

DATE SUBMITTED 09/02/16
 SUBMITTED BY PLANNING DIRECTOR
 DATE ACTION REQUIRED 09/07/16

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

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: DESERT MIRAGE UNIT 5 FINAL MAP
 1. APPROVE DESERT MIRAGE UNIT 5 FINAL MAP

DEPARTMENT INVOLVED: PLANNING DEPARTMENT

BACKGROUND/SUMMARY:

Desert Mirage Unit 5 is the last remaining portion of undeveloped area within the Savannah Ranch development. There are 61 single family residential lots within Unit 5. The City retained \$504,000 in Performance and Labor and Materials Bonds from Unit 3 to ensure that improvements be completed in Unit 5. The current estimated cost of improvements is \$977,000. The developer is requesting a deed-in-lieu agreement similar to the Victoria Ranch arrangement to guarantee infrastructure improvements within Unit 5.

FISCAL IMPACT: None.

F.O. INITIALS: _____

STAFF RECOMMENDATION:

Staff recommends approval of the Final Map subject to the execution of a Subdivision Agreement to outline the responsibilities of the developer including a senior-position Deed of Trust on properties with a value equivalent to or exceeding the cost of infrastructure improvements.

MANAGER'S RECOMMENDATION: Approval

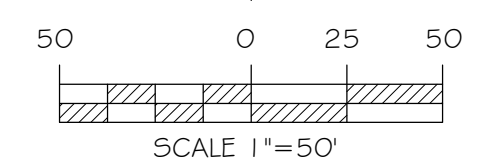
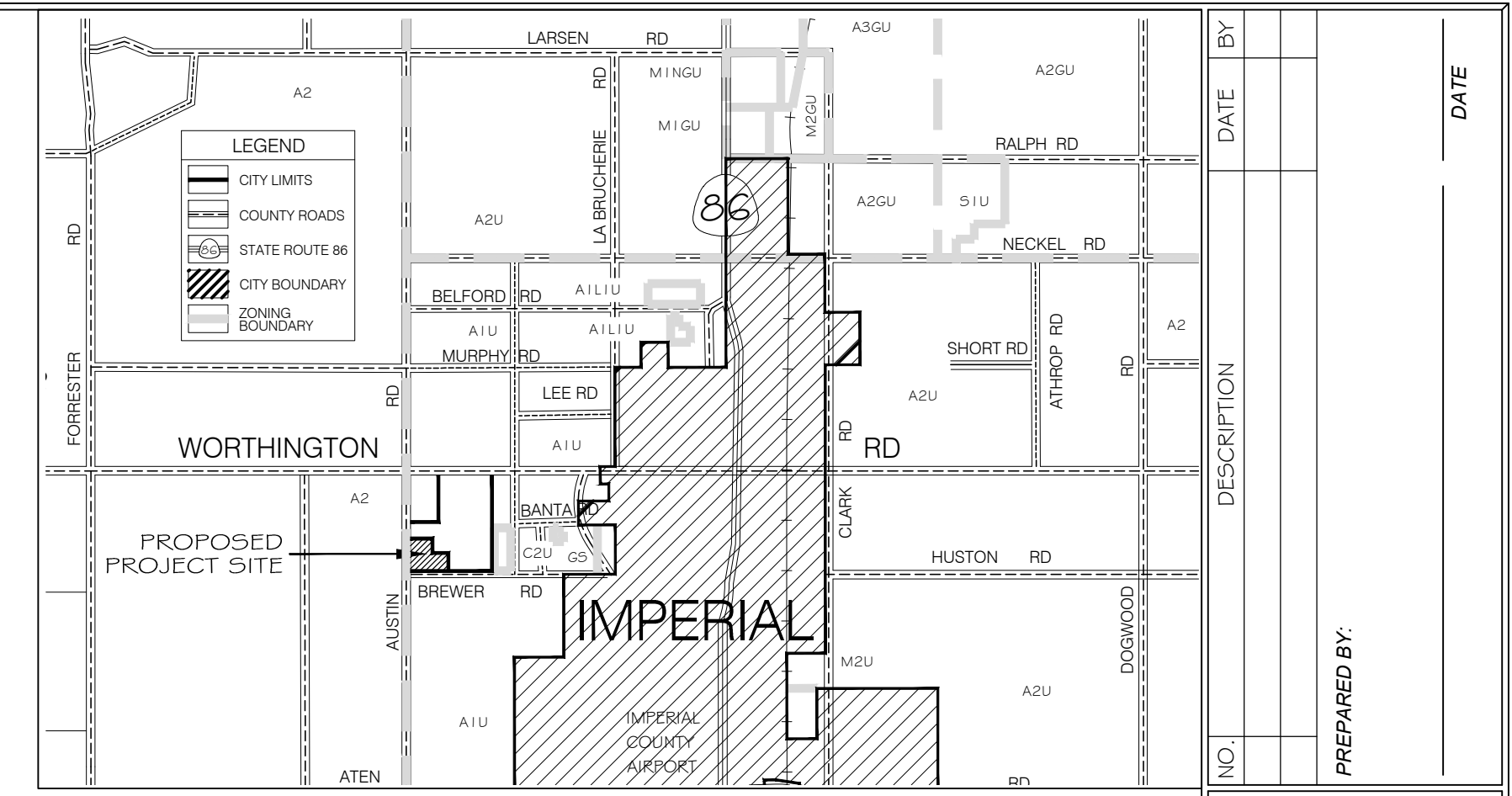
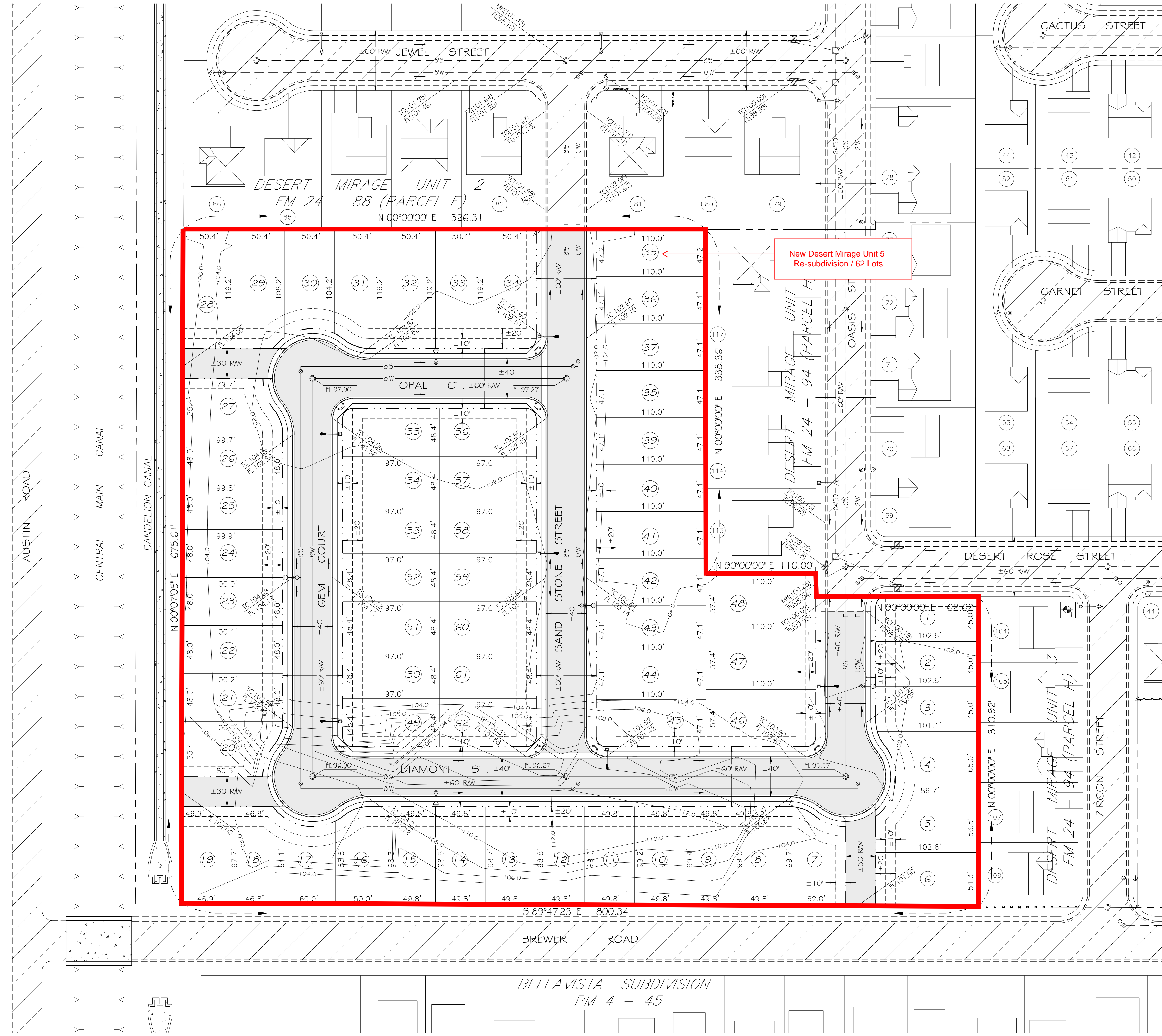
MANAGER'S INITIALS JG

MOTION:

SECONDED: APPROVED () REJECTED ()
 AYES: DISAPPROVED () DEFERRED ()
 NAYES:
 ABSENT: REFERRED TO:

DESERT MIRAGE UNIT 5 SUBDIVISION - TENTATIVE MAP

PARCEL "H" OF DESERT MIRAGE SUBDIVISION UNIT NO. 3
PER FINAL MAP 24 - 94, IN THE COUNTY OF IMPERIAL, CA.



LEGAL DESCRIPTION

LOTS 75 THRU 103, INCLUSIVE, LOTS 109 THRU 112, INCLUSIVE, AND LOTS 115 AND 116, DESERT MIRAGE ESTATES UNIT NO. 3, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 24, PAGE 94 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 8, 2006 AS FILE NO. 2006-022682 OF OFFICIAL RECORDS.

PROPERTY OWNER

MARTIN D. COYNE
1334 N. IMPERIAL AVENUE
EL CENTRO, CA 92243

APN'S

064-252-004 THRU 064-252-010
064-251-034 THRU 064-251-035
064-251-040 THRU 064-251-062

ZONING

EXISTING ZONING: SP (SPECIFIC LOT OVERLAY)
PROPOSED ZONING: SP (SPECIFIC LOT OVERLAY)

BENCHMARK

"X-CHIPPED" ON THE TOP OF CURB 5/8" DESERT ROSE ST.
ELEVATION 100.32 (Assumed for This Project)

SCOPE

THIS IS A SUBDIVISION CONSISTING OF 62 LOTS, AND IS A RE-SUBDIVISION OF A PORTION OF DESERT MIRAGE UNIT 3 WHICH CONSISTED ORIGINALLY OF 31 LOTS.

LOTS SQUARE FOOTAGE

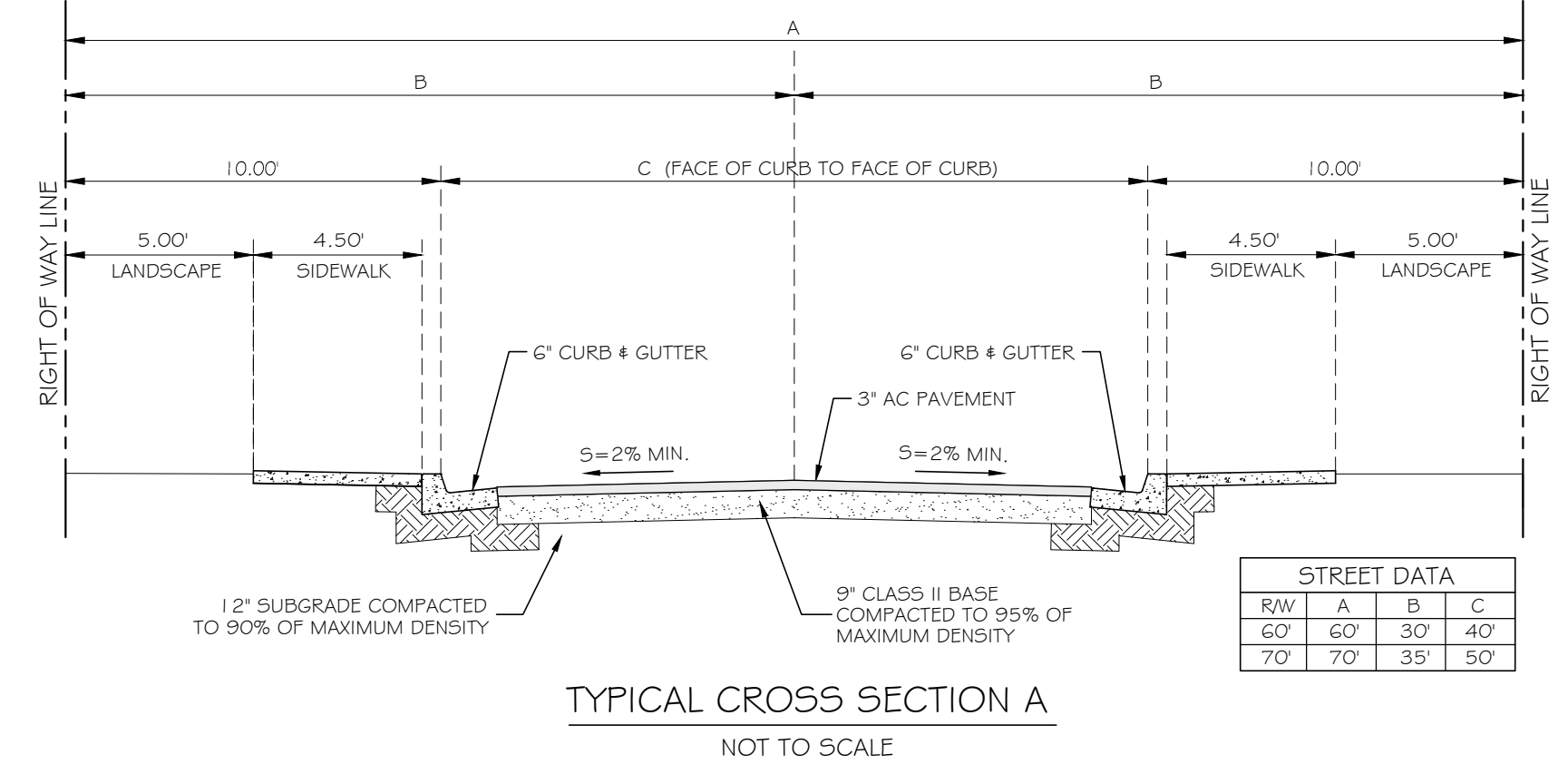
LOT 1	4,596	LOT 24	4,799
LOT 2	4,618	LOT 25	4,625
LOT 3	4,612	LOT 26	4,625
LOT 4	5,725	LOT 27	4,625
LOT 5	5,605	LOT 28	4,625
LOT 6	5,564	LOT 29	4,625
LOT 7	5,604	LOT 30	4,625
LOT 8	4,973	LOT 31	4,625
LOT 9	4,957	LOT 32	4,625
LOT 10	4,948	LOT 33	4,625
LOT 11	4,938	LOT 34	4,625
LOT 12	4,930	LOT 35	4,625
LOT 13	4,921	LOT 36-44	4,579
LOT 14	4,912	LOT 45	4,578
LOT 15	4,902	LOT 46	4,578
LOT 16	4,742	LOT 47-48	4,630
LOT 17	4,904	LOT 49	4,673
LOT 18	4,577	LOT 50-54	4,694
LOT 19	4,578	LOT 55-56	4,681
LOT 20	4,985	LOT 57-61	4,694
LOT 21	4,813	LOT 62	4,673
LOT 22	4,808		
LOT 23	4,803		

LEGEND

- EXISTING PROPERTY LINE
- NEW RIGHT OF WAY
- NEW LOT LINE (RESIDENTIAL ZONE)
- EXISTING AC. PAVEMENT
- PROPOSED AC. PAVEMENT
- PROPOSED CURB AND GUTTER # SIDEWALK
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- FLOW DIRECTION
- PROPOSED HANDICAP RAMP
- EXISTING CONTOUR LINE
- EXISTING CURB AND GUTTER # SIDEWALK
- EXISTING 8" DIA. WATERLINE
- EXISTING 8" DIA. SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- FLOW LINE
- TOP OF CURB
- TMH
- TOP OF MANHOLE
- INVT
- INVERT ELEVATION
- RIGHT OF WAY

GENERAL INFORMATION (RESIDENTIAL ZONE)

- MIN. LOT SIZE (CITY) 4,500 SF
 - NUMBER OF LOTS (CITY) 62
 - FRONT YARD SETBACK (CITY) 20'
 - REAR YARD SETBACK (CITY) 10'
 - SIDE YARD SETBACK (CITY) 5' x 10'
 - SIDE YARD SETBACK AT CORNERS (CITY) 10'
 - CURB AND GUTTER MIN. SLOPE (CITY) 0.20%
 - STORM DRAIN MIN. SLOPE (1/2" MIN. DIA.) 0.10%
 - SANITARY SEWER MIN. SLOPE (8" MIN. DIA.) 0.20%
 - SEWER FLOW 100 GPCPD
 - SEWER SERVICES 4" @ LOTS
 - SEWER TREATMENT CITY OF IMPERIAL
 - DOMESTIC WATER SUPPLY CITY OF IMPERIAL
 - WATER DEMAND 250 GPCPD
- NOTE: ALL IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.



NO.	DESCRIPTION	DATE	BY



APPROVED BY:	DATE
CITY OF IMPERIAL	
CLIENT/TOWNER:	MARTIN COYNE
ADDRESS:	1334 N. IMPERIAL AVENUE EL CENTRO, CA 92243
TELEPHONE:	

PROJECT DESCRIPTION:	DESERT MIRAGE SUBDIVISION UNIT 5
DRAWING DESCRIPTION:	TENTATIVE SUBDIVISION MAP
PROJECT NO.	
SHEET:	1/1
DRAWN BY:	MD 02/11/13
LAST REVISED:	
DATE:	MD 03/26/13

Exhibit 1

DESERT MIRAGE UNIT 5 RE-SUBDIVISION

"Off-Site" Improvements PRELIMINARY Cost Estimates

Oasis, Diamond, Sand Stone, Opal Ct & Gem Ct

SUBDIVISION STREET IMPROVEMENTS		Unit	Unit Cost	Quantity	Cost
100 Earthwork					
Clearing & Grubing		AC	\$ 275.00	10	\$ 2,750.00
Cut & Fill		CY	\$ 4.00	18,000	\$ 72,000.00
Import/Fill		CY	\$ 15.00	1,200	\$ 18,000.00
Building Pad Preparation		SY	\$ 3.90	20,150	\$ 78,585.00
					\$ 171,335.00
200 Sewer System					
8" Sewer Pipe		LF	\$ 35.00	1,910	\$ 66,850.00
Sewer Manhole		EA	\$ 3,500.00	5	\$ 17,500.00
Sewer Services		EA	\$ 550.00	62	\$ 34,100.00
					\$ 118,450.00
300 Storm Drain System					
12" Storm Drain Pipeline		LF	\$ -	0	\$ -
					\$ -
400 Water System					
8" Water Pipe		LF	\$ 30.00	2,000	\$ 60,000.00
Fire Hydrant		EA	\$ 3,000.00	5	\$ 15,000.00
Water Services		EA	\$ 550.00	62	\$ 34,100.00
					\$ 109,100.00
500 Surface Improvements					
Curb & Gutter		LF	\$ 14.00	3,720	\$ 52,080.00
Concrete Crosswalk		SF	\$ 6.00	724	\$ 4,344.00
Concrete Driveway (W=20')		SF	\$ 4.50	11,780	\$ 53,010.00
Concrete Sidewalk (W=4.5')		SF	\$ 3.50	9,946	\$ 34,811.00
Accesible ADA Wheelchairramps		SF	\$ 950.00	11	\$ 10,450.00
12" Subgrade & 9" Class II Base		SF	\$ 1.50	82,563	\$ 123,844.50
3" Asphalt Concrete Paving		SF	\$ 1.50	82,563	\$ 123,844.50
Striping and Signage		LS	\$ 1,500.00	1	\$ 1,500.00
					\$ 403,884.00
600 Underground Utilities					
Street Lights		LS	\$ 2,000.00	6	\$ 12,000.00
Electrical System and Services to Each Lot		EA	\$ 2,000.00	62	\$ 124,000.00
					\$ 136,000.00
700 Miscellaneous*					
Erosion Control		EA	\$ 15,000.00	1	\$ 15,000.00
Survey Monuments		EA	\$ 375.00	62	\$ 23,250.00
					\$ 38,250.00
	BOND AMOUNT		Total Conctruction Cost Estimate		\$ 977,019.00
				62 lots	
09/01/16				Cost / Lot	\$15,758.37