

EXHIBIT M

RESOLUTION NO. 16-59

RECEIVED

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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EL CENTRO APPROVING LOTUS RANCH TENTATIVE
SUBDIVISION MAP 16-01

WHEREAS, the City Council of the City of El Centro, California (hereafter referred to as "City Council") has conducted a public hearing upon a proposed request for the Lotus Ranch Tentative Subdivision Map, which proposes the division of 213± acres of land in order to create 574 single-family residential lots, a 10.8-acre park, a 8.13-acre school site and 16.5 acres of retention basins on a property generally located at the southwest corner of Interstate 8 (I-8) and La Brucherie Avenue, further identified by APN 052-280-012 and 052-380-030;

WHEREAS, the City Council has received a report from the Planning Commission relating to the Lotus Ranch Tentative Subdivision Map, including Planning Commission Resolution No. 16-08, recommending approval of the Lotus Ranch Tentative Subdivision Map, subject to certain conditions under Attachment A; and

WHEREAS, after conducting a duly noticed and advertised public hearing and having considered the report and recommendation of the Planning Commission, including Final Environmental Impact Report No. 12-06, the City Council hereby finds that the project as proposed is in conformity with the City's development policies; and

WHEREAS, after due consideration of all written and oral evidence, 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 Lotus Ranch Tentative Subdivision Map and the proposed finding and conditions as recommended by the Planning Commission.

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

1. The above and foregoing is true, correct, and adopted.
2. The City Council grants conditional approval of the Lotus Ranch Tentative Subdivision Map date stamped received June 14, 2016 by the Planning Division of the City of El Centro, a copy of which is on file in the office of the City Clerk, to allow the division of 213± acres of land in order to create 574 single-family residential lots, a 10.8-acre park site, a 8.13-acre school site and 16.5 acres of retention basins on a property generally located at the southwest corner of Interstate 8 (I-8) and La Brucherie Avenue, further identified by APN 052-280-012 and 052-380-030, subject to the listed conditions under Attachment A and the findings under Attachment B, attached hereto and made a part of this resolution.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California, held on the 6th day of Sept., 2016.

CITY OF EL CENTRO

By 
Jason Jackson, Mayor

ATTEST:

By: L. Diane Caldwell
L. Diane Caldwell, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

By: Elizabeth L. Martyn
Elizabeth L. Martyn, City Attorney

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

I, L. Diane Caldwell, City Clerk of the City of El Centro, California, do hereby certify that the foregoing Resolution No. 16-69 was duly and regularly adopted at a regular meeting of the City Council of the City of El Centro, California, held on the 6th day of Sept., 2016, by the following vote:

AYES: Silva, Cardenas, Viegas-Walker, Garcia
NOES: None
ABSENT: None
ABSTAINED: Jackson

By: L. Diane Caldwell
L. Diane Caldwell, City Clerk

ATTACHMENT A

LOTUS RANCH CONDITIONS OF APPROVAL

GENERAL

1. Lotus Ranch, LLC, ("the Developer") proposes a phased, residential development, consisting of 574 single-family units, a 10.8-acre park site, a 8.13-acre school site and 16.5 acres of retention basins, hereafter, referred to as "the project" and further identified as "Lotus Ranch." The project site is generally located at the southwest corner of Interstate 8 (I-8) and La Brucherie Avenue and consists of parcels with Assessor's Parcel Numbers 052-280-012 and 052-380-030 and is generally comprised of 213 acres. Of the 213-acre total project area, 8.13-acres have been designated to accommodate a school site. Exclusion of the 8.13-acre school site would increase the number of units to 609 single-family units.

The project is being proposed in three phases: Phase I, consists of the construction of 247 units; Phase 2, consists of 116 units; and Phase 3 consists of 211 units (*if the school is not constructed, 246 residential units*). Infrastructure facilities would also be constructed to accommodate the residences inclusive of roadways, sewer and water lines, and gas/electric connections. Access to the residential development would be provided by the north/south roadway, La Brucherie Avenue and the east/west roadways of Wake Avenue, Danenberg Drive, and Manuel Ortiz Avenue.

An Environmental Impact Report was prepared for the proposed project which analyzed three (3) project alternatives. Alternative 1 consists of the construction of 609 single-family residential units and a public park. Alternative 2 is the School Site Alternative and was further identified as the environmentally superior alternative. Although Alternative 1 and 2 have similar impacts, the location of a K-6 school site in the future residential neighborhood would reduce impacts to traffic and could promote smart growth principles for walking and biking. Alternative 3 consists of the No Project Alternative and would eliminate all potential environmental impacts associated with the implementation of the project. However, it was deemed inadequate as it would not meet the project objectives of providing a range of housing, recreational opportunities for residents, and capitalizing economic growth opportunities.

2. The Developer as a condition of this approval, agrees to defend, indemnify, hold harmless, and release the City of El Centro, ("the City"), its agents, officers, attorneys, and employees for any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, the approval or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, or attorney's fees arising out of or in connection with the approval of the project.
3. The Developer may move forward with the project after the following land use approvals for the project: Annexation, Subdivision Map #16-01, Pre-Zone 05-07, Final Environmental Impact Report (SCH# 2014111045), and Mitigation, Monitoring and Reporting Program. The Developer shall pay all costs of annexation to the City, including but not limited to LAFCO fees.

4. If Alternative 2 is selected, the Developer shall reserve 35 lots, consisting of approximately 8.13 acres (lots 575-609 on Tentative Subdivision Map 16-01) for the McCabe Union Elementary School District, consistent with the General Plan and based upon the School Facility Needs Analysis adopted by the McCabe Union Elementary School District via Resolution No. 15/16- #8 on June 21, 2016. The McCabe Union Elementary School District shall not be responsible for any costs associated with the reservation of the school site, except as required by law.
5. Subdivision Map 16-01 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the El Centro Municipal Code, Chapter 24, Subdivision Regulations unless modified by approved Conditions of Approval.
6. The project may be constructed and phased per the Lotus Ranch Phasing Map and multiple final maps may be recorded as provided for under the Subdivision Map Act. These conditions of approval shall be interpreted and applied to facilitate the development and construction of this map in phases subject to the discretion of the City Engineer.
7. Subdivision Map 16-01 shall be subject to and shall comply with all mitigation measures identified in the adopted Mitigation Monitoring & Reporting Program (MMRP) adopted with the Final Environmental Impact Report (FEIR) and all applicable requirements of Chapter 29 of the Municipal Code unless modified by approved Conditions of Approval.
8. All applicable Conditions of Approval shall be met to the satisfaction of the City Engineer and Community Development Director or designee prior to the issuance of Grading Permits, Building Permits, and release of utilities.
9. The Developer shall comply with all other applicable state and City regulations, ordinances and resolutions.

FINAL MAPS

10. Multiple Phased Final Maps may be filed for recordation prior to the expiration of the Tentative Subdivision Map pursuant to the Subdivision Map Act or as extended by state legislation. The phased Final Maps may be recorded for financing and conveyance purposes. Phased Final Maps shall conform to the approved Phasing Map, such that the boundaries of each proposed Phased Final Map shall be within the boundaries of a designated phase unless an alternate Phasing Map is first approved by the City. The following conditions shall be met with each Final Map:
 - a) Prior to filing of a Final Map for a phase, all public streets in that Final Map shall be improved, or acceptable security shall be provided for said work to the satisfaction of the Director of Public Works. Should work occur prior to the filing of the map, the Developer will provide written access to the City for inspection and pay applicable inspection fees.
 - b) All grading, drainage and easements for drainage, adequate to protect each lot for which a Final Map is requested, and surrounding parcels, which could be

impacted by such design or lack of design, shall be guaranteed to the satisfaction of the Director of Public Works.

- c) Any and all off-site improvements necessary for mitigation of impacts brought about by the project shall be apportioned to the degree possible to guarantee adequate mitigation.

LAND USE & ZONING

11. After annexation approval, the majority of project site shall be zoned R-1, Single Family Residential. Where homes or right of way are not proposed, the land shall be zoned LU (Limited Use). Lots 575-609 on the Tentative Subdivision Map shall be zoned R-1, Single Family Residential. The existing zoning will be in conformity with the City's General Plan "Low Density Residential" and the "Public" land use designation. The proposed project site shall be in conformity with the General Plan's standards.
12. The Developer shall be responsible for ensuring the project is developed in accordance with the residential zone design standards as outlined in Section 29-55 of the City Code.
13. The following cul-de-sacs shall include an open pedestrian link to adjacent uses and roads: Whitney Way, Farmer Drive, Chaparral Drive, Manzanita Drive, and Chandler Drive. Additionally, where long spans of homes are proposed adjacent to the retention basin, pedestrian links shall be provided. The pedestrian link shall be a minimum of 10-feet in width. Maintenance costs associated with the pedestrian links shall be included in the Lighting Landscaping and Maintenance District.
14. Prior to filing of a Final Map, landscaping plans for public right of ways and proposed residences shall be provided for review to the Community Development Department. The plans shall include a water budget (calculations) and the water usage shall comply with California's drought regulations unless new water regulations are adopted by the State of California.
15. The Developer shall construct a 6-foot high masonry wall along the rear of properties located along La Brucherie Avenue, Wake Avenue and Danenberg Drive. The wall shall be no less than 6-feet in height on either side. The exterior side of the wall shall include a landscaping strip of no less than 3-feet. The landscaping strip shall consist of drought tolerant plants, and preferably include climbing vines to deter graffiti.
16. The Developer shall construct a 6-foot high masonry wall with a 2-foot solid vinyl extension for a total of 8-feet, along the rear properties of Manuel Ortiz Avenue. The wall shall be no less than 8-feet in height on either side. The exterior side of the wall shall include a landscaping strip of no less than 6-inches, but no more than 4-feet.
17. A 6-foot wooden fence shall be constructed along the rear of residences that abut the western retention basins. A noise barrier masonry wall shall also be constructed along the rear of residences that abut the northern retention basins that is visible from the freeway.
18. The Developer shall ensure that a minimum of two trees are provided per lot within the parkway strip. All trees shall be a minimum of 15 gallons in size when planted and shall include an irrigation system. Street tree themes shall be submitted to the Community

Development Department for approval prior to the planting of trees. Planting shall comply with State storm water, drought and landscape regulations.

19. The Developer shall ensure the following minimum building setbacks are maintained for all lots: front yard, twenty-feet (20'), side yards five feet (5') on one side and ten feet (10') on the other side, exterior side yard for corner lots, fifteen feet (15'), and rear yard, five feet (5') for single-story and twenty-five (25') for two story.
20. Vehicular access to any proposed lot shall only be allowed via the front of the lot as approved in Subdivision Map 16-01. No rear or side entry access is permitted unless specifically approved by the Public Works Director after illustrating that no traffic turning conflicts or deleterious movements will occur.
21. The project shall comply with all applicable provisions of the California Code of Regulations Title 24 (ADA).
22. All outdoor lighting shall be provided in accordance with Section 29-149 of the City Code, or as amended.
23. Prior to filing of a Final Map, the Developer shall provide architectural elevations, exterior building colors and materials to the City for review and approval. Housing colors shall consist of earth tones or soft muted colors.

AGRICULTURAL RESOURCES

24. In order to protect agricultural resources, a "buffer zone" shall be provided adjacent to farmland in the form of stormwater retention basins located on the west side of the project site. The retention basins located along the western property line shall serve as open space for residents.
25. To reduce potential conflicts with future residents and existing agricultural operations, an advisory notice shall be provided in writing to potential homebuyers at the time the purchase offer is submitted. The notice shall contain two provisions: include information about Imperial County's Right to Farm Ordinance, and impacts associated from nearby agricultural operations including, but not limited to noise, odor, dust, and lighting. The notice shall also include notification that the entire subdivision is restricted from the use of all fireworks due to the adjacent hay storage operations. The homebuyer shall sign the notice to acknowledge receipt of said notice. A copy of the advisory notice shall be recorded as provided in Mitigation Measure AGR 1.4.

AIR QUALITY/GREENHOUSE GAS EMISSIONS

26. The Developer shall ensure that project construction operations adhere to the measures found in the Imperial County Air Pollution Control District (ICAPCD) Regulation-Fugitive Dust Rules as well as ICAPCD CEQA Handbook Measure for construction equipment and fugitive PM10 control that assist in reducing short-term air pollutant emissions (ICAPCD 2006). The ICAPCD Rules and Regulations can be found at <http://www.imperialcounty.net>. In addition, the owner/Developer of the new development shall comply with Rule 310 of the ICAPCD.

27. Prior to construction, the Developer shall adhere to standard mitigation measures for construction equipment as follows:
- a) Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - b) Fuel all off-road and portable diesel powered equipment, including, but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel.
 - c) Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standards for off-road duty diesel engines.
 - d) Install diesel oxidation catalyst (DOC), catalyzed diesel particulate, or other District-approved emission reduction retrofit devices.
28. Prior to construction, the Developer shall adhere to standard mitigation measures for PM₁₀ control as follows:
- a) The construction site shall be pre-watered for 48 hours prior to clearing and grubbing.
 - b) Reduce the amount of disturbed area where possible.
 - c) Water at least twice daily or otherwise stabilize all active construction areas.
 - d) All dirt stockpile areas should be sprayed daily as needed.
 - e) Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - f) Haul trucks shall cover loads or maintain at least six (6) inches of freeboard when traveling on public roads.
 - g) Pre-moisten, prior to transport, import and export materials that have a silt content of five (5) percent or greater with a spray bar or cover trucks hauling dirt, sand, or loose materials. Empty trucks and trucks carrying asphalt material are excluded from this requirement.
 - h) Sweep streets at the end of each day if visible soil material is carried onto streets, or wash off truck and equipment leaving site.
29. The Developer shall adhere to the following discretionary mitigation measures for PM₁₀ control:
- a) Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 mph the operators shall increase watering frequency.
 - b) Apply chemical soils stabilizers or apply water to form and maintain a crust on inactive construction areas disturbed lands within construction projects that are unused for at least four [4] consecutive days)
 - c) Apply non-toxic binders (e.g. latex acrylic copolymer) to exposed areas after cut and fill operations and hydro-seeded areas.
 - d) Plant vegetative ground cover in disturbed areas as soon as possible and where feasible.
 - e) Cover or apply water or chemical suppressants to form and maintain a crust on inactive storage piles.
 - f) All roadways driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

- g) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - h) Install wheel washers rumble gates, provide a gravel pad, or pave the area where vehicles enter and exit unpaved roads onto streets; or wash off trucks and equipment leaving the site.
30. The Developer shall adhere to the following standard site design measures:
- a) Use water trucks or sprinkler system in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 mph the operators shall increase water frequency.
 - b) Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel.
 - c) Allocate easements or land dedications for bikeways and pedestrian walkways.
 - d) Provide continuous sidewalks separated from the roadway by landscaping and on-street parking. Adequate lighting for sidewalks must be provided, along with crosswalks at intersections.
 - e) Incorporate energy efficiency measures which meet mandatory, prescriptive and/or performances measures as required by Title 24.
31. If the project design includes fireplaces, no wood-burning fireplaces shall be installed; rather, all fireplaces shall be natural gas.

BIOLOGICAL RESOURCES

32. A pre-construction burrowing owl survey shall be required at least 14 days prior to ground disturbance to detect the presence of burrowing owls and inform necessary take avoidance actions. These surveys will include all areas where suitable habitat is present within the survey area.
33. The Developer shall apply the burrow exclusion and closure technique to culverts being used as burrows along the southern boundary of the southern parcel identified by Assessor's Parcel Number 052-380-030.
34. The Developer shall engage in formal consultation with the California Department of Fish and Wildlife to develop the appropriate mitigation plans, which could include actions such as translocation of burrowing owls, artificial burrow construction, and/or habitat preservation.
35. The Developer shall consult with the California Department of Fish and Wildlife prior to construction in order to develop the appropriate mitigation plans for the Lotus Ranch project. Other mitigation measures such as translocation or burrowing owls, artificial burrow construction, and/or habitat preservation may be required.

GEOLOGY AND SOILS

36. The Developer shall prepare a site-specific geotechnical investigation to locate and evaluate on-site soils. Such investigation would detail the design requirements to account for any potential liquefaction, subsidence, or expansive conditions.

HYDROLOGY/WATER QUALITY

37. The Developer shall comply with the National Pollutant Discharge Elimination System General Construction Permit. The Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in compliance with the State Water Resources Control Board for the complete subdivision showing phasing requirements. The Developer shall submit to the Engineering Department a copy of the approved Notice of Intent (NOI) as submitted to the SMARTS system with the City Grading Permit Application for each phase of construction.
38. The Developer shall comply with the City's Storm Water Program and Ordinance. Grading and Erosion Control Plans implementing Best Management Practices (BMP's) complying with the City's Storm Water Quality (MS4) Ordinance, including but not limited to the submittal of a Water Quality Management Plan (WQMP) and an Operation and Maintenance Plan (O&M Plan) for the proposed BMP's, shall be submitted for review and approval with each phase.

The Developer shall ensure that the proposed storm water retention basins be designed and improved in accordance with the City's Retention Basin Standards, unless otherwise approved by the Public Works Director.

39. The retention basin and storm water quality requirements of a Final Map Phase shall be completed prior to its first final inspection.
40. Prior to the issuance of the first grading permit, the Developer shall enter into a Storm Water Facilities Maintenance Agreement with Easements and Covenants running with the land to ensure compliance with the post construction Best Management Practices Operation and Maintenance Plan. The agreement shall describe a method to account for the Final Map phasing.
41. The Developer shall pipeline and underground any open drains bordering any individual Final Map prior to the 20th or final inspection of said map, whichever occurs first. Any open drain bordering the project site shall be pipelined and undergrounded in accordance with the specifications of the Imperial Irrigation District (IID). The Developer shall provide security acceptable to the City Engineer for the entire work. Proof of payment to IID acceptable to the Public Works Director or actual construction completion shall satisfy this condition.

Regardless of Final Map phasing sequence:

- a) Prior to the issuance of the 164th building permit, the Lotus Drain shall be pipelined between Wake Avenue and Interstate 8. Proof of payment to IID acceptable to the Public Works Director or actual construction completion shall satisfy this condition.
- b) Prior to the issuance of the 300th building permit, the Lotus Drain shall be pipelined between Danenberg Drive and Wake Avenue. Proof of payment to IID acceptable to the Public Works Director or actual construction completion shall satisfy this condition.

42. Prior to the recordation of the first Final Map, the Developer shall submit a Mosquito Abatement Plan to the Division of Environmental Health of the Imperial County Public Health Department.

NOISE

43. The Developer shall ensure that construction contracts specify that all construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
44. The Developer shall ensure that when existing residential units are located within 200-feet of a construction site, a notice is sent regarding the construction scheduled of the proposed project. Signs shall be legible at a distance of 50-feet and posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can enquire about the construction process and register complaints.
45. The Developer shall ensure that prior to the completion of the homes abutting the northern retention basins located along Interstate 8, a permanent noise barrier shall be provided along the rear of the lots to shield the homes from freeway noise. The noise wall should be designed to provide at least 8 dBA of noise reduction of the first row of homes. The noise barrier shall be designed to reduce the noise impacts to an acceptable level (60 CNEL) in accordance with the City of El Centro Noise Element of the General Plan. That noise barrier would reduce freeway noise levels at the homes nearest to Interstate 8 to the "Conditionally Acceptable" noise compatibility category. The Citywide requirement to meet the Title 24 construction standards for indoor noise would then be adequate to provide a suitable noise environment inside the homes. The Developer may be required to conduct further analysis to determine the final height of the wall that will be constructed.

PUBLIC SERVICES/UTILITIES

46. Prior to the issuance of building permits the Developer shall pay or defer payment of development impact fees, in accordance with Resolution No. 15-04. In the event that Resolution 15-04 is not superseded by a new extension, the Developer shall pay development impact fees prior to the issuance of the building permit. School district impact fees shall be paid prior to the issuance of building permits.
47. The Developer shall dedicate a 10.8-acre site for a future park. In addition, a wrought iron decorative fence shall be provided along the western side of the park.
48. Prior to the recordation of the first Final Map, the Developer shall provide a Detention Basin Plan for the retention basins. The western basins shall incorporate walking trails, drought tolerant vegetation and wrought iron decorative fencing along the west side. Additionally, pedestrian lighting shall be provided along the western retention basin situated between Wake Avenue and Danenberg Drive.
49. Utilities shall be provided in accordance with the City's Water/Sewer Master Plan. The Developer may enter into a reimbursement agreement with the City for any over sizing of water or sewer pipelines that may be required.

50. Sewer mains shall be designed to the extent feasible to follow natural grade.
51. Developer shall enter into the form of agreement approved by City Council Resolution 16-70 providing for reimbursement to the City for the Developer's fair share of the construction of a sewer main pipeline along Wake Avenue between La Brucherie Avenue and Lotus Drain.
52. Fire hydrants, markers, and water mains shall be provided in accordance with the Fire Department's specifications. All fire hydrants shall be on a looped water system and shall be in service before any combustible construction begins.
53. The Developer shall provide a shaded school bus pick up/drop off area within the park in accordance with the School District's specifications.
54. Conduit and fiber optic lines shall be installed to future planned public facilities, which include schools to the satisfaction of the Imperial Valley Telecommunications Authority (IVTA) and the Director of Public Works.
55. Prior to the approval of the final inspection of the first Final Map, or the approval of the second Final Map, whichever comes first, the Developer shall be responsible for the establishment of a Lighting, Landscaping and Maintenance District (LLMD) or alternate financing mechanism approved by the City for the maintenance of landscaping and lighting. Pursuant to the 1972 Act of Lighting and Landscaping, the approved uses include landscaping, statues, fountains, general lighting, recreational and playground courts and equipment, and public restrooms. The Developer shall be responsible for updating the LLMD as phasing advances or modifications are needed.

TRAFFIC/INTERSECTIONS/HIGHWAYS

56. Prior to the issuance of the first final inspection of each phase of development, all offsite improvements (e.g. water, sewer, storm water, curb, gutter, paving, lighting, sidewalks, etc.) shall be provided in accordance with the City's Subdivision Ordinance including parkways not less than 6.5 feet wide, measured from the face of curb to the outside edge of the sidewalk. Parkway shall include drought tolerant landscaping. Rock may be incorporated into the landscape design in accordance with the City's landscaping ordinance.
57. The Developer shall provide a Class II bicycle lane along Danenberg Drive, consistent with the City of El Centro Bicycle Master Plan.
58. The Developer shall ensure to provide a sight distance and curb radius in conformance with City standards at all project access points.
59. The Developer shall provide ADA-compliant pedestrian access to all of the project facilities.
60. Prior to the first final inspection of the first Final Map, the Developer shall coordinate with the Imperial County Transportation Commission to establish a bus stop curb pullout and location within and/or surrounding the site.

61. Prior to the first final inspection of the first Final Map, the Developer shall install a 4-way stop at the intersection of La Brucherie Avenue/Wake Avenue and associated street markings and signage to the satisfaction of the City Engineer.
62. The Developer shall widen the west side of La Brucherie Avenue along the project's frontage to City four-lane standards (Secondary/4-lane arterial).
- a) Prior to the issuance of the 10th building permit, La Brucherie Avenue shall be widened between Interstate 8 and Wake Avenue. Security for this segment shall be provided to the satisfaction of the City Engineer prior to approval of the first Final Map.
 - b) Prior to the issuance of the 222nd building permit, La Brucherie Avenue shall be widened midway between Wake Avenue and Danenberg Drive, including intersection improvements at Wake Avenue. Security for this segment shall be provided to the satisfaction of the City Engineer prior to approval of the first Final Map.
 - c) Prior to the issuance of the 350th building permit, the La Brucherie Avenue widening shall be completed to continue southerly of Danenberg Drive to such point that south bound traffic tapers can be established. The work shall include intersection improvements at Danenberg Drive. Security for this segment shall be provided to the satisfaction of the City Engineer prior to issuance of the 223rd building permit.
 - d) Prior to the issuance of the 450th building permit, La Brucherie Avenue shall be completed to the southern project limits including intersection improvements. Security for this segment shall be provided to the satisfaction of the City Engineer prior to issuance of the 351st building permit.
 - e) The Public Works Director may approve minor variations to the above schedule to match phasing of maps upon the request of the developer.
63. Prior to the issuance of the 222nd building permit, the Developer shall signalize the intersection of La Brucherie Avenue/Wake Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:
- a) Northbound: one (1) dedicated left-turn lane
 one (1) dedicated thru lane
 one (1) dedicated right turn lane
 - b) Southbound: one (1) dedicated left-turn lane
 two (2) dedicated thru lanes
 one (1) dedicated right turn lane
 - c) Westbound: one (1) dedicated left-turn lane
 one (1) shared thru/right-turn lane
 - d) Eastbound: one (1) dedicated left-turn lane
 one (1) dedicated thru lane
 one (1) dedicated right turn lane

The Developer shall be eligible for a reimbursement agreement from future development benefiting from the signal light at the La Brucherie Avenue/Wake Avenue intersection.

64. Prior to the issuance of the 350th building permit, the Developer shall improve the intersection of La Brucherie Avenue/Danenberg Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:

- a) Northbound: one (1) dedicated left-turn lane
one (1) dedicated thru lane
 - b) Southbound: two (2) dedicated thru lanes
one (1) dedicated right turn lane
 - c) Eastbound: one (1) dedicated left-turn lane
one (1) dedicated right turn lane
65. Prior to the issuance of the 450th building permit, the Developer shall improve the intersection of La Brucherie Avenue/Manuel Ortiz Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:
- a) Northbound: one (1) dedicated left-turn lane
one (1) dedicated thru lane
 - b) Southbound: one (1) dedicated thru lanes
one (1) dedicated right turn lane
 - c) Eastbound: one (1) dedicated left-turn lane
one (1) dedicated right turn lane
66. The Developer shall construct Wake Avenue within the project site to two-lane arterial standards when it fronts a construction phase. However, Wake Avenue shall be built between La Brucherie Avenue and the west construction limits according to the Tentative Map prior to the issuance of the 224th building permit, whichever occurs first.
67. The Developer shall construct Danenberg Drive within the project site to four-lane arterial standards when the roadway fronts a construction phase. The developer may construct half width or full width street as it fronts the construction phase. However, Danenberg Drive shall be constructed between La Brucherie Avenue and the western construction limits prior to the issuance of the 450th building permit, whichever occurs first.
68. The Developer shall design Manuel Ortiz Drive to two-lane collector standard within the project site when it fronts a construction phase, but shall only be required to construct one lane in each direction plus parking on one side. However, Manuel Ortiz shall be built between La Brucherie Avenue and the construction limits according to the Tentative Map prior to the issuance of the 500th building permit, whichever occurs first.
69. Prior to the issuance of the 210th building permit, the Developer shall contribute a fair share (2.3%) towards the provision of an eastbound right-turn overlap phase (RTOL) at the intersection of Imperial Avenue/Ocotillo Drive.
70. Prior to the issuance of the 155th building permit, the Developer shall contribute a fair share (4.3%) towards signalizing the intersection of La Brucherie Avenue/McCabe Road and providing a dedicated left-turn lane at each approach.
71. Prior to the issuance of the 425th building permit, the Developer shall contribute a fair share (36.6%) towards the cost of widening Wake Avenue to two-lane arterial standards between La Brucherie Avenue and the future extension of Imperial Avenue.

72. Prior to the issuance of the 425th building permit, the Developer shall contribute a fair share (12.4%) towards the construction of Imperial Avenue between Interstate-8 and Wake Avenue.
73. Major thoroughfares within the project site such as La Brucherie Avenue and Danenberg Drive shall provide a shared use pathway consisting of a minimum of 10-feet. The shared use pathways shall include drought tolerant landscaping.

ATTACHMENT B

FINDINGS

LOTUS RANCH TENTATIVE SUBDIVISION MAP NO. 16-01

FINDINGS

1. That the proposed map is consistent with the City of El Centro General Plan.

Lotus Ranch Tentative Subdivision Map No. 16-01 was reviewed for consistency with the adopted, General Plan by all City Departments. Comments from City Departments were incorporated and included as conditions of approval, further identified in Attachment A.

2. That the design or improvements of the proposed subdivision are consistent with the City of El Centro General Plan.

Conditions of approval have been incorporated to ensure the Lotus Ranch Tentative Subdivision Map No. 16-01 was designed in accordance with the goals and policies of the General Plan as follows:

“Policy 1.3- Ensure that new residential development is compatible with surrounding existing residential development.” The proposed Lotus Ranch Subdivision will be consistent with the aesthetics and character of the adjacent, Farmer Estates Subdivision.

“Policy 2.1- Continue to direct and control growth in the City and sphere of influence through the application of the City’s Urban Development Program.” The proposed housing subdivision is located within Tier 1 of the City’s Urban Development Program. New development within this area is adjacent to the City Limits and can be served by gravity sewer lines to existing trunk sewers and water lines are also in close proximity. Given the proximity to the City Limits, City services are in close proximity to the new development.

3. That the site is physically suitable for the proposed density of development.

The Lotus Ranch Subdivision is situated adjacent to the City Limits within 213 acres of land just south of Interstate 8. The site is suitable to accommodate the proposed residential development and has been reviewed to ensure consistency with the City’s General Plan and Zoning Ordinance density requirements.

4. That 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.

Environmental Impact Report 12-06 was prepared in compliance with the California Environmental Quality Act. The report found that all significant environmental impacts could be mitigated through mitigation measures. Thus, the project or improvements associated with the project will not cause substantial environmental damage or injure fish or wildlife or their habitat.

5. That the design of the subdivision or type of improvement are not likely to cause serious public health problems.

The Lotus Ranch Subdivision includes sidewalks and a public park to encourage an active lifestyle and will not cause serious public health problems.

6. That 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.

The Lotus Ranch Subdivision will not conflict with easements, acquired by the public at large. To the contrary, land is being acquired from the developer for a regional sewer lift station.

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

I, L. Diane Caldwell, City Clerk of the City of El Centro, California do hereby certify that the foregoing is a true and correct copy of Resolution No. 16-69, which was duly and regularly adopted at a regular meeting of the City Council of the City of El Centro held on September 6, 2016, by the following vote:

YES:	Silva, Cardenas, Viegas-Walker, Garcia
NOES:	None
ABSENT:	None
ABSTAINED:	Jackson

(SEAL)



L. Diane Caldwell, CMC
CITY CLERK