

P.C. RESOLUTION #91-24

WHEREAS, public hearing was held on Tentative Map for Farmer Estates Subdivision, June 4, 1991 and continued to June 18, 1991, at 7:00 p.m., in the Council Chambers, 1275 Main Street, and

WHEREAS, public hearing was advertised according to law, and

WHEREAS, applicant and representative for the developer were present and heard, and

WHEREAS, representative from the El Centro School District and Central Union High School District were present and stated that the state mandated school impact fees would not adequately mitigate the impacts to the schools, and

WHEREAS, the proposed map is consistent with applicable general and specific plans, and

WHEREAS, the design or improvements of the proposed subdivision is consistent with applicable general and specific plans, and

WHEREAS, the site is physically suitable for the type of development, and

WHEREAS, the site is physically suitable for the proposed density of development, and

WHEREAS, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and

WHEREAS, the design of the subdivision or the type of improvements is not likely to cause serious public health problems, and

WHEREAS, the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision, and

WHEREAS, Environmental Impact Report #90-23, including a fiscal impact analysis, was prepared and considered for the proposal pursuant to C.E.Q.A., as amended, and

WHEREAS, significant adverse impacts to the environmental were identified in the following regards:

1. Traffic/circulation caused by the project, and
2. The elimination of the site from the development of a regional commercial center under the RC overlay zone, and
3. Drainage concerns created by the project, and
4. Noise impacts associated with the close proximity of the freeway, and
5. The need for a pedestrian/bicycle overcrossing over the freeway, along La Brucherie Road, and
6. Overburdening of schools caused by the construction of the dwelling units, and
7. Health and safety concerns associated with the proximity of an open canal and drainage ditch, and

WHEREAS, adequate conditions have been imposed on the project to mitigate all significant adverse impacts identified, now

THEREFORE, be it resolved that the Planning Commission recommends to the City Council approval of Tentative Map for Farmer

Estates Subdivision, a proposed development of 222 single family residential lots on 67 ± acres of land generally located south of the I-8 freeway, between La Brucherie Road and the southern extension of Imperial Avenue, further described as the North half of Tract 60, T.16S., R.13/14E., S.B.M., subject to annexation and the following conditions:

1. Building permits shall not be issued for any construction related to the project until verification is received from the High School and Elementary School Districts certifying that the school impacts fees have been mitigated consistent with Government Code Section 53080(b).
2. Prior to the issuance of building permits, Wake Avenue shall be extended from the eastern boundary of the project site easterly to 8th Street. Said secondary access road shall consist of class II base material. Upon completion of fifty (50%) percent of the project, said secondary access road shall be paved in accordance with the City's standards. In the event that the appropriate right-of-way cannot be obtained, the acquisition of the right-of-way and improvements shall be acquired pursuant to Section 66462.5 of the State Subdivision Map Act. In the event secondary access is provided to project by or through other development (i.e. construction of Imperial Avenue overpass modifications), this condition shall be waived. Developer shall be entitled to reimbursement of the cost of said secondary access from owners of access property when said owners apply for development of said property. This obligation to reimburse shall terminate ten years from the date said access road is completed.
3. There shall be constructed a pedestrian/bicycle freeway overpass at I-8 and La Brucherie Road. Prior to the issuance of occupancy permits, Developer shall pay his pro-rated share of the cost of said pedestrian/bicycle freeway overpass. The Final Map shall not be approved until subdivider and City enter into an agreement, in form and content acceptable to the City, which provides for the commencement and completion of construction of said overpass in accordance with City's and State Department of Transportation's specifications.
4. Developer shall dedicate to the City the appropriate right-of-way along the western perimeter of site to allow for a future second bridge and widening of La Brucherie Road.
5. Prior to the approval of final inspection, a six foot high chain link fence shall be provided along the Dahlia canal and a solid six foot high masonry wall shall be provided along the Date Lateral Drain. *6' Black Wall
is not chain link* ~~(Upon completion of seventy five (75%) of the project, the existing Dahlia canal shall be pipelined and undergrounded in accordance with the specifications of the Imperial Irrigation District.)~~ *Amended 5-20-92 by deleting this sentence*
6. The proposed park/retention basin shall be improved and designed in accordance with the City's specification. Improvements shall include an automatic sprinkler system and an underground system to eliminate nuisance water problems. The area needed for drainage only shall be clearly identified on the tentative map. Developer shall be given the appropriate credit towards the park fees for the costs of the installation of the sprinkler system.
7. If the retention basin cannot be designed to insure that ponded water is completely eliminated from the basin within 72 hours, the developer shall submit the appropriate mosquito surveillance and abatement program to the Imperial County Health Department for approval.
8. A sound barrier, at a minimum height of eleven (11') feet, shall be constructed along the northern perimeter of the site. In addition, a masonry wall at a minimum height of six feet shall be provided along that portion of La Brucherie Road that is at grade with the site. Developer shall also provide written notices to each potential buyer of homes along the southern boundary of the site informing them of the periodic noise from farming operations.

RESOLUTION NO. 91-56

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING TENTATIVE MAP FOR [REDACTED] DIVISION

WHEREAS, the City Council of the City of El Centro, California has received a report from the Planning Commission relating to Tentative Map for Farmer Estates Subdivision, including Planning Commission Resolution No. 91-24, recommending approval of said Tentative Map subject to the stated conditions; and

WHEREAS, on September 4, 1991 the City Council conducted a duly noticed public hearing on the proposed Tentative Map; and

WHEREAS, the City Council has found that it is in the best interest of the City of El Centro, California, to adopt the recommendation of the Planning Commission to approve said Tentative Map and the proposed findings and conditions recommended by the Planning Commission as amended by the City Council; and

WHEREAS, EIR No. 90-23 prepared for the project indicated various environmental impacts caused by the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CENTRO, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

1. That the foregoing is true, correct and adopted.
2. That the City Council hereby adopts the findings and conditions of the Planning Commission of the City of El Centro, California, as set forth in P.C. Resolution No. 91-29⁴, with conditions 1 and 5 as amended by the City Council attached hereto and made a part hereof as Exhibit "A".
3. That EIR No. 90-23 was reviewed and deemed adequate and complete for the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California held on the 18th day of September, 1991.

ATTEST:
By Rita M. Noden
Rita M. Noden, City Clerk

CITY OF EL CENTRO
By Sedalia Sanders
Sedalia Sanders, Mayor

APPROVED AS TO FORM
By James L. Darrow
James L. Darrow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) ss
CITY OF EL CENTRO)

I, Rita M. Noden, City Clerk of the City of El Centro, California, do hereby certify that the foregoing Resolution No. 91-56 was duly and regularly adopted at a regular meeting of the City Council of the City of El Centro, California, held on the 18th day of September, 1991, by the following vote:

AYES: Gonzalez, Dunnam, Kuiper, Dhillon, Sanders
NOES: None
ABSENT: None
ABSTAINED: None

By *Rita M. Noden*
Rita M. Noden, City Clerk