

DATE SUBMITTED 1/13/2026
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 1/21/2026

COUNCIL ACTION (x)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION:

ACCEPTANCE OF AN 80-FOOT RESERVATION OF PORTION OF BELFORD ROAD AND SR-86

 1. *Acceptance of an 80-foot Reservation of Portion of Belford Road and SR-86 (APN: 063-054-038)*

 DEPARTMENT COMMUNITY DEVELOPMENT
 INVOLVED:

BACKGROUND/SUMMARY:
 The subject property is an existing legal parcel located along Belford Road extending to State Route 86 (APN 063-054-038). Although Belford Road exists and functions as a public roadway, no formal roadway reservation has previously been recorded at this location. As development activity continues in the surrounding area, the absence of a recorded reservation creates uncertainty regarding future roadway improvements, access requirements, and right-of-way needs.
 To proactively address this issue and avoid potential conflicts with future development, City staff requested Dynamic Consulting Engineers, Inc. to prepare a legal description and exhibit establishing an 80-foot road reservation consistent with City roadway standards. Recording the reservation at this time provides long-term certainty for both the City and future development by clearly identifying the intended right-of-way width. The reservation supports the City's long-range circulation planning by preserving adequate right-of-way for potential roadway improvements, utilities, and public safety enhancements.
 The proposed reservation does not create a subdivision, does not alter the legal status of the existing parcel, and does not involve any physical construction or improvements. The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15305 (Minor Alterations in Land Use Limitations), as the action involves the recordation of a roadway reservation with no expansion of use and no physical changes to the site.
 The approved legal description and exhibit are attached as "Exhibit A" and "Exhibit B" for reference.

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| FISCAL IMPACT: \$162.00 (recording fees) 01-350-5210 | ADMIN SERVICES SIGN INITIALS <u>JMS</u> |
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| STAFF RECOMMENDATION: 1. <i>Staff recommends approval of the Certificate of Compliance for the 80-foot reservation as described and illustrated in "Exhibit A" & "Exhibit B"</i> | DEPT. INITIALS <u>OM</u> |
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| MANAGER'S RECOMMENDATION: <u>approve</u> | CITY MANAGER'S INITIALS <u>JAM</u> |
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MOTION:
 SECONDED: APPROVED () REJECTED ()
 AYES: DISAPPROVED () DEFERRED ()
 NAYES:
 ABSENT: REFERRED TO:

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THAT REAL PROPERTY IN THE CITY OF IMPERIAL, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, CONVEYED TO THE CITY OF IMPERIAL, A MUNICIPAL CORPORATION, BY DIRECTOR'S DEED PER DOCUMENT NUMBER 2017000521, RECORDED JANUARY 10, 2017, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 133, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, SAID POINT BEARS SOUTH 00°22'46" EAST, 2654.16 FEET FROM THE NORTHWEST CORNER OF SAID TRACT PER SAID DIRECTOR'S DEED;

THENCE THE FOLLOWING NINE (9) COURSES PER SAID DIRECTOR'S DEED:

1. THENCE SOUTH 89°35'42" EAST, 185.06 FEET ALONG THE SOUTH LINE OF SAID TRACT 133;
2. THENCE NORTH 00°22'46" WEST, 41.97 FEET;
3. THENCE NORTH 89°35'42" EAST, 13.47 FEET TO THE BEGINNING OF A NON-TANGENT 4930.69 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 86°51'26" EAST;
4. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°14'31", AN ARC DISTANCE OF 795.32 FEET;
5. THENCE NORTH 12°23'05" WEST, 496.47 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.)**;
6. THENCE CONTINUING NORTH 12°23'05" WEST, 256.33 FEET TO THE BEGINNING OF A 5070.92 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;
7. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'31", AN ARC DISTANCE OF 376.91 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 11-IMP-86 ACCORDING TO RECORD OF SURVEY 12-67 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY;
8. THENCE SOUTH 00°23'47" EAST, 623.78 FEET;
9. THENCE NORTH 88°44'08" EAST, 117.78 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.)**;

EXCEPTING THEREFROM, A RESERVATION FOR THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES OVER, ACROSS, AND THROUGH A STRIP OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 133, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, SAID POINT BEARS SOUTH 00°22'46" EAST, 2654.16 FEET FROM THE NORTHWEST CORNER OF SAID TRACT PER SAID DIRECTOR'S DEED;

THENCE THE FOLLOWING NINE (9) COURSES PER SAID DIRECTOR'S DEED:

1. THENCE SOUTH 89°35'42" EAST, 185.06 FEET ALONG THE SOUTH LINE OF SAID TRACT 133;
2. THENCE NORTH 00°22'46" WEST, 41.97 FEET;
3. THENCE NORTH 89°35'42" EAST, 13.47 FEET TO THE BEGINNING OF A NON-TANGENT 4930.69 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL TO WHICH BEARS NORTH 86°51'26" EAST;
4. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°14'31", AN ARC DISTANCE OF 795.32 FEET;
5. THENCE NORTH 12°23'05" WEST, 496.47 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.)**;
6. THENCE CONTINUING NORTH 12°23'05" WEST, 81.52 FEET;
7. THENCE SOUTH 88°44'08" WEST, 100.84 FEET;
8. THENCE SOUTH 00°23'47" EAST, 80.00 FEET;
9. THENCE NORTH 88°44'08" EAST, 117.78 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.)**;

THE ABOVE DESCRIBED PROPERTY CONTAINS 25,311.72 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.



