

DATE SUBMITTED 9/28/2022
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 10/5/2022

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

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: AMENDMENT TO THE VICTORIA RANCH SPECIFIC PLAN, PLANNED UNIT DEVELOPMENT ZONE CHANGE AND SUBDIVISION REVISION TO THE VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP 1. Adoption/2 nd reading by title only of Ordinance No. 822, Approving the zone change from R-1 (Single Family) to PUD (Planned Unit Development) within the Victoria Ranch Specific Plan	
DEPARTMENT INVOLVED:	COMMUNITY DEVELOPMENT DEPARTMENT
BACKGROUND/SUMMARY: <p style="text-align: center;">See attached Staff Report.</p>	
FISCAL IMPACT: N/A	ADMIN SERVICES SIGN INITIALS <u>OM</u>
STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 822, Approving the Zone Change from R-1 (Single Family) to PUD (Planned Unit Development) within the Victoria Ranch Specific Plan	DEPT. INITIALS <u>ab</u>
CITY MANAGER'S RECOMMENDATION: <i>approve staff recommendations which includes 20' driveway</i>	CITY MANAGER'S INITIALS <u>JHM</u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	



Staff Report

Agenda Item No.

To: City of Imperial City Council

From: Othon Mora, Community Development Director

Date: September 28, 2022

Subject: **Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map**

Summary:

Applicant:	Las Victorias, Inc.
Project Location:	Southeast corner of Bernardi Street & Legakes Avenue Assessor's Parcel Number 044-220-105
Request:	Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map Number of Lots: 1,279 units at 5,000 sq. ft. minimum lots Modification Requested: 1,311 units including Planned Unit Development with minimum lot sizes of 3,000 sq. ft.
Zoning:	Current: R-1 Single Family Residential (Under approved Specific Plan) Proposed: PUD Planned Unit Development (Under proposed Specific Plan Amendment)
General Plan:	Current: Medium Low Density Residential (Under approved Specific Plan) Proposed: Planned Unit Development (Under proposed Specific Plan Amendment)
Environmental:	Mitigated Negative Declaration (certified December 17, 2003)
Recommendation:	Recommend the City Council approval of Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map

Background/Discussion and Analysis

The Developer submitted a Specific Plan and Annexation Application in 2003 for a proposed 320-acre mixed use development project to include residential, commercial, and community facility land uses. The Specific Plan was adopted by the City of Imperial on December 17, 2003 with a subsequent conditional approval of a Subdivision Map for the project site on June 2, 2004. Final annexation was approved by LAFCo on July 22, 2004. The original Specific Plan and Subdivision proposal included 894 single family units, 405 multi-family units, 20± acres of commercial development and 42± acres of community facilities including the dedication of 12.84 acres for school facilities and 21± acres for recreational parks and open space areas. The applicant is proposing a Specific Plan Amendment and Tentative Tract Map revisions, for the City's consideration.

The proposed amendment to the originally adopted Victoria Ranch Specific Plan consists primarily of change in zoning designation for the Unit 4B development and updating the Plan with current information and conditions. The overall footprint of the project site remains the same (Aten Road to the north, Cross Road to the west, Dogwood Road to the east, and the Central Drain Canal to the south). There are no material changes as it relates to the project site's overall land use assignment and land use densities, which are the primary determining factors in assessing environmental impacts.

The proposed changes and revisions are notable as it relates to design, phasing and internal circulation for the proposed Unit 4B TTM. The overall housing units approved for the Victoria Ranch Subdivision was 1279. The revised total housing units increased to 1311, resulting in 32 additional units. The proposed modification of a 2.4% increase is considered minor and will not significantly change the land use densities. Unit 4B TTM includes a total of 102 housing units.

On Wednesday, July 27, 2022 the Planning Commission reviewed and recommended approval to City Council. One aspect of Planning Commission approval included a 15' (feet) driveway and a street width of 40', which allows parking on both sides, the Planning Commission recommended the proposal which included a 15' driveway. Subsequent to the planning commission adoption of its recommendation, it has come to light that a 15' (feet) driveway will not accommodate many vehicles and sidewalk intrusion is likely to occur, it should be noted that in the Victoria Ranch subdivision area a 15' (feet) driveway with a 40' (feet) street has not generated any complaints of sidewalk intrusion. Nevertheless, it is staff recommendation to approve the ordinance and resolution subject to including a 20' (feet) driveway.

Project Location



VR4B Models

Plan 1 Catalonia



Plan 2 Palmira



Plan 3 Valencia



General Plan Consistency

The current Land Use designation for the entire Victoria Ranch Subdivision is regulated by the adopted Victoria Ranch Specific Plan of 2003. The current minimum lot sizes within the Specific Plan area is 5,000 square feet. The proposed Planned Unit Development would incorporate a minimum lot size of 3,000 square feet. 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."

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.

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 feet of living space.

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 Developer will comply with the provisions of the Parks and Recreation Element and is consistent with the Circulation Element Goals. The proposed project is also consistent with all other elements of the General Plan.

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

5. **Circulation** – The project incorporates roadway improvements to mitigate any impacts to surrounding traffic and circulation.

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.

7. **Public Services** – Sufficient capacity within the City's infrastructure system and public services exist to service the Victoria Ranch Tentative Map Unit 4B.

Compatibility with Surrounding Land Uses

The project site is located in an active agricultural field, and is surrounded by agricultural uses to the north, south and to the east. The area to the west of the Victoria Ranch Subdivision is the Border Patrol Headquarters and currently zoned R-1 Residential Single Family.

Environmental Discussion/Analysis

The Environmental Evaluation Committee (EEC) reviewed the Victoria Ranch Specific Plan and Subdivision Map in 2003 and found that the project, as proposed, would create potentially significant impacts to agricultural resources, air quality, biological resources, geology and soils, noise, public services, parks and recreation, transportation and traffic, utility and service systems. Mitigation measures were incorporated and the EEC determined that adoption of a Mitigated Negative Declaration (MND) would be appropriate. The environmental documents were circulated through the State Clearinghouse (SCH#2003111004) and a final Notice of Determination was officially filed with the County Clerk in December 2003. Each category of the initial MND from 2003 has been reviewed by staff and retains adequate informational value to the analysis. The proposed revision will not affect a change in the original findings and mitigation measures and will continue to be enforced.

Public Notification

The public hearing was duly noticed in the Holtville Tribune and Calexico Chronicle newspaper of general circulation on August 18 and September 8, 2022 and a Notice of Public Hearing was sent to all property owners within 300-feet of the property.

City Council Public Hearing and Action

On September 21, 2022, the City Council introduced No. 822 to approved the Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map. In taking action, the City Council considered testimonies and comments received during the public hearing, as well as the recommendation from the Planning Commission. The City Council approved the item subject to including a 20' (feet) driveway.

Recommendation

Staff recommends the City Council conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented, staff recommends approval of the Zone Change within the Victoria Ranch Specific Plan.

Attachments

- Tentative Map-Victoria Ranch
- Tentative Map Unit 4B
- RESO 2022-59
- Ordinance 822
- RESO PC2022-06

ORDINANCE NO. 822

AN ORDINANCE OF THE CITY OF IMPERIAL AMENDING THE IMPERIAL CITY CODE TO CHANGE THE ZONING DESIGNATION FROM R-1 (RESIDENTIAL SINGLE FAMILY) TO PUD (PLANNED UNIT DEVELOPMENT) WITHIN THE VICTORIA RANCH SPECIFIC PLAN FOR THE FOLLOWING APN: 044-220-105

Pursuant to Section 24.19.600 et al, the City Council of the City of Imperial, State of California, does hereby ordain as follows:

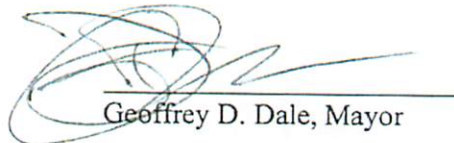
SECTION 1: The "Official Zoning Map" of the City of Imperial, Imperial County, adopted at Section 24.01.140 of Chapter 24 of the Imperial City Code is hereby conditionally amended pursuant to Section 24.19.600, et seq. as set forth in this ordinance.

SECTION 2: The property affected by this ordinance is shown in Exhibit A, specifically known as APN: 044-220-105

SECTION 3: The new zone for said property is hereby changed from R-1 (Residential Single Family) to PUD (Planned Unit Development).

SECTION 4: Effective Date. This Ordinance shall take effect and shall be in force thirty (30) days after the date of adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, together with the names of the members of the City Council voting for and against the same.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this ____ day of _____ 2022.



Geoffrey D. Dale, Mayor

ATTEST:



Dennis H. Morita, City Clerk

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF IMPERIAL)

I, Dennis H. Morita, City Clerk of the City of Imperial, do hereby certify that the foregoing Ordinance No. 822 had its 1st reading on September 21st, 2022 and was passed by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOTION CARRIED

I, Dennis H. Morita, City Clerk of the City of Imperial, do hereby certify that the foregoing Ordinance No. 822 had its 2nd reading on M DD, 2022 and was passed by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOTION CARRIED

**DENNIS H. MORITA, CITY CLERK
CITY OF IMPERIAL, CALIFORNIA**

RESOLUTION NO. 2022-59

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL,
CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVAL OF THE
VICTORIA RANCH SUBDIVISION SPECIFIC PLAN AMENDMENT,
PLANNED UNIT DEVELOPMENT ZONE CHANGE AND SUBDIVISION
REVISION TO THE VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP
(APN 044-220-105)**

WHEREAS, Las Victorias Inc, has submitted an application for approval of Tentative Map Victoria Ranch Sub Unit 4B (APN 044-220-105), Specific Plan Amendment, Planned Unit Development Zone Change, Subdivision revision to the Victoria Ranch Unit 4B Tentative Tract Map; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on July 27, 2022; and

WHEREAS, a duly notified public hearing was held by the City Council on September 21, 2022; and

WHEREAS, upon hearing and considering all testimony and arguments, examining and analyzing the information submitted by staff and considering any written and oral comments received, the City Council considered all facts relating to the proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map

NOW, THEREFORE, BE IT RESOLVED by the City Council 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 City Council hereby recommends the City Council APPROVAL of Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map subject to Conditions of Approval outlined in Exhibit A; and**
- C) All recommendations made by the City Council 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 proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map may have a significant impact on the environment.
4. That any sensitive resources located within the area of the project or adjacent to the area of the project will be protected and not be significantly impacted by the project.
5. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map are consistent with the intent of the City of Imperial's General Plan to maintain land use designation consistency within the incorporated area of the City and its sphere of influence.
6. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map are consistent with the policies and the land uses of the existing City of Imperial General Plan.
7. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map are consistent with the objective of the City of Imperial's Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 21st day of September, 2022.


Mayor City Council

ATTEST:

Dennis H. Montano
City Clerk

RESOLUTION 2022-59

**EXHIBIT A
CONDITIONS OF APPROVAL
FOR
AMENDMENT TO THE VICTORIA RANCH SPECIFIC PLAN, PLANNED UNIT
DEVELOPMENT ZONE CHANGE AND SUBDIVISION REVISION TO THE
VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP
(APN 044-220-105)**

1. The 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.
2. The tentative map shall be consistent with and conform to the approved Victoria Ranch Specific Plan Land Use and Circulation Maps.
3. All off-site improvement plans for streets, water and sewer, and other construction items, shall be approved by the City Engineer prior to the start of any construction on off-site improvements within the project.
4. All plants, trees, and other vegetation planted within the street rights-of-way shall be approved by the City Parks Director prior to being planted.
5. The project shall be subject to the use standards outlined in the Planned Unit Development Ordinance and site development standards as follows:

The Applicant requests the same Building Setbacks as the approved Victoria Ranch 6A

Development Standards	Requirements
Front Setback	
Living Area/House	10' Minimum
Covered Porch	5' Minimum
Garage	20' Minimum
Rear Yard Setback	
Living Area	10' Minimum
Porches/Patios	5' Minimum
Side Yard Setback	
Living Area	5' Minimum
Street Side Yard Setback	
	10' Minimum
Driveway Curb-Cuts	
	20' Maximum
Distance between structures	
	5' Minimum

Architectural projections such as chimneys, overhangs, etc. may project onto any required setbacks subject to the approval of the Planning Director and the Fire Marshall.

- 6. The Developer/Applicant shall complete Legakes Avenue to the Southern tract boundary, as depicted in the Original TM Conditions of Approval.**
- 7. Prior to issuing Certificates of Occupancy for homes in Victoria Ranch Unit 4B, the Developer must complete circulation improvements as established in the Specific Plan. The area between Legakes Avenue, Cross Road, Aten Boulevard and the southern City of Imperial boundary line, including their rights-of way. Class II bike lanes shall be consistent with bike lanes in the approved Legakes Striping Plan.**
- 8. Class II bike lane improvements are necessary along the following roads:**
 - A) Full length of eastern side of Cross Road**
 - B) Full length of eastern side of Legakes Avenue**
 - C) Additional bicycle facilities and improvements are shown in Figure 8 - Circulation and Alternative Transportation Mode of the project's Specific Plan**
 - D) Class II bike lanes must be installed and shall have the following characteristics:**
 - 1. Bike lanes shall have an overall width of 5 feet**
 - 2. A 6-inch wide white line is to be installed separating the bike lane from the vehicle travel lane**
 - 3. Bike stencils must be installed at approximately every 300 feet**
 - 4. Bike path signs must be installed every 300 feet**
- 9. 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.**
- 10. The Developer/Applicant shall pay all applicable impact and capacity fees prior to the issuance of any building permit.**
- 11. 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 Tract Map shall record until such costs have been paid to the City.**
- 12. 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, the Department of Community Development and the Department of Public Services prior to submittal for approval to record any Tract Map.**
- 13. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of any Tract Map.**
- 14. Infrastructure improvements include on-site and off-site improvements such as curb, gutter, sidewalk, retention basins, park improvements, and required noise walls.**

15. **The Developer shall provide adequate financial assistance 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. The fee amount shall be a pro rata share of each subdivided lot and shall be paid prior to the issuance of a building permit.**
16. **The Developer/Applicant shall set aside two (2) public school sites to the El Centro Elementary School District for the whole Victoria Ranch Subdivision. The subject school sites shall be of adequate size, configuration and location and shall be approved by the School District prior to recordation of any Final Maps. In the event that adequate school sites are not available within the project site due to conflicts with State Department of Education requirements, the Developer shall pay the appropriate school fees as determined by the El Centro School District.**
17. **Landscaping around the retention basin to be completed with the completion of the retention basin construction, landscape of other areas including the parkway.**
18. **Active owl burrows on and adjacent to the project site area shall be identified, and physically marked before the start of any construction activities, including rough grading. They shall then be protected from destruction during any site construction activities. Active owl burrows shall not be disturbed by construction activities during the breeding season (February 15 to August 15). Inactive owl burrows identified in the project area after the breeding season shall then be destroyed, to prevent owls from reoccupying these same burrows in the disturbed project area in the future. A Department of Fish and Game wildlife biologist shall be consulted prior to relocating any owls from the project area.**
19. **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 Storm 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 water 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.**
20. **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 public drains. Temporary drainage systems shall utilize this same criteria. Facilities must be capable of primary treatment such as de-siltation prior to discharge to public drain.**
21. **For each phase, storm water basin(s) must be constructed to retain 110 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 of the project, unless required earlier by the City Engineer. The ultimate retention basin capacity shall be according to the approved original Tentative Map drainage factor of 85%.**
22. **The Developer shall install new water mains, valves, and fire hydrants as required to serve the new development area.**
23. **Construction sites 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.**

24. All utilities including power lines, telephone lines, and cable television lines shall be installed underground. All existing drains and canals within the project site shall be relocated as necessary and installed underground.
25. The Developer/Applicant shall provide a soils report indicating, among other things, suitability of the site for the proposed development, specifications for earthwork, design guidelines for slabs and foundations and recommended roadway sections.
26. 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.
27. 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.
28. 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.
29. The Developer may construct the project in phases. However, the project phasing shall comply with the approved phasing plan, as contained in the Victoria Ranch Specific Plan, and as outlined below. Each portion or phase shall fully implement all mitigation measures outlined in the Mitigated Negative Declaration and other environmental documentation whether re-stated herein or not. All conditions set forth in this approval shall be implemented to the extent that each development phase can, together with any phase that preceded it, exist as an independent unit that minimizes all impacts identified in the environmental documentation and all other applicable regulations even if no subsequent phases are built.
30. All stationary mechanical equipment shall be properly screened with appropriate walls, building areas, and landscaping to prevent transmission of noise off of building site areas onto adjacent properties. No homes shall be constructed with skylights or other architectural features which could transmit noise from over-flying aircrafts.
31. The Tract Map shall include an aviation easement for all lots created. In addition, all lots will be developed and sold with a hold harmless agreement with the County of Imperial Airport.
32. For each phase of the project, the Developer shall provide a minimum 200 feet of open space buffer zone between new urban development and other private lands that are actively being farmed. The Developer shall record and inform homebuyers of 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 shall also inform homeowners of Imperial County's right to farm ordinance prior to the occupancy of each residence.
33. During the construction of Victoria Ranch Unit 4B improvements, the Developer shall complete the construction of Legakes Avenue to the full cross-section in accordance with the Victoria Ranch Phasing Map.
34. The Imperial County Fire Department shall review both, the Tentative Tract Map and improvement plans, and may provide additional Conditions of Approval. Such conditions may include, but not limited to the location and sizing of fire hydrants, premise identification numbers (address numbers), cul-de-sac radii, and roadway accesses.

- 35. In compliance with SB1383 State of California regulation and the City of Imperial's procurement requirement, applicant shall integrate compost and/or mulch from a CalRecycle certified composter in all retention basins and landscaped areas. Proof of eligible compost supplier must be submitted to the City prior to the issuance of Certificate of Occupancy for Victoria Ranch Unit 4B Phase 1.**

RESOLUTION NO. 2022-59

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL,
CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVAL OF THE
VICTORIA RANCH SUBDIVISION SPECIFIC PLAN AMENDMENT,
PLANNED UNIT DEVELOPMENT ZONE CHANGE AND SUBDIVISION
REVISION TO THE VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP
(APN 044-220-105)**

WHEREAS, Las Victorias Inc, has submitted an application for approval of Tentative Map Victoria Ranch Sub Unit 4B (APN 044-220-105), Specific Plan Amendment, Planned Unit Development Zone Change, Subdivision revision to the Victoria Ranch Unit 4B Tentative Tract Map; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on July 27, 2022; and

WHEREAS, a duly notified public hearing was held by the City Council on September 21, 2022; and

WHEREAS, upon hearing and considering all testimony and arguments, examining and analyzing the information submitted by staff and considering any written and oral comments received, the City Council considered all facts relating to the proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map

NOW, THEREFORE, BE IT RESOLVED by the City Council 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 City Council hereby recommends the City Council APPROVAL of Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map subject to Conditions of Approval outlined in Exhibit A; and**
- C) All recommendations made by the City Council 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 proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map may have a significant impact on the environment.
4. That any sensitive resources located within the area of the project or adjacent to the area of the project will be protected and not be significantly impacted by the project.
5. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map are consistent with the intent of the City of Imperial's General Plan to maintain land use designation consistency within the incorporated area of the City and its sphere of influence.
6. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map are consistent with the policies and the land uses of the existing City of Imperial General Plan.
7. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Tract Map are consistent with the objective of the City of Imperial's Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 21st day of September, 2022.



Mayor City Council

ATTEST:



City Clerk

RESOLUTION 2022-59

**EXHIBIT A
CONDITIONS OF APPROVAL
FOR
AMENDMENT TO THE VICTORIA RANCH SPECIFIC PLAN, PLANNED UNIT
DEVELOPMENT ZONE CHANGE AND SUBDIVISION REVISION TO THE
VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP
(APN 044-220-105)**

1. The 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.
2. The tentative map shall be consistent with and conform to the approved Victoria Ranch Specific Plan Land Use and Circulation Maps.
3. All off-site improvement plans for streets, water and sewer, and other construction items, shall be approved by the City Engineer prior to the start of any construction on off-site improvements within the project.
4. All plants, trees, and other vegetation planted within the street rights-of-way shall be approved by the City Parks Director prior to being planted.
5. The project shall be subject to the use standards outlined in the Planned Unit Development Ordinance and site development standards as follows:

The Applicant requests the same Building Setbacks as the approved Victoria Ranch 6A

Development Standards	Requirements
Front Setback	
Living Area/House	10' Minimum
Covered Porch	5' Minimum
Garage	20' Minimum
Rear Yard Setback	
Living Area	10' Minimum
Porches/Patios	5' Minimum
Side Yard Setback	
Living Area	5' Minimum
Street Side Yard Setback	
	10' Minimum
Driveway Curb-Cuts	
	20' Maximum
Distance between structures	
	5' Minimum

Architectural projections such as chimneys, overhangs, etc. may project onto any required setbacks subject to the approval of the Planning Director and the Fire Marshall.

- 6. The Developer/Applicant shall complete Legakes Avenue to the Southern tract boundary, as depicted in the Original TM Conditions of Approval.**
- 7. Prior to issuing Certificates of Occupancy for homes in Victoria Ranch Unit 4B, the Developer must complete circulation improvements as established in the Specific Plan. The area between Legakes Avenue, Cross Road, Aten Boulevard and the southern City of Imperial boundary line, including their rights-of way. Class II bike lanes shall be consistent with bike lanes in the approved Legakes Striping Plan.**
- 8. Class II bike lane improvements are necessary along the following roads:**
 - A) Full length of eastern side of Cross Road**
 - B) Full length of eastern side of Legakes Avenue**
 - C) Additional bicycle facilities and improvements are shown in Figure 8 - Circulation and Alternative Transportation Mode of the project's Specific Plan**
 - D) Class II bike lanes must be installed and shall have the following characteristics:**
 - 1. Bike lanes shall have an overall width of 5 feet**
 - 2. A 6-inch wide white line is to be installed separating the bike lane from the vehicle travel lane**
 - 3. Bike stencils must be installed at approximately every 300 feet**
 - 4. Bike path signs must be installed every 300 feet**
- 9. 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.**
- 10. The Developer/Applicant shall pay all applicable impact and capacity fees prior to the issuance of any building permit.**
- 11. 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 Tract Map shall record until such costs have been paid to the City.**
- 12. 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, the Department of Community Development and the Department of Public Services prior to submittal for approval to record any Tract Map.**
- 13. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of any Tract Map.**
- 14. Infrastructure improvements include on-site and off-site improvements such as curb, gutter, sidewalk, retention basins, park improvements, and required noise walls.**

15. **The Developer shall provide adequate financial assistance 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. The fee amount shall be a pro rata share of each subdivided lot and shall be paid prior to the issuance of a building permit.**
16. **The Developer/Applicant shall set aside two (2) public school sites to the El Centro Elementary School District for the whole Victoria Ranch Subdivision. The subject school sites shall be of adequate size, configuration and location and shall be approved by the School District prior to recordation of any Final Maps. In the event that adequate school sites are not available within the project site due to conflicts with State Department of Education requirements, the Developer shall pay the appropriate school fees as determined by the El Centro School District.**
17. **Landscaping around the retention basin to be completed with the completion of the retention basin construction, landscape of other areas including the parkway.**
18. **Active owl burrows on and adjacent to the project site area shall be identified, and physically marked before the start of any construction activities, including rough grading. They shall then be protected from destruction during any site construction activities. Active owl burrows shall not be disturbed by construction activities during the breeding season (February 15 to August 15). Inactive owl burrows identified in the project area after the breeding season shall then be destroyed, to prevent owls from reoccupying these same burrows in the disturbed project area in the future. A Department of Fish and Game wildlife biologist shall be consulted prior to relocating any owls from the project area.**
19. **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 Storm 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 water 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.**
20. **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 public drains. Temporary drainage systems shall utilize this same criteria. Facilities must be capable of primary treatment such as de-siltation prior to discharge to public drain.**
21. **For each phase, storm water basin(s) must be constructed to retain 110 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 of the project, unless required earlier by the City Engineer. The ultimate retention basin capacity shall be according to the approved original Tentative Map drainage factor of 85%.**
22. **The Developer shall install new water mains, valves, and fire hydrants as required to serve the new development area.**
23. **Construction sites 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.**

24. All utilities including power lines, telephone lines, and cable television lines shall be installed underground. All existing drains and canals within the project site shall be relocated as necessary and installed underground.
25. The Developer/Applicant shall provide a soils report indicating, among other things, suitability of the site for the proposed development, specifications for earthwork, design guidelines for slabs and foundations and recommended roadway sections.
26. 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.
27. 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.
28. 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.
29. The Developer may construct the project in phases. However, the project phasing shall comply with the approved phasing plan, as contained in the Victoria Ranch Specific Plan, and as outlined below. Each portion or phase shall fully implement all mitigation measures outlined in the Mitigated Negative Declaration and other environmental documentation whether re-stated herein or not. All conditions set forth in this approval shall be implemented to the extent that each development phase can, together with any phase that preceded it, exist as an independent unit that minimizes all impacts identified in the environmental documentation and all other applicable regulations even if no subsequent phases are built.
30. All stationary mechanical equipment shall be properly screened with appropriate walls, building areas, and landscaping to prevent transmission of noise off of building site areas onto adjacent properties. No homes shall be constructed with skylights or other architectural features which could transmit noise from over-flying aircrafts.
31. The Tract Map shall include an aviation easement for all lots created. In addition, all lots will be developed and sold with a hold harmless agreement with the County of Imperial Airport.
32. For each phase of the project, the Developer shall provide a minimum 200 feet of open space buffer zone between new urban development and other private lands that are actively being farmed. The Developer shall record and inform homebuyers of 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 shall also inform homeowners of Imperial County's right to farm ordinance prior to the occupancy of each residence.
33. During the construction of Victoria Ranch Unit 4B improvements, the Developer shall complete the construction of Legakes Avenue to the full cross-section in accordance with the Victoria Ranch Phasing Map.
34. The Imperial County Fire Department shall review both, the Tentative Tract Map and improvement plans, and may provide additional Conditions of Approval. Such conditions may include, but not limited to the location and sizing of fire hydrants, premise identification numbers (address numbers), cul-de-sac radii, and roadway accesses.

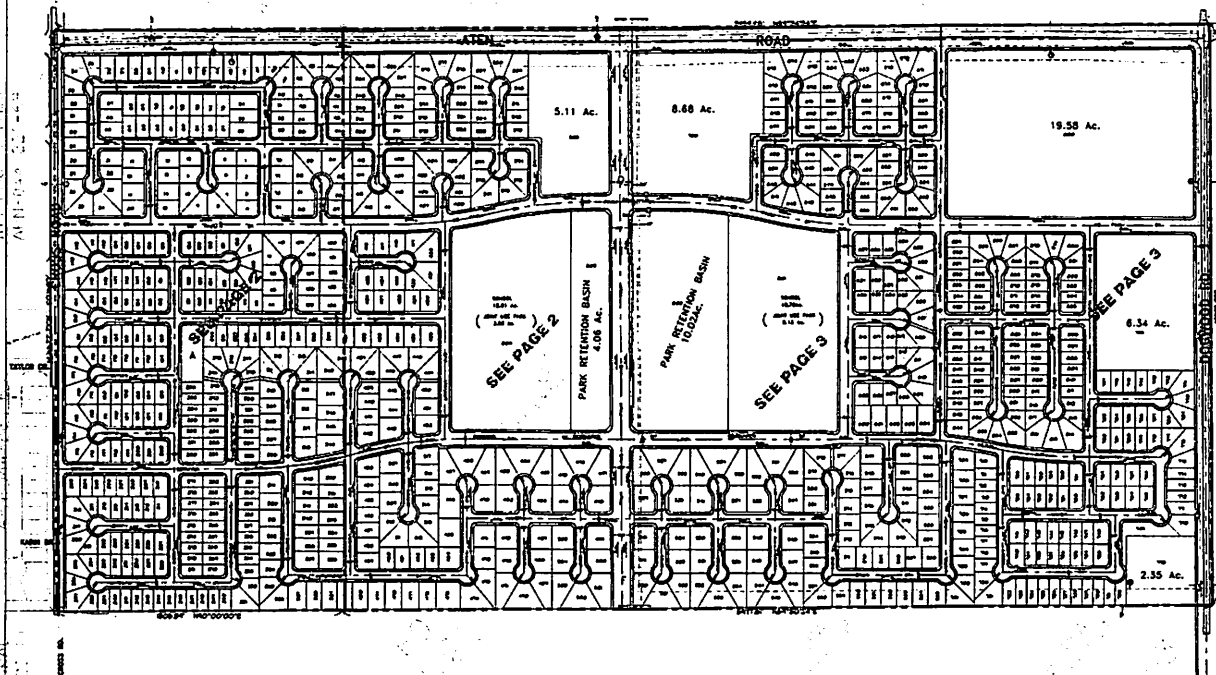
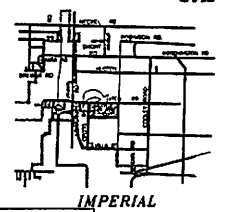
35. **In compliance with SB1383 State of California regulation and the City of Imperial's procurement requirement, applicant shall integrate compost and/or mulch from a CalRecycle certified composter in all retention basins and landscaped areas. Proof of eligible compost supplier must be submitted to the City prior to the issuance of Certificate of Occupancy for Victoria Ranch Unit 4B Phase 1.**

VICTORIA RANCH 7TH - SOUTH 3 ADVANCE A 10 20

TENTATIVE MAP-VICTORIA RANCH

A SUBDIVISION OF TRACT 61, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

VICINITY MAP

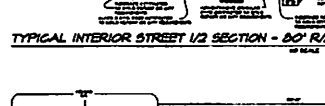
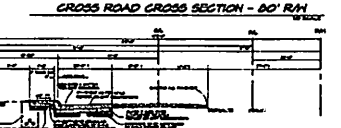
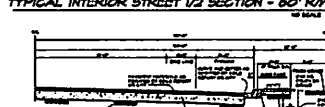
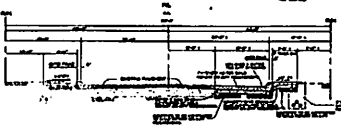
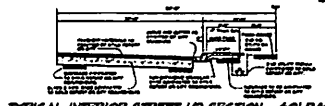
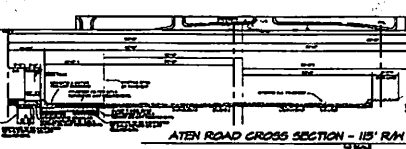
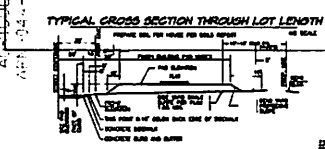


LEGAL DESCRIPTION

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GENERAL NOTES

1. All areas shown on this map are to be used in accordance with the approved site plan.
2. All areas shown on this map are to be used in accordance with the approved site plan.
3. All areas shown on this map are to be used in accordance with the approved site plan.
4. All areas shown on this map are to be used in accordance with the approved site plan.
5. All areas shown on this map are to be used in accordance with the approved site plan.
6. All areas shown on this map are to be used in accordance with the approved site plan.
7. All areas shown on this map are to be used in accordance with the approved site plan.
8. All areas shown on this map are to be used in accordance with the approved site plan.
9. All areas shown on this map are to be used in accordance with the approved site plan.
10. All areas shown on this map are to be used in accordance with the approved site plan.
11. All areas shown on this map are to be used in accordance with the approved site plan.
12. All areas shown on this map are to be used in accordance with the approved site plan.
13. All areas shown on this map are to be used in accordance with the approved site plan.
14. All areas shown on this map are to be used in accordance with the approved site plan.
15. All areas shown on this map are to be used in accordance with the approved site plan.
16. All areas shown on this map are to be used in accordance with the approved site plan.
17. All areas shown on this map are to be used in accordance with the approved site plan.
18. All areas shown on this map are to be used in accordance with the approved site plan.
19. All areas shown on this map are to be used in accordance with the approved site plan.
20. All areas shown on this map are to be used in accordance with the approved site plan.



RECORD EASEMENTS

1. All easements shown on this map are to be used in accordance with the approved site plan.
2. All easements shown on this map are to be used in accordance with the approved site plan.
3. All easements shown on this map are to be used in accordance with the approved site plan.
4. All easements shown on this map are to be used in accordance with the approved site plan.
5. All easements shown on this map are to be used in accordance with the approved site plan.
6. All easements shown on this map are to be used in accordance with the approved site plan.
7. All easements shown on this map are to be used in accordance with the approved site plan.
8. All easements shown on this map are to be used in accordance with the approved site plan.
9. All easements shown on this map are to be used in accordance with the approved site plan.
10. All easements shown on this map are to be used in accordance with the approved site plan.

APPROVE
 [Signature]
 [Title]

DATE	PREPARED UNDER THE DIRECTION OF	PROJECT NO.	TENTATIVE SUBDIVISION MAP	1
	CONOR O. OLSON	7107	VICTORIA RANCH	3
		FILE NO.	IMPERIAL 2A	
		12-31-06	VICTORIA PLACE LLC	
		EXP. DATE		

Title Block

TENTATIVE MAP VICTORIA RANCH SUB UNIT 4B

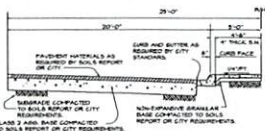
IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

GENERAL NOTES:

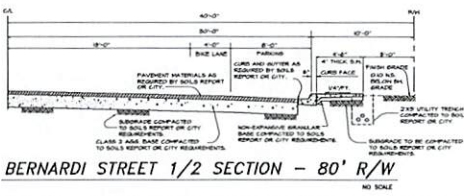
- (1) WATER AND SEWER FACILITIES PER THE CITY OF IMPERIAL.
- (2) A GRADING AND DRAINAGE PLAN TO BE APPROVED BY THE CITY OF IMPERIAL CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- (3) IMPROVEMENTS MUST COMPLY WITH ALL STANDARDS, CODES AND ORDINANCES OF THE CITY OF IMPERIAL.
- (4) SEWER 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. 408 PERSONS
- (9) ESTIMATED AVERAGE DAY WATER DEMANDS:
SINGLE FAMILY 250 GAL/PER/DAY
ESTIMATED DEMAND AT FULL DEV. 0.102 MIL. GAL/ DAY
PEAK FLOW AT FULL DEV. 177 GPM
FIRE DEMAND AT PEAK FLOW AND 1500 GPM AT ONE HYDRANT AND 1000 GPM AT TWO SIMULTANEOUS HYDRANT.
- (10) ESTIMATED AVERAGE DAY SEWAGE DEMANDS:
SINGLE FAMILY 100 GAL/PER/DAY
ESTIMATED DEMAND AT FULL DEV. 0.0408 MIL. GAL/DAY
PEAK FLOW AT FULL DEV. 0.0816 MIL. GAL/ DAY
- (11) FOR STORM WATER RETENTION BASIN SEE VICTORIA RANCH SUBDIVISION MASTER 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) 15'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 10'
- (13) STREET PAVING, CURBS AND GUTTERS, SIDEWALKS, STORM WATER DITCHES AND INLETS 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 64456.1 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 PAYMENT 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: 14.65 ACRES
- (21) NET LOT AREA: +/- 13.05 ACRES
- (22) TOTAL NUMBER OF LOTS: 102
- (23) MINIMUM LOT SIZE: 3528 SQ FT
- (24) AVERAGE LOT SIZE: 3906.34 SQ FT
- (25) MINIMUM LOT WIDTH: 49 FT
- (26) MINIMUM LOT LENGTH: 72 FT

RECORDED EASEMENTS:

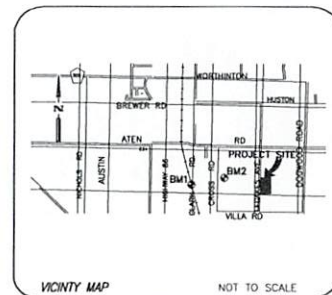
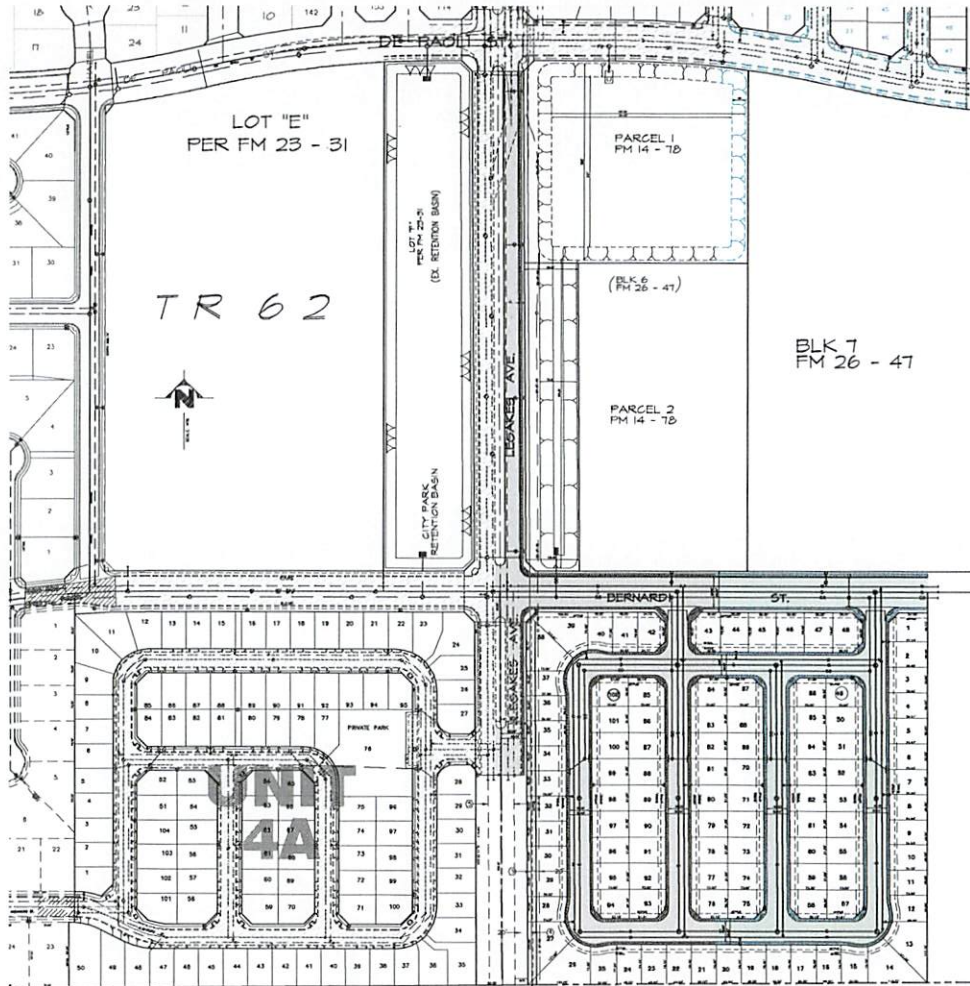
- (1) IMPERIAL IRRIGATION DISTRICT, AN EASEMENT FOR DRAIN CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 14, 1924 IN BOOK 224, PAGE 200 OF OFFICIAL RECORDS. PLOTTED HEREON.
- (2) IMPERIAL IRRIGATION DISTRICT, AN EASEMENT FOR LATERAL DRAIN, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 12, 1926, IN BOOK 416, PAGE 427 AND RECORDED APRIL 16, 1928 AND FILE NO. 9 IN BOOK 428, PAGE 174 OF OFFICIAL RECORDS. PLOTTED HEREON.
- (3) IMPERIAL IRRIGATION DISTRICT, AN EASEMENT FOR DRAINAGE DITCHES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 1, 1924 IN BOOK 40, PAGE 184 OF OFFICIAL RECORDS. PLOTTED HEREON.
- (4) IMPERIAL IRRIGATION DISTRICT, AN EASEMENT FOR DRAIN CANAL, TELEPHONE LINES, POWER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 14, 1924 IN BOOK 224, PAGE 198 OF OFFICIAL RECORDS. PLOTTED HEREON.
- (5) IMPERIAL IRRIGATION DISTRICT, AN EASEMENT FOR POWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 22, 1948 IN BOOK 104, PAGE 404 OF OFFICIAL RECORDS. ONLY APPROXIMATE LOCATION PLOTTED HEREON.



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



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



LEGAL DESCRIPTION

A RE-SUBDIVISION OF BLOCK 12 OF VICTORIA RANCH SUBDIVISION UNIT NO. 3C, IN THE CITY OF IMPERIAL, AS SHOWN BY MAP ON FILE IN BOOK 28, PAGES 47-54 INCLUSIVE, OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY, CALIFORNIA.

OWNER/DEVELOPER

LAS VICTORIAS INC.
2089 N. MARSHALL AVE.
EL CAJON, CA 92020

ENGINEER

L. C. ENGINEERING CONSULTANTS INC.
1055 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. 044-220-105-00 AREA: 14.65 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: AZU (URBAN)
PRESENT LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY DWELLINGS

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF THE WORK OF THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
I UNDERSTAND THAT CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF BRAWLEY IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.

CARLOS CORRALES
L.C. ENGINEERING CONSULTANTS INC.
1055 STATE STREET
EL CENTRO, CALIFORNIA 92243
(760)353-8110

BY: CARLOS CORRALES DATE: _____
R.C.E. No. 55,432 EXPIRATION DATE: 12/31/22

LEGEND

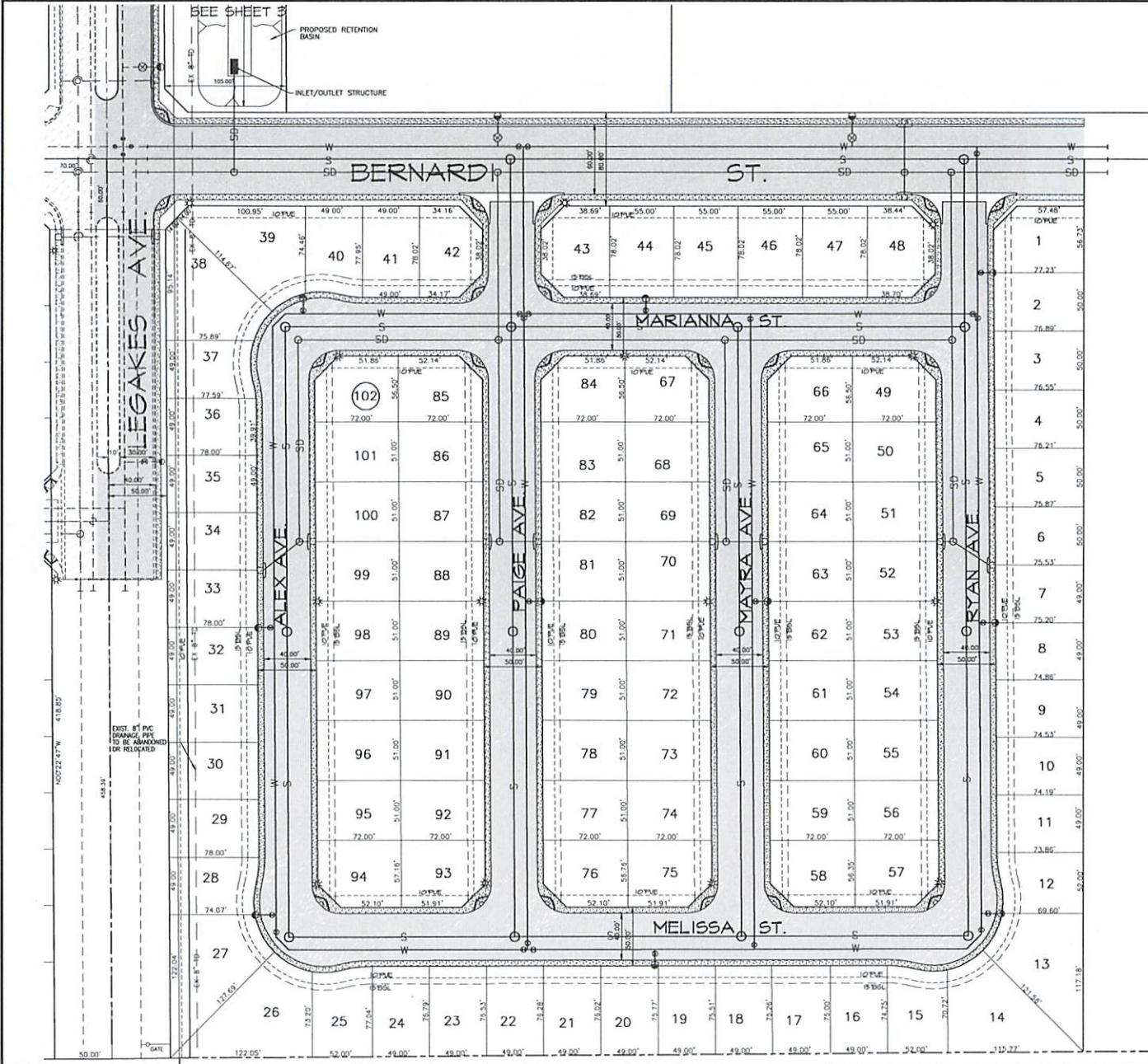
	EXISTING	PROPOSED
CURB AND GUTTER AND SIDEWALK		
STREET LIGHT		
CATCH BASIN		
PAVEMENT		
DRAIN PIPE		
SEWER LINE		
LOT NUMBER	49	
PUBLIC UTILITY EASEMENT		
BUILDING SETBACK LINE		
RIGHT OF WAY		

BENCH MARK
BM # 1
COUNTY ENGINEER NO. 88
ALONG THE SPRING 200 FT. NORTH OF THE INTERSECTION
WITH LEGANES AVE.
ELEVATION = 846.30
BM # 2
TOP OF EXISTING PAV. LOCATED AT THE NE CORNER
OF THE INTERSECTION OF BERNARDI & LEGANES AVE.
ELEVATION = 846.77

L.C. ENGINEERING CONSULTANTS INC.
1055 STATE STREET
EL CENTRO, CA 92243
(760)353-8110

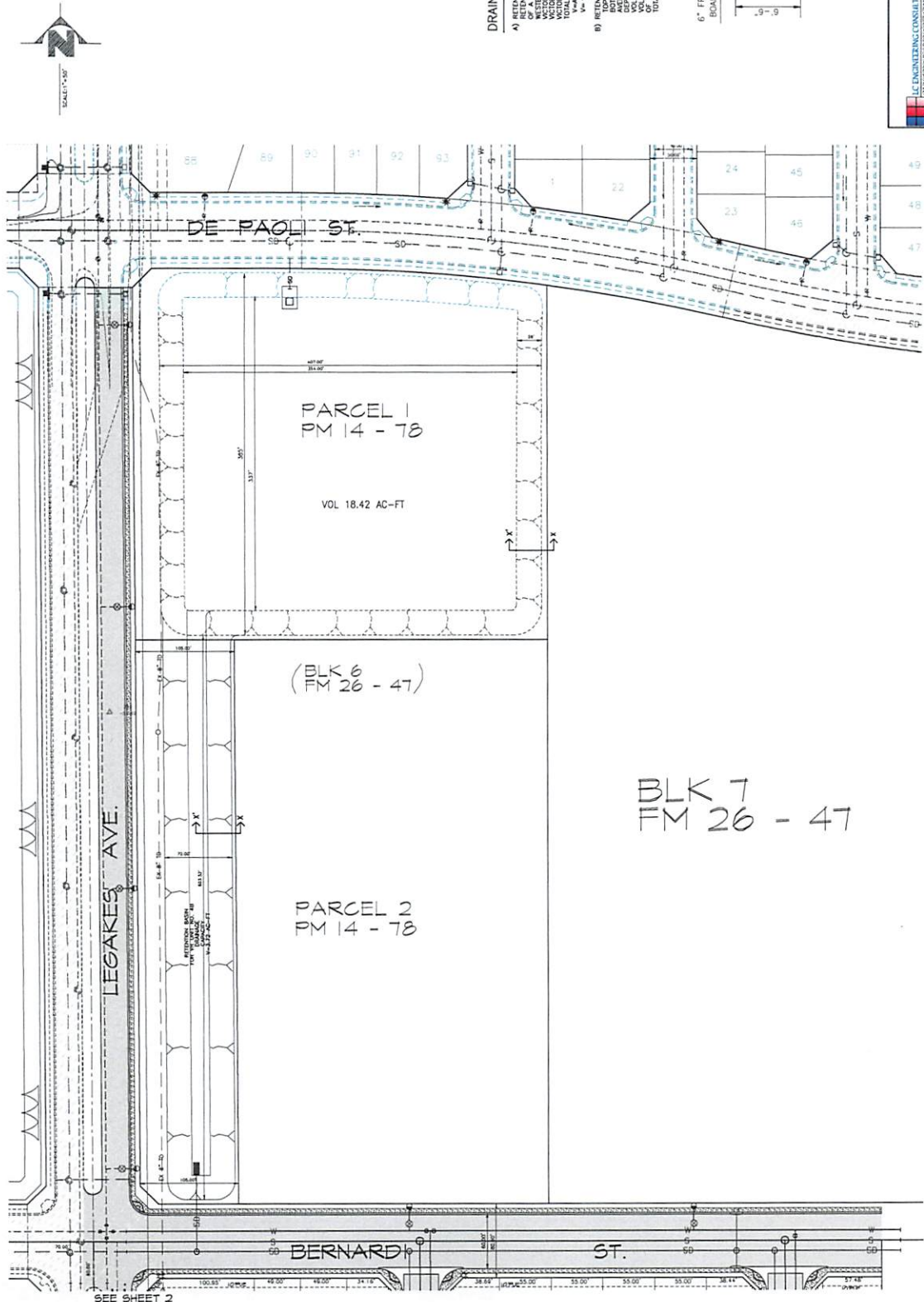
TENTATIVE MAP
VICTORIA RANCH
UNIT NO. 4B
IMPERIAL, CALIFORNIA
LAS VICTORIAS INC.

SHEET 1
OF 3
DATE 7/17/23
BY STAFF
FILE NO. 231017-00M
PROJECT NO. 231017-00



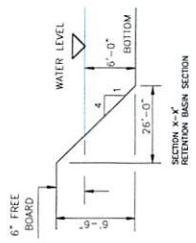
LEGEND	
Existing	PROPOSED
CLIMB AND GLITTER AND SIDEWALK	
STREET LIGHT	
CATCH BASIN	
PAVEMENT	
DRAIN PIPE	
WATER LINE	
SEWER LINE	
LOT NUMBER	49
PUBLIC UTILITY EASEMENT	
BUILDING SETBACK LINE	
RIGHT OF WAY	

<p>LC ENGINEERING CONSULTANTS INC. 10000 Wilshire Blvd, Suite 1000 Beverly Hills, CA 90210 Tel: 310.274.8888 Fax: 310.274.8889 www.lcei.com</p>	<p>TENTATIVE MAP VICTORIA RANCH UNIT NO. 4B</p>	<p>DATE: 1/17/23 DRAWN BY: JLM CHECKED BY: JLM PROJECT NO: 21017-00TM SHEET NO: 2</p>
	<p>IMPERIAL, CALIFORNIA</p>	<p>SCALE: 1"=40'</p>
	<p>BENCHMARK: LAS VICTORIAS INC.</p>	<p>DATE: 1/17/23 DRAWN BY: JLM CHECKED BY: JLM PROJECT NO: 21017-00TM SHEET NO: 2</p>



DRAINAGE:

- RETENTION BASIN (STORAGE REQUIRED)
- RETENTION BASIN DESIGN TO STORE 24X WASTEWATER FROM 100% OF PARCELS OF 100% WASTEWATER 100% 13.00 AC (14.82% OF 88AC)
- VICTORIA RANCH UNIT 5A 19.27 AC
- VICTORIA RANCH UNIT 4B 14.82 AC
- VICTORIA RANCH UNIT 4C 14.82 AC
- VICTORIA RANCH UNIT 4D 14.82 AC
- VICTORIA RANCH UNIT 4E 14.82 AC
- VICTORIA RANCH UNIT 4F 14.82 AC
- VICTORIA RANCH UNIT 4G 14.82 AC
- VICTORIA RANCH UNIT 4H 14.82 AC
- VICTORIA RANCH UNIT 4I 14.82 AC
- VICTORIA RANCH UNIT 4J 14.82 AC
- VICTORIA RANCH UNIT 4K 14.82 AC
- VICTORIA RANCH UNIT 4L 14.82 AC
- VICTORIA RANCH UNIT 4M 14.82 AC
- VICTORIA RANCH UNIT 4N 14.82 AC
- VICTORIA RANCH UNIT 4O 14.82 AC
- VICTORIA RANCH UNIT 4P 14.82 AC
- VICTORIA RANCH UNIT 4Q 14.82 AC
- VICTORIA RANCH UNIT 4R 14.82 AC
- VICTORIA RANCH UNIT 4S 14.82 AC
- VICTORIA RANCH UNIT 4T 14.82 AC
- VICTORIA RANCH UNIT 4U 14.82 AC
- VICTORIA RANCH UNIT 4V 14.82 AC
- VICTORIA RANCH UNIT 4W 14.82 AC
- VICTORIA RANCH UNIT 4X 14.82 AC
- VICTORIA RANCH UNIT 4Y 14.82 AC
- VICTORIA RANCH UNIT 4Z 14.82 AC
- TOTAL RET. PROVIDED = 41.64 AC-FT



ENGINEERING CONSULTANTS, INC.
1000 S. GARDEN ST., SUITE 100
OAKLAND, CALIFORNIA 94606
TEL: (415) 777-1177
FAX: (415) 777-1178
WWW.ECIC.COM

PROJECT: VICTORIA RANCH UNIT NO. 4B
DATE: 01/18/2022

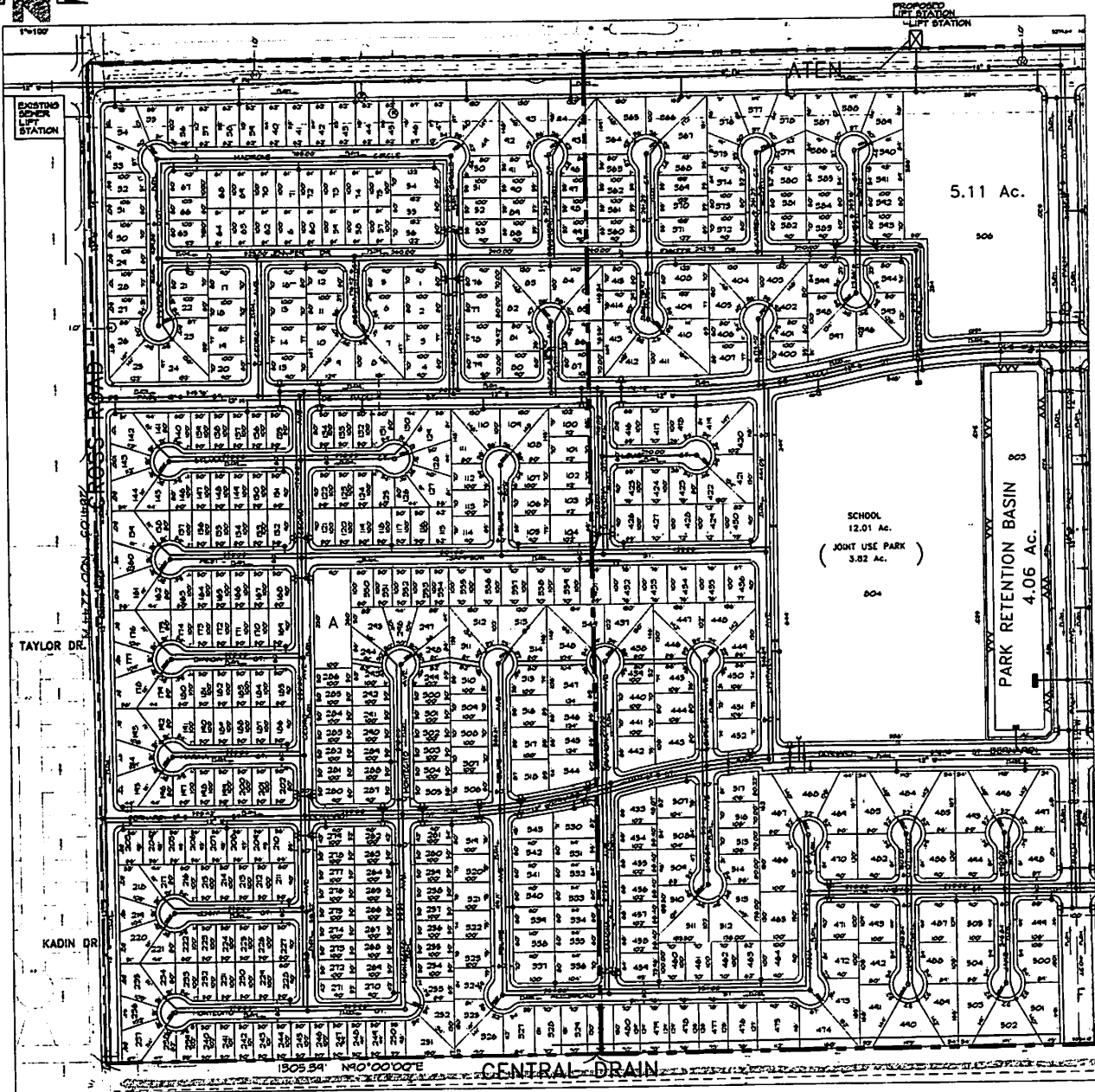
SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/18/2022	ISSUED FOR PERMIT
2	01/18/2022	REVISED PER COMMENTS
3	01/18/2022	REVISED PER COMMENTS

TENTATIVE MAP-VICTORIA RANCH

A SUBDIVISION OF TRACT 61, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	EXISTING LIFT STATION	(Symbol)	PROPOSED LIFT STATION
(Symbol)	EXISTING SIDEWALK	(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVEWAY	(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVE	(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING EASEMENT	(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING UTILITY	(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING FENCE	(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING CURB	(Symbol)	PROPOSED CURB
(Symbol)	EXISTING GROUND	(Symbol)	PROPOSED GROUND
(Symbol)	EXISTING WATER	(Symbol)	PROPOSED WATER
(Symbol)	EXISTING SEWER	(Symbol)	PROPOSED SEWER
(Symbol)	EXISTING GAS	(Symbol)	PROPOSED GAS
(Symbol)	EXISTING TELEPHONE	(Symbol)	PROPOSED TELEPHONE
(Symbol)	EXISTING CABLE	(Symbol)	PROPOSED CABLE
(Symbol)	EXISTING POWER	(Symbol)	PROPOSED POWER
(Symbol)	EXISTING FLOODPLAIN	(Symbol)	PROPOSED FLOODPLAIN
(Symbol)	EXISTING WETLAND	(Symbol)	PROPOSED WETLAND
(Symbol)	EXISTING OPEN SPACE	(Symbol)	PROPOSED OPEN SPACE
(Symbol)	EXISTING PARK	(Symbol)	PROPOSED PARK
(Symbol)	EXISTING SCHOOL	(Symbol)	PROPOSED SCHOOL
(Symbol)	EXISTING RETENTION BASIN	(Symbol)	PROPOSED RETENTION BASIN
(Symbol)	EXISTING ROAD	(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING TRAIL	(Symbol)	PROPOSED TRAIL
(Symbol)	EXISTING FENCE	(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING CURB	(Symbol)	PROPOSED CURB
(Symbol)	EXISTING GROUND	(Symbol)	PROPOSED GROUND
(Symbol)	EXISTING WATER	(Symbol)	PROPOSED WATER
(Symbol)	EXISTING SEWER	(Symbol)	PROPOSED SEWER
(Symbol)	EXISTING GAS	(Symbol)	PROPOSED GAS
(Symbol)	EXISTING TELEPHONE	(Symbol)	PROPOSED TELEPHONE
(Symbol)	EXISTING CABLE	(Symbol)	PROPOSED CABLE
(Symbol)	EXISTING POWER	(Symbol)	PROPOSED POWER
(Symbol)	EXISTING FLOODPLAIN	(Symbol)	PROPOSED FLOODPLAIN
(Symbol)	EXISTING WETLAND	(Symbol)	PROPOSED WETLAND
(Symbol)	EXISTING OPEN SPACE	(Symbol)	PROPOSED OPEN SPACE
(Symbol)	EXISTING PARK	(Symbol)	PROPOSED PARK
(Symbol)	EXISTING SCHOOL	(Symbol)	PROPOSED SCHOOL
(Symbol)	EXISTING RETENTION BASIN	(Symbol)	PROPOSED RETENTION BASIN
(Symbol)	EXISTING ROAD	(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING TRAIL	(Symbol)	PROPOSED TRAIL

APPROVE
 CITY OF IMPERIAL
 PLANNING DEPARTMENT
 04.13.09

DEVELOPMENT DESIGN & ENGINEERING, INC. 1000 N. MISSION BLVD. SUITE 100 SAN DIEGO, CA 92108 TEL: (619) 591-1111 FAX: (619) 591-1112	TENTATIVE SUBDIVISION MAP VICTORIA RANCH IMPERIAL, CA VICTORIA PLACE LLC	2 3 414 415
--	---	----------------------

PREPARED BY: VICTORIA PLACE LLC, 1000 N. MISSION BLVD., SUITE 100, SAN DIEGO, CA 92108

RESOLUTION NO. PC2022-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVAL OF THE VICTORIA RANCH SUBDIVISION SPECIFIC PLAN AMENDMENT, PLANNED UNIT DEVELOPMENT ZONE CHANGE AND SUBDIVISION REVISION TO THE VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP (APN 044-220-105)

WHEREAS, Las Victorias Inc, has submitted an application for approval of Tentative Map Victoria Ranch Sub Unit 4B (APN 044-220-105), Specific Plan Amendment, Planned Unit Development Zone Change, Subdivision revision to the Victoria Ranch Unit 4B Tentative Trac Map; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on July 27, 2022; and

WHEREAS, upon hearing and considering all testimony and arguments, examining and analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map

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 recommends the City Council APPROVAL of Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map subject to Conditions of Approval outlined in Exhibit A; and
- C) 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 proposed Amendment to the Victoria Ranch Specific

Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map may have a significant impact on the environment.

4. That any sensitive resources located within the area of the project or adjacent to the area of the project will be protected and not be significantly impacted by the project.
5. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map 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 Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map are consistent with the policies and the land uses of the existing City of Imperial General Plan.
7. The proposed Amendment to the Victoria Ranch Specific Plan, Planned Unit Development Zone Change & Subdivision Revision to the Victoria Ranch Unit 4B Tentative Trac Map 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 27th day of July, 2022.


Planning Commission Chairman

ATTEST:


City Clerk

RESOLUTION PC 2022-06

**EXHIBIT A
CONDITIONS OF APPROVAL
FOR**

**AMENDMENT TO THE VICTORIA RANCH SPECIFIC PLAN, PLANNED UNIT
DEVELOPMENT ZONE CHANGE AND SUBDIVISION REVISION TO THE
VICTORIA RANCH UNIT 4B TENTATIVE TRACT MAP
(APN 044-220-105)**

1. The 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.
2. The tentative map shall be consistent with and conform to the approved Victoria Ranch Specific Plan Land Use and Circulation Maps.
3. All off-site improvement plans for streets, water and sewer, and other construction items, shall be approved by the City Engineer prior to the start of any construction on off-site improvements within the project.
4. All plants, trees, and other vegetation planted within the street rights-of-way shall be approved by the City Parks Director prior to being planted.
5. The project shall be subject to the use standards outlined in the Planned Unit Development Ordinance and site development standards as follows:

The Applicant requests the same Building Setbacks as the approved Victoria Ranch 6A

Development Standards	Requirements
Front 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	
Living Area	5' Minimum
Street Side Yard Setback	
	10' Minimum
Driveway Curb-Cuts	20' Maximum
Distance between structures	5' Minimum

Architectural projections such as chimneys, overhangs, etc. may project onto any required setbacks subject to the approval of the Planning Director and the Fire Marshall.

6. The Developer/Applicant shall complete Legakes Avenue to the Southern tract boundary, as depicted in the Original TM Conditions of Approval.
7. Prior to issuing Certificates of Occupancy for homes in Victoria Ranch Unit 4B, the Developer must complete circulation improvements as established in the Specific Plan. The area between Legakes Avenue, Cross Road, Aten Boulevard and the southern City of Imperial boundary line, including their rights-of way. Class II bike lanes shall be consistent with bike lanes in the approved Legakes Striping Plan.
8. Class II bike lane improvements are necessary along the following roads:
 - A) Full length of eastern side of Cross Road
 - B) Full length of eastern side of Legakes Avenue
 - C) Additional bicycle facilities and improvements are shown in Figure 8 - Circulation and Alternative Transportation Mode of the project's Specific Plan
 - D) Class II bike lanes must be installed and shall have the following characteristics:
 1. Bike lanes shall have an overall width of 5 feet
 2. A 6-inch wide white line is to be installed separating the bike lane from the vehicle travel lane
 3. Bike stencils must be installed at approximately every 300 feet
 4. Bike path signs must be installed every 300 feet
9. 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.
10. The Developer/Applicant shall pay all applicable impact and capacity fees prior to the issuance of any building permit.
11. 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 Tract Map shall record until such costs have been paid to the City.
12. 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, the Department of Community Development and the Department of Public Services prior to submittal for approval to record any Tract Map.
13. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of any Tract Map.
14. Infrastructure improvements include on-site and off-site improvements such as curb, gutter, sidewalk, retention basins, park improvements, and required noise walls.

15. The Developer shall provide adequate financial assistance 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. The fee amount shall be a pro rata share of each subdivided lot and shall be paid prior to the issuance of a building permit.
16. The Developer/Applicant shall set aside two (2) public school sites to the El Centro Elementary School District for the whole Victoria Ranch Subdivision. The subject school sites shall be of adequate size, configuration and location and shall be approved by the School District prior to recordation of any Final Maps. In the event that adequate school sites are not available within the project site due to conflicts with State Department of Education requirements, the Developer shall pay the appropriate school fees as determined by the El Centro School District.
17. Landscaping around the retention basin to be completed with the completion of the retention basin construction, landscape of other areas including the parkway.
18. Active owl burrows on and adjacent to the project site area shall be identified, and physically marked before the start of any construction activities, including rough grading. They shall then be protected from destruction during any site construction activities. Active owl burrows shall not be disturbed by construction activities during the breeding season (February 15 to August 15). Inactive owl burrows identified in the project area after the breeding season shall then be destroyed, to prevent owls from reoccupying these same burrows in the disturbed project area in the future. A Department of Fish and Game wildlife biologist shall be consulted prior to relocating any owls from the project area.
19. 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 Storm 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 water 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.
20. 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 public drains. Temporary drainage systems shall utilize this same criteria. Facilities must be capable of primary treatment such as de-siltation prior to discharge to public drain.
21. For each phase, storm water basin(s) must be constructed to retain 110 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 of the project, unless required earlier by the City Engineer. The ultimate retention basin capacity shall be according to the approved original Tentative Map drainage factor of 85%.
22. The Developer shall install new water mains, valves, and fire hydrants as required to serve the new development area.
23. Construction sites 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.

24. **All utilities including power lines, telephone lines, and cable television lines shall be installed underground. All existing drains and canals within the project site shall be relocated as necessary and installed underground.**
25. **The Developer/Applicant shall provide a soils report indicating, among other things, suitability of the site for the proposed development, specifications for earthwork, design guidelines for slabs and foundations and recommended roadway sections.**
26. **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.**
27. **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.**
28. **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.**
29. **The Developer may construct the project in phases. However, the project phasing shall comply with the approved phasing plan, as contained in the Victoria Ranch Specific Plan, and as outlined below. Each portion or phase shall fully implement all mitigation measures outlined in the Mitigated Negative Declaration and other environmental documentation whether re-stated herein or not. All conditions set forth in this approval shall be implemented to the extent that each development phase can, together with any phase that preceded it, exist as an independent unit that minimizes all impacts identified in the environmental documentation and all other applicable regulations even if no subsequent phases are built.**
30. **All stationary mechanical equipment shall be properly screened with appropriate walls, building areas, and landscaping to prevent transmission of noise off of building site areas onto adjacent properties. No homes shall be constructed with skylights or other architectural features which could transmit noise from over-flying aircrafts.**
31. **The Tract Map shall include an aviation easement for all lots created. In addition, all lots will be developed and sold with a hold harmless agreement with the County of Imperial Airport.**
32. **For each phase of the project, the Developer shall provide a minimum 200 feet of open space buffer zone between new urban development and other private lands that are actively being farmed. The Developer shall record and inform homebuyers of 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 shall also inform homeowners of Imperial County's right to farm ordinance prior to the occupancy of each residence.**
33. **During the construction of Victoria Ranch Unit 4B improvements, the Developer shall complete the construction of Legakes Avenue to the full cross-section in accordance with the Victoria Ranch Phasing Map.**
34. **The Imperial County Fire Department shall review both, the Tentative Tract Map and improvement plans, and may provide additional Conditions of Approval. Such conditions may include, but not limited to the location and sizing of fire hydrants, premise identification numbers (address numbers), cul-de-sac radii, and roadway accesses.**
35. **In compliance with SB1383 State of California regulation and the City of Imperial's procurement**

requirement, applicant shall integrate compost and/or mulch from a CalRecycle certified composter in all retention basins and landscaped areas. Proof of eligible compost supplier must be submitted to the City prior to the issuance of Certificate of Occupancy for Victoria Ranch Unit 4B Phase 1.