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Subject: Imperial Avenue Overpass

Please find attached the recorded Final Maps for Farmers Estates Unit 2 & 3 and Wake Avenue Auto Park along with a copy of the approved Tentative Map for Buena Vista.

Farmers Estates Unit 2 and 3 have already dedicated 60' for the west portion of the future Imperial Ave. which is to be adjacent to their subdivision near Interstate 8 (see Parcel D on FM 21-32). Civil plans have been approved for Farmer's Unit 2 and soon engineering drawings will be approved for Farmer's Unit 3. It is anticipated that the developer, McMillan, will have all Unit 2 homes built within a year and start on Unit 3 depending upon negotiations with Caltrans for right of way.

The proposed Buena Vista Subdivision shall dedicate a minimum of 50' for the eastern portion of Imperial Ave as a condition of the approved Tentative Map. The developer for Buena Vista is processing his civil plans and final map through the City currently and will most likely have completed the process within the next couple of months. It's conceivable Buena Vista homes will begin to be built within the next year.

The City owns an equestrian center which abuts a portion of the future extension of Imperial Ave. south of I-8 also. The City will dedicate a 50' strip approximately a quarter mile along the western boundary of the equestrian center for the future Imperial Ave.

The dedicated areas mentioned above account for 25% of the right of way required to build Imperial Ave. from Interstate 8 to McCabe Road. Most likely within a year and a half portions of Imperial Ave. will be constructed near Farmers Estates and Buena Vista.

Wake Avenue which runs parallel with Interstate 8 and is approximately a quarter mile south of the freeway is being extended from SR 86 to 8th Street and is under

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construction now. The City has money dedicated (\$100,000.00) to connect the remaining portion of Wake Ave to the extension of Imperial Avenue and also tie into Farmers Estates. This would allow residents to travel on Wake Ave. from La Brucherie all the way to SR 86.

Development is occurring rapidly on the south side of the Interstate 8 as seen by the approved residential and commercial subdivisions. Ultimately, Imperial Avenue will be approximately 100'-110' wide from the interstate to McCabe Road. In the mean time the City will require any developer that proposes a project adjacent to the future extension of Imperial to dedicate and construct his or her fair share.

If you have any other questions or need any more information please feel free to contact me at 760-337-5182.

Respectfully,


John Gay, PE
Associate Engineer

Cc: Danny Brammer, PE
City Engineer