

DATE SUBMITTED  08/14/15   
 SUBMITTED BY  PLANNING DIRECTOR   
 DATE ACTION REQUIRED  08/19/15

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

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: <b>DISCUSSION/ACTION: IMPERIAL REGIONAL PARK FINAL MAP</b>	
1. APPROVE FINAL MAP	
DEPARTMENT INVOLVED: PLANNING	
BACKGROUND/SUMMARY: Council approved the Tentative Parcel Map and associated actions during its June 17, 2015 meeting. The City applied for a grant from the Land and Water Conservation Fund (LWCF) in the amount of \$750,000 and the subdivision was necessary to ensure that only the areas to be occupied by park space is included in the federal designation under the LWCF Program. The annexation is scheduled for approval by the LAFCo Board on August 27, 2015. The Final Map will be recorded immediately after LAFCo's approval to meet the grant timeline.	
FISCAL IMPACT:	F.O. INITIALS: _____
STAFF RECOMMENDATION: Staff recommends	
MANAGER'S RECOMMENDATION:	MANAGER'S INITIALS
MOTION:	
SECONDED: AYES: NAYES: ABSENT:	APPROVED <input type="checkbox"/> ()      REJECTED <input type="checkbox"/> () DISAPPROVED <input type="checkbox"/> ()      DEFERRED <input type="checkbox"/> () REFERRED TO:

# TENTATIVE PARCEL MAP NO. 063-010-049

PORTION OF TRACT 136 AND 137, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

APN: 630-010-071

**OWNER INFORMATION:**  
REDEVELOPMENT AGENCY OF THE CITY OF IMPERIAL  
420 SOUTH IMPERIAL AVENUE  
IMPERIAL, CA. 92251  
(760) 355-3326

**ZONING INFORMATION:**  
EXISTING: AZU (GENERAL AGRICULTURE URBAN)  
PROPOSED: OS (OPEN SPACE)

**LEGAL DESCRIPTION:**  
PARCEL 1:

THAT PORTION OF TRACT 136, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT OFFICIAL PLAT OF RESURVEY APPROVED AND ON FILE IN THE UNITED STATES LAND OFFICE OF LOS ANGELES, CALIFORNIA, LYING BETWEEN DAHLIA AND NEWSIDE CANALS, CONTAINING 71.8 ACRES, MORE OR LESS;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL MAP 1125 IN BOOK 4, PAGE 58 OF PARCEL MAPS.

PARCEL 2:

THAT PORTION OF TRACT 137, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT OFFICIAL PLAT OF RESURVEY APPROVED AND ON FILE IN THE UNITED STATES LAND OFFICE OF LOS ANGELES, CALIFORNIA, LYING BETWEEN DAHLIA AND NEWSIDE CANALS, CONTAINING 71.8 ACRES, MORE OR LESS;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL MAP 1275 IN BOOK 5, PAGE 38 OF PARCEL MAPS.

**ADDITIONAL RECORDED EASEMENTS FOUND AT RECORDERS OFFICE:**

1. A RIGHT OF WAY FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: RIGHT OF WAY FOR NEWSIDE DRAIN NO. 1  
RECORDED: DECEMBER 15, 1924 IN BOOK 11, PAGE(S) 19 OFFICIAL RECORDS  
AFFECTS: A STRIP OF LAND 150 FEET IN WIDTH BEING 150 FEET ON WEST SIDE OF THE CENTERLINE OF DAHLIA CANAL, TRACT 136, T. 15 S., R. 13 AND 14 E., S.B.M., SAID RIGHT OF WAY TO BE ADJACENT TO THAT OF THE COUNTY ROAD, WHICH IS ON THE WEST SIDE OF THE DAHLIA CANAL.

2. A RIGHT OF WAY EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: EASEMENT FOR OVERHANG OF WIRES  
RECORDED: JULY 12, 1948 IN BOOK 713, PAGE(S) 50 OFFICIAL RECORDS  
AFFECTS: THE SOUTH 8 FEET OF THE WEST 1/2 OF TRACT 136.

3. A RIGHT OF WAY FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: RIGHT OF WAY FOR NEWSIDE CANAL  
RECORDED: DECEMBER 16, 1962 IN BOOK 1130, PAGE(S) 560 OFFICIAL RECORDS  
AFFECTS: THE WEST 1/2 OF TRACT 136, AND THE S.W. 1/4 OF TRACT 137, LYING WEST OF A LINE WHICH IS PARALLEL WITH AND 35 FEET EAST OF THE CENTER LINE OF NEWSIDE CANAL AS NOW CONSTRUCTED ALONG THE WEST SIDE OF SAID PROPERTY.

4. A RIGHT OF WAY FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: DAHLIA CANAL RIGHT OF WAY  
RECORDED: SEPTEMBER 11, 1967 IN BOOK 1250, PAGE(S) 1190 OFFICIAL RECORDS  
AFFECTS: THAT PORTION OF THE EAST 80 ACRES OF TRACT 136 INCLUDED WITHIN A STRIP OF LAND 40 FEET IN WIDTH, THE CENTERLINE OF WHICH SHALL BE THE CENTERLINE OF THE CONCRETE LINED DAHLIA CANAL AS CONSTRUCTED ACROSS THE WEST SIDE OF THE ABOVE DESCRIBED PROPERTY.

5. A RIGHT OF WAY FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
GRANTED TO: IMPERIAL COUNTY  
PURPOSE: COUNTY ROAD RIGHT OF WAY  
RECORDED: MARCH 5, 1926 IN BOOK 111, PAGE(S) 108 OFFICIAL RECORDS  
AFFECTS: TRACT 137, T. 15 S., R. 13 AND 14 E., S.B.M., TO BE 60 FEET WIDE AND 30 FEET ON EACH SIDE OF A CENTERLINE COMMENCING AT THE CENTER OF THE WEST BOUNDARY LINE OF TRACT 137, THENCE EAST THROUGH THE CENTER OF SAID TRACT 137 TO A POINT WHICH IS THE CENTER OF THE EAST BOUNDARY LINE OF SAID TRACT 137.

**TITLE DATA NOTE:**

AS TO THE TITLE MATTER SHOWN AND NOTED HEREIN, DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY CHICAGO TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 429090 AND TITLE UNIT NO. 7434 DATED NOVEMBER 30, 2011 AND AS MAY BE SUPPLEMENTED, OTHER CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ETC. ARE CONTAINED IN SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE. DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, MAKE NO STATEMENT AS TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

**UNDERGROUND UTILITY NOTE:**

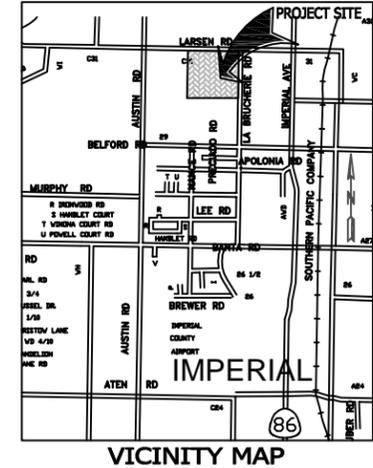
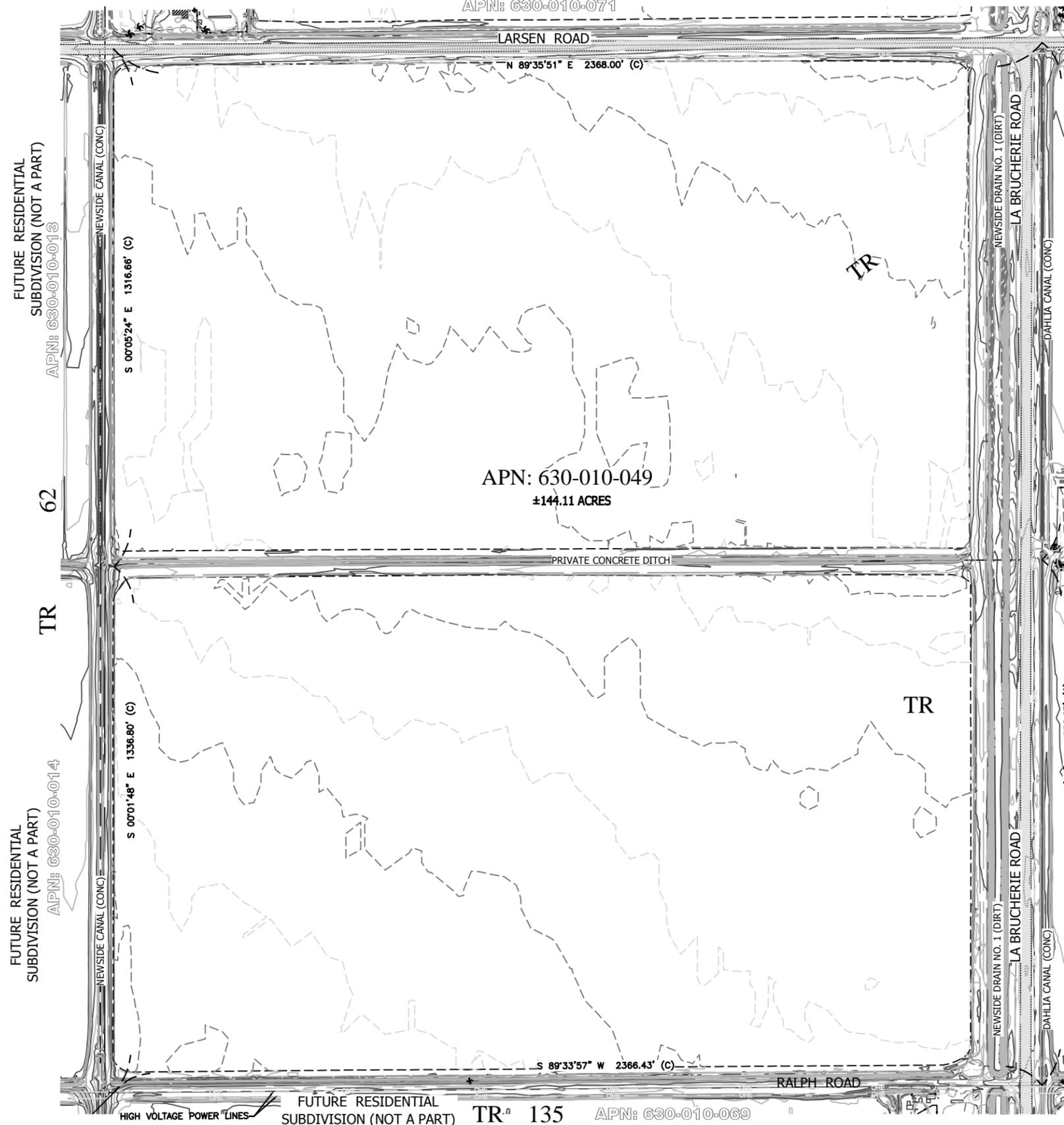
IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE AND SETBACK DATA ARE SHOWN HEREIN, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.

**BASIS OF BEARING:**

THE BEARING NORTH 89°33'57" EAST BETWEEN THE NORTHWEST CORNER OF TRACT 135 AND NORTHEAST CORNER OF TRACT 135 OF MAP ON FILE IN BOOK 9, PAGE 20 OF RECORD OF SURVEYS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

**BENCHMARK DESCRIPTION:**

THE STATION IS SET ON THE WEST SECTION OF IMPERIAL, INSIDE THE FENCE AND NEAR THE SOUTHEAST CORNER OF THE CITY WATER WORKS, IN THE MIDDLE OF A DIRT LANE ALONGSIDE THE EAST SETTLING POOL, A BRASS DISK IS SET IN THE TOP OF A 1-FT ROUND CONCRETE POST PROJECTING 0.5 FT. IT IS 19.7 FT NORTHEAST OF THE SOUTHEAST CORNER OF THE SIDEWALK AROUND THE POOL, 20 FT EAST OF A HOSE CONNECTOR PROJECTING FROM THE SIDEWALK.

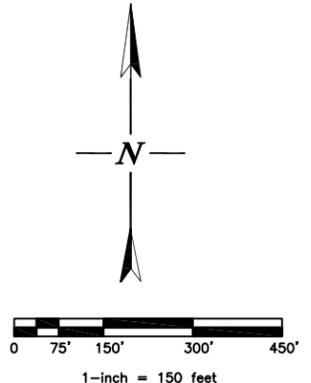


**GENERAL NOTES:**

- TOTAL PROPOSED OPEN SPACE (S) LOTS: 4
- TOTAL PARCEL BOUNDARY: ±144.11 ACRES
- SCHOOL: IMPERIAL UNIFIED SCHOOL DISTRICT
- SEWER: CITY OF IMPERIAL  
701 W. 14TH STREET, IMPERIAL, CA. 92251  
PHONE: 760-355-2718
- WATER: CITY OF IMPERIAL  
201 S. B STREET, IMPERIAL, CA. 92251  
PHONE: 760-355-2155
- ELECTRIC: IMPERIAL IRRIGATION DISTRICT  
333 E. BARIONTI BLVD, IMPERIAL, CA. 92251  
PHONE: 760-335-3640
- GAS: SOUTHERN CALIFORNIA GAS COMPANY  
602 E. ROSS RD, EL CENTRO, CA. 92243  
PHONE: 760-370-5812
- TELEPHONE: SBC PACIFIC BELL  
PHONE: 1-800-750-2355
- CABLE: TIME WARNER CABLE  
313 N. 8TH STREET, EL CENTRO, CA. 92243  
PHONE: 760-355-4800
- FIRE DISTRICT: IMPERIAL FIRE DEPARTMENT:  
2514 LA BRUCHERIE RD, IMPERIAL, CA. 92251  
PHONE: 760-482-2420
- TITLE COMPANY: CHICAGO TITLE COMPANY  
1196 MAIN STREET  
EL CENTRO, CA. 92243  
PHONE: 760-352-2011  
ORDER NO.: 429090  
TITLE UNIT NO.: 7434

**SHEET INDEX:**

DESCRIPTION	SHEET NUMBER
EXISTING SITE PLAN	1
TENTATIVE MAP	2
CONCEPTUAL UTILITY AND GRADING PLAN	3



SHEET NO. <b>1</b> OF 3 SHEETS	DATE: 06/02/15 SCALE: 1"=150' DESIGN: DB CHECKED BY: DB JOB NO. 390311	<b>EXISTING SITE PLAN</b>
CITY OF IMPERIAL EVENTS EQUESTRIAN CENTER		PREPARED UNDER THE DIRECT SUPERVISION OF: DAVID BELTRAN, P.L.S. DATE: 12/31/16 REG. EXP.
NO. REVISIONS:	DATE:	REVISIONS:
DYNAMIC CONSULTING ENGINEERS CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT 2415 IMPERIAL BUSINESS PARK DRIVE, SUITE B, IMPERIAL, CA 92251 TEL: (760) 945-0162 FAX: (760) 945-0163		

# TENTATIVE PARCEL MAP NO. 063-010-049

PORTION OF TRACT 136 AND 137, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

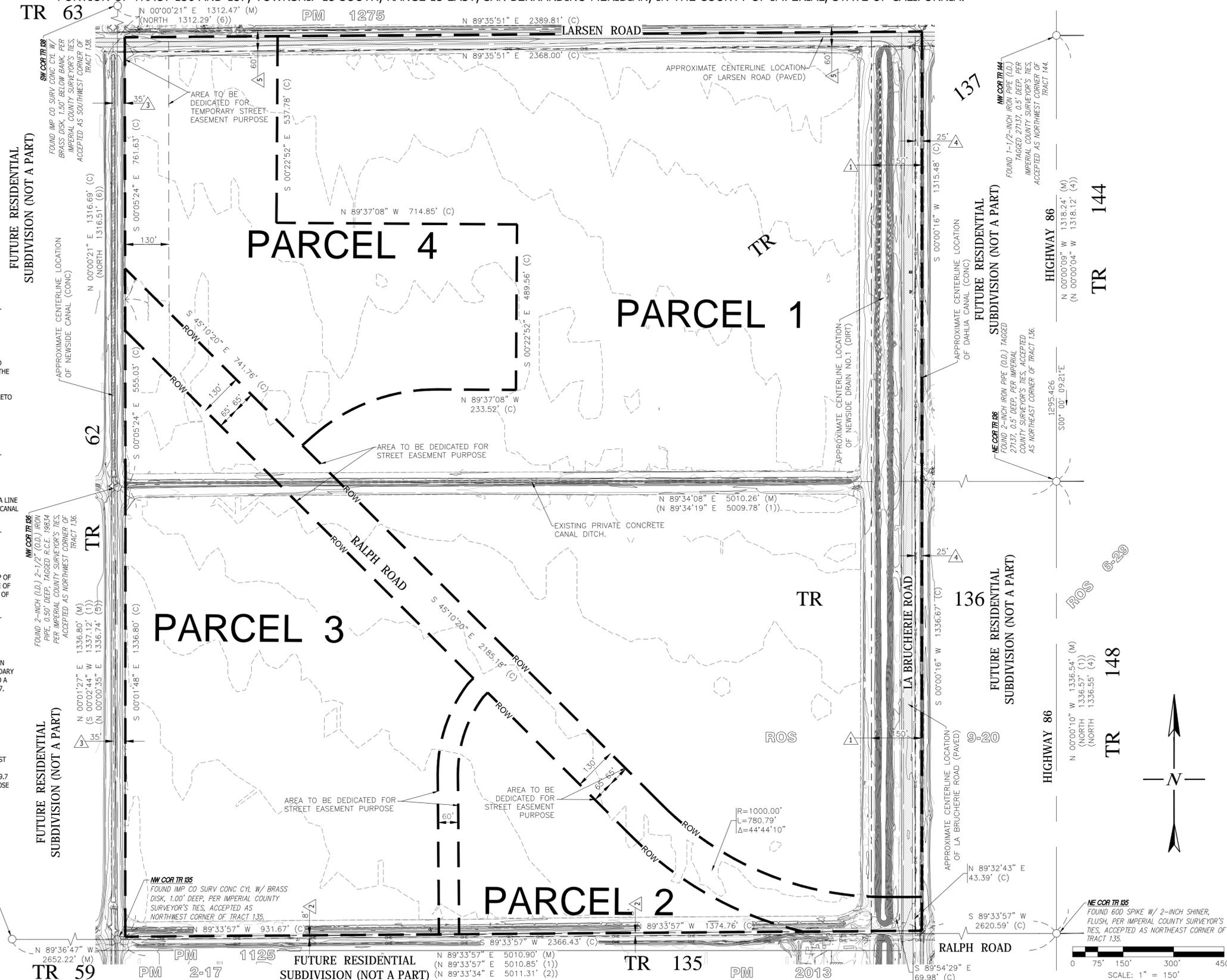
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- LEGEND:**
- TRACT LINE
  - RIGHT OF WAY LINE
  - PROPOSED ANNEXATION BOUNDARY
  - MEASURED DATA
  - CALCULATED DATA
  - RECORD DATA PER RECORD OF SURVEY IN BOOK 9 PAGE 20
  - RECORD DATA PER PARCEL MAP NO. M-1125 IN BOOK 4 PAGE 58
  - RECORD DATA PER PARCEL MAP NO. M-2013 IN BOOK 8 PAGE 61
  - RECORD DATA PER RECORD OF SURVEY IN BOOK 6 PAGE 29
  - RECORD DATA PER PARCEL MAP NO. M-661 IN BOOK 2 PAGE 17
  - RECORD DATA PER PARCEL MAP NO. M-1275 IN BOOK 5 PAGE 38

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<b>SHEET NO.</b>	<b>2</b>
DATE: 06/02/15	SCALE: 1"=150'
DESIGN: DB	CHECKED BY: DB
JOB NO. 390311	OF 3 SHEETS
<b>CITY OF IMPERIAL EVENTS EQUESTRIAN CENTER</b>	<b>TENTATIVE PARCEL MAP</b>
PREPARED UNDER THE DIRECT SUPERVISION OF: DAVID BELTRAN, P.L.S. DATE: 12/31/16	P.L.S. NO. 8482 REG. EXP. 12/31/16
NO.	REVISIONS:
DATE	
<b>Dynamic CONSULTING ENGINEERS</b>	FAX (760) 545-0163
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT 2415 IMPERIAL BUSINESS PARK DRIVE, SUITE B-1, IMPERIAL, CA. 92251 TEL (760) 545-0162	

# CONCEPTUAL UTILITY AND GRADING PLAN

PORTION OF TRACT 136 AND 137, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

**BASIS OF BEARING:**  
THE BEARING NORTH 89°33'57" EAST BETWEEN THE NORTHWEST CORNER OF TRACT 135 AND NORTHEAST CORNER OF TRACT 135 OF MAP ON FILE IN BOOK 9, PAGE 20 OF RECORD OF SURVEYS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

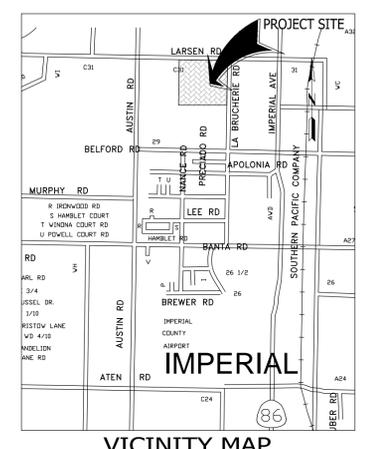
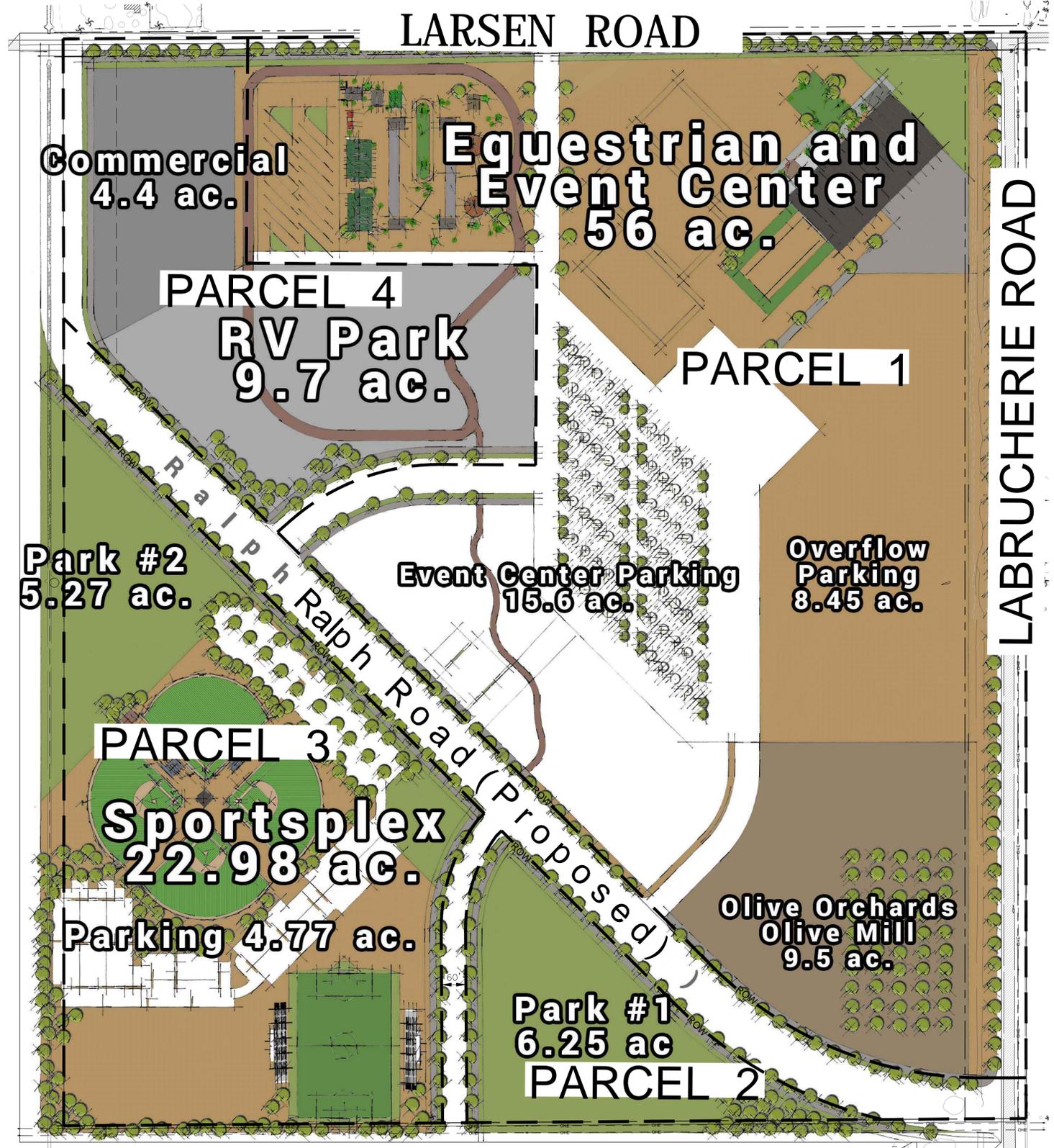
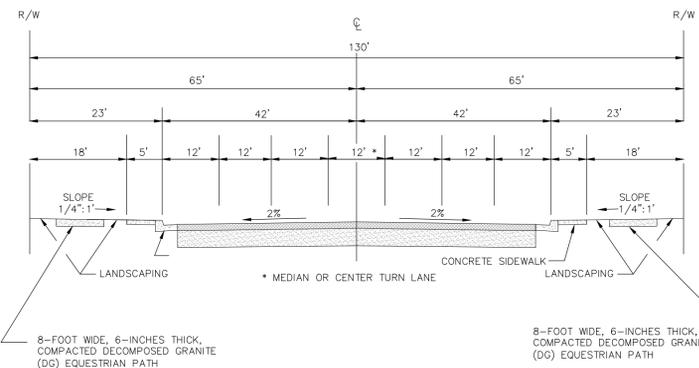
**BENCHMARK DESCRIPTION:**  
THE STATION IS SET ON THE WEST SECTION OF IMPERIAL, INSIDE THE FENCE AND NEAR THE SOUTHEAST CORNER OF THE CITY WATER WORKS, IN THE MIDDLE OF A DIRT LANE ALONGSIDE THE EAST SETTLING POOL. A BRASS DISK IS SET IN THE TOP OF A 1-FT ROUND CONCRETE POST PROJECTING 0.5 FT. IT IS 19.7 FT NORTHEAST OF THE SOUTHEAST CORNER OF THE SIDEWALK AROUND THE POOL, 20 FT EAST OF A HOSE CONNECTOR PROJECTING FROM THE SIDEWALK.

**WATER NOTES:**

1. WATER SUPPLY: THE PROPOSED POINT OF CONNECTION FOR THE WATER PIPELINE IS A 12-INCH DIAMETER PIPELINE LOCATED AT 15TH AND "F" STREET IN THE CITY OF IMPERIAL THROUGH EXISTING RIGHTS-OF-WAYS, REQUIRING APPROXIMATELY 6,800 LINEAR FEET OF 12-INCH WATER PIPELINE TO THE SOUTHEAST CORNER OF THE PROJECT. A PORTION OF THIS PIPELINE IS IDENTIFIED AS A MITIGATION PROJECT IN THE APPROVED WATER MASTER PLAN (+1,200 LINEAR FEET ALONG 15TH STREET, FROM "F" STREET TO "C" STREET.) THE PROPERTIES SURROUNDING THIS PROJECT HAVE APPROVED TENTATIVE MAPS; SHOULD ONE OR MORE OF THESE PROJECTS BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THIS PROJECT, THEN THE POINT OF CONNECTION WILL BE RELOCATED TO ONE OF THESE AREAS. THE WATER MASTER PLAN DOES NOT DEPICT PROPOSED OR FUTURE WATER PIPELINES IN THE PROJECT AREA. FINAL ENGINEERING FOR THE PROPOSED WATER DISTRIBUTION SYSTEM WILL BE COORDINATED WITH THE SURROUNDING PROJECTS.
2. SOURCE: WATERLINE IS IN THE CITY OF IMPERIAL ROADS RIGHT OF WAY, THEREFORE, THE CITY OF IMPERIAL WILL BE THE SOURCE OF THE WATER.
3. QUALITY: THE QUALITY OF THE WATER PROVIDED BY SAID WATERLINE IS ALLOCATED THROUGH THE CITY OF IMPERIAL; REGULATED THROUGH THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES.
4. AVAILABLE QUANTITY OF DOMESTIC WATER: THE CITY HAS CAPACITY TO SERVICE THIS PROJECT FROM THE EXISTING WATER TREATMENT PLANT.
5. ALL WATER PIPELINES AND FITTINGS TO BE A MINIMUM OF CLASS 150 PVC (AWWA C900) WITH A MINIMUM OF THREE FEET OF COVER.
6. SERVICE LATERALS SHALL EXTEND TO THE PARCELS AS NEEDED.
7. FIRE HYDRANTS TO BE INSTALLED PER THE CITY OF IMPERIAL FIRE MARSHALL'S RECOMMENDATION.

**SEWER COLLECTION SYSTEM NOTES:**

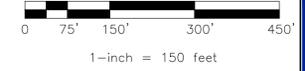
1. SEWER COLLECTION SYSTEM CONNECTION: THE POINT OF CONNECTION FOR THE FORCE MAIN IS LOCATED AT IMPERIAL AVENUE, 800 FEET NORTH OF 15TH STREET, TO AN EXISTING MANHOLE WITH AN 18-INCH DIAMETER GRAVITY SEWER PIPELINE. THIS POINT IS APPROXIMATELY 7,100 LINEAR FEET FROM THE SOUTHEAST CORNER OF THE PROJECT SITE, INSIDE EXISTING RIGHTS-OF-WAYS ALONG LABRUCHERIE ROAD, W BELFORD ROAD AND N IMPERIAL AVENUE WITHIN THE CITY OF IMPERIAL. THE PROPERTIES SURROUNDING THIS PROJECT HAVE APPROVED TENTATIVE MAPS; SHOULD ONE OR MORE OF THESE PROJECTS BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THIS PROJECT, THEN THE PROPOSED PUMP STATION MAY NOT BE NECESSARY AND THE POINT OF CONNECTION WILL BE RELOCATED TO ONE OF THESE AREAS. A SEWER PUMP STATION MAY NOT BE NECESSARY IN THIS CASE. THE SEWER MASTER PLAN DOES NOT DEPICT PROPOSED OR FUTURE WATER PIPELINES IN THE PROJECT AREA. FINAL ENGINEERING FOR THE PROPOSED SEWER COLLECTION SYSTEM WILL BE COORDINATED WITH THE SURROUNDING PROJECTS.
2. ALL SEWER PIPELINES AND FITTINGS TO BE A MINIMUM OF SDR35.
3. SERVICE LATERALS SHALL EXTEND TO THE PARCELS AS NEEDED.



**HYDROLOGY DATA:**

**PARCEL 1:**  
AREA = 101.12 ACRES  
100 YRS, 3 HRS STORM EVENT = 2.68 INCHES  
HYDROLOGY ANALYSIS - EFFECTIVE RAINFALL = 1.79 INCHES  
MAXIMUM FLOW Q = 239.85 CFS  
TOTAL STORM VOLUME = 661,500 FT<sup>3</sup>  
6,541.73 FT<sup>3</sup>/ACRE

**PARCEL 2:**  
AREA = 41.99 ACRES  
100 YRS, 3 HRS STORM EVENT = 2.68 INCHES  
HYDROLOGY ANALYSIS - EFFECTIVE RAINFALL = 1.79 INCHES  
MAXIMUM FLOW Q = 98.24 CFS  
TOTAL STORM VOLUME = 271,000 FT<sup>3</sup>  
6,453.91 FT<sup>3</sup>/ACRE



DATE: 06/02/15	SHEET NO. 3
SCALE: 1"=150'	DESIGN: DB
CHECKED BY: DB	JOB NO. 390311
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