative Declaration; and

F) All recommendations made by the Planning Commission are based on the following findings:

1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.

2. The project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.

3. The initial environmental assessment shows that there is no substantial evidence that the Tentative Tract Map may have a significant impact on the environment.

4. There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project.

5. The proposed Planned Unit Development and Zone Change are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of a City's and its sphere of influence.

6. The proposed Planned Unit Development and Zone Change are consistent with the policies and the land uses of the existing City of Imperial General Plan.

7. The proposed Planned Unit Development, General Plan Amendment and Zone Change are consistent with the objective of the City of Imperial Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 14th day of February 2018.

_____

Planning Commission Chairman

ATTEST:

City Clerk

RESOLUTION 2018-???? -

EXHIBIT A

CONDITIONS OF APPROVAL

for

Victoria Ranch Specific Plan Planned Unit Development Tentative Subdivision Tract Map Unit 6A

1. The development plan shall be as shown on the following exhibits, collectively described as Exhibit **"B,"** except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Community Development Director if found to be in substantial conformance to this development plan.

    a. Victoria Ranch Specific Plan 2008

    b. Victoria Ranch Site Development Map

    c. Conceptual Landscape Plan

    d. Victoria Ranch Tentative **Subdivision** Tract Map- Unit 6A dated 8/1/17.

2. All Conditions of Approval outlined in Resolution 2004-24 shall continue to apply to the entire Victoria Ranch Specific Plan and to Unit 6A. Where conflicts exist, the more stringent requirement shall apply.

3. The project shall be subject to the use standards outlined in the aforementioned Specific Plan and the Planned Unit Development Ordinance development standards as follows:

Development Standards

	Requirements
Front Yard Setback	
Living Area/House	10’ minimum
Covered Porch	5’ minimum
Garage	15’ minimum
Rear Yard Setback	
Living Area	10’ minimum
Porches/Patios	5’ minimum*
Side Yard Setback	5’ minimum*
Street Side Yard Setback	10' minimum
Driveway Curb-Cuts	20’ maximum
Distance between structures	5’ minimum*

*Architectural features as such as chimneys, pilasters, etc. may project into these required setbacks subject to the approval of the Building and Fire Department.

Front Yard Setback - for the purposes of this Planned Unit Development, the front yard setback shall be measured from the property line.

Rear Yard Setback - for the purposes of this Planned Unit Development, the rear yard setback shall be measured from the rear property line.

4. Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.

5. The Developer/Applicant shall offer for dedication all rights of way, easements, or parcels of land required for both on-site and off-site construction of streets, pipelines, utilities and the storm water retention basin.

6. The Developer/Applicant shall pay all impact and capacity fees.

7. The Developer/Applicant shall pay any and all amounts as determined by the City of Imperial to defray all costs for the review of maps, drawings, reports, field investigations, or other activities related to compliance of this project with City ordinances and/or any other laws, regulations, or requirements that apply. No Final Tract Map shall record until such costs have been paid to the City.

8. All maps, plans, studies, cost estimates; designs and calculations required for this project shall be subject to the review and approval of the City Engineer, Department of Public Services and Department of Community Development prior to submittal for approval to record the Final Tract Map.

9. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of a Final Tract Map.

10. The Developer shall pay the adopted Development Impact Fees (DIF) to offset the impacts to local law enforcement, fire and school services to ensure the level of service of these departments are not adversely affected by the estimated population increase as a result of the development of this project.

11. The Developer shall comply with the City's Water Master Plan to ensure sufficient volume and flow of water. A hydraulic study must be submitted to the City to demonstrate that all water pipelines are adequately sized to serve domestic and fire protection demands. The Developer shall construct new water mains in the project area if necessary and built according to City development standards.

12. The Developer shall comply with the City's Sewer Master Plan to ensure sufficient handling of wastewater. The Developer shall improve the collection system through the construction of new sanitary sewer mains and lift stations where required and in accordance with City development standards.

13. Developer acknowledges that the potential pace of growth in the City and resulting demand on City services such as water and wastewater may result in such services not being available. Developer acknowledges particular concern with wastewater and agrees that capacity is not allocated until issuance of a building permit. Developer acknowledges that a building permit will not issue unless there is sufficient wastewater capacity based on the total amount of building permits already issued at that time. In order to address a shortage in wastewater capacity, the parties may agree upon the

payment of the project's pro-rata share for the construction of a new wastewater treatment plant to respond to this project's wastewater demand.

14. The Developer/Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. Lighting improvements shall include street lights on Legakes Avenue, DePaoli Street, interior streets, and at all intersections. Lighting from street lights shall provide sufficient lighting to all drive lanes and mail kiosks. Low level pedestrian-scale lighting shall be provided at all pedestrian linkages. The lighting plan shall be reviewed and approved by the City of Imperial Planning and Building Departments.

15. A Landscaping Plan shall be submitted to the City of Imperial for review and approval prior to the recordation of a Final Tract Map. Landscaping shall be provided in all parks, front yards, drive lanes and pedestrian linkages. Where perimeter walls are installed, landscaping shall also be provided. All landscaped areas shall be irrigated with automatic sprinkler systems.

16. All residential lots and common areas shall be landscaped as follows:

    a. Each front yard shall have a minimum of one (1) tree and five (5) shrubs planted by the Developer.

    b. All trees used in landscaping, shall be a minimum of fifteen (15) gallons in size and all shrubs shall be a minimum of five (5) gallons.

    c. A minimum of 20% of the front setback or yard area must be planted with live plant material. The remainder may be rock, gravel, bark or other natural non-living material. Required driveways and walkways within the setback are not considered in the calculation of landscaped area.

18. All mechanical equipment and air conditioning equipment shall be installed a minimum of five feet (5') from any property line.

19. The applicant shall effectively screen from view all ducts, vents, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Community Development Director. All required screening shall be provided prior to occupancy.

20. The location of any pad-mounted transformers shall be subject to approval by the Community Development Director prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with corrugated metal gates, subject to approval by the Imperial Irrigation District. All transformers shall be shown on the plans submitted for issuance of building permits.

21. The Developer shall improve all parks with appropriate landscaping and playground equipment subject to the review and approval of the Parks Committee. Playground equipment shall consist of equipment suitable for children between the ages of 2 to 5 years old and additional equipment suitable for children between the ages of 5 to 12 years old. The Developer shall also improve the park to include active recreation pursuits such as tennis court or similar uses subject to the review and approval of the parks committee. Credit towards park impact fees may be given for any installed playground equipment

23. The Developer shall comply with the terms of to the recordation of any Final Map as it relates a Community Facilities District (CFD). The Development Impact Fees for schools shall be paid prior to issuance of any building permit. The City and the El Centro School Districts will jointly confirm that the fees have been paid.

24. Prior to the start of any construction activity, a qualified California Department of Fish and Game (CDFG) biologist shall survey the site for any active owl burrows. Any burrows found shall be identified and flagged. Burrows shall not be disturbed during the mating season (February 15 to August 15). After the mating season ends, the burrows shall be destroyed by a qualified CDFG biologist to prevent the return of the owls to these burrows during the next mating season. All mitigation measures outlined in the Mitigated Negative Declaration shall apply.

25. A Grading and Drainage Plan/Study shall be submitted to the City Engineer for review and approval. The Grading and Drainage Plan/Study shall address property grading and erosion control which shall include the prevention of sedimentation or damage to off-site properties. A Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of Imperial for review and approval. Best Management Practices shall be utilized to minimize or prevent storm pollution. Prior to the recordation of a Tract Map, the Developer/Applicant shall provide the City with a letter from the Imperial Irrigation District (IID) stating that the plans have been reviewed and approved for the discharge of storm water onto IID facilities.

26. Storm drainage shall be designed to utilize catch basins at street intersections. Storm drain pipe lines, retention ponds with flow through systems shall be utilized if possible and the system shall pump out to the public drains. Temporary drainage systems shall utilize the same criteria. Facilities must be capable of primary treatment such as de-siltation prior to discharge to public drain. For each phase, storm water basins(s) must be constructed to retain 100 percent of the required volume for that particular phase. The full build out of all retention basins must be completed prior to issuance of any building permit for the last phase for the project, unless required earlier by the City Engineer.

27. Construction sites shall control dust (PM-10) generation through implementation of the construction mitigation measures detailed in Regulation VIII of the Air Pollution Control District's CEQA handbook and as outlined in the Mitigation Monitoring Program.

28. The Developer/Applicant shall construct a six-foot (6') solid masonry wall along boundaries of all lots abutting retention basins. Wrought iron fencing with pilasters shall be installed along the boundary of all lots abutting the park.

    The Developer shall install a minimum six (6) foot decorative solid masonry wall along Aten Road. The material and color of all walls shall be decorative masonry units. The Planning Director may approve other decorative materials provided that decorative pilasters are installed and that no wood materials are used. Landscaping shall be provided along all walls or fencing abutting roadways. The material and color of all walls required by this section shall be consistent with the walls installed along Cross Avenue and Aten Road.

29. All residential development within the project site shall be constructed using building materials and techniques such as dual pane windows, and increased insulation to decrease interior noise levels within dwelling areas to 45 dba or lower.

30. All on-site utilities including power lines, telephone lines, and cable television lines shall be installed underground. In the event that the utility companies, such as the Imperial Irrigation District, determines that on-site utilities cannot be located underground, the Developer/Applicant may install such utilities as needed above ground.

31. The Developer/Applicant shall provide a soils report indicating, among other things, the suitability of the site for the proposed development, specifications for earthwork, design guidelines for slabs and foundations and recommended roadway sections.

32. The conditional approval of the Tentative Subdivision Map shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver. All mitigation measures outlined in the Victoria Ranch Mitigated Negative Declaration are hereby incorporated and made conditions of approval whether restated herein or not.

33. The Developer/Applicant shall obtain, pay for and comply with all permits from the Imperial Irrigation District, and other applicable agencies for all improvements within, across, or affecting the respective rights of way.

34. All Final Tract Maps shall provide for 10-foot public utility easements adjacent to all street rights of way for underground power, communications and cable television systems.

35. All off-site and on-site improvements shall comply with the City of Imperial Development Standards. Where no standards exist, the improvements shall be completed in accordance with the City Engineer's recommendations.

36. The Developer/Applicant shall comply with all requirements of the Imperial County Fire Department. Such requirements may include, but are not limited to, the location and sizing of fire hydrants, premise identification numbers (address numbers), and roadway access. All residential water pipelines shall be adequately sized to sustain 1,500 gallons per minute (gpm) for two hours plus peak demand in accordance with the latest edition of the National Fire Protection Association (NFPA) Codes and Standards. Pipeline sizes shall be the next largest standard size with readily available replacement parts (i.e., 12" pipelines for those identified as 10").

37. All cul-de-sacs shall have a minimum unobstructed radius of 60'. For the purposes of this section, obstructions to the cul-de-sac radius include parked cars.

38. Blow-off valves shall be installed for all dead-end water lines.

39. A 26-foot clear area shall be provided along drive lanes. No parking areas shall be clearly marked.

40. The Tentative Subdivision Map shall be valid for a period of two years following the City Council approval and the appeal period. The Developer may request time extensions in accordance with the Subdivision Map Act, but the granting of such time extensions is not automatic and is at the discretion of the City Council.

41. The Developer/Applicant shall record agricultural easements, to put new homeowners on notice regarding the noise, dust, odors and other potential impacts associated with active farming of nearby lands. The Developer/Applicant shall also make homeowners aware of the Imperial County Right to Farm Ordinance when they purchase new homes in the project area.

42. The Tract Map shall include an avigation easement for all lots created. In addition, all lots will be developed and sold with a hold harmless agreement with the City of Imperial and the County of Imperial Airport, and the US Naval Air Facility - El Centro. The avigation easement shall be reviewed and approved by the Imperial County Airport Manager and shall be consistent with previous avigation easements recorded for the Victoria Ranch Subdivision.

43. The Developer/Applicant shall agree to defend, indemnify and hold harmless the City of Imperial, Imperial County Airport, and the US Naval Air Facility - El Centro and their agents, including consultants, officers and employees from any claim, action or proceeding against the City, County Airport, or Naval Air Facility or their agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Tentative Tract Map and associated Zone Change, General Plan Amendment and Mitigated Negative Declaration. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Developer/Applicant arising out of or in connection with the approval of the Tentative Tract Map and associated Zone Change, General Plan Amendment and Mitigated Negative Declaration, including any claim for private attorney general fees claimed by or awarded to any party from the City, County Airport or Naval Air Facility.

44. All conditions of approval for this Tentative Map shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans. Prior approval from the Community Development Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

45. The project may be developed in phases per the aforementioned, Approved Specific Plan but each phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all applicable regulations even if no subsequent phase should ever be completed.

February 7, 2018

Othon Mora, MCM, CBO, Community Development Director
City of Imperial
420 South Imperial Road
Imperial, CA 92251

Re: TENTATIVE MAP VICTORIA RANCH SUBDIVISION UNIT 6A DATED 02/05/2018 (PARCELS NO. 044-220-094 AND 044-220-095)
3rd PLANCHECK COMMENTS (APPROVED WITH COMMENTS)
DCE PROJECT NO. 390742.17

TENTATIVE MAP PLAN CHECK COMMENTS:

The Victoria Ranch Subdivision Unit 6A Tentative Map has been reviewed and was checked for compliance with city standards and ordinances. We recommend approval of the Tentative Map dated 02/05/2018 with the following conditions.

1. The south side of Aten Road from Legakes Avenue to approximately 1,430 feet west shall include new sidewalk and landscaping.
2. Legakes Avenue from De Paoli St to Aten Road shall be fully improved on both sides (east and west sides). Improvements shall include sidewalks, curb and gutter, new pavement, accessible ramps, street lighting and landscaping.
3. The west half street of Legakes Avenue from Bernardi St to De Paoli St. shall be improved to include sidewalks, curb and gutter, new pavement, accessible ramps, street lighting and landscaping.
4. Prior to the issuance of any building permits for Unit 6A, the intersection of Aten Road and Legakes Avenue shall be improved per approved Environmental/Traffic Impact report. (Aten Road shall include at minimum a left turn lane into the development).
5. Per the Traffic Study prepared in 2003 by Darnell and Associates Inc. this project will have traffic impacts at other roadway segments and intersections throughout the City of Imperial. Per the 2010 and Victoria Phases I-III the City of Imperial may require the following improvements:
    - Dogwood Road South from Aten Rd to approximately 2,560 South shall be improved to 3-lane collector (See Traffic Study page 180).

- Intersection of Aten and La Brucherie add North Bound Left Turn Lane (NBL) and South Bound Left Turn Lane (SBL) (See Traffic Study page 183).
- Intersection of Aten and State Route 86 provide additional East Bound Left Turn Lane (EBL) (See Traffic Study page 183).
- Intersection of Ralph Road and State Route 8, signalize or construct West Bound Left Turn Lane (WBL) (See Traffic Study page 183).

If you have any questions, please contact me.

Respectfully,

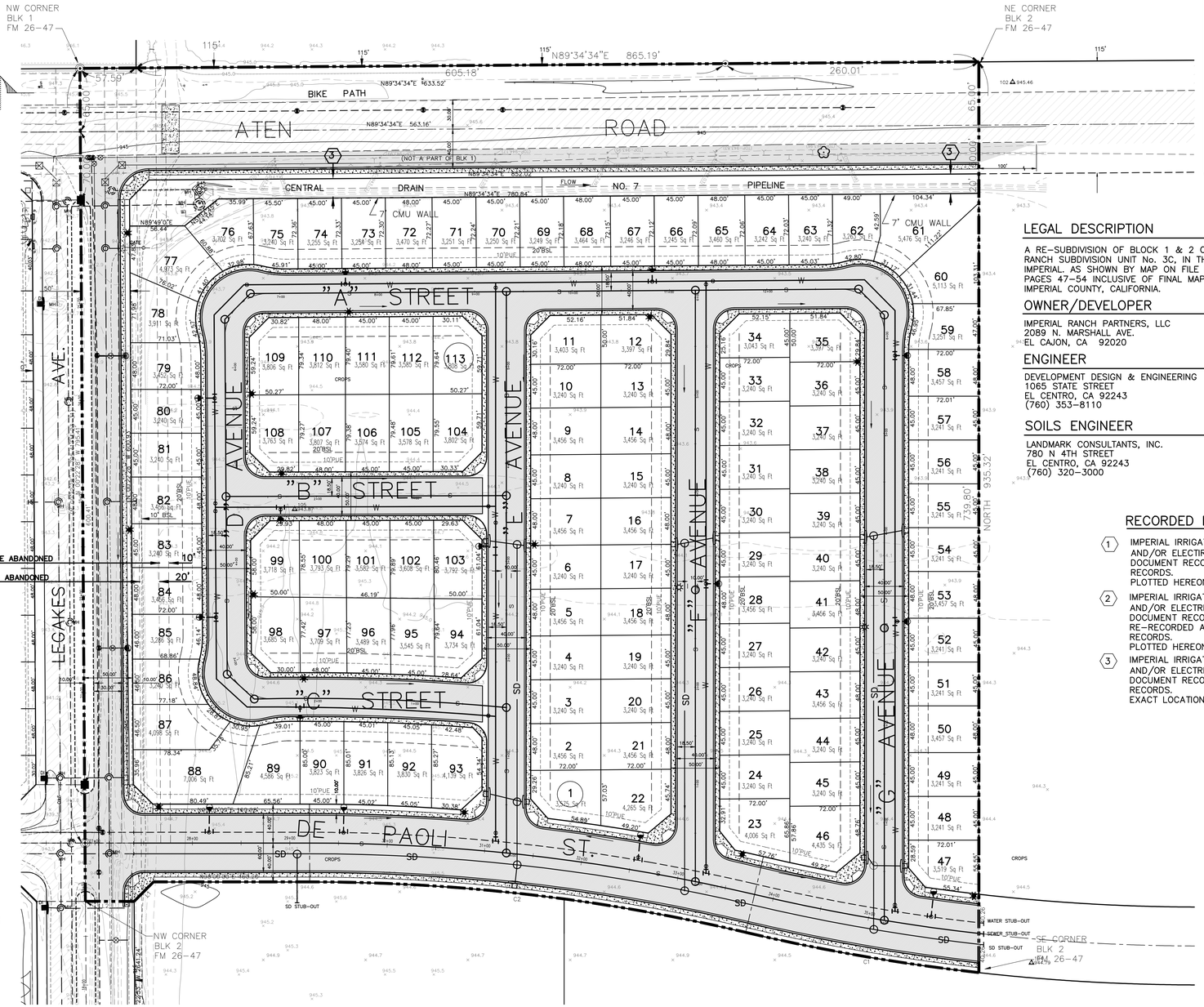
Carlos Beltran, P.E.
Dynamic Consulting Engineers, Inc.

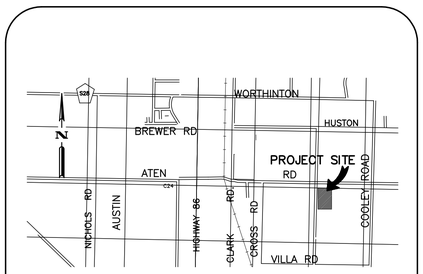
TENTATIVE MAP VICTORIA RANCH SUB UNIT 6A

IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

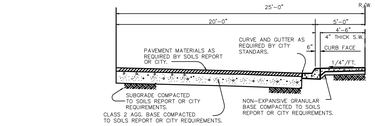
GENERAL NOTES:

(1) WATER AND SEWER FACILITIES PER THE CITY OF IMPER IAL
(2) A GRADING AND DRAINAGE PLAN TO BE APPROVED BY THE CITY OF IMPERIAL CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BULDING PERMIT
(3) IMPROVEMENTS MUST COMPLY WITH ALL STANDARDS, CODES AND ORDINANCES OF THE CITY OF IMPERIAL
(4) SEWER LINES SLOPE A MINIMUM OF 0.002 FT/FT.
(5) GUTTER FLOWLINE GRADES SLOPE A MINIMUM OF 0.002 FT / FT.
(6) STREET NAMES ARE TO BE APPROVED BY THE CITY OF IMPERIAL
(7) UNDERGROUND CONDUITS FOR ELECTRICAL POWER, CABLE, TELEVISION AND TELEPHONE TO BE LOCATED IN PARKWAYS BETWEEN SIDEWALKS AND PROPERTY LINE.
(8) ESTIMATED POPULATION EQUIVALENTS:
SINGLE FAMILY 4 PERSONS/LOT
ESTIMATED POPULATION AT FULL DEV. 452 PERSONS
(9) ESTIMATED AVERAGE DAY WATER DEMANDS:
SINGLE FAMILY 250 GAL/PER/DAY
ESTIMATED DEMAND AT FULL DEV. 0.113 MIL. GAL/ DAY
PEAK FLOW AT FULL DEV. 196 GPM
FIRE DEMAND AT PEAK FLOW AND 1500 GPM AT ONE HYDRANT AND 1000 GPM AT TWO SIMULTANEOS HYDRANT.
(10) ESTIMATED AVERAGE DAY SEWAGE DEMANDS:
SINGLE FAMILY 100 GAL/PER/DAY
ESTIMATED DEMAND AT FULL DEV. 0.0452 MIL. GAL/DAY
PEAK FLOW AT FULL DEV. 0.113 MIL. GAL/ DAY
(11) FOR STORM WATER RETENTION BASIN SEE VICTORIA RANCH SUBDIVISION MASTER DRAINAGE DRAINAGE STUDY, RETENTION BASIN IS SIZED TO STORE THE 100-YEAR FREQUENCY STORM (3" OF RAIN). CONVEYANCE SYSTEM IS DESIGNED FOR A 25 YEAR STORM.
(12) BUILDING SETBACKS:
FRONT YARD SETBACK: (TO GARAGE) 20'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
(13) STREET PAVING, CURBS AND GUTTERS, SIDEWALKS, STORM WATER DITCHES AND IN LETS AND STORM WATER PIPELINES, LYING WITHIN STREET RIGHT- OF- WAY, TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF IMPERIAL
(14) IMPROVEMENTS CALLED FOR OUTSIDE OF THE BOUNDARIES OF THIS SUBDIVISION SHALL BE SUBJECT TO ACQUISITION OF RIGHTS-OF-WAY AS PROVIDED BY SECTION 66456.1 OF THE SUBDIVISION MAP ACT
(15) THE EXACT DESIGN AND LOCATION OF IMPROVEMENTS INDICATED ON THIS MAP SHALL BE DETERMINED BY THE DESIGN PROCESS AND APPROVED BY THE CITY ENGINEER
(16) FINAL DESIGN OF THE STRUCTURAL PAVEMENT SECTION WILL BE DETERMINED BY THE SOILS ENGINEER
(17) STREET SIGNAGE TO BE LOCATED PER THE CITY'S STANDARDS AND PAID BY THE DEVELOPER
(18) THE FINAL LOCATION AND NUMBER OF STORM DRAIN LINES AND INLETS/OUTLETS SHALL BE DETERMINED IN FINAL ENGINEERING AND APPROVED BY THE CITY ENGINEER
(19) 1" WATER SERVICE & 4" SEWER LATERAL WILL BE PROVIDED PER LOT
(20) GROSS AREA: 18.34 ACRES
(21) NET LOT AREA: + /- 13.43 ACRES
(22) STREET PAVING AREA: +/- 175,712 SF (EXCLUDES GUTTER)
(23) TOTAL NUMBER OF LOTS: 113
(24) MINIMUM LOT SIZE: 3240 SO FT
(25) AVERAGE LOT SIZE: 3660.53 SO FT
(26) MINIMUM LOT WIDTH: 45 FT
(27) MINIMUM LOT LENGTH: 72 FT

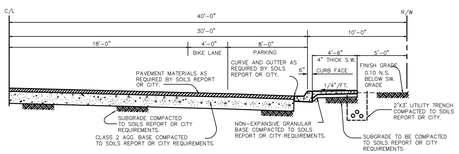




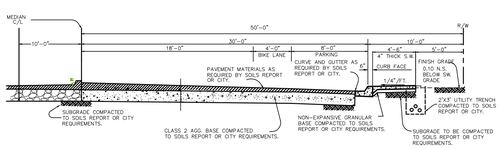
VICINITY MAP NOT TO SCALE



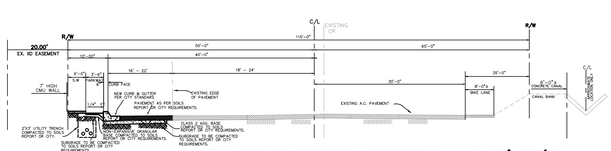
TYPICAL INTERIOR STREET 1/2 SECTION - 50' R/W
NO SCALE



DE PAOLI STREET 1/2 SECTION - 80' R/W
NO SCALE



LEGAKES AVE. 1/2 SECTION - 100' R/W
NO SCALE



ATEN ROAD CROSS SECTION - 115' R/W
NO SCALE

LEGAL DESCRIPTION

A RE-SUBDIVISION OF BLOCK 1 & 2 OF VICTORIA RANCH SUBDIVISION UNIT No. 3C, IN THE CITY OF IMPERIAL. AS SHOWN BY MAP ON FILE IN BOOK 26 PAGES 47-54 INCLUSIVE OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY, CALIFORNIA.

OWNER/DEVELOPER

IMPERIAL RANCH PARTNERS, LLC
2089 N. MARSHALL AVE.
EL CAJON, CA 92020

ENGINEER

DEVELOPMENT DESIGN & ENGINEERING
1065 STATE STREET
EL CENTRO, CA 92243
(760) 353-8110

SOILS ENGINEER

LANDMARK CONSULTANTS, INC.
780 N 4TH STREET
EL CENTRO, CA 92243
(760) 320-3000

ASSESSORS PARCEL NUMBER

A.P.N. 044-220-094-00 AREA: 11.68 AC.
A.P.N. 044-220-095-00 AREA: 6.66 AC.

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 0625C1725C OF SEPTEMBER 26, 2008, THE SITE IS LOCATED IN FLOOD ZONE "X"

LAND USE DATA

PRESENT ZONING:
BLK1: R3
BLK2: R1
PRESENT LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY DWELLINGS

RECORDED EASEMENTS:

(1) IMPERIAL IRRIGATION DISTRICT: AN EASEMENT FOR DRAIN CANAL, TELEPHONE AND/OR ELECTIRC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 14, 1929 IN BOOK 224, PAGE 200 OF OFFICIAL RECORDS.
PLOTTED HEREON.

(2) IMPERIAL IRRIGATION DISTRICT: AN EASEMENT FOR LATERAL DRAIN, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 12, 1936, IN BOOK 419, PAGE 427 AND RE-RECORDED APRIL 16, 1936 AS FILE NO. 9 IN BOOK 428, PAGE 174 OF OFFICIAL RECORDS.
PLOTTED HEREON.

(3) IMPERIAL IRRIGATION DISTRICT: AN EASEMENT FOR LATERAL DRAIN, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 12, 1936, IN BOOK 419, PAGE 425 OF OFFICIAL RECORDS.
EXACT LOCATION NOT DISCLOSED IN PUBLIC RECORD.

LEGEND

LEGEND	SYMBOL EXISTING	SYMBOL PROPOSED
TOP OF CURB ELEVATION / FLOW LINE ELEVATION	(TC 1002.75) (FL 1002.25)	TC 1002.75 FL 1002.25
FINISH SURFACE ELEVATION	(FS 1002.73)	FS 1002.73
FLOW DRAINAGE SLOPE	(S=0.45%)	S=0.30%
CURB AND GUTTER AND SIDEWALK		
STREET LIGHT	☼	✷
WATER SERVICE	□	W
SEWER SERVICE	○	S
CATCH BASIN		
PAVEMENT		
DRAIN PIPE	SD	SD
WATER LINE	W	W
SEWER LINE	S	S
INVERT ELEV.	(INV 940.00)	INV 940.00
LOT NUMBER	49	
PUBLIC UTILITY EASEMENT	PUE	
BUILDING SETBACK LINE	BSL	
FLOW DRAINAGE SLOPE	(S=0.45%)	S=0.45%
RIGHT OF WAY	R/W	

LINE TABLE

LINE	LENGTH	BEARING	REFER.
L1	28.38'	N44°48'42"E	
L2	50.00'	N89°50'57"W	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	243.00'	2040.00'	6°49'30"
C2	451.63'	1960.00'	13°12'08"

BENCH MARK

BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

BM # 2
TOP OF EXISTING F.H. LOCATED AT THE NE COR. OF THE INTERSECTION OF BERNARDI AND CEDRO AVE.
ELEVATION = 946.77

Development DESIGN ENGINEERING
planning · civil engineering · land surveying · project management
t-760.353.8110 1065 State Street info@dde-inc.net
f-760.352.6408 El Centro, CA 92243 www.dde-inc.net

TENTATIVE MAP
VICTORIA RANCH UNIT NO. 6A
IMPERIAL, CALIFORNIA
DATE 2/05/18 BY STAFF
CLIENT IMPERIAL RANCH PARNET, LLC
FILE NAME 17045-00TM JOB NUMBER 17045-00
SHEET 1 OF 1

044200091000
044200025000
Dogwood Lateral Six
Imperial Valley College Bike Path
Imperial Valley College Bike Path
Imperial Valley College Bike Path
Imperial Valley College Bike Path
W Aten Rd
W Aten Rd
W Aten Rd
W Aten Rd
Legend
Parcels Numbers
Parcel Lines Distance
Parcels
Parcels Address
Parcel Lines
City Boundary
Assessor Page Boundary
2399
2396
2392
2388
2384
2380
044671094000
2377
2376
2372
2370
De Paoli St
044220088000
044220087000
141
140
200 m
500 ft
Google
044220094000
044220095000
044220096000
044220098000
044220097000
044220099000
044220100000
044220101000
044220102000
044220103000
Dogwood Rd
Dogwood Rd
Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency