

DATE SUBMITTED 09/16/16
SUBMITTED BY PLANNING DIRECTOR
DATE ACTION REQUIRED 09/21/16

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: TREES WITHIN THE LA BRUCHERIE-WILDFLOWER RETENTION BASIN

- 1. PROVIDE DIRECTION TO STAFF

DEPARTMENT INVOLVED:

BACKGROUND/SUMMARY:

Over the years, the City received a number of complaints regarding debris from the trees within the La Brucherie-Wildflower retention basin. Those trees have become so tall that it is difficult to prune the upper branches. A decision was made to remove those trees. Residents along the south side of Silverwood Street appeared before the City Council requesting those trees remain as they serve to lessen the odors from El Centro's sewer treatment plant to the south. The trees also provide aesthetic value to the neighborhood. Planning Commission Pechtl spoke during Public Appearance and stated that the Planning Commission made it a Condition of Approval to install trees within the retention to serve as a buffer between the residences and the sewer treatment plant (see Condition #39, attached).

FISCAL IMPACT: Maintenance of within the retention basin is covered under the Wildflower Landscape Maintenance District (LMD). Although a map of the LMD only shows the boundaries of the homes to be assessed the fee, the intent was to use those fees to maintain the retention basin along with other landscaping within the subdivision (see Condition #6). F.O. INITIALS: _____

STAFF RECOMMENDATION:

Staff recommends keeping the trees and maintaining them as necessary.

MANAGER'S RECOMMENDATION: City Manager concurs with Staff recommendation. MANAGER'S INITIALS JG

MOTION:

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

II. DESCRIPTION OF THE DISTRICT / ZONE

A. Boundaries of the District/Zone

The District/Zone is located in the west portion of the City of Imperial, generally:

- North, Joshua Tree Street
- East, La Brucherie Road

The District/Zone consists of all parcels located in the Wildflower No. 8 subdivision

B. Description of the District/Zone Improvements and Services

Landscape improvements provided in the District/Zone may include but are not limited to: turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting, drainage systems, masonry walls, entryway monument, and associated appurtenances. These improvements include: all necessary service; operations; administration; and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory working condition. The City utilizes the services of landscape maintenance contractors and City crews for all regularly scheduled landscape maintenance. The specific locations of improvements within the District/Zone are described in the following section.

The District/Zone provides and ensures the continued maintenance, servicing, administration, and operation of various landscape improvements and associated appurtenances located within the Wildflower Development.

Landscaped Easements -- The location of landscaped easements, including street trees, may include but are not limited to: Joshua Tree Street and La Brucherie Road

Stormdrain Basin Maintenance -- The location of the stormdrain basin to be maintained by the assessments is located at the south side of the Wildflower development.

The assessable parcels receive special benefit from the landscaping, irrigation and drainage systems within the boundaries of the District/Zone. Specific improvements include all ground cover, turf, shrubs, trees, and associated appurtenances. The services provided include all necessary operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The District/Zone through annual assessments budgeted and reviewed each fiscal year, funds the continued maintenance of these improvements. All assessable parcels identified as being within the District/Zone, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District/Zone in proportion to the estimated benefit

April 30, 2002

MEMO

TO: PLANNING COMMISSIONERS

FROM: JOEL HAMBY, COMMUNITY DEVELOPMENT DIRECTOR

RE: WILDFLOWER UNIT 8 CONDITIONS

A handwritten signature in black ink, appearing to read 'J. Hamby', is positioned to the right of the 'FROM' line.

Per direction of the Planning Commission, the tentative map conditions for Wildflower North Subdivision Unit 8 have been reviewed, copy attached.

The concern of the Planning Commissioners was that the subdivision's perimeter wall that was constructed along LaBrucherie Road may not be what was required in the conditions. Also, that the landscaping in the retention basin was not as required.

A meeting was scheduled with Jim Pledger of Dick-Con (developer's representative), City Engineer Terry Barrett, and Joel Hamby on April 4th. Mr. Pledger reported that the landscaping and irrigation system for the retention basin was being finalized at that time. He also believes they have complied with the condition regarding the wall.

Condition #18 of the Tentative Map Conditions is as follows: "Provide sound wall of masonry or stucco wood frame along the east boundary of subdivision no less than 6 ft. high."

An effort was made to verify specific details concerning the conditions by listening to the tape recording of the meeting. Unfortunately, the recorder did not function properly so the discussion was not distinguishable.

Based on the written documentation, it appears that the developer has complied with the conditions. However, the developer still has to complete the offsite improvements, have them inspected by the City Engineer and accepted by City Council.

CONDITIONS ADOPTED
AT PL MEET. 2/14/01

RE: Wildflower North Subdivision Unit No. 8 Tentative Map Recommendations

Please review the following recommendations on the above referenced project based on our review of the proposed tentative map.

CONDITIONS

1. The developer shall comply with all local, state and federal laws, rules, regulations, ordinances and standards as they may pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City Engineer shall apply.
2. The Developer 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 all such costs have been reimbursed to the City.
3. All maps, plans, studies, reports, estimates of cost, designs and calculations required for this project shall be subject to the review and approval of the City Engineer and Department of Public Works prior to submittal to City Council for approval to record the tract map.
4. All improvements required for each phase of development shall be constructed, or in lieu thereof, security provided to insure construction, prior to recordation of each Tract Map.
5. Prior to any construction on site or the recordation of the first tract map, the Developer shall conduct a Burrowing Owl Survey, which is consistent with CDFG Guidelines (1975); based on the results the Developer shall mitigate any impacts to the satisfaction of CDFG.
6. The Developer shall initiate through the City Manager's Office, the formation of a Special District for the maintenance of the retention basin and lighting, fencing and landscaping constructed on public property or rights-of-way. No change of ownership or final inspections of homes shall occur until City has approved said District and such is in place.
7. Landscaping plan shall be provided to the City of Imperial for review and approval prior to the occupancy of the first house. Landscaping shall be provided in those areas of the storm water retention basin and along the south side of Silverwood Street, north of the future Sandalwood Glen retention basin.
8. Before the issuance of each building permit, developer shall provide a letter from the School District indicating that required school fees have been paid or otherwise satisfied for same.
9. Prior to commencing construction of the 60th house, a secondary, all-weather emergency access shall be installed to serve the completed portions of the project.
10. Prior to the City Council's approval of the first tract map, the Developer shall provide to the City a letter from the Imperial Irrigation District indicating that they have reviewed and approved the project plans for disposition and handling of drainage.
11. Developer shall provide an analysis of traffic that will be utilizing the Labrucherie Road/ Wall Road intersection, the Labrucherie Road/ Joshua Tree Street intersection and the Aten Road/ La Brucherie Road intersection and provide whatever improvements that analysis calls for. The purpose of this study is to determine the fair share of the cost of the intersection improvements.

12. Developer shall offer for dedication all rights-of-way, easements or parcels of land required for both the on-site and off-site construction of streets, pipelines, utilities and the storm water retention basin.
13. All new power and communication facilities constructed to serve project shall be installed in underground conduits.
14. Developer shall pay in-lieu park fees due for each house before issuance of the building permit for same.
15. Approval or conditional approval of the tentative map shall not constitute the waiver of any requirement of the City's ordinances or regulations: except, where a condition herein set out specifically provides a waiver.
16. Developer shall obtain, pay for and comply with all permits required from the Imperial Irrigation District for improvements within or across the rights-of-way of same.
17. Final maps shall provide 10' public utility easements adjacent to all street rights-of-ways for power, communications and cable television underground systems.
18. Provide sound wall of masonry or stucco wood frame along the east boundaries of subdivision no less than 6ft high.
19. Storm drain piping shall provide connection directly to the drain ditch discharge to allow nuisance water to be discharged to drain without wetting the retention basin.
20. House pad elevations and grading shall provide protection of the finished floor of house from inundation caused by a 5-inch rain storm. (100 year storm)
21. Storm drain system shall provide run-off from site to retention basin at no less than ½ inch per hour and retention of no less than 3 inches, both assuming 100% runoff and no discharge to drain ditch.
22. Developer shall prepare all documents and pay all costs necessary to acquire, dedicate and annex adjacent road right-of-ways to the City of Imperial, where such rights-of-way are required to provide required street sections.
23. The Developer shall construct 50% of the full basin with the first phase of development. The full build out of retention basin shall be completed or secured prior to issuance of the 60th building permit.
24. Streetlights of no less than 250 watts shall be provided at the Wall Road / La Brucherie Road intersection, and the Joshua Tree Road / La Brucherie Road intersections.
25. Stop signs shall be provided at key intersections throughout project as determined by the City Engineer as advised by the Chief of Police.
26. The Developer shall provide a Drainage Study with analysis to validate retention basin design and capacity including the connection to the Sandalwood Glen retention system.
27. The Developer shall address concerns of possible back flow into the system from the Sandalwood Glen retention system, the probable failure and high frequency of maintaining the retention basin due to the location of the inlets, and the Health Risks caused by the standing water which will remain in the systems pipes servicing the inlets.
28. It is recommended that the Developer follow the provisions of the soils report provided by Southland Geotechnical, dated October 13, 2000, in determining the depth of class 2 base used in all proposed road improvements.

29. The Developer shall provide whatever improvements are necessary for the drainage of Labrucherie Road and Joshua Tree Street.
30. The sewer pipeline in the east section of Silverwood Street and the southerly portion of Tumbleweed Ave. flows away from the proposed sewer pump-station. The same is true for the westerly portion of Silverwood Street.
31. The listed 8" diameter sewer line on Blazing Star trail shall have a minimum slope of .0020. This shall be shown on improvement plans.
32. The Developer may not connect the proposed 12" storm drain line to the proposed 8" sewer line at the west cul-de-sac of Silverwood Street.
33. Show the power line at the southerly boundary of the subdivision.
34. Show the location of the telephone junction boxes along the westerly boundary of the subdivision, to improvement plans.
35. The Developer shall provide verification that minimum water pressure required by the Fire Department shall be maintained in all cul-de-sacs not connected to a continuous loop.
36. The proposed invert elevations and pipe diameters for the storm drain system shall allow for adequate cover and flow in the correct direction.
37. Provide loop system by connecting 12" waterline in Wall Road North to the water main in Aten Road or connect to the new South Colonia Water Main east of the subdivision.
38. Provide striping and signing plan per local development standards.
39. Provide a buffer area acceptable to the City of Imperial, between the sewer treatment facility and the residential dwellings along with vegetation and landscaping to reduce the noticeable odor impact, during times of odor flare-up or northern drift. Additionally provide written notification to all potential buyers, prior to purchase, of the potential odor generated by the sewer treatment facility, as well as provide said notification as part of the proper notification on the recorded deed of each of the 119.
40. Impact fees shall be paid for police and fire impacts as determined by the City or as established by ordinance. Fees will not exceed those set by a future ordinance.
41. Provide no less than 34 feet of paving in La Brucherie along project frontage and stripe for left-turn lanes at Wall Road and Joshua Tree Street.
42. Provide no less than two (2) out-bound turning lanes at Wall Road and Joshua Tree Street. The single in-bound lane at both locations shall be no less than 16 feet.
43. Developer shall pay no less than 2.4 percent of the cost of signals to be constructed at the intersection of La Brucherie and Aten Roads.
44. The Developer pay the Clark Road and sewer reimbursement fee as determined by the City.

developer contribute toward the paving of Clark road south from the development to Barioni Blvd in the amount of \$46,000.00, (approximately \$500.00 a house) as each house is developed. And modifying condition number 19 to provide a 8ft sound wall along the west wall. Seconded by MEIER.

- MCALISTER- YES
- PECHTL- YES
- MCDADE- YES
- MEIER- YES

**Public Hearing
7:30 p.m.**

A hearing to consider a General Plan Amendment #404-383-2001, Zone Change #404-384-2001, Tentative Map 83-2001, and Mitigated Negative Declaration #404-385-2001. Mr. DICK WADDELL/Waddell Engineering stated he was representing Mr. Dick Tuthill, he is the developer for Wildflower North. Mr. Waddell stated to the commissioners he has reviewed the staff report and he stated it is suppose to be supplemented by Joel Hamby, Director of Public Works. Mr. Waddell stated he has gone through the conditions and we have obtained the traffic study that was requested up front. Mr. Waddell was giving his point of view of the conditions with the planning commission. Mr. Waddell had stated he sent the planning department a letter regarding additional conditions that the developer would like to be presented to the commissioners. Mr. Hamby stated to the Commissioners that the traffic study should be recommended and be adopted and also included as part of the conditions. Commissioner PECHTL moved to approve General Plan Amendment #404-383-2001, Zone Change #404-384-2001, Tentative Map 83-2001, and Mitigated Negative Declaration #404-385-2001 with the attached conditions and the additional conditions that Mr. Waddell has represented to the commissioners. Seconded by MEIER.

- MCALISTER-Left about 7:00p.m
- PECHTL- YES
- MCDADE- YES
- MEIER- YES



ENGINEERING & SURVEYING, INC.

Job #00-317

1850 W. Main St., Suite G
El Centro, CA 92243
Phone (760) 353-3552
FAX (760) 353-3751

January 4, 2001

Mr. Joel Hamby
City of Imperial
420 S. Imperial Avenue
Imperial, CA 92251

RE: Wildflower North Subdivision Unit No. 8 Tentative Map Recommendations

Dear Joel,

Please review the following recommendations on the above referenced project based on our review of the proposed tentative map.

CONDITIONS

1. The developer shall comply with all local, state and federal laws, rules, regulations, ordinances and standards as they may pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City Engineer shall apply.
2. The Developer 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 all such costs have been reimbursed to the City.
3. All maps, plans, studies, reports, estimates of cost, designs and calculations required for this project shall be subject to the review and approval of the City Engineer and Department of Public Works prior to submittal to City Council for approval to record the tract map.
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5. Prior to any construction on site or the recordation of the first tract map, the Developer shall conduct a Burrowing Owl Survey, which is consistent with CDFG Guidelines (1975); based on the results the Developer shall mitigate any impacts to the satisfaction of CDFG.
6. The Developer shall initiate through the City Manager's Office, the formation of a Special District for the maintenance of the retention basin and lighting, fencing and landscaping constructed on public property or rights-of-way. No change of ownership or final inspections of home until City has approved said District and such is in place.
7. Landscaping plan shall be provided to the City of Imperial for review and approval prior to the occupancy of the first house. Landscaping shall be provided in those areas of the storm water retention basin and along the south side of Silverwood Street, north of the future Sandalwood Glen retention basin.

70

8. Before the issuance of each building permit, developer shall provide a letter from the School District indicating that required school fees have been paid or otherwise satisfied for same.
9. Prior to commencing construction of the 60th house, a secondary, all-weather emergency access shall be installed to serve the complete portions of the project.
10. Prior to the City Council's approval of the first tract map, the Developer shall provide to the City a letter from the Imperial Irrigation District indicating that they have reviewed and approve the project plans for disposition and handling of drainage.
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13. All new power and communication facilities constructed to serve project shall be installed in underground conduits.
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16. Developer shall obtain, pay for and comply with all permits required from the Imperial Irrigation District for improvements within or across the rights-of-way of same.
17. Final maps shall provide 10' public utility easements adjacent to all street rights-of-ways for power, communications and cable television underground systems.
18. Provide sound wall of masonry or stucco wood frame along the north and east boundaries of subdivision.
19. Storm drain piping shall provide connection directly to the drain ditch discharge to allow nuisance water to be discharged to drain without wetting the retention basin.
20. House pad elevations and grading shall provide protection of the finished floor of house form inundation caused by a 5-inch rain storm. (100 year storm)
21. Storm drain system shall provide run-off from site to retention basin at no less than ½ inch per hour and retention of no less than 3 inches, both assuming 100% runoff and no discharge to drain ditch.
22. Developer shall prepare all documents and pay all costs necessary to acquire, dedicate and annex adjacent road right-of-ways to the City of Imperial, where such rights-of-way are required to provide required street sections.
23. The Developer shall construct 50% of the full basin with the first phase of development. The full build out of retention basin shall be completed or secured prior to issuance of the 60th building permit.

71

24. Streetlights of no less than 250 watts shall be provided at the Wall Road / La Brucherie Road intersection, and the Joshua Tree Road / La Brucherie Road intersections.
25. Stop signs shall be provided at key intersections throughout project as determined by the City Engineer as advised by the Chief of Police.
26. The Developer shall provide a Drainage Study with analysis to validate retention basin design and capacity including the connection to the Sandalwood Glen retention system.
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28. It is recommended the Developer follow the suggestions of the soils report provided by Southland Geotechnical, dated October 13, 2000, in determining the depth of class 2 base used in all proposed road improvements.
29. The Developer shall provide whatever improvements necessary for the drainage of Labrucherie Road and Joshua Tree Street.
30. The sewer pipeline in the east section of Silverwood Street and the southerly portion of Tumbleweed Ave. flows away from the proposed sewer pump-station. The same is true for the westerly portion of Silverwood Street.
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34. Show the location of the telephone junction boxes along the westerly boundary of the subdivision, to improvement plans.
35. The Developer shall provide verification that minimum water pressure required by the Fire Department shall be maintained in all cul-de-sacs not connected to a continuous loop. to improvement plans.
36. The proposed invert elevations and pipe diameters for the storm drain system do not allow for adequate cover and/ or do not flow in the correct direction, please review and correct.
36. Provide loop system by connecting 12" waterline in Wall Road North to the water main in Aten Road or connect to the new South Colonia Water Main east of the subdivision.
38. Provide striping and signing plan per local development standards.
39. Provide a buffer area acceptable to the city of Imperial, between the sewer treatment facility and the residential dwellings along with vegetation and landscaping to reduce the noticeable odor impact, during times of odor flare-up or northern drift. Additionally provide written notification to all potential buyers, prior to purchase, of the potential odor generated by the sewer treatment facility, as well as provide said notification as part of the proper notification on the recorded deed of each of the 119

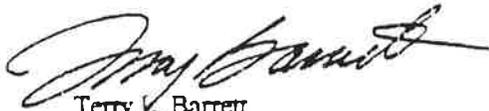
72

parcels.

40. Provide adequate financial assistance acceptable to offset the impacts to the level of service of 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.

Thank you for giving BJ Engineering & Surveying, Inc. the opportunity to provide engineering services for the above mentioned project. Should you have any questions or comments please do not hesitate to call (760) 353-3552. Thank you!

Sincerely,



Terry L. Barrett
R.C.E. 28,447

73