

DATE SUBMITTED _____
 SUBMITTED BY PUBLIC SERVICES
 DATE ACTION REQUIRED 2/19/25

COUNCIL ACTION
 PUBLIC HEARING REQUIRED
 RESOLUTION
 ORDINANCE 1ST READING
 ORDINANCE 2ND READING
 CITY CLERK'S INITIALS

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT:	DISCUSSION/ACTION: 1. Approve and accept the transfer of property ownership through a Grant Deed of APN 044-602-018, containing 1.85 acres, to the City of Imperial and take responsibility for the operation and maintenance of the parcel for retention basin purposes.
DEPARTMENT INVOLVED: Public Services	
BACKGROUND/SUMMARY: See attached staff report	
FISCAL IMPACT: No cost for the parcel. Total Estimate: \$2,500.00 – Storm Drains Acct. 01-325-5252 Costs include a Preliminary Title Report and filing costs through a Title Agency	FINANCE INITIALS <u>VMS</u>
STAFF RECOMMENDATION: Approve Request	DEPT. INITIALS <u>DD</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>JHM</u>
MOTION: SECONDED: _____ APPROVED <input type="checkbox"/> REJECTED <input type="checkbox"/> AYES: _____ DISAPPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> NAYES: _____ REFERRED TO: _____ ABSENT: _____	



February 19, 2025

Dear Honorable Councilmembers:

Requested Action:

Approve and accept the transfer of property ownership through a Grant Deed of APN 044-602-018, containing 1.85 acres, to the City of Imperial and take responsibility for the operation and maintenance of the parcel for retention basin purposes.

Background:

The parcel APN 044-602-018, located north of Ritter Court, east of Marshall Avenue, west of the railroad, and south of Crown Court in the City of Imperial, comprises a retention basin for stormwater collection from local public streets. A stormwater collection system conveys stormwater to the basin. This parcel can be utilized only for stormwater retention. From the precise grading plan, it appears that the developer intended for the city to operate and maintain the retention basin since it was designed to accept stormwater from public streets. The city has not maintained the retention basin or storm drain conveyance system except when there was a potential for street flooding.

On March 2, 2017, The City of Imperial approved a Lot Split through a Certificate of Compliance for Parcel Map Waiver for Parcel 13 of Parcel Map 9-22. This lot split separated the retention basin (creating APN 044-602-018) from the rest of the original private lot, leaving the retention basin as a separate parcel.

It is recommended that the city take ownership of the parcel and operate and maintain the retention basin and stormwater conveyance system because it accepts water from public streets. There is a 20' access easement from Ritter Court to the retention basin. The retention basin will not be maintained if the city does not perform the maintenance, which could cause local flooding. The city owns and maintains a similar retention basin at the east end of Crown Court. According to the County Tax Collector's website, property taxes have been paid for fiscal year 24-25.

The property owner will clean the property before the transfer.

Fiscal Impact:

No cost for the parcel.

Total Estimate: **\$2,500.00** – Storm Drains 01-325-5252

Costs include a Preliminary Title Report and filing costs through a Title Agency

Attachments:

- Lot Split Exhibit "A"
- Legal Description Exhibit "B"
- Grading Plan dated 05-12-2005
- Certificate of Compliance for Parcel Map Waiver dated 03/02/2017



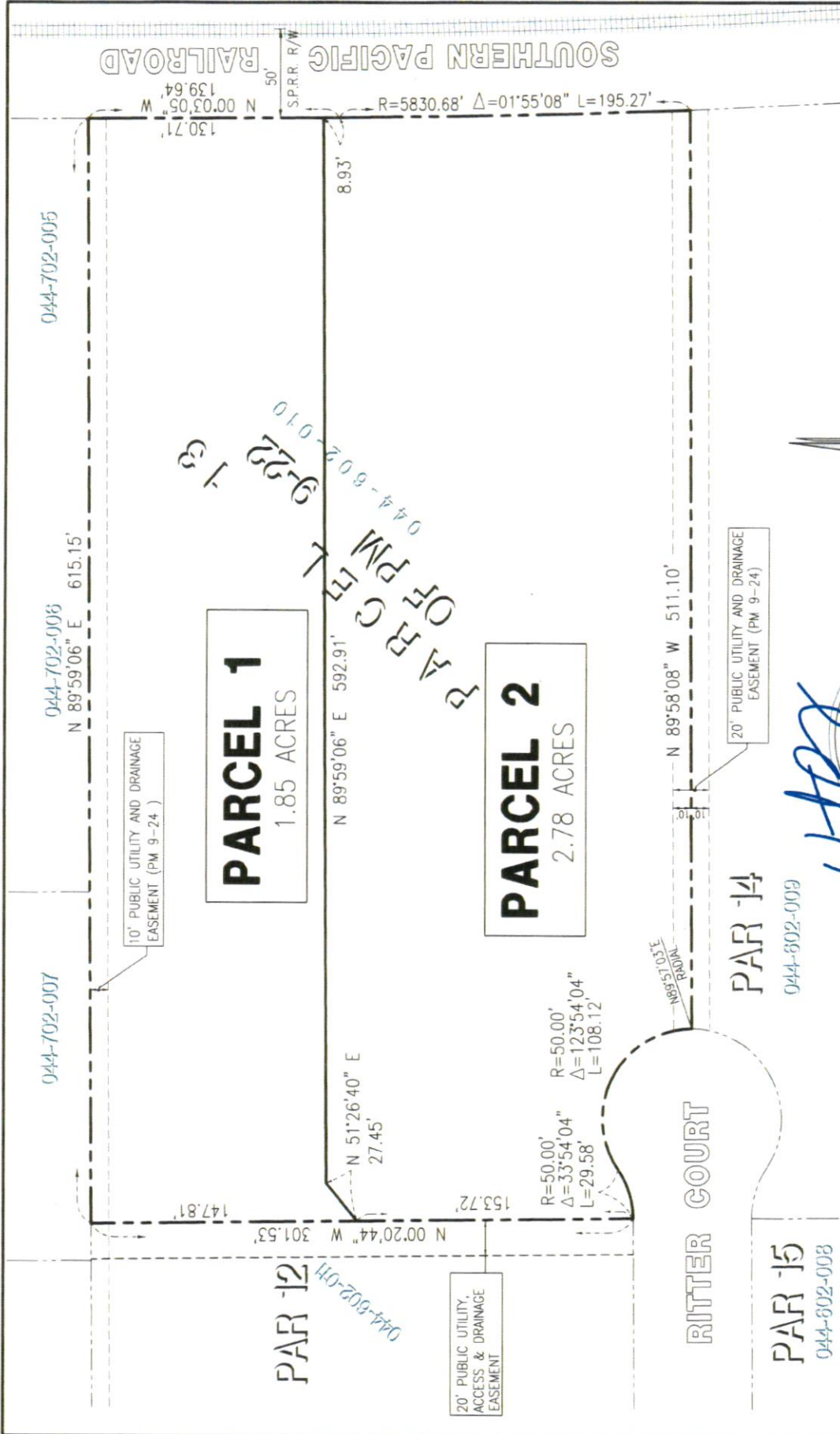
CITY OWNED RETENTION BASIN

CROWN CT

PIQ RETENTION BASIN

STORM WATER FLOW

MARSHALL AVE



044-702-005

044-702-006
N 89°59'06" E 615.15'

044-702-007

10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PM 9-24)

PARCEL 1
1.85 ACRES

9-22-13
044-602-010
OFF PM
044-602-010

PARCEL 2
2.78 ACRES

20' PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT

NON-ADJACENT

20' PUBLIC UTILITY AND DRAINAGE EASEMENT (PM 9-24)

PAR 14
044-602-009

PAR 15
044-602-008

RITTER COURT

SOUTHERN PACIFIC RAILROAD

N 00°03'05" W 139.64'
S.P.R.R. R/W 50'
R=5830.68' Δ=01°55'08" L=195.27'

8.93'

N 89°59'06" E 592.91'

N 51°26'40" E 27.45'

R=50.00'
Δ=33°54'04"
L=29.58'

R=50.00'
Δ=123°54'04"
L=108.12'

N 89°58'08" W 511.10'

EXHIBIT "A"
LOT SPLIT
(PARCEL MAP WAIVER)



SCALE: 1"=80'



BJ

ENGINEERING & SURVEYING, INC.
Phone (760) 353-3552 341 WEST CROWN COURT SUITE 100
Imperial, CA 92251
Fax (760) 353-3751



Handwritten signature

EXHIBIT "B"

PARCEL 1

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 13 OF PARCEL MAP NO. 3291A, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE IN BOOK 9, PAGES 22/24 IN THE RECORDERS OFFICE OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 13;

THENCE N 89° 59' 06" E, ALONG THE NORTH LINE OF PARCEL 13, A DISTANCE OF 615.15 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD;

THENCE S 00° 03' 05" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 130.71 FEET TO A POINT;

THENCE S 89° 59' 06" W, A DISTANCE OF 592.91 FEET TO A POINT;

THENCE S 51° 26' 40" W, A DISTANCE OF 27.45 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 13; SAID POINT BEARS DISTANT S 00° 20' 44" E, 147.51 FEET FROM SAID NORTHWEST CORNER,

THENCE N 00° 20' 44" W, ALONG SAID WEST LINE, A DISTANCE OF 147.81 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.85 ACRES MORE OR LESS.



EXHIBIT "C"
PARCEL 2

LEGAL DESCRIPTION

PARCEL 13 OF PARCEL MAP NO. 3291A, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE IN BOOK 9, PAGES 22/24 IN THE RECORDERS OFFICE OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 13 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 13;

THENCE N 89° 59' 06" E, ALONG THE NORTH LINE OF PARCEL 13, A DISTANCE OF 615.15 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD;

THENCE S 00° 03' 05" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 130.71 FEET TO A POINT;

THENCE S 89° 59' 06" W, A DISTANCE OF 592.91 FEET TO A POINT;

THENCE S 51° 26' 40" W, A DISTANCE OF 27.45 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 13; SAID POINT BEARS DISTANT S 00° 20' 44" E, 147.51 FEET FROM SAID NORTHWEST CORNER,

THENCE N 00° 20' 44" W, ALONG SAID WEST LINE, A DISTANCE OF 147.81 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PROPERTY CONTAINS 2.78 ACRES MORE OR LESS.



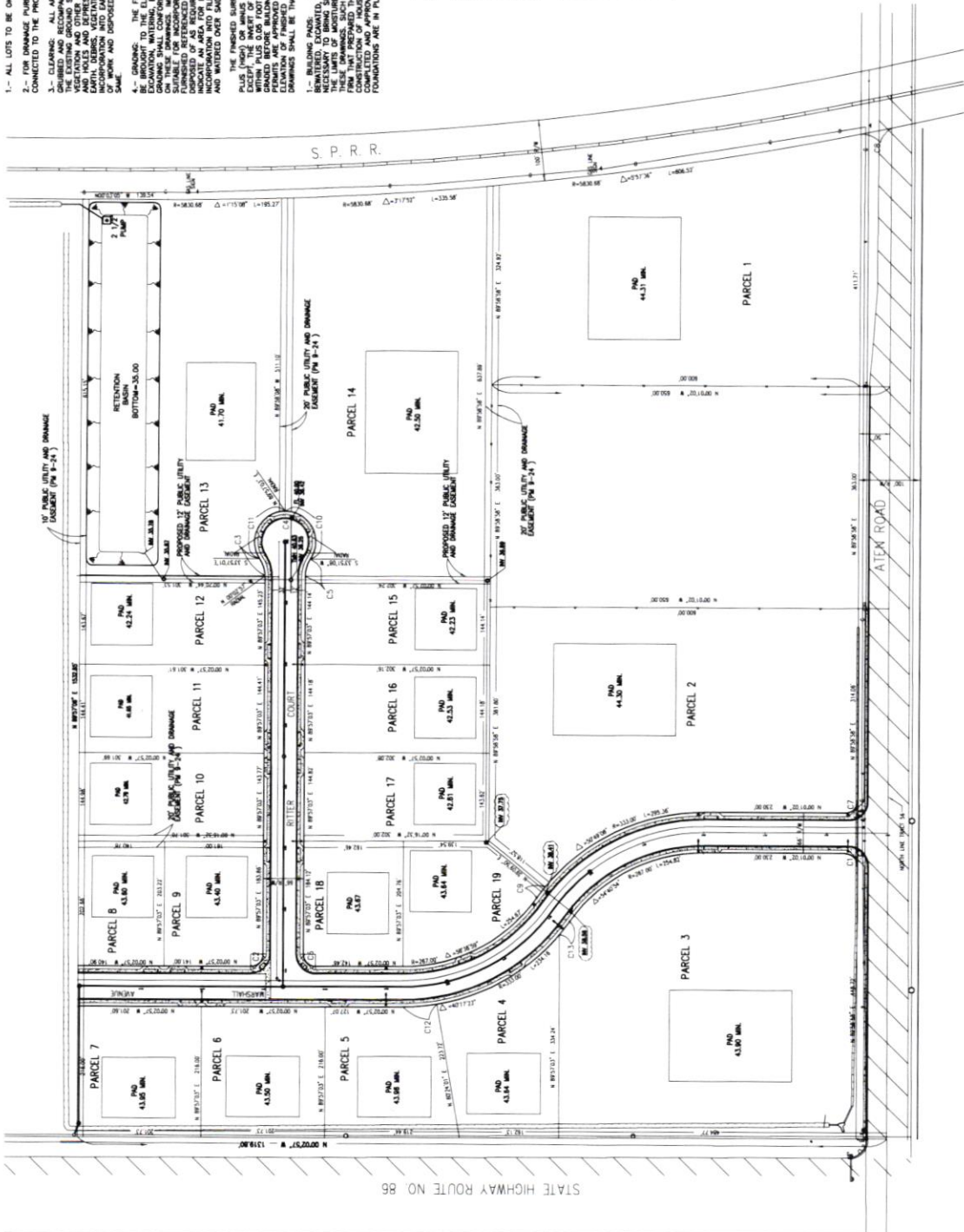
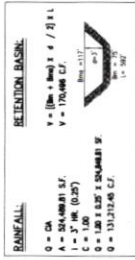
STORM DRAIN NOTES:

- 1- ALL LOTS TO BE ON SITE RETENTION EXCEPT PARCELS 8, 9 AND 15.
- 2- FOR DRAINAGE PURPOSES OF LOTS 14, 15, 16, 17, AND 19 A 6" DIA PIPE SHALL BE CONNECTED TO THE PROPOSED 12" STORM DRAIN LINE.
- 3- WORK SHALL BE CLEANED OF OBSTRUCTIONS, GRADED AND RECONSTRUCTED TO SUPPORT OF HAS LESS THAN 2% SLOPE. THE EXISTING GROUND SURFACE ON FINISHED GRADE, WHOSEVER IS LOWER, DEBRIS, AND HOLES AND DEPRESSIONS RESULTING THEREFROM SHALL BE FILLED WITH COMPACTED SAND, GRAVEL AND OTHER DEBRIS. THE EXISTING GROUND SURFACE SHALL BE DISPOSED OF AS REQUIRED FOR DEBRIS, EXCEPT WHERE THE DRAWINGS SHOW OR INDICATE OTHERWISE.
- 4- ALL MATERIALS TO BE PLACED AND UNIFORMITY SPREAD AND WATERED OVER SAID AREA.
- 5- THE FINISHED SURFACE OF GRADING AFTER COMPLETION OF GRADING SHALL BE WITHIN 1/4" OF THE FINISHED SURFACE OF GRADING AS SHOWN ON THESE DRAWINGS. EXCEPT THE SLOPE OF UNPAVED AREAS SHALL BE WITHIN PLUS 0.05 FOOT OR MINUS 0.10 FOOT LOT USE SHALL BE ROUGH FINISH. THE SLOPE OF UNPAVED AREAS SHALL BE WITHIN PLUS 0.05 FOOT OR MINUS 0.10 FOOT LOT USE SHALL BE ROUGH FINISH. THE SLOPE OF UNPAVED AREAS SHALL BE WITHIN PLUS 0.05 FOOT OR MINUS 0.10 FOOT LOT USE SHALL BE ROUGH FINISH.

THE FINISHED SURFACES OF LOT BUILDING PADS AND PARKWAYS SHALL BE BROUGHT TO THE FINISHED SURFACE OF GRADING AS SHOWN ON THESE DRAWINGS. UNLESS OTHERWISE NOTED, ALL MATERIALS TO BE PLACED AND UNIFORMITY SPREAD AND WATERED OVER SAID AREA.

1- BUILDING BASES: AREAS SHOWN ON THESE DRAWINGS AS BUILDING PADS SHALL BE REINFORCED, EXCAVATED, BACK FILLED, COMPACTED, GRADED AND OTHERWISE PREPARED AS SHOWN ON THESE DRAWINGS. SUCH WORK SHALL BE TESTED AND CERTIFIED BY THE SAME TESTING AGENCY AS REQUIRED FOR DEBRIS, EXCEPT WHERE THE DRAWINGS SHOW OR INDICATE OTHERWISE. THE FINISHED SURFACE OF GRADING AFTER COMPLETION OF GRADING SHALL BE WITHIN 1/4" OF THE FINISHED SURFACE OF GRADING AS SHOWN ON THESE DRAWINGS. EXCEPT THE SLOPE OF UNPAVED AREAS SHALL BE WITHIN PLUS 0.05 FOOT OR MINUS 0.10 FOOT LOT USE SHALL BE ROUGH FINISH. THE SLOPE OF UNPAVED AREAS SHALL BE WITHIN PLUS 0.05 FOOT OR MINUS 0.10 FOOT LOT USE SHALL BE ROUGH FINISH.

CURVE	DATE	BY	REVISION
C1	05/12/05	BJ	ISSUED FOR PERMITS
C2	05/12/05	BJ	ISSUED FOR PERMITS
C3	05/12/05	BJ	ISSUED FOR PERMITS
C4	05/12/05	BJ	ISSUED FOR PERMITS
C5	05/12/05	BJ	ISSUED FOR PERMITS
C6	05/12/05	BJ	ISSUED FOR PERMITS
C7	05/12/05	BJ	ISSUED FOR PERMITS
C8	05/12/05	BJ	ISSUED FOR PERMITS
C9	05/12/05	BJ	ISSUED FOR PERMITS
C10	05/12/05	BJ	ISSUED FOR PERMITS
C11	05/12/05	BJ	ISSUED FOR PERMITS
C12	05/12/05	BJ	ISSUED FOR PERMITS
C13	05/12/05	BJ	ISSUED FOR PERMITS
C14	05/12/05	BJ	ISSUED FOR PERMITS
C15	05/12/05	BJ	ISSUED FOR PERMITS
C16	05/12/05	BJ	ISSUED FOR PERMITS
C17	05/12/05	BJ	ISSUED FOR PERMITS
C18	05/12/05	BJ	ISSUED FOR PERMITS
C19	05/12/05	BJ	ISSUED FOR PERMITS
C20	05/12/05	BJ	ISSUED FOR PERMITS



SCALE: 1" = 80'

BJ
ENGINEERING & SURVEYING, INC.
Phone (760) 393-5552 800 W. MAIN ST. SUITE 10
Fax (760) 393-5759 EL CENTRO, CA 92526

COMMERCIAL AND INDUSTRIAL PARK
GRADING PLAN 7 of 12
IN THE CITY OF IMPERIAL DATE 05-12-05 BY E. G.
CLIENT CASTLE CONSTRUCTION JOB NO. 01-067

NO.	DESCRIPTION	DATE	BY

Recording Requested By:

**City of Imperial
City Clerk**
420 South Imperial Avenue
Imperial, CA 92251

And When Recorded Mail to:

**City of Imperial
City Clerk**
420 South Imperial Avenue
Imperial, CA 92251

THE SPACE ABOVE IS RESERVED FOR USE BY THE COUNTY RECORDER

**CERTIFICATE OF COMPLIANCE
FOR PARCEL MAP WAIVER
Imperial, CA 92251**

I, Jorge Galvan, Director of the Planning & Development Department of the City of Imperial, hereby certify that the following real property, hereinafter described as of the date of recordation of this document, has been determined to be in compliance with all applicable provisions of the State Subdivision Map Act of the State of California (Section 66410 of the California Government Code), and the local zoning and subdivision ordinances of the City of Imperial.

Assessor's Parcel Number:

044-602-010

Property Owner:

Natalie Michele Erickson, Trustee of the Andrew Cole Erickson 2012 Irrevocable Trust dated 12-2-12, as to an undivided 2/3 (two-thirds) interest; and

Natalie Michele Erickson, Trustee of the Andrew Cole Erickson 2012 Irrevocable Trust dated 12-20-12, as to an undivided 1/3 (one-third) interest

Legal Description:

As described and illustrated by the attached Exhibits "A", "B" & "C" prepared by Victor Rodriguez-Fernandez, a Licensed Land Surveyor registered in the State of California.

Note:

The plot plan and legal descriptions by the attached Exhibits "A", "B" & "C" have been provided by the owner of the property and neither the City of Imperial nor any of its officers, consultants, or employees assumes any responsibility for the technical accuracy of said descriptions.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act, local ordinances enacted pursuant thereto, and the Imperial Zoning Ordinance and may be recorded concurrent with the deed or deeds of conveyance necessary to consummate the transfer of the title of the portion of said parcels as proposed by the said parcel map waiver. However, this certificate does not constitute the actual transfer of the title of any portion of said parcels.



Jorge Galvan, AICP
Director of the Planning & Development Department

Dated: 03.02.17