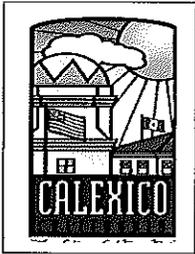


AGENDA
ITEM

14



AGENDA STAFF REPORT

DATE: February 5, 2020

TO: Mayor and City Council

APPROVED BY: David B. Dale, City Manager *DK B-D*

PREPARED BY: Christopher Velasco, Contract Planner *CV*

SUBJECT: Resolution to Approve the Recordation of Final Map Subdivision No. 2011-06 Calexico Mega Park

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Recommendation:

The Planning division recommends that the City Council **approve** the following:

A Resolution of the City Council of the City of Calexico, California, approving the recordation of Final Map Subdivision No 2011-06 Calexico Mega Park, which proposes the subdivision of approximately 155 Acres of land in order to create the Mega Park Unit No. 1 project.

Background:

The Final Map Subdivision No. 2011-06 Calexico Mega Park would allow for the subdivision of approximately 155 acres of land in order to create the Mega Park Unit No. 1 Project; formally known as the Calexico Mega Park II project. The Final Map Subdivision proposes the subdivision of two parcels, parcel 1, otherwise known as APN: 059-010-062 is approximately 41.14 acres in size, whereas parcel 2, otherwise known as 059-010-063 is approximately 114.27 acres in size into 16 additional parcels, totaling 18 parcels. Parcel sizes will vary in size and shape, however, all parcels meet and exceed the minimum requirements for commercial and industrial parcels noted in the Calexico Municipal Code.

The project has undergone extensive environmental review during an Environmental Impact Report and is compliant with the regulations set forth in the California Environmental Quality Act, or CEQA.

On August 18, 2009, the Final Environmental Impact Report, a Zone Change and the associated General Plan Amendment was approved by City Council. On December 1, 2009, the applicant requested that the City de-certify the all approvals.

AGENDA ITEM
<i>14</i>

On March 3, 2015, the Calexico City Council held a public hearing for the Mega Park II project and unanimously approved various resolutions for an Environmental Impact Report, General Plan Amendment, Zone Change, two Conditional Use Permits, a Tentative Subdivision Map and Development Review Permit.

On July 16, 2016, the Planning Commission reviewed a Zoning Ordinance Text Amendment to create two (2) new designations related to the zones approved in 2015 and three (3) other Text Amendments. In addition, there was a corresponding zone change to implement the new designations. The two ordinances approved by the City Council on Oct. 12, 2106 are as follows:

Ord. 1173 A Zoning Text Amendment Ordinance of the City Council of the City of Calexico, California, amending various sections of the Calexico Municipal Code as follows: Section 17.01.140 (Establishment of Zones), Chapter 17.07 (Industrial Zones), Section 17.01.545 (CUP Regulations - Lapse of CUP), and Section 17.01.795 (Development Review Expiration and Extension) and Section 16.24.010 (Time Limit for Filing & Recording)

Ord. 1174 An Ordinance of the City Council of the City of Calexico, California, approving a Change of Zone for 36.03 Acres of Land Generally Located on the Southeast Corner of Jasper Road and Highway 111 from I, General Industrial to LI, Light Industrial and BP, Business Park (Mega Park - Zone Change 2016-01)

On October 12, 2016 Ordinance No's 1173 and 1174 were adopted and approved by a 4-1 vote.

In late June of 2019, the Planning Division began to work with Mega Park's team in order to complete the project's requested Final Map Subdivision.

On October 23, 2019, the Project Review Committee (PRC) met with the developer to discuss their plans; representatives from all the relevant departments were in attendance. Soon thereafter, the applicant's Engineering Consultant (San Dieguito Engineering) began to work with the City's Engineering Division on preparing the Final Map Subdivision to the City's Engineering Standards. At the same time, the Planning Division worked with the applicant and the Engineering Division to ensure that all new lots would comply with the standards set forth in the Calexico Municipal Code. The Planning Division certified that the Final Map Subdivision is in substantial compliance with the Tentative Map as Mega Park Unit No. 1 is the first of a several phased division of land which will eventually be divided in close regard with the Tentative Subdivision Map.

On January 27, 2020 the Final Subdivision Map was completed to the satisfaction of the City Engineer and the Planning Division.

Discussion & Analysis:

The proposed project has undergone extensive discretionary review as evidenced by the study and approval of the Final Environmental Impact Report, Tentative Subdivision Map, General Plan Amendment, and Zone Change. The Final Map Subdivision is the final remaining document in order for the parcels to be subdivided into 16 additional parcels, totaling 18 parcels.

The proposed project would be the first major industrial – business park – residential apartment development the City has seen since 2008-2009. Included in the plans for the project is the proposed expansion and transformation of Jasper Road into an expressway in order for commercial trucking to by-pass the City of Calexico directly to the Port-of-Entry. This would allow for the City to offer bi-national firms an alternative to the Gateway Industrial Park where Development Impact Fees are substantially higher.

Environmental Setting:

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	<i>Vacant Agricultural Land</i>	<i>RA - High- Density Residential, BP - Business Park, LI Light Industrial</i>	<i>I – Industrial R – Residential C – Commercial</i>
North	<i>Agricultural Land</i>	<i>A2 – Agricultural Zone (County)</i>	<i>County</i>
South	<i>Commercial and Vacant R-1 – Low-Density Residential</i>	<i>CH – Commercial Highway and R-1 – Low-Density Residential</i>	<i>R – Residential C – Commercial</i>
East	<i>Vacant R-1 – Low-Density Residential</i>	<i>R-1 – Low-Density Residential</i>	<i>R – Residential</i>
West	<i>Vacant Commercial Highway</i>	<i>CH – Commercial Highway</i>	<i>C – Commercial</i>

Fiscal Impact:

Net increase in sales tax revenue.

Coordinated With:

City Manager's Office; Engineering Division, Public Works Department, Fire Department, Police Department.

Exhibits:

- A. Resolution approving the Final Map Subdivision No. 2011-06 Calexico Mega Park
- B. Final Map Subdivision No. 2011-06 Calexico Mega Park

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING THE RECORDATION OF FINAL MAP SUBDIVISION NO 2011-06 CALEXICO MEGA PARK WHICH PROPOSES THE SUBDIVISION OF APPROXIMATELY 155 ACRES OF LAND IN ORDER TO CREATE THE MEGA PARK UNIT NO. 1 PROJECT

WHEREAS, Calexico MegaPark, LLC has filed an application for approval of a Final Map Subdivision in order to create the Mega Park Unit No. 1 project which proposes the subdivision of 155 acres of land, in order to create 16 new commercial and industrial lots, totaling 18 lots on property generally located on the southeast quadrant of the intersection of Jasper Road and State Route 111 (SR-111) as part of a proposed mixed use development referred to as the Mega Park Unit No. 1 project, formally known as the Calexico Mega Park II project; and

WHEREAS, the City Council of the City of Calexico is authorized to approve, conditionally approve, or disapprove final map subdivisions; and

WHEREAS, public notice of a hearing has been given pursuant to law, and the City Council has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this application on March 3, 2015.

WHEREAS, the Tentative Parcel Map No. 2011-06 was given two extensions by the City Council, once on March 3, 2016 and second on March 3, 2018 and;

WHEREAS, the Final Map Subdivision is being filed to create Mega Park Unit No. 1 Project, the first of a series units to fully develop the Calexico Mega Park II Project; and

WHEREAS, the Planning Division has determined that the Final Map Subdivision No. 2011-06 Calexico Mega Park substantially complies with the approved Tentative Parcel Map No. 2011-06; and

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The City Council finds the facts recited above are true and correct and incorporates them herein by this reference.

SECTION 2. The City Council has considered and certified the Final Environmental Impact Report and Errata for the proposed project prior to making a decision to approve the proposed Final Map Subdivision. The City Council finds and determines that the Final Environmental Impact Report (FEIR) is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

SECTION 3. That in accordance with the State Subdivision Map Act and requirements of the City of Calexico, the following findings and conditions of approval for the Calexico Mega Park

CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

Page 2 of 14

Tentative Map No. 2011-06 dated 6-11-12 have been made and are incorporated as findings and conditions of approval for Final Map Subdivision No. 2011-06 Calexico Mega Park and are as follows:

FINDINGS:

- a) The proposed subdivision, together with the provisions for the design and improvement, are consistent with the City's General Plan; Zoning Ordinance, Subdivision Ordinance; and the State Subdivision Map Act.

The design and improvements of the Proposed Project and the subdivision intended to implement the Proposed Project are consistent with the designated land uses in General Plan, as amended, and the development and design standards of the Zoning designations, as changed. The proposed subdivision is consistent with the requirements of the Calexico Subdivision Ordinance and the State Subdivision Map Act.

- b) The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

The proposed subdivision is intended to implement the Proposed Project which is compatible with the objectives, policies, and programs specified in the Calexico General Plan, as amended. The Final Map Subdivision is consistent with the City of Calexico General Plan and Zoning Code designations, as amended, and other applicable development and design standards. The following is a list of specific General Plan objectives, policies, and goals that this project complies with:

- 1.) Land use distribution should create patterns which organize land uses in order to maximize compatibility with adjacent land uses.*
- 2.) Land use patterns and population should be consistent with the capabilities of existing and planned public facilities.*
- 3.) Appropriate densities shall be established for new development projects so that they will be compatible with surrounding developments.*
- 4.) Commercial land uses that are balanced in regard to size and distribution of goods with the current and future needs of the city should be encouraged.*

- c) The effects this proposed subdivision is likely to have upon the housing needs of the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

There is currently an adequate supply of low income housing units to satisfy the requirements of the 2013-2021 Housing Element of the General Plan, approved January 21, 2014. The project applicants will provide all necessary public facilities and services, and pay the appropriate public facilities connection and availability fees as well as the appropriate impact fees for their fair share of future infrastructure improvements needed to serve the Proposed Project.

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK**

Page 3 of 14

- d) The design of the subdivision provides to the greatest extent possible, for future passive or natural heating or cooling opportunities in the subdivision (Government Code Section 66412.3).

The subdivision design complies with all appropriate conservation requirements of the City and Uniform Building Code.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the Calexico Mega Park II and Calexico Mega Park - Unit No. 1 projects including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including the General Plan Amendment, Zone Change, Conditional Use Permits (2), Final Map Subdivision, Development Review Permit) and/or certification of the Final Environmental Impact Report and any related environmental document or decision, including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify applicant of any claim, action or proceeding concerning the Development Approvals. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of such election Applicant shall pay all of the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is first approved by Applicant. Within ten (10) days of the filing of any action or lawsuit related to the Development Approvals, the Applicant shall submit a Thirty Thousand Dollar (\$30,000) cash deposit or irrevocable letter of credit in favor of the City in a form acceptable to the City to pay the City's fees and costs in connection with the potential defense of any such action and shall thereafter replenish the funds in increments of Twenty Thousand Dollars (\$20,000) when requested by the City upon receipt of an accounting so that the deposit is continuously maintained at the Twenty Thousand Dollar (\$20,000) level. Failure to provide funds sufficient to satisfy this indemnification obligation shall constitute grounds for the City to take action to nullify the Development Approvals associated with the Calexico Mega Park II and Calexico Mega Park - Unit No. 1 projects. In the event that excess defense funds are in the possession of the City after any action is concluded the City shall refund the excess funds to Applicant. In the event any action covered by this Section 1 is filed after expiration of the applicable statute of limitations period and the City's refund or release of the letter of credit provided above, Applicant shall submit a Twenty Thousand Dollar (\$20,000) cash deposit to pay the City's

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK**

Page 4 of 14

fees and costs in connection with defense of such action within ten (10) days of the service of any petition or complaint on the City in such action and shall thereafter replenish the funds in increments of Ten Thousand Dollars (\$10,000) within ten 10 days of the City's request for such replenishment. The City shall refund any remaining funds to Applicant within ten (10) days after such action is concluded.

2. The Final Map Subdivision, known as Final Map Subdivision No. 2011-06 Calexico Mega Park shall include the subdivision to 18 lots, 16 new and 2 remaining for the Calexico Mega Park Unit No. 1 project for a maximum build out of 53 commercial lots, 56 industrial lots.
3. The project shall be developed and operated in accordance with the Phasing Summary (Table 2-2) of the Calexico Mega Park Final Environmental Impact Report. The Phasing Summary may be revised to the satisfaction of the Community Development Director to be in conformance with the Proposed Project. Any deviation from said Phasing Summary shall be subject to the review and approval of the Community Development Director for a determination of the adequacy of traffic circulation improvements and the need of a new traffic study to determine if the improvement of both sides of Jasper Road along the project frontage to expressway standards is still justified.
4. The project shall be developed and operated in accordance with the applicable mitigation measures as set forth in the Mitigation Monitoring and Reporting Program (MMRP) as part of the Final EIR and Amendments as specified in the Specific Conditions.
5. The project shall be developed in accordance with the development standards, design guidelines and land uses as provided for under the adopted Calexico Municipal Code.
6. Building permits shall not be issued for any new construction related to the project until verification from the elementary and high school districts is received, certifying that the State mandated school impact mitigation fees have been paid or addressed as otherwise provided or authorized by law.
7. Prior to the recordation of a Final Map, Applicant shall establish a Lighting/Landscaping Maintenance Assessment District for the project in order to pay for the maintenance of any landscaping within the public right-of-way, IID casements and retention basin, and for street lighting.

FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

8. The Final Map Subdivision shall comply with all applicable requirements of the State of California Subdivision Map Act and the City's Subdivision Ordinance and Zoning Ordinance, unless modified by the Conditions of Approval.
9. Prior to the issuance of a grading permit or, if no grading permit is required, a building permit, the improvements required to serve the phase of development in which the grading or building will occur as set forth herein and approved by the City Council shall be installed, or agreements for said improvements shall be submitted to the City for approval by the City Engineer and City Attorney, and all other stated conditions required to guarantee adequate

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK**

Page 5 of 14

public services to the phase of development being constructed shall be complied with. All uncompleted improvements required to guarantee adequate public services to the phase of development being constructed shall be bonded for as part of the agreements.

In anticipation of unforeseeable circumstances during the long-term development of the Mega Park project, modification of the development phases requiring mitigations for impacts described in the FEIR and construction of public improvements to support each development phase, the applicant shall closely coordinate with the City Engineer and Community Development Director to provide the appropriate plans, studies, documents or other requested information needed to make the determination that all required mitigation for impacts and public improvements needed to support each development phase is completed prior to the actual need.

10. Prior to the recordation of a Final Map, the applicant shall prepare and record CC&R's. The CC&R's shall be reviewed and approved by the Community Development Director or Designee and the City Attorney. The CC&R's shall include methods of maintaining common areas, landscaped areas including parkways, and methods for common maintenance of all underground and above ground utility infrastructure improvements necessary to support the development. In addition, CC&R's shall establish methods to address design improvements.
11. No Final Map in the development shall be sold unless a corporation, association, property management association or similar entity has been formed with the right to financially assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and duty to maintain, all said mutually available features of the development. Such entity shall operate under recorded CC&R's which shall include compulsory membership of all owners of lots and flexibility of assessments to meet changing costs of maintenance, repairs, and services. The applicant shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.
12. Each unit owner shall have full access to publicly owned areas, facilities and utilities.
13. The applicant shall at all times comply with the Noise Control Ordinance of the Calexico Municipal Code.

PRIOR TO BUILDING/GRADING PERMITS

14. All site improvements approved with this request shall be constructed as indicated on the approved site plan and elevations. Revisions to approved site plans or building elevations shall be subject to the review of the Community Development Director. All plans submitted for Building Division Plan Check shall substantially conform to the approved plans as modified by Conditions of Approval, or the Planning Commission/City Council through subsequent action.
15. The Planning Division shall have the authority to require the relocation of any construction trailer utilized during construction to be relocated if an unsafe or public nuisance is created.

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK**

Page 6 of 14

16. Onsite surface drainage shall not cross sidewalks.
17. Parking stalls shall be double-striped with four-inch lines two feet apart.
18. Prior to issuance of any grading permit or building permits, the applicant shall sign and complete an "Acknowledgement of Conditions" form and shall return the executed original to the Community Development Department for inclusion in the case records.
19. Prior to the commencement of grading operations, the applicant shall provide a map of all proposed haul routes to be used for movement of dirt material. Such routes shall be subject to the review and approval of the City Engineer. A bond may be required to pay for damages to the public right-of-way, subject to the approval of the City Engineer.
20. A Final Landscaping/Irrigation Detail Plan shall be provided in accordance with the Calexico Municipal Code.
21. Applicant shall comply with the requirements of the Imperial Irrigation District (IID) for any work proposed within the IID's jurisdiction. Proof of compliance shall be submitted to the Community Development Department prior to issuance of building permits and final approval.
22. Prior to issuance of building permits, applicant shall provide assurance that all requirements of the City of Calexico Fire, Police, Community Services/Recreation, Utility Services and Administrations Services Departments have been met.

ENGINEERING DIVISION CONDITIONS

GENERAL CONDITIONS

23. The Applicant shall dedicate all required rights-of-way and easements for the project.
24. Prior to submittal of any improvement plan for plan check, a geotechnical study and soils report of the project site shall be conducted to the satisfaction of the City Engineer. An approved copy of the geotechnical study and soils report, in accordance with the subdivision map act, applicable codes, and city standards, shall be submitted with the improvement plans.
25. Prior to the issuance of building permits an NPDES permit from the regional water quality control board shall be provided in accordance with a storm water pollution prevention plan approved by the City Engineer. The storm water pollution prevention plan shall include best management practices (BMP's).
26. Prior to the issuance of building permits, a site specific drainage study in conformance with the sub-regional stormwater retention system shall be conducted by a registered civil (hydraulic) engineer, submitted for review and approved by the City and IID. The drainage study may incorporate temporary retention basins; however, the design of the drainage system shall be in conformance with the City's sub-regional stormwater retention system.

CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

Page 7 of 14

27. All retention facilities and drainage improvements shall be provided in accordance with the City's standards.
28. A permanent retention basin(s) shall be required to retain all the appropriate runoff of the entire project area (streets and lots). The cost of the permanent retention basin shall be provided by the Applicant. The permanent retention basin(s) shall be sized for a 100-year/24-hour storm to the satisfaction of the City Engineer.
29. Prior to submittal of improvement plans, the applicant shall provide the following master plans to the City for review and approval.
 - a. Water master plan (including domestic and fire flow analysis).
 - b. Sewer master plan (including sewer capacity flow and calculations).
 - c. Drainage master plan (including both hydrology and hydraulic calculations).
 - d. Street classification and traffic circulation master plan.
 - e. Master utilities plan as required by other jurisdictions.
30. All master plans and improvement plans shall be in conformance with Chapter III of the City Standards entitled "City of Calexico Design Procedures and Improvement Standards" updated December 1, 2005 herein called City Standards and any subsequent revisions and modifications and as specified in these conditions.
31. Fire hydrants, markers and water mains shall be provided in accordance with the Fire Department's specifications. Fire hydrants shall not be placed more than 300 ft apart or more than 300 ft from buildings and shall be subject to review and approval by the Fire Department. All fire hydrants shall be on a looped water system and shall be in service before any combustible construction begins.
32. Utilities shall be provided in accordance with the City's Master Water/Sewer Plan. The applicant may enter into a reimbursement agreement with the City for any over sizing of water or sewer lines, roadways and/or other infrastructure that may be required.

STREET IMPROVEMENTS AND TRAFFIC CIRCULATION

33. The applicant shall be responsible for any costs associated with right-of-way acquisition, if necessary. In the event the acquisition of right-of-way is needed, applicant shall enter into an agreement with the City prior to the approval of the final map to pay for the costs of acquiring off-site real property interests. The applicant shall complete the improvements required herein at such time as the City acquires an interest in the real property that will permit the improvements to be made by the applicant. If the applicant acquires right-of-way that exceeds the applicant's fair share of the cost of acquiring the right-of-way, the applicant may enter into a reimbursement agreement with the City for proportional reimbursement from cumulative development that benefit from use of the right-of-way in the future.
34. Prior to the issuance of the first Certificate of Occupancy for any building within a given phase, the portions of Jasper Road, Martin Luther King Boulevard, Samuel Boulevard and Yourman Road which are required for that phase of development in conformance with the

CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

Page 8 of 14

construction phasing plan (Figure 2-5) of the Calexico Mega Park Final Environmental Impact Report and/or as specified in the Special Conditions which are required in connection with that phase, shall be dedicated and improved to City standards. The total ultimate R/W section shall be either reserved to assure the ability of the applicant to dedicate the R/W or dedicated.

35. The Applicant shall retain a qualified California registered civil engineer for design services in accordance with the City Standards.
36. Improvement plans, record maps, traffic control plans, and intersection “stop” sign control plans for all interior streets shall be prepared to the satisfaction of the City Engineer.

BONDS AND SURETY

37. The Applicant shall submit and provide all required improvement bonds and/or surety and enter into a subdivision surety agreement to the satisfaction of the City Engineer prior to the issuance of a grading permit or, if no grading permit is required, a building permit for each phase. Prior to the submittal of bonds, the applicant/developer/design engineer shall submit construction cost estimate for all required improvements for the phase requiring such improvements using the City’s provided unit cost items and standards for review and approval.

IMPACT FEES

38. Prior to the issuance of building permits, the applicant shall document and make payment of all the appropriate development impact fees in accordance with the City Council adopted standards (2006-2007) and formulas (City Ordinance 1036), and any subsequent adjustment/modifications by the City that are in effect at the time of development.
39. Prior to the issuance of building permits, the applicant shall provide proof of Compliance with the “Arts in Public Places” provisions (City Ordinance No. 1046), in effect at the time of building permit issuance.

FAIR SHARE ASSESSMENT FEES

40. The Applicant shall pay all applicable fees. These fees shall include but not be limited to impact fees, special infrastructure fees, benefit area assessment fees, and engineering plan check and inspection fees as determined and conditioned herein. All Fair Share Fees required for each phase shall be paid prior to the issuance of a grading permit or, if no grading permit is required, a building permit for that phase.
41. In addition to the required development impact fees for streets, water, sewer, police, fire, public and library facilities, parks and recreation, public arts, school and utility improvements, the Applicant shall participate in project’s prorated share of the costs identified in the SPECIFIC CONDITIONS and the Mitigation and Monitoring Report Program (MMRP).

CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

Page 9 of 14

42. The Applicant/Owner/Subdivider shall also comply with and implement all the requirements and mitigations measures of the Final Environment Impact Report (FEIR), and the Mitigation and Monitoring Report Program (MMRP).

SPECIFIC CONDITIONS

DIRECT AND CUMULATIVE PROJECT IMPACT MITIGATION

Street Circulation Element Conditions

43. Upon the ultimate construction of the six lane expressway for Jasper Road per the Imperial County proposed standard, Martin Luther King Boulevard and the Jasper Crossing main entrance shall be the only ingress and egress locations with full four way signalization operations subject to the review of the City of Calexico and all affected agencies. No other openings for vehicle access shall be allowed without the approval of the City of Calexico and all affected agencies.
44. The project shall comply with Mitigation Measures TRA-1 thru TRA-11 inclusive of the FEIR. These Mitigation Measures are in Sections 3.16.7 and 3.16.10 of the FEIR.

Drainage Element Conditions

45. The drainage element for all development shall comply with the City's Existing Drainage Facilities as defined in Section 5 of the Drainage Service Area Plan (DSAP) Report requirement and any modification herein or the current General Plan and its latest amendment. The Sub-Regional Retention Basin Concept for the City of Calexico's Area 13 Jasper/ Bowker Road corridor Area is bound to the West by SR 111, south by the Central Main Canal, extending about one mile east of Bowker Road, and north by Fawcett Road.
46. The project shall integrate retention basin design with the City's master plan of retention basins in coordination with the Sub-Regional Retention Basin Concept and be responsible for providing the land, constructing the retention basin and maintaining the retention basin to serve the entire development and the offsite improvements required to serve the development.
47. A final and detailed drainage/hydrology master plan and drainage map shall be prepared, submitted for review and approved in conjunction with the submittal of the Phase 1 unit map and improvement plans. The drainage design shall be in compliance and/or compatible with the Jasper Road Corridor Storm Drain System map and document dated 4-24-07 by DD&E.

Sewer Element Conditions

48. The Applicant shall construct all necessary improvements to provide sewer services to the subdivision. In the event that the development proposes the use of an interim and temporary discharge point, the Applicant shall provide all of the costs of any interim sewer

CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

Page 10 of 14

discharges including the fair share cost of all applicable permanent trunk sewer and upgrade facilities as determined by the City. The permanent trunk sewer line and regional pump station requirement shall be in compliance and/or compatible with the PBSJ report entitled "City of Calexico Jasper Corridor Subarea Master Plan" dated February 2007.

49. The Applicant shall be responsible for arranging the sewer service connection prior to the issuance of any occupancy permit. The Applicant shall also be responsible for the fair share cost of all the applicable sewer upgrade facilities.

Water Element Conditions

50. A final and detailed water master plan (water line layout and hydraulic calculations) shall be prepared that integrates the City's Phase III and the east and west developments water master plan to insure compliance of the City's current water master plan entitled "City of Calexico Jasper Corridor Subarea Master Plan" dated February 2007.
51. The project shall provide a looped water system in accordance with the City's water master plan.
52. The Project water system shall be designed to connect to Bowker and Cole Roads through the adjacent residential development to the east that will ultimately complete a loop back to Yourman Road. In the interim, the Project will create a loop from Yourman Road through the Project and back to Yourman Road as indicated on the Utility Plan in the Tentative Map exhibit. The Applicant shall be responsible for the entire cost for providing the waterline through Calexico Mega Park as determined by the City. The water system shall be designed to provide a future connection at the easterly project boundary with the water system that will traverse the property to the east and ultimately connect with the waterline in Bowker Road. The Project water system shall be reviewed by the City Engineer.
53. In order to provide water to the proposed development before the 30-inch diameter water main proposed for Bowker Road is built, the Applicant shall be responsible for the preparation of a detailed water study to evaluate the alternative of connecting into the existing municipal water distribution system as follows:
 - a. Connect to the southwest of the development at Yourman Road; via the construction of a water line that will loop the proposed water distribution system for the project to the proposed water line along the interior east-west street.
 - b. The detailed water study shall identify all the improvements required to provide adequate water pressure and redundancy to the subject subdivision. The Applicant shall be responsible for providing all the required improvements. Said improvements shall be subject to the review and approval of the Fire Department.

Fees

54. All applicable fees (i.e. City's Standard Impact Fees, Special Infrastructure Fees, Benefit Assessment Fees, Plan Check and Inspection Fees, Traffic Mitigation Monitoring Fees, and Fair Share Fees, etc.) shall be paid prior to recordation of any final maps, pulling of permits,

and/or certificate of occupancy as per the City's standard and conditions according to the development phase being developed.

OTHER PERTINENT CONDITIONS

55. An encroachment permit shall be obtained from the applicable agency for any work proposed within the Caltrans, Imperial County, or IID right-of-way.
56. The Applicant shall be responsible for procuring any necessary permits or approvals from regulatory and/or resource agencies.
57. Utilities, conduits, and other telecommunications facilities (i.e. cable, fiber optic, etc.) shall be provided from available point source to any such facility as determined and approved by the Imperial Valley Telecommunications Authority Manager and to the satisfaction of the Community Development Director/City Engineer.
58. The project shall comply with the City's Design Procedures and Improvement Standards dated December 1, 2005 Design Manual and any updates thereon. Additionally, utilities such as power, drainage ditches, and canals, that are under the jurisdiction of IID shall be designed, relocated, and/or undergrounded in conformance with IID requirements.
59. Prior to the submittal of any unit map for plan checking/recordation, a phasing plan, identifying all required public improvements, shall be prepared and submitted to the Community Development Director/City Engineer for review and approval.

CONDITIONS FOR RECORDATION OF FINAL MAP

60. Final map shall not be approved until the Applicant and city have entered into either a Subdivision and/or other agreement, which provides for traffic facilities, emergency services, water and sewer services, and area drainage, and other as needed services.
61. Final map and improvement drawing approval shall be subject to compliance with all applicable City zoning and subdivision regulations and requirements.
62. The necessary improvements as set forth in the approval of the Final Map Subdivision shall have been installed and accepted by the City, or the Subdivider submits satisfactory improvement plans together with the necessary guarantee that the improvements shall be installed.
63. The Guarantee for the installation of improvements as required to provide services for each construction phase shall only be through the provision of a surety bond or letter of credit.
64. The required plan and map checking and inspection fees shall have been paid to all affected divisions/departments/agencies.
65. Map checking shall have been completed by the various departments and agencies.

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK**

Page 12 of 14

66. Taxes, liens and special assessments shall have been paid or guarantee of such payment is provided.
67. All outstanding project processing fees and applicable fair share fees shall have been paid in full to the City.
68. All applicable conditions and requirements shall have been met and in compliance with the City standards updated December 1, 2005 and all modifications and revisions thereon.
69. The project shall comply with all applicable provisions of the California Code of Regulations Title 24 (ADA).
70. The project shall comply with the Calexico Mega Park FEIR that addresses the Jasper Corridor Traffic described in the MMRP.

MEGA PARK COMMERCIAL SUBDIVISION IN-PHASE DEVELOPMENT

71. The project shall comply with all General Conditions and Specific Conditions including all applicable requirements under the Mega Park Commercial Subdivision Mitigation and Monitoring Report Program.
72. Prior to the submittal of any unit map for plan checking or recordation, a phasing plan, which identifies all required public improvements, shall be submitted to the Community Development Director/City Engineer for review and approval.
73. The project shall implement and complete the roadway segments and intersection improvements and fair share cost contributions identified for each Mega Park Development Phase as required in the FEIR MMRP. These improvements and fair share cost are listed in the Traffic and Circulation Measures TRA-1 thru TRA-11 inclusive of the FEIR. The Mitigation Measures are in Sections 3.16.7 and 3.16.11 of the FEIR.

If the fair share cost contributions identified in the FEIR/BDA Traffic Study Report and/or Jasper Corridor Traffic Distribution for the Mega Park Fair Share Percentage for Street Segment, Intersection and Signal Improvement Cost Contributions cannot be made due to the lack of an approved program to assure future improvements to the Jasper Road Corridor as well as other roads and intersections identified on the Traffic Study Report the applicant shall be responsible for making the following improvements to Jasper Road and the Jasper Road/SR-111 intersection:

- a. A 4-lane Primary Arterial between SR-111 and the Project Driveway with center median improvements to Expressway standards, including left turn pockets and bike lane plus storage capacity in the retention basins in the Mega Park development; and
- b. A 2-lane Secondary Road between the Project Driveway and the easterly property boundary with center median improvements to Expressway standards, including left turn pockets and bike lane plus storage capacity in the retention basins in the Mega Park development; and

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK**

Page 13 of 14

- c. In conjunction with Caltrans, the interim intersection of Jasper Road & SR-111 for a 4 lane Primary Arterial. The applicant may enter into a reimbursement agreement with the City of Calexico for proportional reimbursements from cumulative developments along the Jasper Road Corridor in the future,
- d. Dedication and/or reservation of all right-of-way required to make the improvements described above. It is not anticipated that additional right-of-way north of Jasper Road will need to be acquired.

The applicant may enter into a reimbursement agreement with the City for proportional reimbursements from cumulative developments along the Jasper Road Corridor that benefit from the improvements to Jasper Road and the interim Jasper Road/SR-111 intersection described above in the future.

PHASE 1 DEVELOPMENT

- 74. The project shall comply with all General Conditions and Specific Conditions under the Mega Park Phase 1 development including all applicable requirements under the Mega Park Commercial Subdivision Mitigation and Monitoring Report Program and its Amendments.

PHASE 2 DEVELOPMENT

- 75. The project shall comply with all General Conditions and Specific Conditions under the Mega Park Phase 1 and 2 developments including all applicable requirements under the Mega Park Mitigation and Monitoring Report Program (MMRP) and its Amendments.
- 76. Prior to issuance of any building permit for Phase 2, the project applicant shall set aside approximately 1 acre of land for use by the City of Calexico's Police and Fire Departments; the land shall be donated to the City of Calexico free of cost.

PHASE 3 DEVELOPMENT

- 77. **Bicycle Lane.** Prior to issuance of a building permit for Phase 3, the proposed project applicant shall create a plan to construct a bike lane comparable to the one previously planned in the City of Calexico Bicycle Master Plan, and that would serve the same function, and have the plan accepted by the Community Development Director. The project applicant shall build the comparable bike lane prior to the opening of any business in Phase 4 of the proposed project.

PROJECT FAIR SHARE COST DISTRIBUTION TABLES

- 78. The project shall comply with Tables 3.16-10 and 11 from the FEIR. These tables describe the traffic mitigation measures for the construction or fair share contribution for roadway segments and intersections required to mitigate direct and cumulative impacts and shall be incorporated herein as set forth in the afore mentioned Street Circulation Elements and Conditions for Recordation of Final Map.

**CITY COUNCIL RESOLUTION FOR
FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK
Page 14 of 14**

79. Except as noted above, all conditions shall be met for each phase of development prior to the issuance of a grading permit or, if no grading permit is required, a building permit for that phase.

80. The project shall comply with all other applicable Federal, State and local codes, ordinances and resolutions.

SECTION 4. The parties are hereby informed that the time within which judicial review of this decision must be sought is governed by Section 1094.6 of the Code of Civil Procedure

SECTION 5. This Resolution shall become effective immediately upon its passage and adoption

SECTION 6. NOW THEREFORE, based on the above findings and conditions, the City Council of the City of Calexico DOES HEREBY APPROVE the Final Map Subdivision No. 2011- 06 Calexico Mega Park.

Bill Hodge, Mayor
Calexico City Council

I hereby certify that the preceding resolution was adopted by the City Council at a meeting conducted on February 5, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Gabriela Garcia,
City Clerk

CALEXICO MEGAPARK - UNIT NO. 1

A PORTION OF PARCELS 4 AND 5 PER THAT CERTAIN CERTIFICATE OF COMPLIANCE... RECORDED MARCH 13, 2007 AS DOCUMENT NO. 2007-01010...

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE... STATE OF CALIFORNIA... BEFORE ME... A

PERSONALLY APPEARED... WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO BE THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/HEY) EXECUTED THE SAME IN (HIS/HER/THER) AUTHORIZED CAPACITY(IES) AND THAT BY (HIS/HER/THER) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) SIGNED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL. SIGNATURE: PRINT NAME: MY PRINCIPAL PLACE OF BUSINESS IS: MY COMMISSION NO. IS: MY COMMISSION EXPIRES ON:

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CALEXICO MEGAPARK - UNIT NO. 1

A PORTION OF PARCELS 4 AND 5 PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 13, 2007 AS DOCUMENT NO. 2007-010593, OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF IMPERIAL
ON _____ BEFORE ME, _____ A
NOTARY PUBLIC,

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/HEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____

PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____

MY COMMISSION NO. IS: _____

MY COMMISSION EXPIRES ON: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF IMPERIAL
ON _____ BEFORE ME, _____ A
NOTARY PUBLIC,

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____

PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____

MY COMMISSION NO. IS: _____

MY COMMISSION EXPIRES ON: _____

LINE AND CURVE TABLE				
#	BEARING/DELTA	LENGTH	RADIUS	REFERENCE
C1	88°02'15"	30.73'	20.00'	
C2	8°20'19"	29.11'	200.00'	
C3	28°55'44"	100.79'	199.51'	
C4	39°00'58"	13.82'	20.00'	
C5	258°23'21"	270.58'	60.00'	
C8	39°22'23"	13.74'	20.00'	
L1	N87°36'20"W	53.38'		
L2	N82°45'12"E	85.42'		
L3	N0°00'04"W	20.85'		
L4	N0°00'04"W	75.86'		
L5	N0°00'04"W	60.00'		
L6	N90°00'00"E	48.82'		
L7	N44°59'58"W	42.10'		
L8	N88°04'37"E	107.18'		
L9	N45°00'02"E	35.32'		
L10	N44°57'32"W	24.13'		
L11	N87°33'21"W	84.10'		
L12	N45°02'28"E	28.12'		
L13	N89°37'26"W	295.02'		
L14	N0°17'39"W	144.85'		
L15	N45°00'49"E	40.02'		
L16	N89°42'59"E	228.18'		
L17	N89°59'17"W	115.00'		

LINE AND CURVE TABLE				
#	BEARING/DELTA	LENGTH	RADIUS	REFERENCE
L18	N1°58'28"E	89.13'		
L19	N0°53'11"W	90.49'		
L20	N2°37'57"W	60.63'		
L21	N89°08'49"E	2.13'		
L22	N0°53'13"W	123.89'		
L23	N89°42'59"E	8.00'		
L24	N89°42'59"E	116.40'		
L25	N89°18'40"W	21.78'		
L26	N0°22'22"W	108.00'		
L27	N89°42'59"E	128.57'		
L28	N2°37'57"W	54.48'		
L29	N89°59'50"E	315.00'		
L30	N0°17'39"W	314.72'		
L31	N89°42'21"E	315.00'		
L32	N2°37'57"W	6.15'		
L33	N90°00'00"W	286.67'		
L34	N89°59'17"W	122.47'		
L35	N0°53'01"W	278.48'		
L36	N0°00'00"E	22.00'		
L37	N0°00'00"E	314.34'		
L38	S89°59'17"E	13.45'		
L39	N89°59'17"W	13.04'		

NOTES:

UNLESS OTHERWISE SHOWN HEREON, THE REAR PROPERTY CORNERS WILL BE MONUMENTED WITH A 3/4"x18" IRON PIPE WITH CAP, I.S. 7442. THE FRONT PROPERTY CORNERS AND ALL POINTS OF CURVE OF THE PRIVATE STREET SHOWN HEREON WILL BE MARKED WITH A DISK STAMPED "LS 7442" SET THE CURB, ONE THE PROLONGATION OF THE LOT LINES OR RADIAL TO POINTS OF CURVE, WHERE LOT LINES ARE NOT AT RIGHT ANGLES OR RADIAL.

THE BEGINNING AND ENDING LOT NUMBERS ARE 1 AND 13 RESPECTIVELY.

THE TOTAL NUMBER OF LOTS IS 17

RESIDENTIAL LOTS = 0

PRIVATE STREET LOT = 1

OPEN SPACE LOT = 0

THE TOTAL GROSS AREA = 118,262 ACRES

SEE THIS SHEET FOR LINE AND CURVE TABLES ASSOCIATED WITH THIS PROJECT.

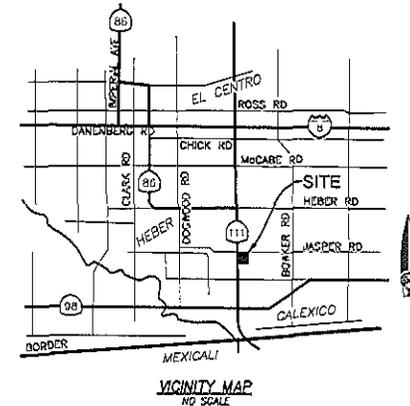
RECORD DATA:

R1: RECORD OF SURVEY B16 P52, FILED FEBRUARY 08, 2008.

R2: FINAL MAP 17-29, FILED AUGUST 10, 1993.

R3: PARCEL MAP 9-1, FILED MARCH 25, 1992.

R4: RECORD OF SURVEY 6-63, FILED OCTOBER 5, 1981.



CALEXICO MEGAPARK - UNIT NO. 1

TR 147 PROCEDURE OF SURVEY

SEC 36

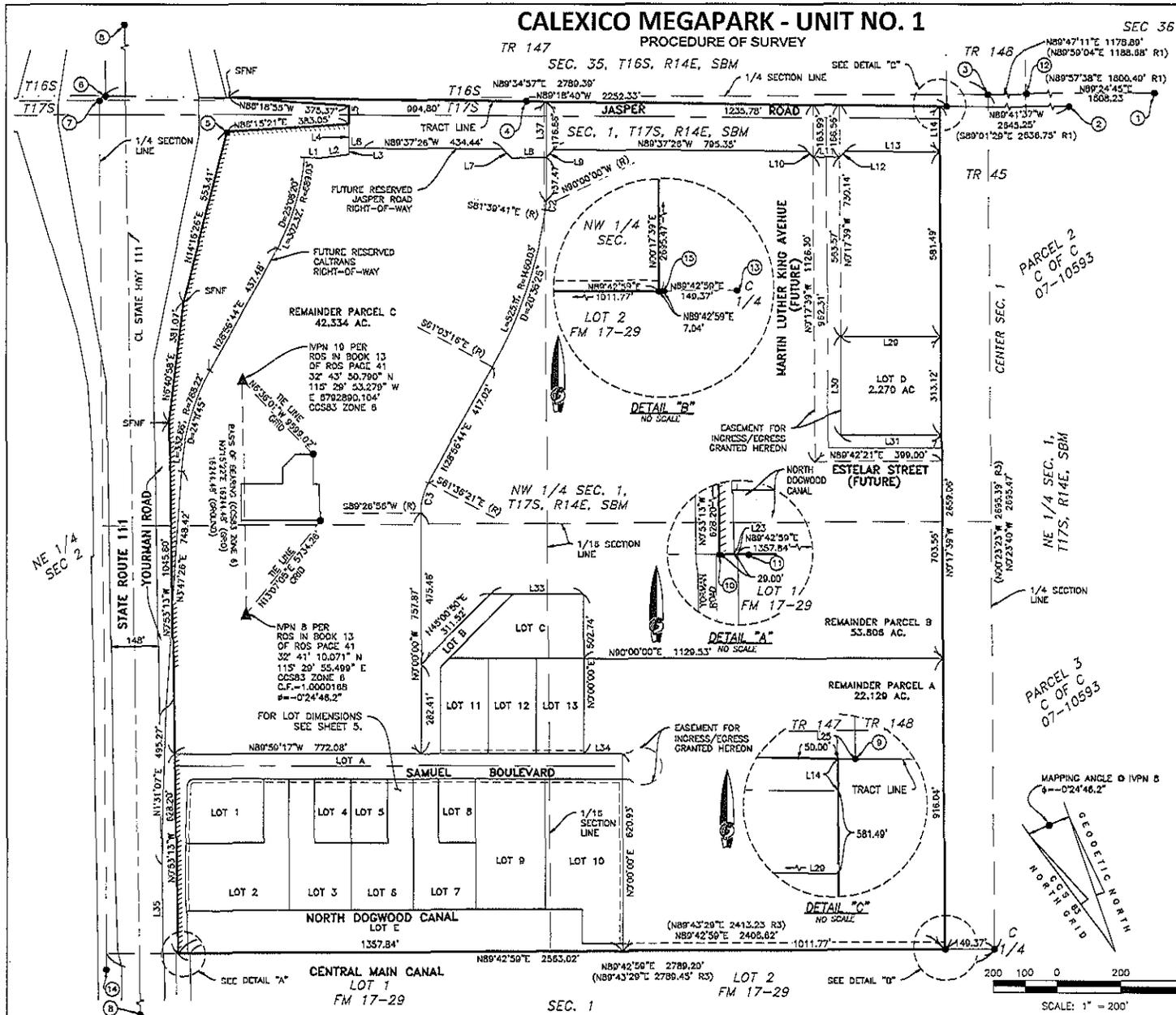
BASIS OF BEARING: SHEET 4 OF 6 SHEETS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 8 (EPOCH 1991.35) GRID BEARING BETWEEN IMPERIAL COUNTY SURVEYORS MONUMENTS MPN 08 AND 10, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 13, OF RECORD OF SURVEYS, PAGE 41, IN THE COUNTY OF IMPERIAL, I.C. NORTH 00°15'22" EAST

- LEGEND:**
- INDICATES FOUND MONUMENT AS NOTED ●
 - INDICATES SET 2"x24" IRON PIPE WITH DISK @ MARKED L.S. 7442, OR AS NOTED
 - INDICATES RADIAL BEARING (R)
 - INDICATES SUBDIVISION BOUNDARY _____
 - INDICATES SECTION LINE _____
 - INDICATES STREET CENTERLINE _____
 - INDICATES EASEMENTS _____
 - INDICATES RIGHT-OF-WAY LINE _____
 - INDICATES RECORD DATA AS NOTED ()
 - INDICATES MONUMENT NUMBER (X)
 - INDICATES SEARCHED FOR NOT FOUND SFNF

- NOTES:**
- 1 FOR EASEMENT INFORMATION SEE SHEETS 5 AND 6.
 - 2 FOR DEDICATIONS SEE SHEET 5.
 - 3 UNLESS OTHERWISE SHOWN HEREON, THE PROPERTY CORNERS WILL BE MONUMENTED WITH A 3/4"x10" IRON PIPE WITH DISK STAMPED "L.S. 7442".

- SURVEYOR'S MONUMENTATION NOTES:**
- 1 FOUND CONCRETE CYLINDER, SET OVER OLD SANDSTONE "L" ROCK, PER IMPERIAL COUNTY SURVEY, NORTHEAST CORNER OF THE NORTHEAST 1/4 SECTION 1, SURVEY TIES AND PER PARCEL MAP 9-1.
 - 2 FOUND 2.5" IRON PIPE STAMPED "ROE 18881" SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 1, T17S, R14E, SBM.
 - 3 FOUND 2" DIA. IRON PIPE, DISTURBED, NORTHEAST CORNER OF THE NORTHWEST 1/4 SECTION, T17S, R14E, SBM.
 - 4 FOUND GIN SPIKE STAMPED "LS 7107"...
 - 5 FOUND 1" IRON PIPE OPEN 6 INCHES DOWN PER ROS B18.
 - 6 FOUND 80D SPIKE #9 INCHES DOWN PER IMPERIAL COUNTY SURVEY TIES, SOUTHWEST CORNER TRACT 46, T16S, R14E, SBM., PM 9-1 AND ROS B18.
 - 7 FOUND 2" IRON PIPE WITH DISK STAMPED "ROE 18681" ±5 INCHES DOWN, NORTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 1, T17S, R14E, SBM. PER IMPERIAL COUNTY SURVEY, PM 9-1 AND ROS B18.
 - 8 FOUND CONCRETE MONUMENT ±3 INCHES DOWN CENTERLINE OF STATE ROUTE 111, WITH CALIFORNIA DIVISION OF HIGHWAYS BRASS DISC PER CALTRANS R/W-178.
 - 9 FOUND FLUSH 2" BRASS DISK ICS MON T17S R14E
 - 10 FOUND 2" IRON PIPE DETERIORATED, ACCEPTED AS POINT ON 1/4 SECTION LINE SECTION 1, N89°42'59"E 1.35' FROM TRUE CORNER OF 1/4 SECTION CORNER OF SECTION 1.
 - 11 FOUND 2" IRON PIPE WITH N&D ILLIGIBLE, NORTHWEST CORNER PARCEL 4, PM 9-1.
 - 12 FOUND CHISELED "X".
 - 13 FOUND 2" IRON PIPE STAMPED ROE 18681, ACCEPTED AS THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 1.
 - 14 FOUND 2" BRASS DISC STAMPED PLS 5397
 - 15 FOUND 2" IRON PIPE STAMPED ROE 18681

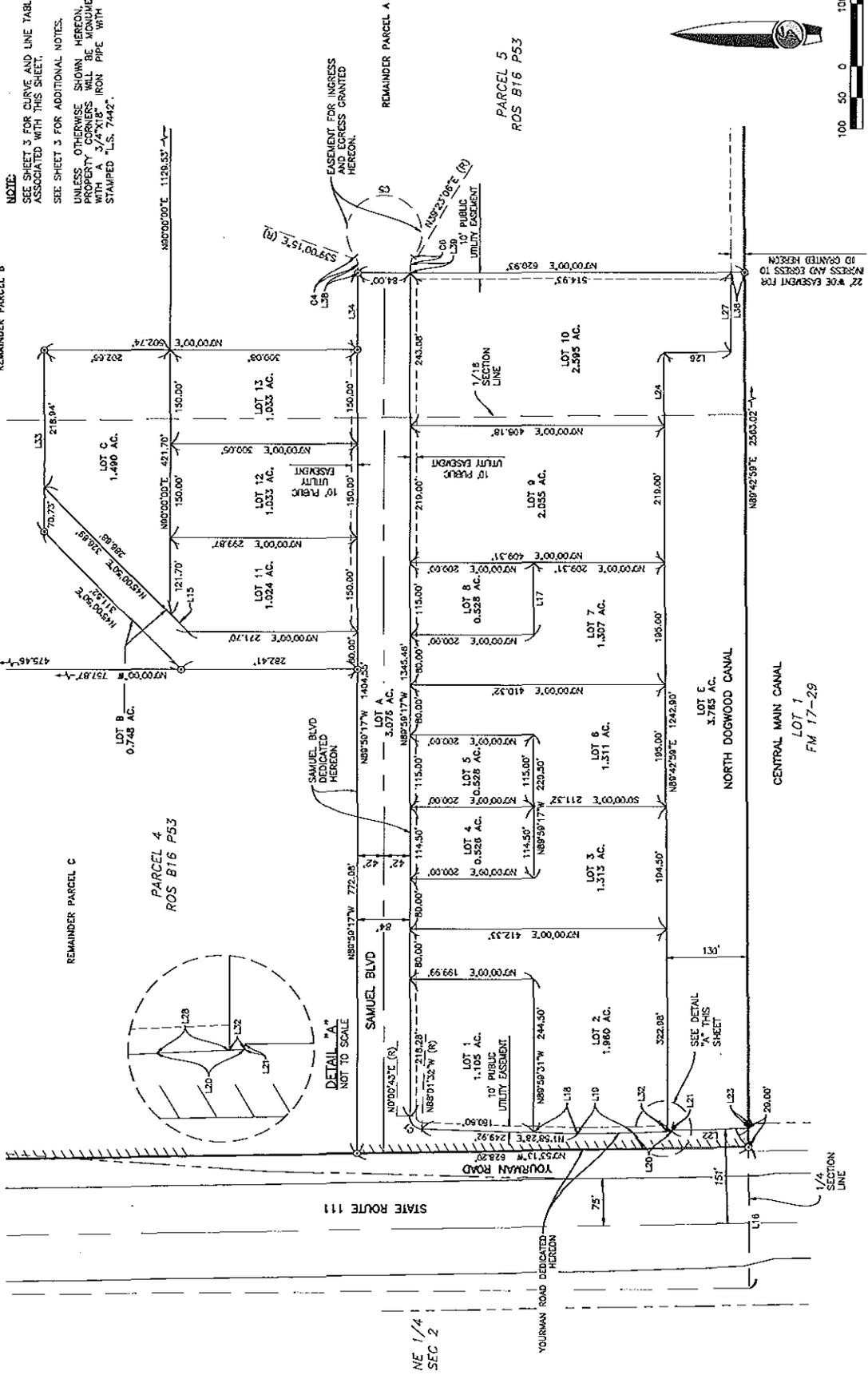


MAP NO.

SHEET 5 OF 6 SHEETS

CALEXICO MEGAPARK - UNIT NO. 1

THAT PORTION OF SECTION 17 SOUTH, RANGE 14 EAST, S.B.M. AND SECTION 35, TOWNSHIP 18 SOUTH, RANGE 11 EAST, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT PLAT THERE OF:



NOTE:

SEE SHEET 3 FOR CURVE AND LINE TABLES ASSOCIATED WITH THIS SHEET.

SEE SHEET 3 FOR ADDITIONAL NOTES.

UNLESS OTHERWISE SHOWN HEREON, THE PROPERTY BOUNDARIES SHALL BE MONUMENTED WITH 3/4" DIA. IRON PIPE WITH DISK STAMPED "L.S., 7442".

450 JIMMIE AVE. STE. 205
 CALEXICO, CA 92510
 PHONE (805) 345-1149
 FAX (805) 345-1151
 WWW.MDEINC.COM

SAN DIEGUITO ENGINEERING, INC.
 CIVIL ENGINEERING • PLANNING • LAND SURVEYING



TM

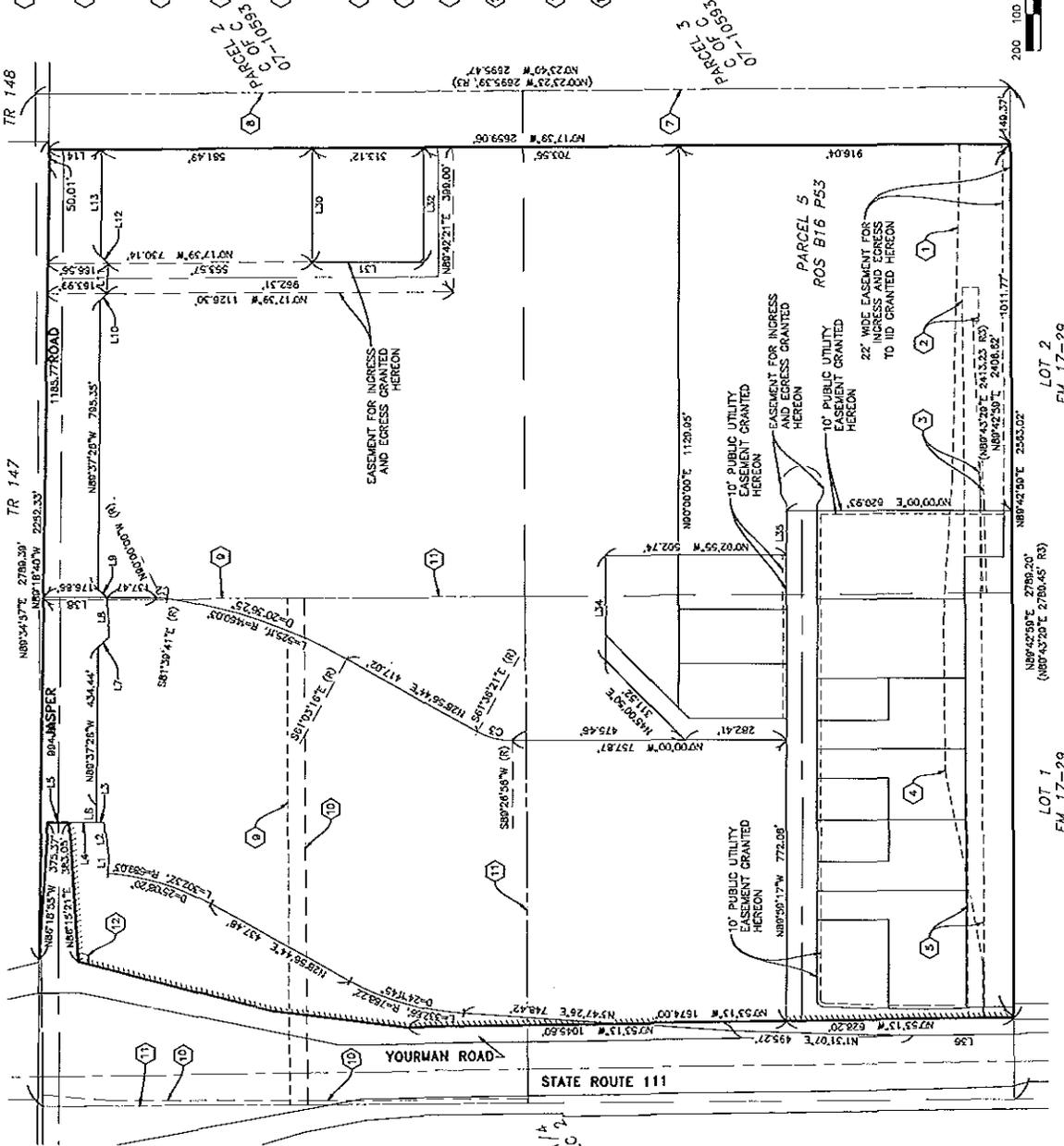
MAP NO.

SHEET 6 OF 6 SHEETS

CALEXICO MEGAPARK - UNIT NO. 1

A PORTION OF PARCELS 4 AND 5 PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 13, 2007 AS DOCUMENT NO. 2007-010593, OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

- EASEMENTS:**
- EASEMENT FOR ACCESS RIGHTS TO POWER LINES GRANTED TO SOUTHERN SIERRAS POWER COMPANY RECORDED MARCH 7, 1963 IN BOOK 419, PAGE 395, OF OFFICIAL RECORDS.
 - EASEMENT FOR ACCESS RIGHTS TO ZANJERO HOUSE, CANAL, TELEPHONE AND ELECTRIC POWER LINES GRANTED TO IMPERIAL IRRIGATION DISTRICT RECORDED MARCH 24, 1949 IN BOOK 741, PAGE 544, OF OFFICIAL RECORDS.
 - EASEMENT FOR 10 FOOT WIDE RIGHT OF WAY GRANTED TO M.K. BATES BY DEED RECORDED MAY 13, 1949 IN BOOK 747, PAGE 475 OF OFFICIAL RECORDS.
 - EASEMENT FOR ACCESS RIGHTS TO POWER LINES GRANTED TO THE SOUTHERN SIERRAS POWER COMPANY RECORDED FEBRUARY 19, 1938 IN BOOK 423, PAGE 170, OF OFFICIAL RECORDS.
 - EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL, TELEPHONE AND/OR ELECTRIC POWER LINES OR LINES GRANTED TO THE IMPERIAL IRRIGATION DISTRICT RECORDED APRIL 21, 1949 IN BOOK 744, PAGE 419, OF OFFICIAL RECORDS.
 - EASEMENT TO SOUTHERN SIERRA POWER COMPANY RECORDED APRIL 15, 1926, IN BOOK 114, PAGE 352 OF OFFICIAL RECORDS.
 - EASEMENT TO SOUTHERN SIERRAS POWER COMPANY RECORDED DECEMBER 26, 1925, IN BOOK 107, PAGE 59 OF OFFICIAL RECORDS.
 - EASEMENT FOR IRRIGATION WATER RECORDED SEPTEMBER 24, 1913, IN BOOK 75, PAGE 378, OF DEEDS.
 - EASEMENT TO NEVADA-CALIFORNIA ELECTRIC CORPORATION RECORDED DECEMBER 27, 1937, IN BOOK 478 PAGE 145 OF OFFICIAL RECORDS.
 - EASEMENT TO R.O. BROWN RECORDED OCTOBER 21, 1912, IN BOOK 62 PAGE 235 OF DEEDS.
 - EASEMENT TO IMPERIAL IRRIGATION DISTRICT RECORDED JULY 10, 1963, IN BOOK 1163, PAGE 554 OF OFFICIAL RECORDS.



PROPOSED 30' WIDE UTILITY EASEMENT GRANTED HEREON

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