

DATE SUBMITTED 03/30/2022  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 04/06/2022

COUNCIL ACTION (X)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION ( )  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS OB

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: MORNING STAR SUBDIVISION/HERITAGE @ DAHLIA RANCH, LLC 1. AUTHORIZATION TO SIGN THE ENCROACHMENT PERMIT APPLICATION NO. A-2022-003 TO IID FOR THE CONSTRUCTION OF SURFACE IMPROVEMENTS OVER DAHLIA LATERAL 8 ALONG THE NORTH SIDE OF NECKEL ROAD.	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT DEPARTMENT	
BACKGROUND/SUMMARY: For the proper construction of surface improvements (Sub-Grade Preparation, installation of 18" Water Pipeline, Street Lights, Class II Base, Curb & Gutter, Sidewalks and AC Pavement) over IID's Dahlia Lateral 8 along the north side of Neckel Road as part of Morning Star Subdivision No. 1 Unit No. 1 (as recorded on FM 28/04), IID has requested that the City of Imperial should sign the Encroachment Permit Application No. A-2022-003 as owner of said improvements as illustrated on Attachments B & C. The developer (Heritage at Dahlia Ranch, LLC/Russell Roben) has been notified by IID the following: <ol style="list-style-type: none"> <li>1. IID will accept that said surface improvements be constructed via an IID encroachment permit.</li> <li>2. The City of Imperial will take over the ownership and O&amp;M (Operations &amp; Maintenance) of said improvements after their construction.</li> <li>3. The City of Imperial will need to also sign the Encroachment Permit Application No. A-2022-003 as owner of said surface improvements. See Attachment A for details.</li> </ol> Morning Star Subdivision No. 1 Unit No. 1 is currently under construction with approximately 40% of the Scope-of-Work completed so far.	
FISCAL IMPACT: NONE. The developer (Heritage at Dahlia Ranch, LLC/Russell Roben) will be financially responsible to pay in full for all the costs associated with said surface improvements and permit fees regarding IID's Encroachment Permit Application No. A-2022-003.	ADMIN SERVICES SIGN INITIALS _____
STAFF RECOMMENDATION: 1. Authorize to sign and submit Encroachment Permit Application No. A-2022-003 to IID for the construction of surface improvements over IID's Dahlia Lateral 8 along the north side of Neckel Road.	DEPT. INITIALS <u>OM</u>
MANAGER'S RECOMMENDATION: <p align="center"><u>approve</u></p>	CITY MANAGER'S INITIALS <u>JHM</u>
MOTION: SECONDED: APPROVED ( ) REJECTED ( ) AYES: DISAPPROVED ( ) DEFERRED ( ) NAYES: ABSENT: REFERRED TO:	

# Attachment A

IID-901A (R8-2006)

Application Permit No. A- 2022-003

## ENCROACHMENT PERMIT APPLICATION

**APPLICANT INFORMATION – Please Print Clearly**

1. Applicant Name or Agency (City/County/Governmental (if applicable): <input type="checkbox"/> Exempt: <b>Heritage @ Dahlia Ranch, LLC.</b>		E-Mail: <b>russell@dugginsconstruction.com</b>
Address: <b>341 Crown Court, Imperial, CA. 92251</b>	Phone No: <b>(760)427-6426</b>	Fax No: <b>(760)355-6756</b>
2. Owner or Operator Name (If Different From Applicant):		E-Mail:
Address:	Phone No:	Fax No:

**TYPE OF ENCROACHMENT**

3. Type of Encroachment (Check all that apply)

<input checked="" type="checkbox"/> Parallel	<input type="checkbox"/> Waste Discharge	<input type="checkbox"/> Private Crossing /Crossing	<input type="checkbox"/> NPDES Permit # _____	<input type="checkbox"/> Other (specify): _____
<input checked="" type="checkbox"/> Drainage Outlet	<input type="checkbox"/> Tile Line Outlet	<input type="checkbox"/> Tailwater Discharge	<input type="checkbox"/> Temporary/Term #days _____	
<input type="checkbox"/> Power Facility	<input type="checkbox"/> Farm Entrance	<input type="checkbox"/> Water Supply	<input type="checkbox"/> Compliance/Violation	

Service Pipe:    Pipe Size:    Use:     Ag     Residential     Commercial     Industrial     City Water Available

4. Encroachment Affecting Other Agency?     Caltrans     Railroad     County     Municipal     Other \_\_\_\_\_

**PROJECT INFORMATION**

5. Project Description (Describe work or activity within Right of Way – Use backside of sheet if more room is needed):

**Surface Improvements for Neckel Rd. over Dahlia Lat.8, along the project frontage including: Sub-Grade preparation, Class II base installation, Curb & Gutter installation, Sidewalk installation, AC pavement installation, Street Light installation, and an 18' water line installation. Per as-built plans.**

6. Estimated Construction Start Date: <b>03/16/2022</b>	Completion Date: <b>05/05/2023</b>		
7. Address: <b>Northeast corner of La Brucherie Rd. &amp; Neckel St.</b>	City: <b>Imperial, CA. 92251</b>		
8. Assessor Parcel Number(s): <b>063-010-079</b>			
9. Legal Description (may be attached): <b>See Attachment</b>			
Section: <b>12</b>	Tract:	Township: <b>15</b>	Range: <b>13</b>
Subdivision Name: <b>Morningstar Subdivision Unit 1A</b>		Block:	Lot:
10. Canal: <b>Dahlia Lat.8</b>	Delivery Gate: 71	Drain:	
IID Drawing No.:		IID Drawing No.:	
11. Distance to Closest Canal delivery gate (feet): <b>710 ft. East of Delivery Gate 71</b>		12. Distance to Closest County Road/City Street (feet):	

**FEE SCHEDULE:**

- Non-refundable \$250 Application Fee (Exempt agencies excluded)**
- Estimated Fees.** Includes review, inspection and as-built/record drawing fees. Review, inspection and as-built fees will be determined after review of the application. *Additional fees may be due after resolution of costs.*
- Penalty Fees:** A fee will be assessed when encroaching facilities are installed without prior permit authorization. The fee shall be double the total normal fees noted above and would increase by a factor of 1 for each offense thereafter. Fee exempt agencies and facilities may be subject to this fee. If the fee is applied to such an agency or facility, the fee would be applied at the same rate as if the fee exemption were not in place.

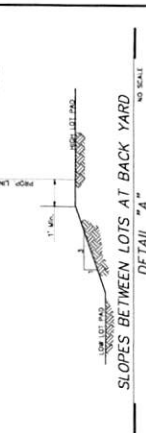
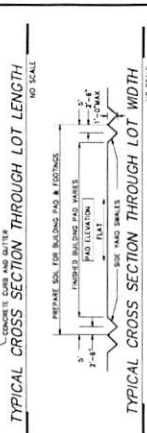
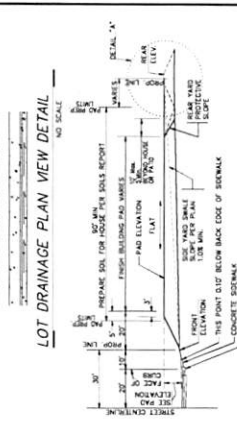
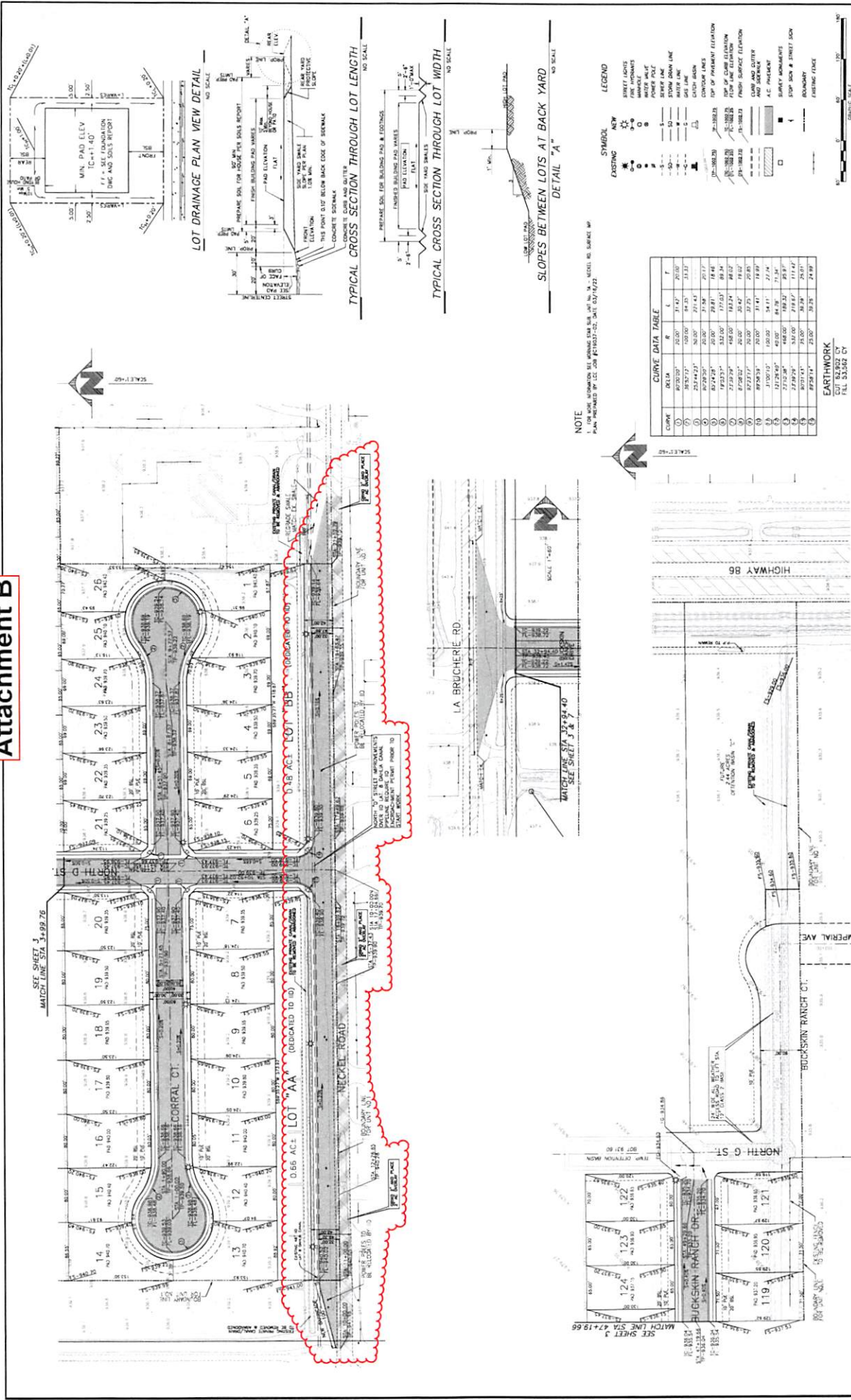
**PROJECT SUBMITTALS**

- Eight (8) drawing sets** (each set must include plan and profile views) Note: Plan sheets that pertain to District facilities
  - All drawings must include: a) Project location b) Elevation with benchmark used and tied to the District's datum c) Distance from District facilities both vertically and horizontally.
  - **Large project submittals:** In addition to the above, all plan pages containing information regarding encroachment(s) shall be tabbed. Encroachments shall be clearly highlighted in fluorescent marker for further clarification. District standard facility drawings must be submitted when applicable including Utility Crossing (L-3086), Tail water or Storm water Discharge into Drains (12F-6855), and Service Pipe (20F-1394), and must meet the minimum requirements specified in those drawing details. The appropriate data must be filled in where indicated on the standard drawing detail. Provide copies of the following: a) Right of way documents (either existing or required for the country roads b) County road access permits c) California Regional Water Quality Control Board (CRWQCB) permits for point source discharge into IID's system d) California Environmental Quality Act (CEQA) documents e) National Environmental Protection Act (NEPA) documents and f) other relevant documents as necessary.
  - Provide copies of construction survey field notes relevant to encroachment, including a) benchmark and stationing used and tied to the District's datum b) as-built plans. Please note that after construction of any encroachment, the applicant is required to submit as-built plans.

*The undersigned applicant and owner/operator hereby applies for permission to encroach on Imperial Irrigation District (District) right of way or District owned property in the County of Imperial or County of Riverside and agrees to do the work in accordance with District permitting requirements, Rules and Regulations. The undersigned owner/operator acknowledges that the issuance of the permit will not occur until all conditions and requirements have been met. If approved, the applicant will comply with the "General Provisions" attached hereto and "Special Provisions" to be determined from the processing of the permit application.*

13. Applicant Signature: 	14. Print or Type Name: <b>Russell Rober</b>	15. Title: <b>President/owner</b>	16. Dated: <b>12-30-21</b>
17. Owner or Operator Signature:	18. Print or Type Name:	19. Title:	20. Dated:

# Attachment B



NOTE:  
1. FOR MORE INFORMATION SEE MORNING STAR SUBD. NO. 1, N. - NECEL REG. SURVEY MAP.  
2. PLAN PREPARED BY C.C. JOHNSON PLS1937-02, DATE 03/14/22



**GRADING PLAN**  
**MORNING STAR SUBD. NO. 1**  
**UNIT NO. 1**  
 IMPERIAL, CALIFORNIA  
 BARROW & ROBBEN LAND CONSULTANTS, INC.

**LEGEND**  
 SYMBOLS  
 EXISTING  
 STREET LIGHTS  
 FIRE HYDRANTS  
 WATER VALVE  
 POWER POLE  
 GAS LINE  
 WATER LINE  
 SIDEWALK  
 CONCRETE LINES  
 TOP OF PRIMARY ELEVATION  
 TOP OF CURB ELEVATION  
 TOP OF FINISH ELEVATION  
 FINISH SURFACE ELEVATION  
 A.C. FINISH  
 SURVEY MONUMENTS  
 ELEV. MARK & STREET SIGN  
 BOUNDARY  
 FIREWORK FENCE

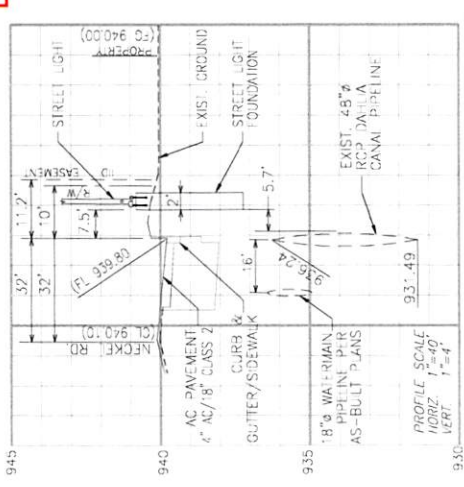
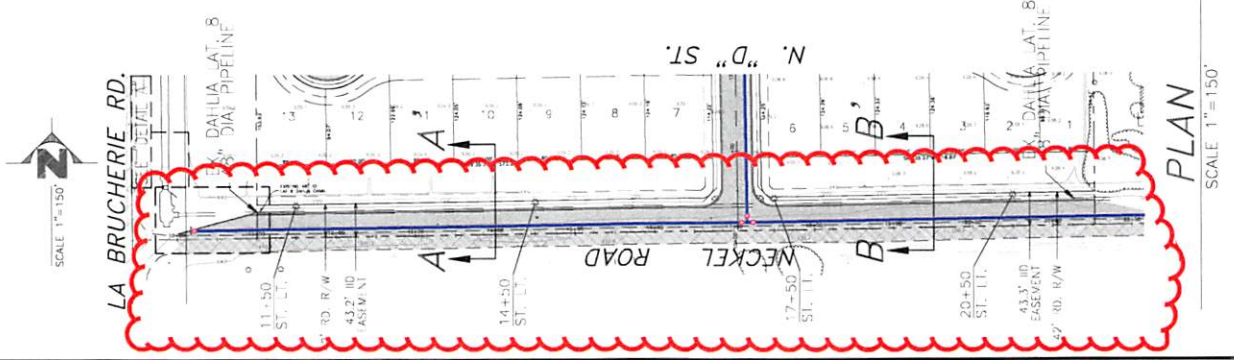
**FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:**  
 CARLOS CORRALES  
 DATE: \_\_\_\_\_

**FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:**  
 CARLOS L. BELTRAN  
 DATE: \_\_\_\_\_

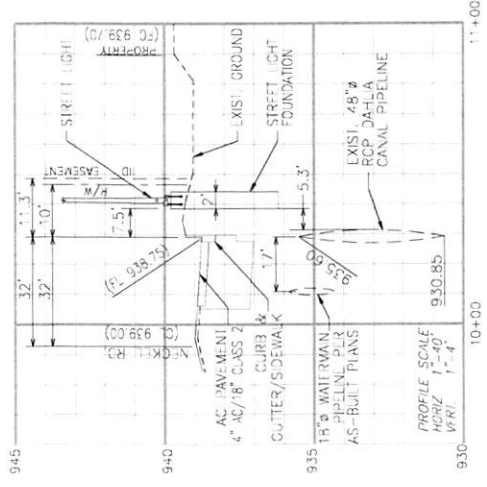
**DESCRIPTION**  
 1. PREPARED BY: CARLOS CORRALES, INC. ON 11/17/20  
 2. PREPARED BY: CARLOS CORRALES, INC. ON 11/17/20  
 3. PREPARED BY: CARLOS CORRALES, INC. ON 11/17/20

**BY DATE**  
 CARLOS CORRALES 11/17/20  
 CARLOS L. BELTRAN 11/17/20

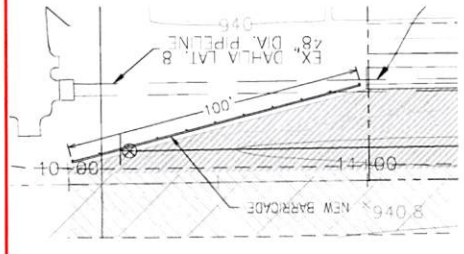
# Attachment C



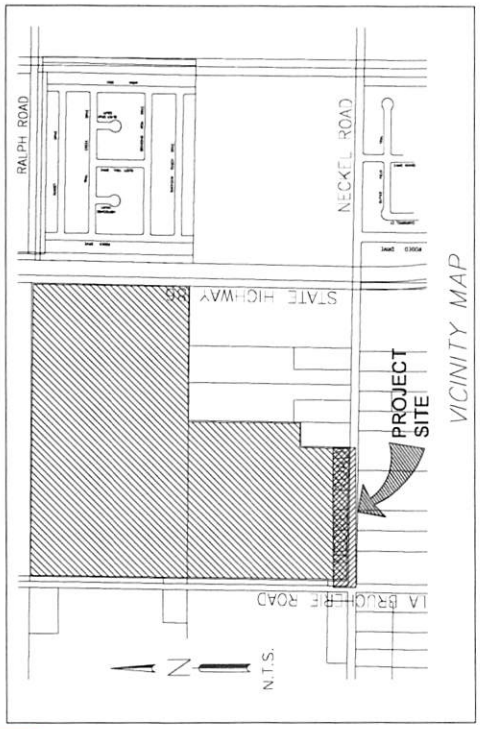
**SECTION A-A'**  
SCALE 1"=40'



**SECTION B-B'**  
SCALE 1"=40'



**DETAIL "A"**  
SCALE 1"=40'



**LEGAL DESCRIPTION:**

A RE-SUBDIVISION OF: PARCELS 2 AND 3 OF PARCEL MAP NO M-2013, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 8, PAGE 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

**OWNER/DEVELOPER:**

RUSSELL M. ROHEN  
341 W. CROWN COURT  
IMPERIAL, CA 92251  
(760) 555-5600

**ENGINEER:**

CARLOS CORRALES  
LC ENGINEERING CONSULTANTS, INC  
1065 STATE STREET  
EL CENTRO, CA 92243

**BENCHMARK:**

IBM FOUND CHIPPED "I" ON S/W UPSTREAM WINDWALL ON DAHLIA CHECK HEADWALL @ DEL 7+4 ELEVATION: 941.51  
FOUND 3 1/2" BRASS CAP ON N/E UPSTREAM WINDWALL ON DAHLIA CHECK HEADWALL @ DEL 7+ ELEVATION: 941.92  
ELEVATION: 938.9' (IID DATUM)

**NOTE:**

FOR MORE INFORMATION SEE APPROVED MORNING STAR SUB. NO. 1 UNIT NO. 1 GRADING & IMPROVEMENT PLANS PREPARED BY LCE JOB #C-9037-00, DATED 07/01/20 AND AS-BUILT PLANS, DATED 03/16/22.



PREPARED UNDER THE DIRECTION OF:

CARLOS CORRALES  
03/16/22  
DATE

55,432  
R.C.L. No.  
12/31/22  
EXP. DATE



SHEET	1	NECKEL RD. SURFACE IMP.
	2	MORNING STAR SUB.
	UNIT No. 1A	
CLIENT	IMPERIAL CALIFORNIA	DATE: 03/16/22
DESIGNER	RUSSELL ROHEN	FILE NO.: 2022-0000
		PROJECT NO.: C-9037-02