



# Staff Report

Agenda Item No. D-2

**To:** City of Imperial Planning Commission

**From:** Isabel Alvarez, Administrative Analyst

**Date:** April 26, 2017

**Subject:** **Imperial Ranch Partners LLC, for a Tentative Map Victoria Ranch Sub 5A to construct forty (40) single family homes on 5.09 acres located on the southwest corner of Aten Road and Legakes Avenue.**

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## Summary:

<b>Applicant:</b>	Imperial Ranch Partners, LLC
<b>Project Location:</b>	Southeast corner of Aten Road & Legakes Assessor's Parcel Number: 044-641-094-00
<b>Zoning:</b>	R-1 Single Family Residential
<b>General Plan:</b>	<b>Current:</b> Medium Low Density Residential (Under approved Specific Plan) <b>Proposed:</b> Planned Unit Development (Under proposed Specific Plan Amendment)
<b>Environmental:</b>	Mitigated Negative Declaration (certified December 17, 2003)
<b>Recommendation:</b>	Approve Tentative Map Victoria Ranch Sub 5A

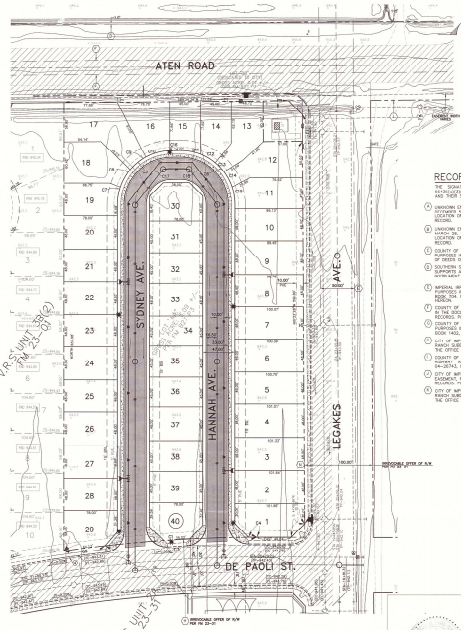
## Introduction and Background

In February 2017, the City of Imperial Planning Department received a tentative map application from Imperial Ranch Partners, LLC to construct forty (40) single family homes. The proposed subdivision is 5.09 acres and located on the southwest corner of Aten Road and Legakes Avenue. Legakes Avenue is currently not a paved road, however, it is part of the Victor Ranch subdivision. Legakes Avenue runs north and south and is approximately half a mile east of Cross Road.

## TENTATIVE MAP VICTORIA RANCH SUB UNIT 5A IN THE STATE OF CALIFORNIA, COUNTY OF IMPERIAL, CITY OF IMPERIAL

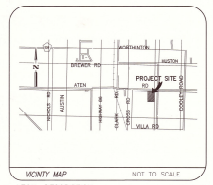
**GENERAL NOTES:**

- (1) WATER AND SEWER FACILITIES FOR THE CITY OF IMPERIAL, A COUNTY AND RANGE PLAN, AS APPROVED BY THE CITY OF IMPERIAL, SHALL BE PROVIDED TO THE SUBDIVISION BY THE CITY OF IMPERIAL.
- (2) APPROVING AGENCIES: THE ELECTRICAL CODE, PLUMBING AND MECHANICAL CODES SHALL COMPLY WITH ALL STANDARDS, CODES AND ORDINANCES OF THE CITY OF IMPERIAL.
- (3) UNDER UTILS TO BE A MINIMUM OF 60" DEPTH.
- (4) OUTER FINISHING GRADES SHALL BE A MINIMUM OF 10.00' TO 11'.
- (5) STREET NAME AND BE APPROVED BY THE CITY OF IMPERIAL.
- (6) APPROVING AGENCIES: THE ELECTRICAL CODE, PLUMBING AND MECHANICAL CODES SHALL COMPLY WITH ALL STANDARDS, CODES AND ORDINANCES OF THE CITY OF IMPERIAL.
- (7) ESTIMATED POPULATION EQUIVALENTS:
  - (A) SINGLE FAMILY 1 PERSON/LOT
  - (B) ESTIMATED POPULATION IN WELL OVER 100 PERSONS
- (8) ESTIMATED POPULATION EQUIVALENTS:
  - (A) SINGLE FAMILY 200 GPM/PER/DAY
  - (B) ESTIMATED POPULATION IN WELL OVER 100 PERSONS
- (9) ESTIMATED POPULATION EQUIVALENTS:
  - (A) SINGLE FAMILY 200 GPM/PER/DAY
  - (B) ESTIMATED POPULATION IN WELL OVER 100 PERSONS
- (10) ESTIMATED POPULATION EQUIVALENTS:
  - (A) SINGLE FAMILY 200 GPM/PER/DAY
  - (B) ESTIMATED POPULATION IN WELL OVER 100 PERSONS
- (11) FIVE STORM WATER RETENTION BASINS SEE VICTORIA RANCH SUBDIVISION WATER DRAINAGE BRANCHING STUDY. RETENTION BASIN IS SIZED TO STORE THE 100-YEAR FREQUENCY STORM OF THE AREA. CONFORMANCE SYSTEM IS DESIGNED FOR A 20-YEAR STORM.
- (12) FRONT YARD SETBACK (TO GARAGE) 15'
- (13) SIDE YARD SETBACK 10'
- (14) STREET FRINGING COURSES AND OTHERS, SIDEWAYS, STORM WATER DITCHES AND IN LETS SHALL BE MAINTAINED PER LOCAL BEST PRACTICES FROM THE CITY OF IMPERIAL. IMPROVEMENTS SHALL BE PROVIDED TO THE BOUNDARIES OF THE SUBDIVISION, SHALL BE MAINTAINED BY THE SUBDIVISION. IMPROVEMENTS TO BE PROVIDED BY THE SUBDIVISION. IMPROVEMENTS TO BE PROVIDED BY THE SUBDIVISION.
- (15) THE LAND ACROSS FROM THIS PROJECT IS UNDEVELOPED AND IS IN THE CARE OF THE CITY OF IMPERIAL. IMPROVEMENTS TO BE PROVIDED BY THE SUBDIVISION.
- (16) THE STREETS TO BE LOCATED FOR THE CITY'S STANDARDS AND PAID BY THE SUBDIVISION.
- (17) THE TOTAL LENGTH AND NUMBER OF STORM DRAIN LINES AND INLETS/OUTLETS SHALL BE 17.00' LONG AND 8" IN DIAMETER SHALL BE PROVIDED PER LOT.
- (18) GROSS AREA: 5.09 ACRES
- (19) NET AREA: 4.18 ACRES
- (20) TOTAL NUMBER OF LOTS: 40
- (21) MINIMUM LOT SIZE: 3,500 SQ FT
- (22) MINIMUM LOT WIDTH: 48 FT
- (23) MINIMUM LOT DEPTH: 48 FT



**RECORDED EASEMENTS:**

- (1) EASEMENT IN FULL WIDTH OF ATEN ROAD AND EXCEPT TO THE PORTION RECORDING LOCATION OF THE RECORDED EASEMENT TO BE DETERMINED FROM THE RECORD.
- (2) EASEMENT IN FULL WIDTH OF HANNAI AVE. AND EXCEPT TO THE PORTION RECORDING LOCATION OF THE RECORDED EASEMENT TO BE DETERMINED FROM THE RECORD.
- (3) EASEMENT IN FULL WIDTH OF LEGAKES AND EXCEPT TO THE PORTION RECORDING LOCATION OF THE RECORDED EASEMENT TO BE DETERMINED FROM THE RECORD.
- (4) EASEMENT IN FULL WIDTH OF DE PAOLI ST. AND EXCEPT TO THE PORTION RECORDING LOCATION OF THE RECORDED EASEMENT TO BE DETERMINED FROM THE RECORD.
- (5) EASEMENT IN FULL WIDTH OF SUNNEY AVE. AND EXCEPT TO THE PORTION RECORDING LOCATION OF THE RECORDED EASEMENT TO BE DETERMINED FROM THE RECORD.



**LEGAL DESCRIPTION:**

LOT AA OF VICTORIA RANCH SUBDIVISION, UNIT NO. 5A, MAP NO. 100-100-00-00, IN THE CITY OF IMPERIAL, AS SHOWN BY MAP ON FILE IN BOOK 27, PAGES 1-3 INCLUSIVE OF FINAL MAPS, RECORDS OF IMPERIAL COUNTY.

**OWNER/DEVELOPER:**

IMPERIAL RANCH PARTNERS, LLC  
5000 N. IMPERIAL AVE.  
EL CAJON, CA 92020

**ENGINEERS:**

DEVELOPMENT DESIGN & ENGINEERING  
1305 S. 4TH STREET  
VICTORIA RANCH, CA 92284  
TEL: 760-333-3110

**SOILS ENGINEER:**

LANDMARK CONSULTANTS, INC.  
550 N. 4TH STREET  
VICTORIA RANCH, CA 92284  
TEL: 760-333-3110

**ASSESSORS PARCEL NUMBER:**

APN: 100-100-00-00 AREA: 5.09 AC.

**FLOOD ZONE:**

EXCEPT TO THE FLOOD ZONE DESIGNATION, RATE MAP, FIRM PANEL 17418-1000, WITH THE NUMBER INDICATED THEREON, AS APPEARING AN AREA OF MINIMAL FLOOD DAMAGE POTENTIAL.

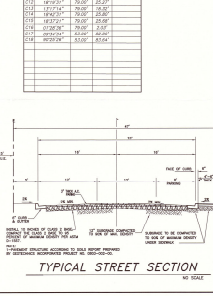
**LAND USE DATA:**

PREFERRED ZONING: R-3  
PRESENT LAND USE: VACANT  
PROPOSED LAND USE: SINGLE FAMILY DWELLINGS

**LEGEND:**

EXISTING		PROPOSED
LOT LINE	—●—●—●—	—●—●—●—
FROM SURFACE ELEVATION	—●—●—●—	—●—●—●—
FROM FINISH GRADE	—●—●—●—	—●—●—●—
UNDER SOIL	—●—●—●—	—●—●—●—
STREET LIGHT	○	○
SEWER SERVICE	○	○
GAS SERVICE	○	○
PAVEMENT	—●—●—●—	—●—●—●—
UNDER FEE	—●—●—●—	—●—●—●—
UTILITY LINE	—●—●—●—	—●—●—●—
UNDER FEE	—●—●—●—	—●—●—●—
LOT NUMBER	49	49
PUBLIC UTILITY CEMENT	—●—●—●—	—●—●—●—
SEWER SERVICE LINE	—●—●—●—	—●—●—●—
GAS SERVICE LINE	—●—●—●—	—●—●—●—
ROAD OF WAY	—●—●—●—	—●—●—●—

LOT	AREA	PERCENTAGE
1	0.12	2.35
2	0.12	2.35
3	0.12	2.35
4	0.12	2.35
5	0.12	2.35
6	0.12	2.35
7	0.12	2.35
8	0.12	2.35
9	0.12	2.35
10	0.12	2.35
11	0.12	2.35
12	0.12	2.35
13	0.12	2.35
14	0.12	2.35
15	0.12	2.35
16	0.12	2.35
17	0.12	2.35
18	0.12	2.35
19	0.12	2.35
20	0.12	2.35
21	0.12	2.35
22	0.12	2.35
23	0.12	2.35
24	0.12	2.35
25	0.12	2.35
26	0.12	2.35
27	0.12	2.35
28	0.12	2.35
29	0.12	2.35
30	0.12	2.35
31	0.12	2.35
32	0.12	2.35
33	0.12	2.35
34	0.12	2.35
35	0.12	2.35
36	0.12	2.35
37	0.12	2.35
38	0.12	2.35
39	0.12	2.35
40	0.12	2.35



BENCH MARK	Development		TENTATIVE MAP	1
NO. 1	ENGINEERING		VICTORIA RANCH	1
NO. 2	ENGINEERING		UNIT NO. 5A	1
NO. 3	ENGINEERING		IMPERIAL, CALIFORNIA	1
NO. 4	ENGINEERING		VICTORIA RANCH, IMPERIAL	1

### Discussion

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 approval by LAFCo on July 22, 2004. Lot AA of Victoria Ranch Subdivision-Unit No. 3B (2), in the City of Imperial, as shown by map on file in Book 27, pages 1-3 inclusive of Final Maps, Records of Imperial County, California.

### 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."

### 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.

### **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 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 5A.

### **Compatibility with Surrounding Land Uses**

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

### **Recommendation**

Staff recommends the Planning Commission conditionally approve Tentative Map Victoria Ranch Sub 5A under the Conditions of Approval.

## **CONDITIONS OF APPROVAL**

**for**

### **TENTATIVE MAP VICTORIA RANCH SUB UNIT 5A (APN 044-641-094-00)**

1. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinance, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
2. 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.
3. The Developer/Applicant shall pay all applicable impact and capacity fees prior to the issuance of any building permit.
4. 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.
5. 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, Department of Public Works and Department of Community Development prior to submittal for approval to record any Tentative Map.
6. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of any Tentative Map. Infrastructure improvements include on-site and off-site improvements such as curb, gutter, sidewalk, retention basins, park improvements, and required noise walls.
7. The Developer shall initiate through the City Council, the formation of a Special District for the maintenance of drainage/park facilities, street lighting, fencing and landscaping. This shall be completed prior to the issuance of any building permit.
8. 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.
9. A Landscaping Plan shall be submitted to the City of Imperial for review and approval prior to the recordation of any Tentative Map. Landscaping shall be provided in all parks and retention basins. Where noise walls are required along roadways, landscaping shall also be provided. All landscaped areas shall be irrigated with automatic sprinkler systems. All required landscaping for each phase shall be completed prior to the issuance of any Certificate of Occupancy for each phase.
10. Prior to the issuance of each building permit, the Developer shall provide a letter from the Imperial Unified School District indicating that the required school fees have been paid or otherwise satisfied for same.

11. 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.
12. 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.
13. The Developer/Applicant shall construct a six-foot (6') solid masonry wall along the west boundary of the project site adjacent to "P" Street and along the residential lots on Aten Road prior to the occupancy of any structure. Landscaping shall be provided along all walls visible to the roadways. The Developer/Applicant shall also construct a six-foot (6') high solid masonry wall along Cross Road, and along the northern and eastern boundaries of the commercial lot. The material and color of all walls required by this section shall be decorative and subject to the review and approval by the Planning Commission.
14. All utilities including power lines, telephone lines, and cable television lines shall be installed underground.
15. 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.
16. 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.
17. 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.
18. All Final Tentative Maps shall provide for 10-foot public utility easements adjacent to all street rights of way for underground power, communications and cable television systems.
19. The City Engineer shall review the Tentative Tract Map and may provide additional Conditions of Approval.
20. In accordance with the Subdivision Map Act, the Tentative Subdivision Map shall be valid for a period of two years following the City Council approval and the appeal period.
21. The Developer/Applicant shall submit a Phasing Plan to the City of Imperial Planning Commission for review and approval. The Phasing Plan shall illustrate the extent of infrastructure improvements to be completed during each phase. The conditional approval of this Tentative Subdivision Map shall not be final until the Phasing Plan is approved by the Planning Commission. This map and each portion or phase thereof 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.

22. The Imperial County Fire Department shall review the Tentative Tract Map 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.
23. The Tentative 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.

**RESOLUTION NO. PC2017-06**

**A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, APPROVING  
TENTATIVE MAP VICTORIA RANCH SUB UNIT 5A  
(APN 044-641-094-00)**

**WHEREAS**, Imperial Ranch Partners, LLC has submitted an application for approval of Tentative Map Victoria Ranch Sub Unit 5A (APN 044-641-094-00), R-1 Residential Single Family; and

**WHEREAS**, R-1 zone is intended as an area for single family residential development on a minimum lot sizes of 6,000 square feet and maximum densities of 6.0 units per net acre; and

**WHEREAS**, a duly notified public hearing was held by the Planning Commission on April 26, 2017, to hear testimony for and against the proposed project; and

**WHEREAS**, upon hearing and considering all testimony and arguments, examining the environmental study, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the project; and

**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 APPROVAL** of the proposed project subject to the conditions of approval outlined in Exhibit A and 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 and that the project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
  - 2. The initial environmental assessment shows that there is no substantial evidence that the project may have a significant impact on the environment.
  - 3. The proposed project is consistent with the intent of the Imperial General Plan and adopted policies.
  - 4. The proposed project is consistent with the objectives of the City of Imperial Zoning Ordinance.

**PASSED, ADOPTED AND APPROVED** by the Planning Commission of the City of Imperial, this 26th day of April 2017.

\_\_\_\_\_  
Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
Planning Secretary