



# Imperial County Planning & Development Services Planning / Building

February 05 2025

**Jim Minnick**  
DIRECTOR

**Subject: Request for Proposal (RFP) – Environmental Impact Report (EIR) for Three (3) Major Subdivisions  
Menvielle, Rice & MFC Imperial Tract Maps**

**Project Applicant(s): MENVIELLE, RICE & MFC IMPERIAL**

- Tract Maps (TR) #00996, #00997 & #00998
- IS #25-0002

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of an Environmental Impact Report (EIR), for the attached projects, Tract Maps (TR) #00996, #00997 & #00998. **The Imperial County Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA) for the project. The successful consultant will work directly for the Imperial County Planning & Development Services Director in the preparation of this CEQA document.

**The MENVIELLE, RICE & MFC IMPERIAL project includes:**

**1. Tract Map #00996 (MENVIELLE)**

- New Tract Map for a portion of previously approved Tract Map 942.
- APN(s): 059-431-001-000 et. al. – Approximately 172.545 AC
- Zones GI (Gateway Industrial) & GC (Gateway Commercial) within the Gateway of the Americas Specific Plan Area.
- No changes to existing zoning designations and to the 80% Industrial and 20% Commercial Zoning in the Specific Plan are proposed.

**2. Tract Map #00997 (RICE)**

- New Tract Map for a portion of previously approved Tract Map 942.
- APN(s): 059-363-027-000 et. al. – Approximately 74.43 AC
- Zones GI (Gateway Industrial) & GC (Gateway Commercial) within the Gateway of the Americas Specific Plan Area.
- No changes to existing zoning designations and to the 80% Industrial and 20% Commercial Zoning in the Specific Plan are proposed.

**3. Tract Map #00998 (MFC IMPERIAL)**

- New Tract Map for a portion of previously approved Tract Map 941.
- APN(s): 059-280-012-000 et. al. – Approximately 106.9 AC
- Zones GI (Gateway Industrial) & GC (Gateway Commercial) within the Gateway of the Americas Specific Plan Area.
- No changes to existing zoning designations and to the 80% Industrial and 20% Commercial Zoning in the Specific Plan are proposed.

Attached is a copy of the application package.

- I. The County hereby requests the following information; for each item (as appropriate) the hourly rate and estimated total hours for the specific task must be documented.**
- a. Project scope to be utilized in the preparation of a legally adequate CEQA document;
  - b. Identified milestones representing specific tangible work products (tasks) to which payments by the County would be linked and become part of the legal contract. (Please note that all subsequent bills/invoices will be required to include both the identified milestones and percentage completed).
  - c. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown.
  - d. An estimated "not to exceed cost" to prepare the EIR documents;
  - e. An electronic version (i.e. thumb drive or CD) of all documents prepared by the prime CEQA consultant and potential subcontractor(s).
  - f. Also, proposals must incorporate the cost estimate for the printing of the Final environmental documents.

The only exception to the "not to exceed" cost shall be the response to public comments received as a result of the joint environmental document's circulation. If the County receives excessive comments on the draft document, then the costs will be determined on a "negotiated basis" when the draft document and comments on the project become available.

Excessive comments are generally considered to be more than twenty (20) commenting agencies/individuals and/or over 150 comments that require answers other than "comment noted."

The proposal must incorporate the cost estimate for the printing of **five (5) hard copies of the Administrative Draft EIR, five (5) hard copies of the Draft EIR and five (5) hard copies of the Final EIR, along with the creation of 20 CD's** of the aforementioned environmental documents, as determined. Also, the proposal must provide a cost estimate for each additional hard copy and/or CD, if additional copies are needed.

The proposal must provide that prior to any cost overruns; the consultant shall discuss first and then seek written approval from the County Planning and Development Services Director, Jim Minnick before such costs are incurred. Failure to get prior written approval may result in such costs being disallowed.

- II. We request that you provide within your cost estimate for the EIR, including the hourly rate and total estimated hours, a preparation of the following studies and analysis.**

- Aesthetics/Visual Impacts
- Agriculture/Forestry Resources
- Air Quality/ Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources/Historical/Tribal Cultural Resources/Archaeology
- CEQA Findings for EIR
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population and Housing

- Public Services (Police, Fire, Schools)
- Public Health & Safety
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance
- Mitigation, Monitoring & Reporting Program (MM&RP)
- SB18/AB-52 Tribal & Cultural Resources

The following sections may need to be addressed in the EIR and Findings of Fact for project.

- SB18/AB-52 Tribal Cultural Resources
- CEQA Findings for Project
- Mitigation, Monitoring & Reporting Program (MM&RP)

**At the very least, you will be expected to review such outside studies as a third-party review and determine whether or not they are adequate, need to be revised, updated or, in fact, be reproduced. It is expected that the applicant will be submitting the following documentation for review; we request that you provide within your estimate for the EIR the cost for the peer-review of this work and these studies, prepared by the applicant and their consultants.**

- Traffic Analysis

**III. The following format should be used in preparing the proposal, additional information/items may be used to further bolster your proposal:**

One page cover letter introducing your firm.

**1. Project Understanding**

**2. Project Team**

- Identify all company and consultant team personnel who will work on the project and short description of their education and work experience.
- Resumes of the prime and technical consultants should be included and can be attached to the proposal as an appendix.
- Organization Charts-Elaborate organization charts are not necessary.

**3. Scope of Work**

- Describe the proposed tasks to accomplish the scope of work.
- Include deliverables, when applicable, for each task.
- Include all applicable site visits, scoping meetings, staff meetings and public hearings.
- Be specific regarding your approach to complete the CEQA noticing requirements.

**4. The tasks should be presented as follows:**

a) Project Initiation

Include research, site visit, data collection, CEQA notices, scoping meetings, etc;

b. Administrative Draft of the EIR

Include mandatory CEQA sections, required and optional technical studies, number of revisions, meetings and coordination with County Staff;

- c. Public Review of Draft EIR (EEC Hearing)  
Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff;
- d. Final EIR  
Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Planning Commission and Board of Supervisors hearing;
- e. Mitigation, Monitoring and Reporting Program  
Include the preparation per CEQA identification of all mitigation measures, identification of all responsible parties, timing and enforcement;
- f. CEQA Findings and Notice of Determination  
Include the preparation per CEQA requirements;
- g. Assumptions  
Please provide a specific section for assumptions. Include your assumptions regarding travel time, mileage, public noticing, or anything else that needs clarification. The number of meetings and hearings that are included in your proposal should be detailed under each task.

#### 5. Proposed Schedule

Provide the number of weeks for each task in tabular form from project initiation to public hearings, Planning Commission, and Board of Supervisors.

#### 6. Cost Estimate/Milestones

- Provide a discussion of the proposed cost and any optional costs.
- Include a spread sheet that details your personnel, any subcontractors to be used, their estimated hours, and associated costs per task (can be attached as an appendix).
- A table of project milestones should be included in the Cost Estimate discussion.

#### 7. Consultant Selection Criteria

- a) **Understanding of the project:** the proposer should demonstrate understanding of key elements of the project and, accordingly, provide the names of personnel and their expertise.
- b) **Approach to the project:** The selection process will evaluate the extent to which the proposer has recognized and identified special circumstances on the project and whether the proposer has provided logical approach to tasks and issues of the project.
- c) **Professional qualifications necessary for satisfactory performance:** The project manager and key team members should be qualified to perform the work categories on the project; and the proposer's knowledge of standards and procedures will be examined.
- d) **Specialized experience and technical competence in the type of work required:** The proposer should provide information about comparable projects they have been involved with and/or successfully accomplished; past performance on contracts with government agencies and private industry will be considered together with past performance evaluations; and the capacity to accomplish the work in the required time will also be evaluated.

**IV. It is requested that you disclose any conflict or potential conflict that you may have if you are submitting a proposal. The conflict by the County envisions, at the very minimum, current/ongoing or previous contracts (within the past year) with the applicant(s); this also includes current technical studies that either are or have been prepared for the applicant(s) within the last year.**

**V. Not providing the extent of information (including hourly rate and total estimated hours per task) may negatively impact the evaluation of your proposal.**

If you are interested in submitting a proposal, please submit it to the Director at Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA, 92243, **no later than February 14, 2025 at 5:00 PM.** This must be post-marked before this date and time.

Please note that it is **not necessary to present us with voluminous references or individualized background data** on persons or personnel within your organization. We may require this at a later date. We look forward to receiving your RFP submittal.

**Please submit a total of 5 hard copies and a CD.**

If you do have any questions, please contact the assigned Planner for this project, Gerardo Quero, Planner II at [gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us) or at ext. 1748.

Sincerely,



By: \_\_\_\_\_  
Gerardo Quero  
Planner II

Jim Minnick, Director  
Planning & Development Services Department

Attachments:      Project Applications

CC:      Tom DuBose [tom@dubosedesigngroup.com](mailto:tom@dubosedesigngroup.com)  
Jim Minnick, Director of Planning and Development Services  
Michael Abraham, AICP, Assistant Director of Planning & Development Services  
Diana Robinson, Planning Division Manager  
Project File: TR 00996, 00997, 00998 Initial Study IS 25-0002  
APN 059-431-001, 059-363-027, 059-280-012 353.875 acres  
Files: 10.102;10.101;10.104;10.109  
GQ/ATS:\AllUsers\APN\059\431\001\1TR00996\IRFP\TR00996-997-998 RFP EIR.docx

**EXHIBIT (A) : LIST OF APN'S TRACT 941**

PARCEL	SIZE	EXISTING USE	PROPOSED USE	ZONE
059-431-001	12.5 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-432-001	31.53 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-433-001	5.69 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-433-002	1.14 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-433-003	1.03 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-433-004	1.04 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-433-005	1.21 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-433-006	1.08 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-436-001	11.91 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-437-001	2.28 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-437-002	2.05 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-437-008	14.93 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-210-046	30.79 AC	Ag	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-210-048	11.88 AC	Ag	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-004	1.34 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-005	1.22 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-006	1.22 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-007	0.99 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-008	0.985 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-002	1.48 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI

059-436-002	1.37 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-436-003	1.37 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-436-004	1.53 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-436-005	1.72 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-436-006	1.39 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-436-007	1.39 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-437-004	1.54 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-437-005	1.5 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-435-001	1.73 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-435-002	2.93 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-210-036	2.91 AC	Ag	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-210-038	2.84 AC	Ag	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-431-003	2.62 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-210-040	11.41 AC	Ag	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI

# MAJOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Joseph J., Anthony and Edward Menvielle/ John Allen of Killmainham Holdings	EMAIL ADDRESS tom@dubosedesigngroup.com	
2. MAILING ADDRESS 1065 W State St., El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME Gordon Olson	CA. LICENSE NO. No. 7107 Exp. 12/31/24	EMAIL ADDRESS gordon@desertsurveying.com
4. MAILING ADDRESS 670 E. 32nd Street Ste. #2, Yuma, AZ	ZIP CODE 85364	PHONE NUMBER 951-551-5209
5. PROPERTY (site) ADDRESS Gateway to the Americas Specific Plan Area - See APN list	LOCATION Gateway Specific Plan Area	
6. ASSESSOR'S PARCEL NO. *See Attached in Exhibit A	SIZE OF PROPERTY (in acres or square foot) *See Attached in Exhibit A	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) *See Attached in Exhibit B		
8. EXPLAIN PURPOSE/REASON FOR SUBDIVISION To renew original approval of Tract 941 Tentative Map		

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A			*See Attached	
2 or B			*Tentative Map 996	
3 or C				
4 or D				

**PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)**

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Gateway CSA Sewer Treatment Plant
11. DESCRIBE PROPOSED WATER SYSTEM	Gateway CSA Water Treatment Plant
12. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	N/A
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I  OWN  CONTROL, AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE.

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Print Name (owner) \_\_\_\_\_ Date \_\_\_\_\_  
Signature (owner) Tom E Dubose  
Print Name (Agent) \_\_\_\_\_ Date 6/28/24  
Signature (Agent) \_\_\_\_\_

**REQUIRED SUPPORT DOCUMENTS**

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE \_\_\_\_\_
- D. OTHER \_\_\_\_\_

**Special Note:**  
An notarized owners affidavit is required if application is signed by Agent.

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

TR#  
\_\_\_\_\_



## JET Menvielle/Kilmainham Tr 996 Project Description

Tentative Tract 996 is an updated renewal of a portion of Tract 942 which was approved in 1997. That tract Map was shared with Eric and Frances Rice which will be updated in new TM Tr 997. This application will be submitted in separate applications with Rice TM Tr 997 and MFC TM TR 998 that will all share one environmental document that will be processed through the Imperial County Planning and Development Services Department.

The Menvielle portion of Tr 942 had 155 Industrial and Commercial Lots. The new TM will have 41 new TM lots with 30 in the south portion of the TM and 11 new lots in the NW portion. Two prior final maps have recorded in the Menvielle portion of TR 942 with 25 of those recorded lots to remain. So there will be an overall reduction of parcels , both recorded and new shown lots in this new TM will be 89 lots. A reduction of 66 lots.

Carr road was to be relocated north to meet Menvielle Road and existing Menvielle Road grade level that would cross over to connect to the original Maggio “pork chop” parcel that is south of Maggio Road. That portion of Carr Road in the “Pork Chop” area was abandoned by the Board of Supervisors earlier in 2024. Today’s plan is for Carr Road to remain where it is and the Rice Road connection between Hwy 98 on the North and Carr Road on the South will have the Rice Road that connects to the new roundabout continue as Joseph Rd to connect to Carr Rd by shifting west to intersect Carr at existing grade. And making the Rice Road/Joseph Rd connection at Carr will be a more central location on Carr to the road connections of Mary Marino and Menvielle Roads. The Rice Road connection to Hwy 98 will remain at its current location as in the original plan.

There are two sections in the Menvielle ownership. One section is south of Maggio Road with Menvielle Rd on the East and property now owned by MFC on the west. The southern boundary is along the International Border with the All-American Canal just north of the border boundary. In the southern section of the new TM Tr 996 there will be a roundabout installed in its NW corner of this section that will connect the new alignment of Rice Road that will connect Hwy 98 to Carr Road as it does in the existing TM’s and SPA Circulation Plan. And the Rice Road connection to the roundabout will connect to Joseph Road that will ultimately connect to Carr from the roundabout. And Joseph Road will shift west to the dividing Property line between the Menvielle Ownership and MFC ownership that will allow access to both ownerships in the SPA to the north/south connector between Hwy 98 and Carr Rd. That roundabout is included in the updated LL&G traffic study completed for the Gateway CSA this year. A portion of the South Alamo will need to have a siphon installed in the corner of the South Alamo at the bend where the SA Canal turns from the west bound location to where it bends and turns north along the ownership boundary between Rice and JET Menvielle.

The Northwest section of the original Tr 942 and new Tr 996 borders Hwy 98 on the north. The Ash Canal on the west, MFC ownership on the south where Maggio Road will extend west from Menvielle Rd to Mary Marino along the dividing property line. And the east boundary of that NW section is the Rice ownership and the northern extension of the South Alamo Canal. In the NW section Mary Marino’s configuration changed from the original TM of Tr 942 with

the Mary Marino connection to Hwy 98 moving west to where is today. This change of location was a part of the Certificate of Compliance and improvements that were installed as a part of the building and opening of the Imperial Federal Detention Center project. Gateway Road will connect from the east thru the JP Menvielle Family property starting at Route 7, west through the Rice ownership and connecting to Mary Marino Rd. A bridge or siphon will need to be installed in the South Alamo Canal to accommodate the Gateway Road crossing. Also, the Gateway Water Treatment Plant is located south of Gateway Road south of the Detention Facility.

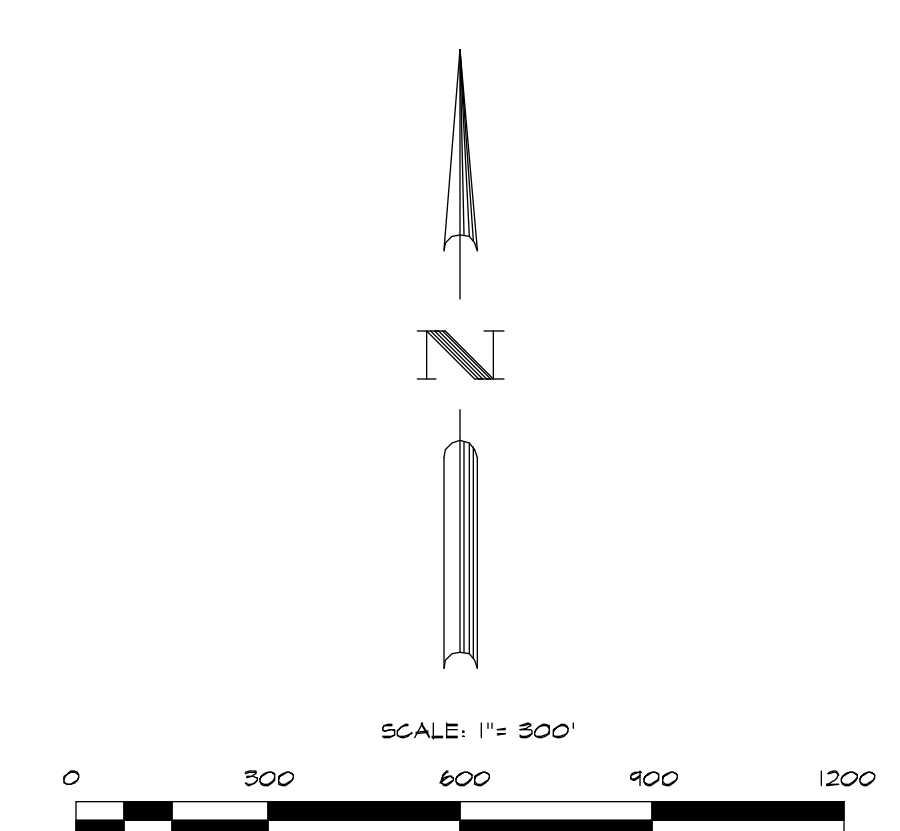
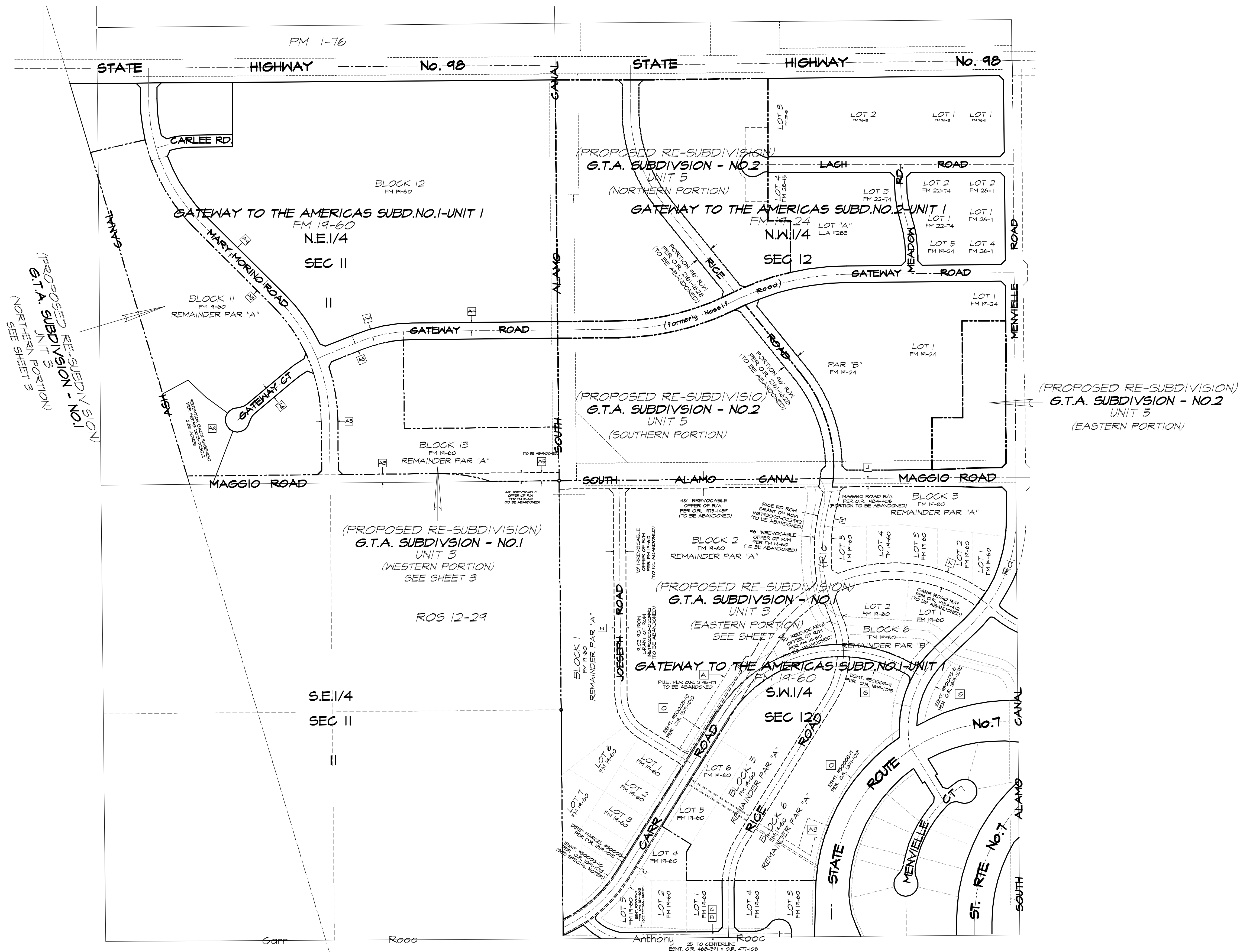
The 80 % Industrial zoning and 20% Commercial Zoning in the Specific Plan will not change. And the location of each zone will not change at this time.

Tom DuBose  
DuBose Design Group Inc  
[tom@dubosedesigngroup.com](mailto:tom@dubosedesigngroup.com)  
1065 State Street  
El Centro, Ca 92243  
760-353-8110 (o)  
760-554-1468 (m)



# GATEWAY TO THE AMERICAS SUBDIVISION No. 1 - UNIT 3 TENTATIVE MAP - TRACT No. 996

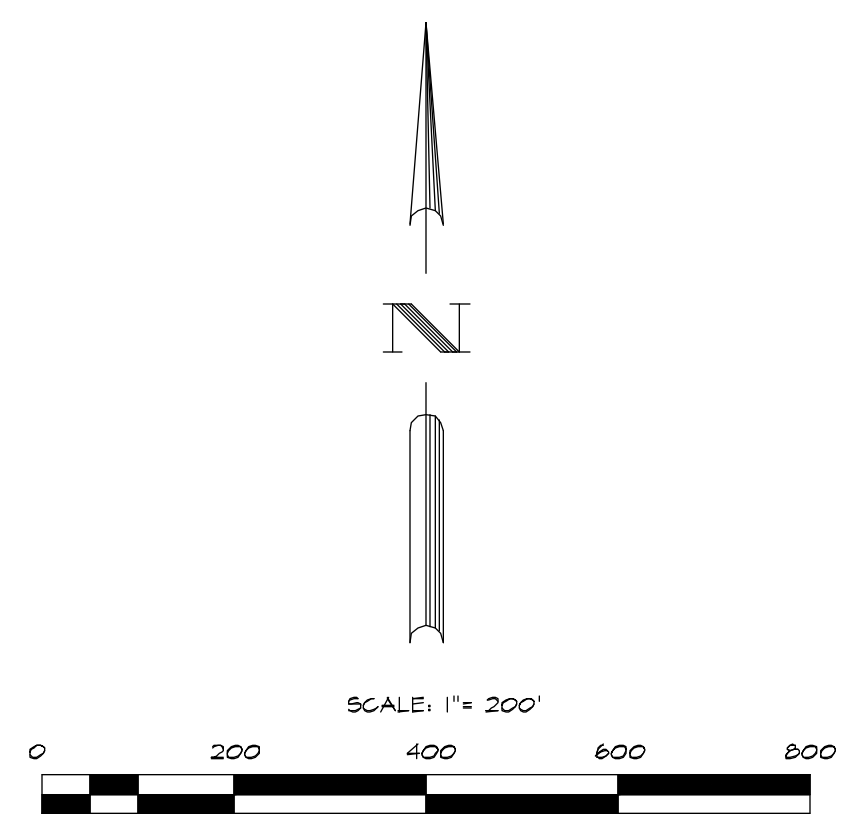
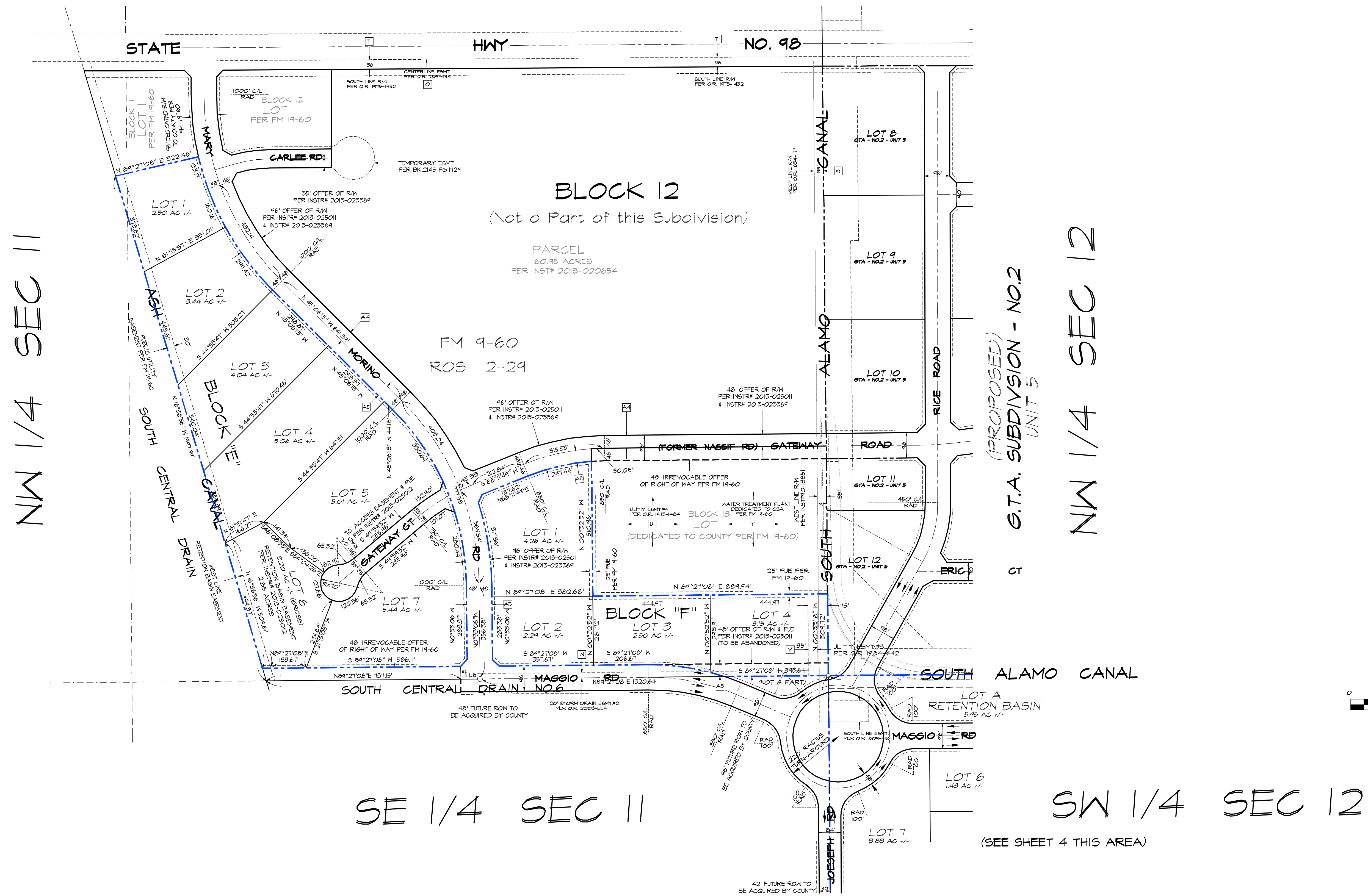
A PORTION OF SECTIONS 11 & 12, T17S, R15 E, SBM  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



TENTATIVE TRACT MAP NO. 996		SHEET
<b>GATEWAY TO THE AMERICAS SUBDIVISION No. 1 - UNIT 3</b>		<b>2</b>
		<b>8</b>
IMPERIAL COUNTY, CALIFORNIA	DATE: 10-04-24	BY: G.O.
CLIENT: JET Menville	FILE NAME: Menville TM Sht 2.dwg	JOB NUMBER: 23029.01

# GATEWAY TO THE AMERICAS SUBDIVISION No. 1 - UNIT 3 TENTATIVE MAP - TRACT No. 996

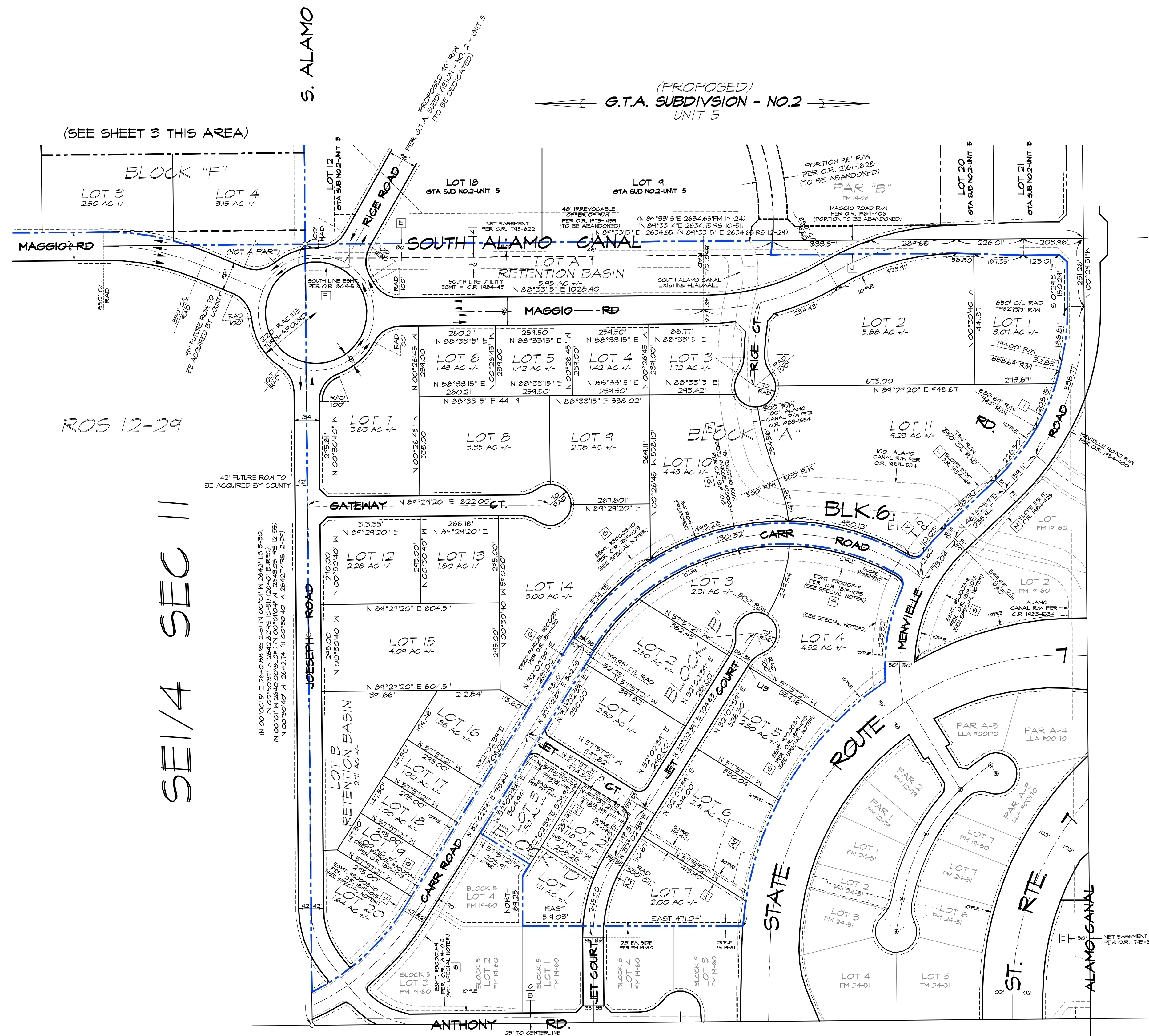
A PORTION OF SECTIONS 11 & 12, T17S, R15 E, SBM  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



TENTATIVE TRACT MAP NO. 996		SHEET
<b>GATEWAY TO THE AMERICAS SUBDIVISION No. 1 - UNIT 3</b>		<b>3</b>
		OF
		<b>8</b>
IMPERIAL COUNTY, CALIFORNIA	DATE: 10-04-24	BY: G.O.
CLIENT: JET Menvielle	FILE NAME: Menvielle TM Sht 3.dwg	JOB NUMBER: 23029.01

# GATEWAY TO THE AMERICAS SUBDIVISION No. 1 - UNIT 3 TENTATIVE MAP - TRACT No. 996

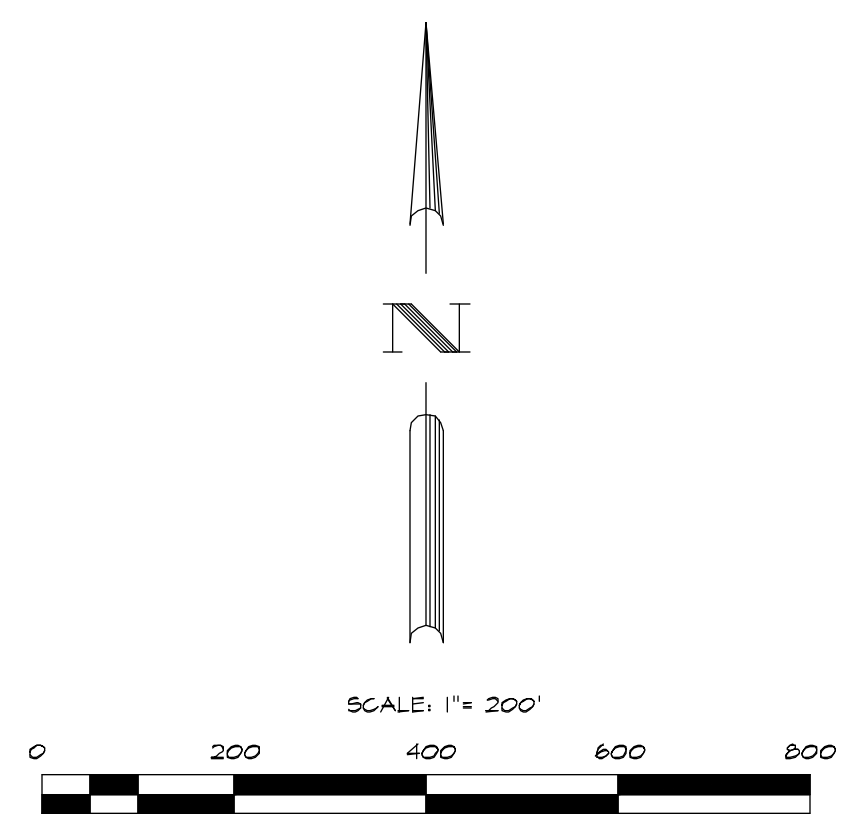
A PORTION OF SECTIONS 11 & 12, T17S, R15 E, SBM  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



(PROPOSED)  
G.T.A. SUBDIVISION - NO. 2  
UNIT 5

**SPECIAL NOTES:**

1. CERTAIN PARCELS OF LAND AND EASEMENTS WERE GRANTED TO THE STATE OF CALIFORNIA FOR VARIOUS USES VIA O.R. 1814-1013. SOME OF THE PARCELS OF LAND AND SOME OF THE EASEMENTS WERE SUBSEQUENTLY RELINQUISHED TO THE COUNTY OF IMPERIAL VIA RELINQUISHMENT MAP NO. 21221. REFERENCE IS MADE TO SAID MAP FOR PARTICULARS. A COPY OF SAID MAP IS ON FILE IN THE COUNTY RIGHT OF WAY OFFICE.
2. APPROXIMATE SOUTHERLY LIMITS OF RELINQUISHMENT BY STATE OF CALIFORNIA TO COUNTY OF IMPERIAL PER O.R. 1814-1013. SEE SPECIAL NOTE#1 ABOVE ALSO.



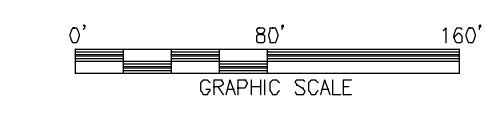
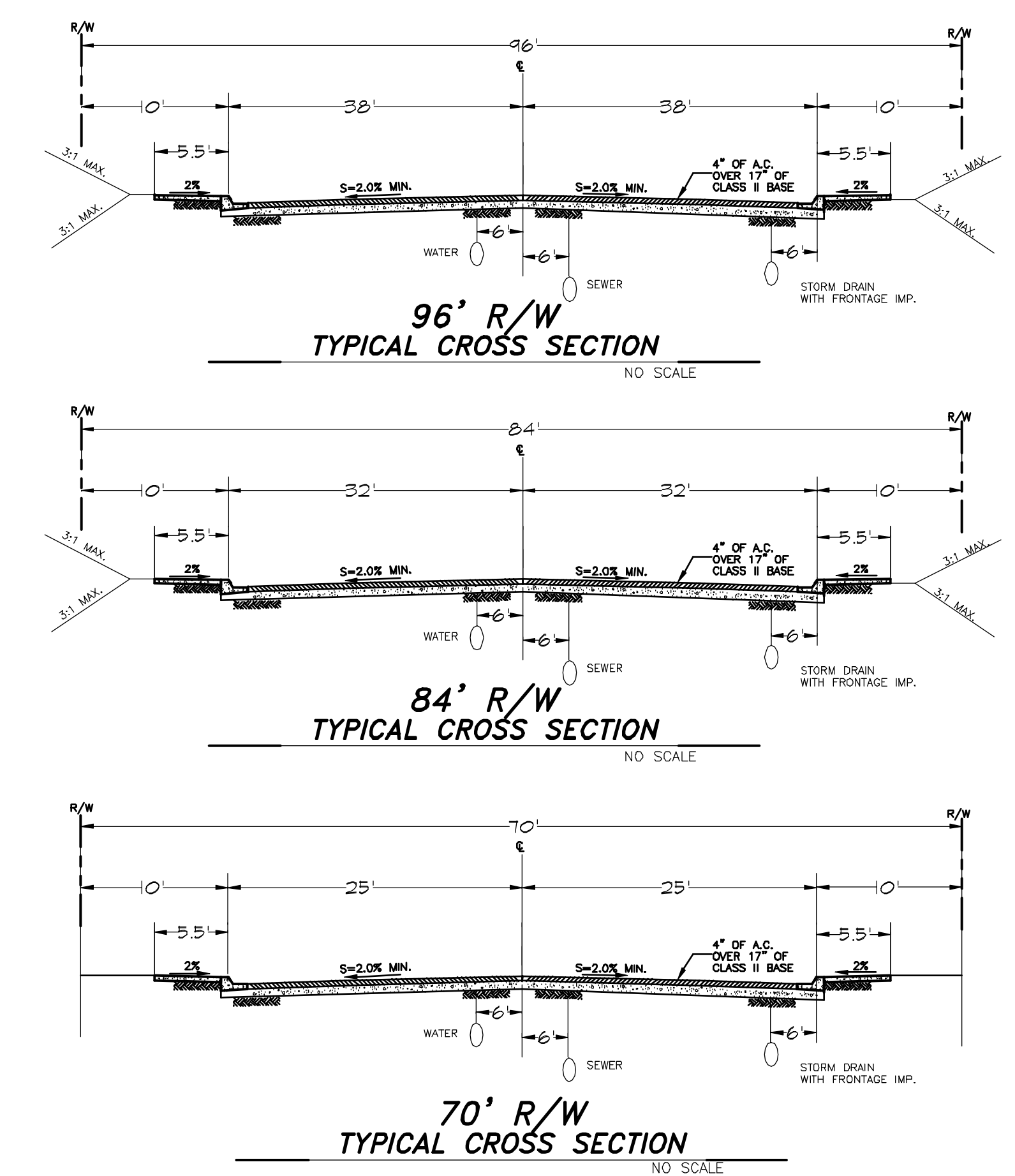
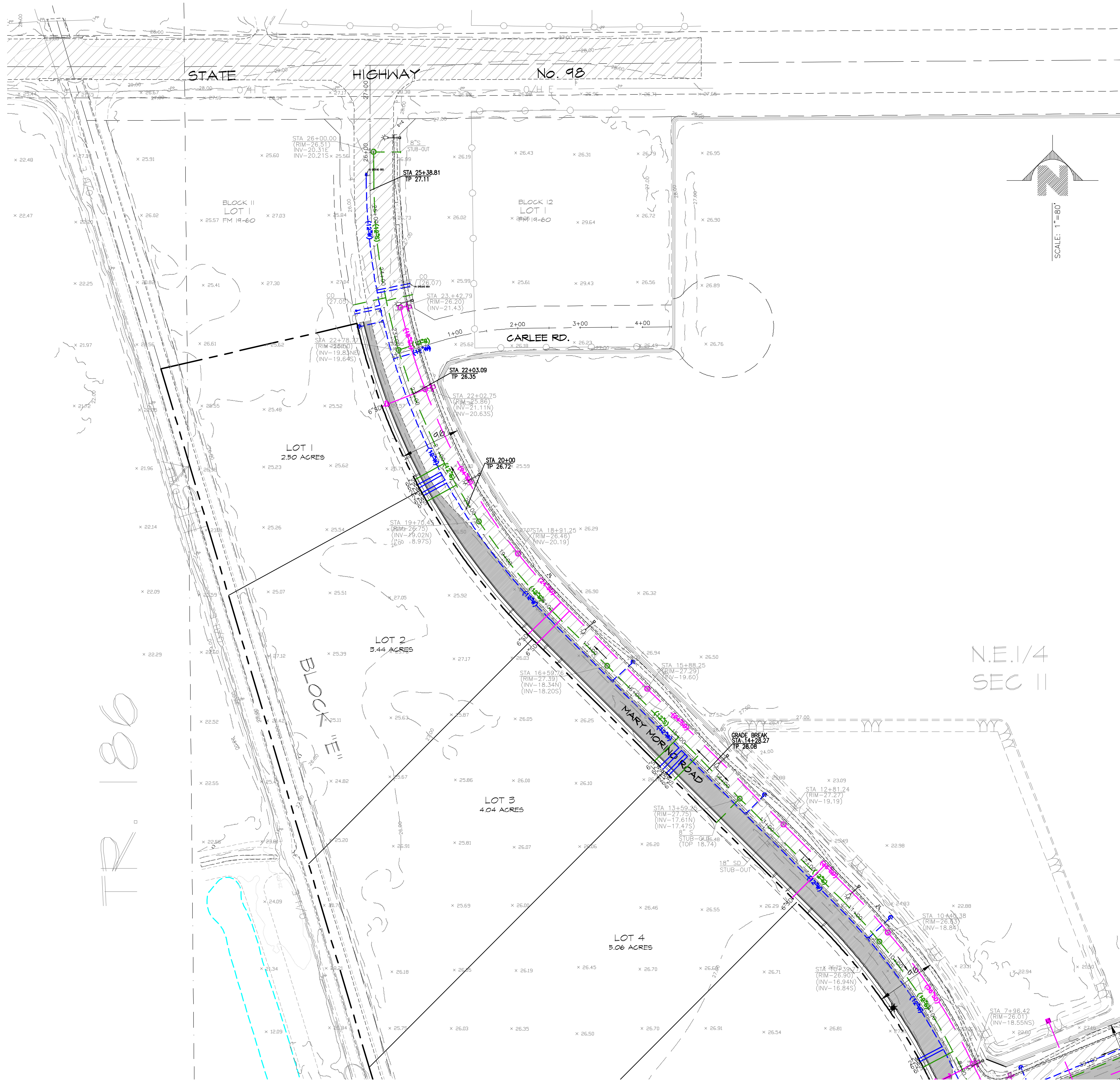
(SEE SHEET 3 THIS AREA)

ROS 12-29

SE 1/4 SEC 11

SE 1/4 SEC 12

TENTATIVE TRACT MAP NO. 996		SHEET
<b>GATEWAY TO THE AMERICAS SUBDIVISION No. 1 - UNIT 3</b>		<b>4</b>
		OF
		<b>8</b>
IMPERIAL COUNTY, CALIFORNIA	DATE 10-04-24	BY G.O.
CLIENT: JET MENVIELLE	FILE NAME: Menvielle TM Sht 4.dwg	JOB NUMBER: 23029.01



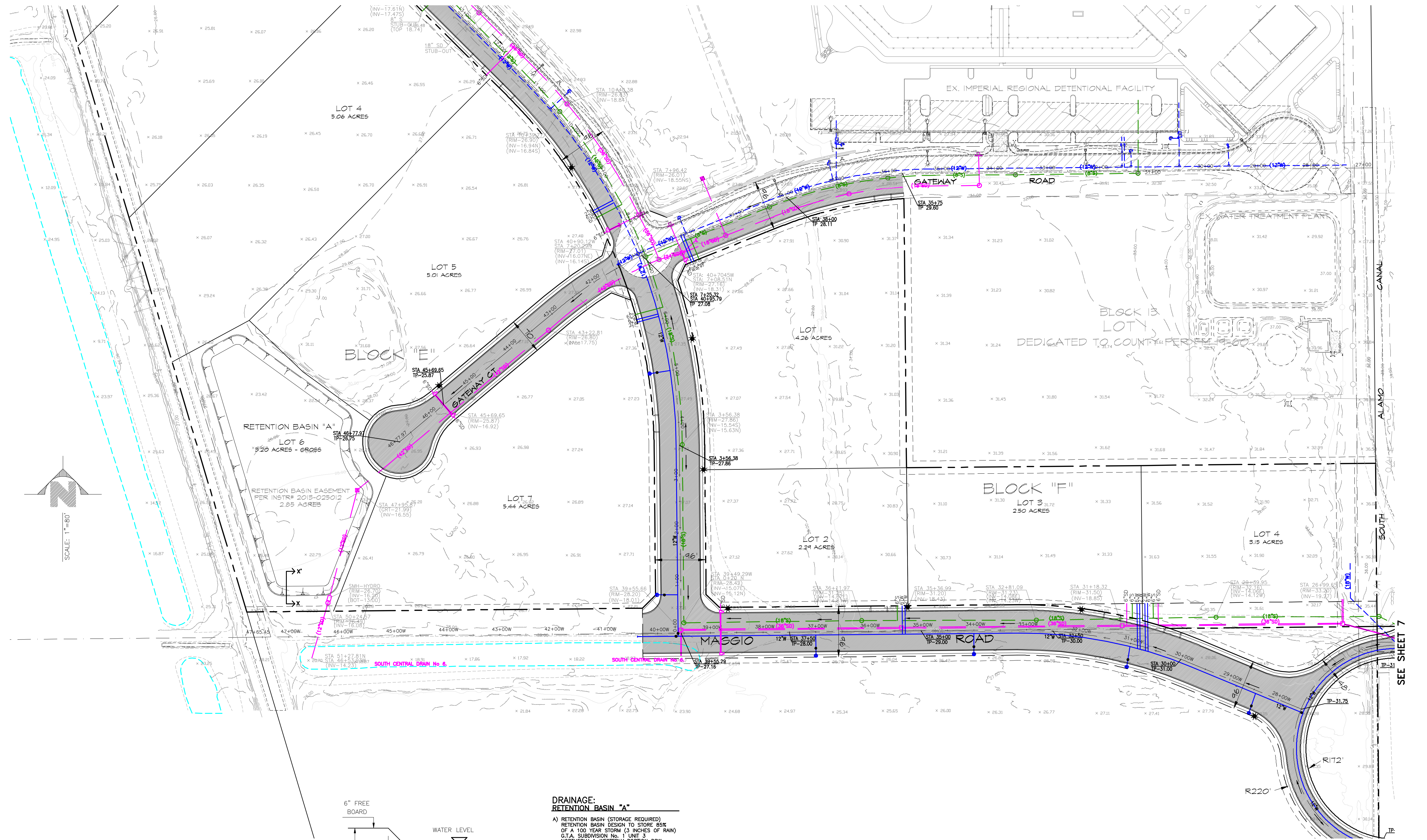
SEE SHEET 6

GRADING/UTILITY PLAN		SHEET	
G.T.A. SUBDIVISION		5 OF	
NO. 1 - UNIT 3		8 SHEETS	
TENTATIVE MAP		JOB NO.	
IMPERIAL, CALIFORNIA		C23033-00	
w.o.			

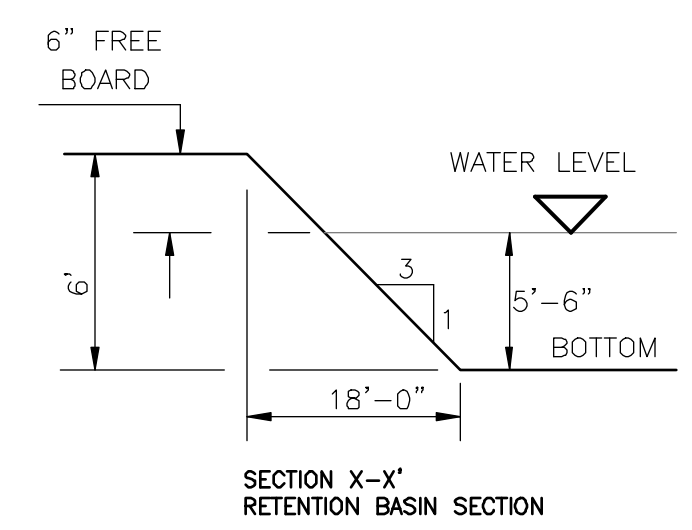
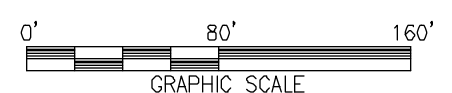
L:\Projects\2023\C23033-00 (ODG-Kimberly)\Engineering\Tentative Map\CAD\C23033-MSTR.dwg 10/10/2024 11:19

I:\Projects\2023\C23033-00 (DDC-Kimberly)\Engineering\Tentative Map\CAD\C23033-MSTR.dwg 10/10/2024 11:19

SEE SHEET 5



SCALE: 1"=80'



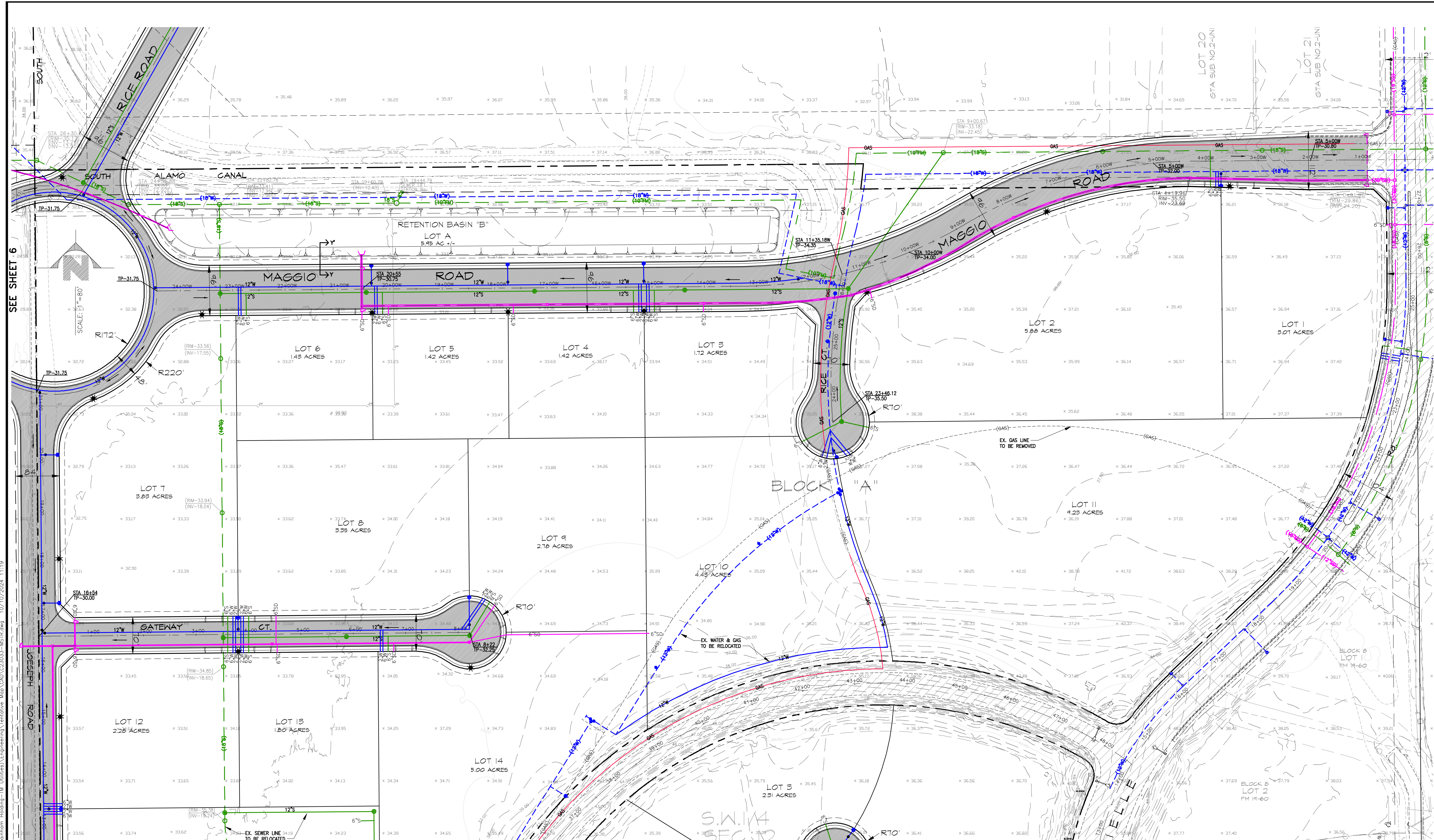
**DRAINAGE:  
RETENTION BASIN "A"**

- A) RETENTION BASIN (STORAGE REQUIRED)  
RETENTION BASIN DESIGN TO STORE 85%  
OF A 100 YEAR STORM (3 INCHES OF RAIN)  
C.T.A. SUBDIVISION No. 1 UNIT 3  
NORTHERLY & WESTERLY PORTION ROW  
TOTAL 10.74 AC.  
 $V = \text{AREA} \times 3' \times 0.85$   
 $V = 3/2 \times 10.74 \times 0.85 = 2.28 \text{ AC-FT}$
- B) RETENTION BASIN (TOTAL STORAGE PROVIDED)  
TOP OF WATER AREA = 2.20 AC  
BOTTOM AREA = 1.73 AC  
AVERAGE = 1.96 AC  
DEPTH = 5.5 FEET  
 $\text{VOL} = 5.5 \times 1.96 = 10.78 \text{ AC-FT}$   
TOTAL RET. PROVIDED = 10.78 AC-FT

SEE SHEET 7

GRADING/UTILITY PLAN		SHEET
<b>G.T.A. SUBDIVISION NO. 1 - UNIT 3</b>		6 OF 8 SHEETS
TENTATIVE MAP		JOB NO.
IMPERIAL, CALIFORNIA	w.o.	C23033-00

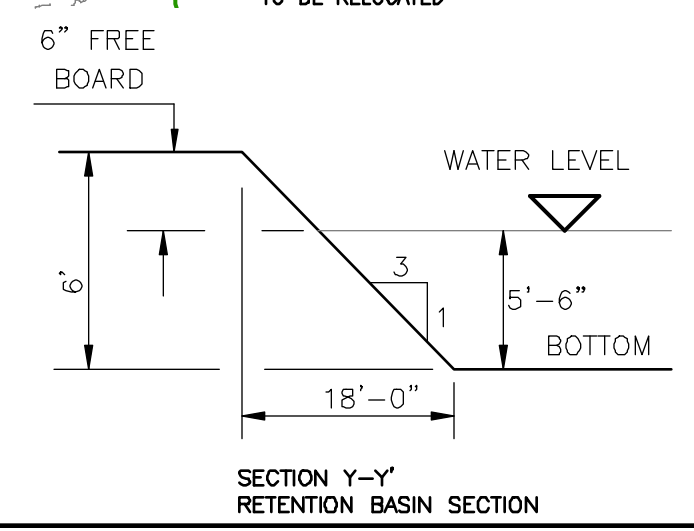




SEE SHEET 6

SEE SHEET 8

SEE SHEET 8



**DRAINAGE: RETENTION BASIN "B"**

A) RETENTION BASIN (STORAGE REQUIRED)  
 RETENTION BASIN DESIGN TO STORE 85% OF A 100 YEAR STORM (3 INCHES OF RAIN)  
 C.T.A. SUBDIVISION NO. 1 UNIT 3  
 PORTION OF EASTERN PORTION ROW  
 TOTAL 6.31 AC.  
 $V = \text{AREA} \times 3' \times 0.85$   
 $V = \frac{1}{2} \times 6.31 \times 0.85 = 1.34 \text{ AC-FT}$

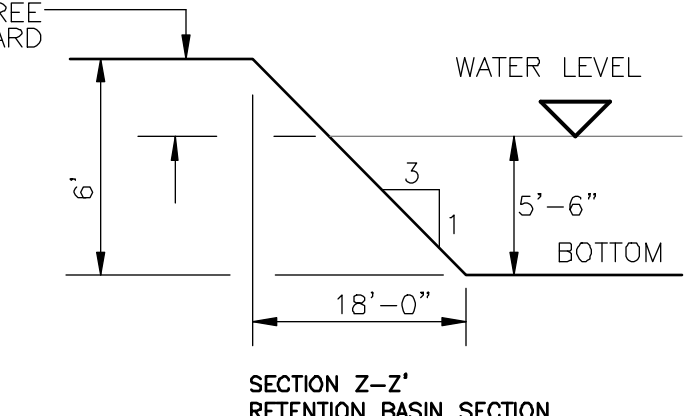
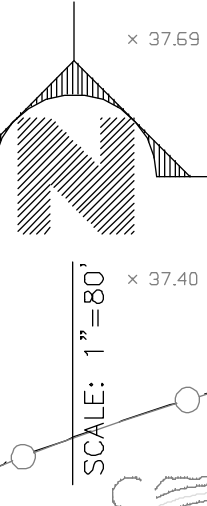
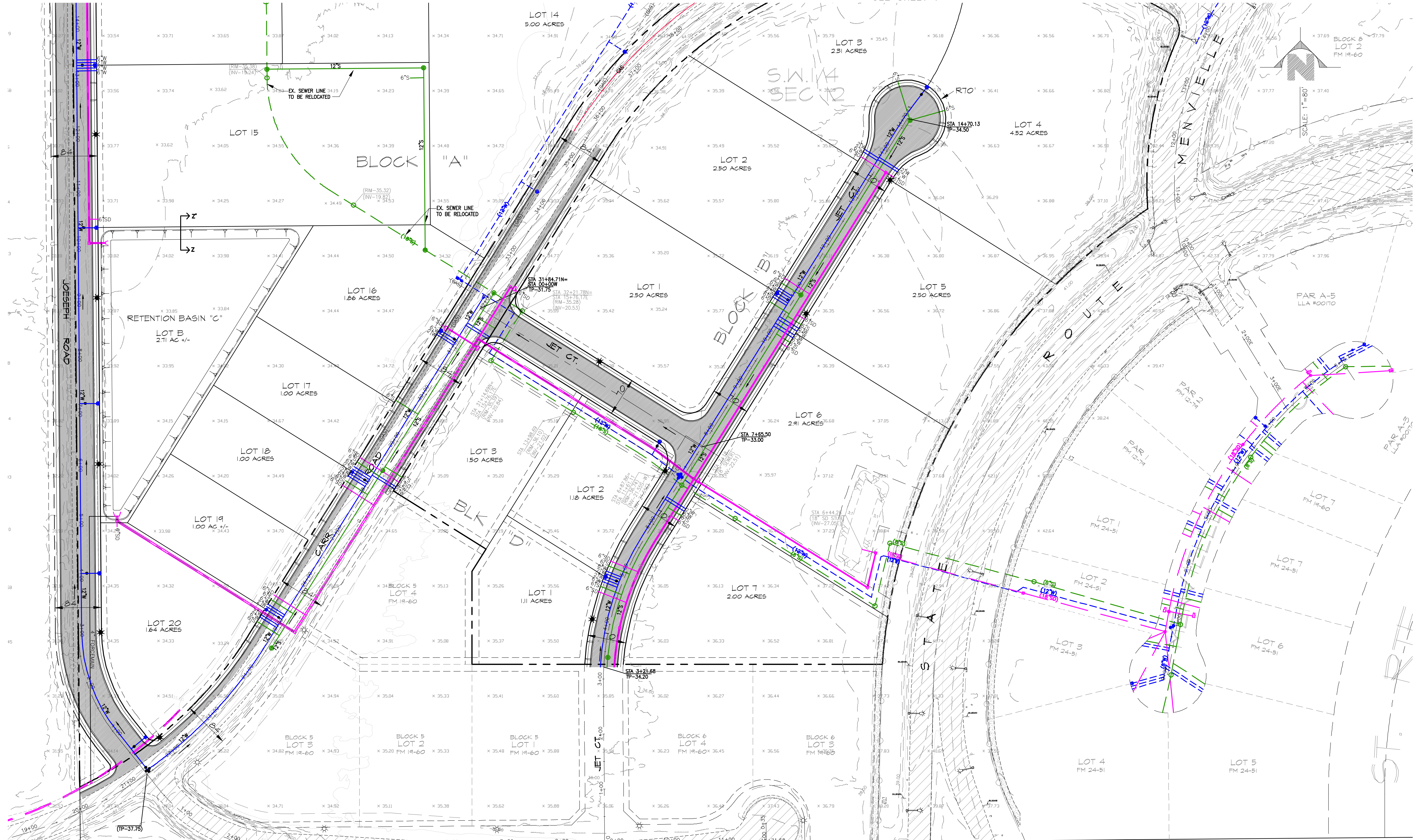
B) RETENTION BASIN (TOTAL STORAGE PROVIDED)  
 TOP OF WATER AREA = 2.35 AC  
 BOTTOM AREA = 1.42 AC  
 AVERAGE = 1.88 AC  
 DEPTH = 5.5 FEET  
 $\text{VOL} = 5.5 \times 1.88 = 10.34 \text{ AC-FT}$   
 TOTAL RET. PROVIDED = 10.34 AC-FT

GRADING/UTILITY PLAN		SHEET	
G.T.A. SUBDIVISION NO. 1 - UNIT 3 TENTATIVE MAP		7 OF	
		8 SHEETS	
IMPERIAL, CALIFORNIA		JOB NO.	
I.W.O.		C23033-00	

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SEE SHEET 7

SEE SHEET 7



**DRAINAGE:  
RETENTION BASIN "C"**

A) RETENTION BASIN (STORAGE REQUIRED)  
RETENTION BASIN (DESIGN TO STORE 85%  
OF A 100 YEAR STORM (3 INCHES OF RAIN)  
G.T.A. SUBDIVISION No. 1 UNIT 3  
PORTION OF EASTERN PORTION ROW  
TOTAL 14.48 AC.  
V=AREA X 3' X 0.85  
V= 3/12 X 14.48 X 0.85 = 3.08 AC-FT  
TOP OF WATER AREA = 2.47 AC  
BOTTOM AREA = 1.92 AC  
AVERAGE = 2.195 AC  
DEPTH = 5.5 FEET  
VOL = 5.5 X 2.195 = 12.07 AC-FT  
TOTAL RET. PROVIDED = 12.07 AC-FT

**GRADING/UTILITY PLAN**  
**G.T.A. SUBDIVISION**  
**NO. 1 - UNIT 3**  
**TENTATIVE MAP**  
IMPERIAL, CALIFORNIA

**SHEET**  
8 OF  
8 SHEETS  
JOB NO.  
C23033-00

I:\Projects\2023\C23033-00 (DDC-Kimberly)\Engineering\Tentative Map\CAD\C23033-MSTR.dwg 10/10/2024 11:19

EXHIBIT (A): LIST OF APN's

PARCEL	SIZE	EXISTING USE	PROPOSED USE	ZONE
059-371-001	30.31 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-372-004	6.76 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GCCO
059-364-00-1	21.61 AC	Ag	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GC
059-363-026	1.0 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI
059-363-027	14.75 AC	Vacant	Industrial/Commercial according to Gateway to the Americas Specific Plan Area	GI

**EXHIBIT "B"**  
Legal Description

For APN/Parcel ID(s): 059-371-001-000, 059-372-004-000, 059-364-001-000, 059-363-026-000 and 059-363-027-000

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PARCEL 1: 059-364-001-000

BLOCK 3 OF GATEWAY TO THE AMERICA'S SUBDIVISION NO. 2-UNIT 1, TRACT NO. 942, BEING ALL IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 19, PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 7, 2002, IN BOOK 2128, PAGE 937, OF OFFICIAL RECORDS.

PARCEL 2: APN's 059-371-001-000 & 059-372-004-000

BLOCK 5; AND REMAINDER PARCEL A, BLOCK 6, OF GATEWAY TO THE AMERICA'S SUBDIVISION NO. 2-UNIT 1, TRACT NO. 942, BEING ALL IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 19, PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 7, 2002, IN BOOK 2128, PAGE 937, OF OFFICIAL RECORDS.

PARCEL 3: 059-363-026-000 & 059-363-027-000

LOT D AND "DESIGNATED REMAINDER" OF GATEWAY TO THE AMERICAS SUBDIVISION NO. 2-UNIT 4, TRACT 942, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 28, PAGE 15 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY

# MAJOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Eric D. Rice and Frances M. Rice	EMAIL ADDRESS tom@dubosedesigngroup.com	
2. MAILING ADDRESS 1065 W State St., El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME Gordon Olson	CA. LICENSE NO. 7107 Exp. 12/31/24	EMAIL ADDRESS gordon@desertsurveying.com
4. MAILING ADDRESS 1065 W State St., El Centro, CA	ZIP CODE 85364	PHONE NUMBER 951-551-5209
5. PROPERTY (site) ADDRESS *See APN List Attached Exhibit A	LOCATION Gateway Specific Plan Area	
6. ASSESSOR'S PARCEL NO. *See APN List Attached Exhibit A	SIZE OF PROPERTY (in acres or square foot) (See Tentative Map) Exhibit A	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) *See Attached Exhibit B		
8. EXPLAIN PURPOSE/REASON FOR SUBDIVISION To renew original approval of Tract 942 TM as new TM 997		

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A			*See APN List Attached	
2 or B			*See Tract Map 997	
3 or C				
4 or D				

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Gateway CSA Sewer Treatment Plant
11. DESCRIBE PROPOSED WATER SYSTEM	Gateway CSA Water Treatment Plant
12. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	N/A
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I  OWN  CONTROL, AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE.

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Print Name (owner) \_\_\_\_\_ Date \_\_\_\_\_  
Signature (owner) TOM DUBOSE  
Print Name (Agent) \_\_\_\_\_ Date 6/20/24  
Signature (Agent) \_\_\_\_\_

### REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE \_\_\_\_\_
- D. OTHER \_\_\_\_\_

**Special Note:**  
An notarized owners affidavit is required if application is signed by Agent.

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

**TR#**  
\_\_\_\_\_

# MAJOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Eric D. Rice and Frances M. Rice	EMAIL ADDRESS tom@dubosedesigngroup.com	
2. MAILING ADDRESS 1065 W State St., El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME Gordon Olson	CA. LICENSE NO. 7107 Exp. 12/31/24	EMAIL ADDRESS gordon@desertsurveying.com
4. MAILING ADDRESS 1065 W State St., El Centro, CA	ZIP CODE 85364	PHONE NUMBER 951-551-5209
5. PROPERTY (site) ADDRESS *See APN List Attached Exhibit A	LOCATION Gateway Specific Plan Area	
6. ASSESSOR'S PARCEL NO. *See APN List Attached Exhibit A	SIZE OF PROPERTY (in acres or square foot) (See Tentative Map) Exhibit A	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) *See Attached Exhibit B		
8. EXPLAIN PURPOSE/REASON FOR SUBDIVISION To renew original approval of Tract 942 TM as new TM 997		

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A			*See APN List Attached	
2 or B			*See Tract Map 997	
3 or C				
4 or D				

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Gateway CSA Sewer Treatment Plant
11. DESCRIBE PROPOSED WATER SYSTEM	Gateway CSA Water Treatment Plant
12. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	N/A
13. IS THIS PARCEL PLANNED TO BE ANNEXED? IF YES, TO WHAT CITY or DISTRICT?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I  OWN  CONTROL AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE.

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Frances M. Rice  
Print Name (owner)

5/17/2024  
Date

Frances M. Rice  
Signature (owner)

Eric D. Rice  
Print Name (Agent)

17 May 24  
Date

Eric D. Rice  
Signature (Agent)

## REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE \_\_\_\_\_
- D. OTHER \_\_\_\_\_

### Special Note:

An notarized owners affidavit is required if application is signed by Agent.

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

TR#  
\_\_\_\_\_

## Eric and Frances Rice TM TR 997 Project Description

Tentative track 997 is an updated renewal Tentative Map of which was a portion of TM TR 942 that was approved in 1997. That track TM 942 was shared with Joe, Ed, and Tony Menvielle's property that is being updated with new tentative map track 996. This new track map application will be submitted independently, but the environmental documentation will be shared jointly with tentative track map 996 and tentative track map 998 through the IC Building and Planning Development Services Dept.

The Rice portion of Tr 942 had 84 industrial and commercial zoned lots. The new track 997 will have 24 new lots and 17 recorded parcels. There have been four prior recorded final maps within the Rice portion of TR 942. There will be a reduction of 43 lots, both in the updated TM and recorded lots in this new TM 997. The Rice Property TM track 997 borders Highway 98 on the north, Menvielle Road on the east, the Menville track 996 property and the south Alamo Canal running north and south on the west, and the south Alamo Canal and the Menvielle track 996 property to the south

The first map that was recorded within the Rice portion of Tr 942 eliminated 1 cul de sac that was south of Gateway Rd and west of the commercial lots along Menvielle Road. And Rice Road will be re-aligned as it moves south to connect to the new roundabout that will be located to connect Rice Road, Maggio Road, and Joseph Road that will be located south of the South Alamo Canal curve in the NW corner of the southern portion of new Tr 996. This will allow better alignment of Maggio Road as it shifts south of where the South Alamo Canal headwall is located of the undergrounded portion of the SAC returns to its above ground condition that is in place today. And the slight shift west of Joseph Road will be shared with the MFC property and the JET Menvielle property. Rice road was intended to be one of four north/south roads within the SPA Circulation Plan that connected Hwy 98 to Carr Road. This realignment will still provide that N/S connection. And Gateway Road that starts at RT 7 east of the JP Menvielle Family property will continue west

through the Rice Tr 997 that will ultimately connect to Mary Marino Rd in the Menvielle Tr 996. The South Alamo Canal will need to have either a bridge or a siphon placed in the SA Canal to allow Gateway Rd to be built as the balance of the South Alamo Canal will not be placed underground. There will be no changes in the 80 % Industrial and 20% Commercial zoning with this new Tentative Map and no relocation of the current zoning at this time.

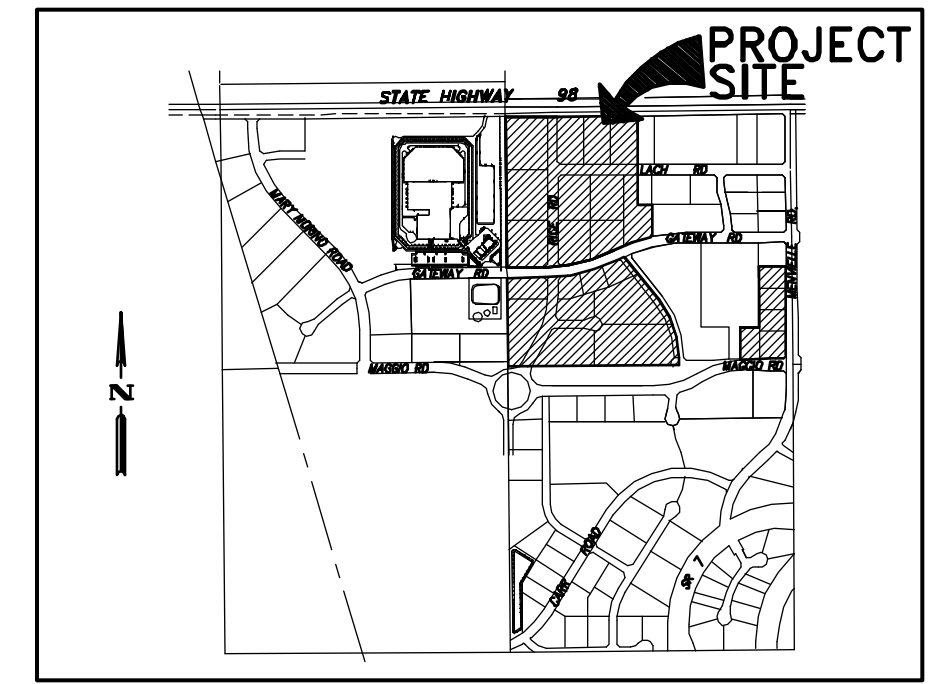


# GATEWAY TO THE AMERICAS SUBDIVISION No. 2 - UNIT 5

## TENTATIVE MAP - TRACT No. 997

A PORTION OF SECTION 12, T17S, R15 E, SBM

IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



### RECORDED EASEMENTS:

THE FOLLOWING EASEMENTS WERE LISTED IN THE PRELIMINARY TITLE REPORT No. 7102401844-5B ISSUED BY CHICAGO TITLE WITH EFFECTIVE DATE OF MARCH 5, 2024:

- 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: IMPERIAL IRRIGATION DISTRICT FOR POWER LINE RECORDED DECEMBER 22, 1937 IN BOOK 477, PAGE 234 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED BY IMPERIAL IRRIGATION DISTRICT PURPOSE FOR IRRIGATION DRAINAGE CANALS AND/OR POWER AND TELEPHONE LINES RECORDED MARCH 4, 1934 IN BOOK 519, PAGE 14 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR THE CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, AS NOW EXIST OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED RECORDED MARCH 9, 1939 IN BOOK 519, PAGE 22 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR THE CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, AS NOW EXIST OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED RECORDED MARCH 9, 1939 IN BOOK 519, PAGE 22 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO STATE OF CALIFORNIA FOR HIGHWAY PURPOSES RECORDED MAY 17, 1939 IN BOOK 523, PAGE 126 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED BY IMPERIAL IRRIGATION DISTRICT FOR IRRIGATION, DRAINAGE CANALS OR POWER OR TELEPHONE LINES RECORDED JUNE 5, 1942 IN BOOK 588, PAGE 105 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED BY IMPERIAL IRRIGATION DISTRICT FOR IRRIGATION, DRAINAGE CANALS, OR POWER OR TELEPHONE LINES RECORDED DECEMBER 15, 1944 IN BOOK 765, PAGE 478 OF OFFICIAL RECORDS. THE EFFECT OF A QUITCLAIM DEED RECORDED AUGUST 29, 2011 AS DOCUMENT NO. 2011-020986 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT FOR INGRESS AND EGRESS RECORDED JULY 27, 1950 RECORDED AS NO. 129 IN BOOK 786, PAGE 234 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT FOR RIGHT OF WAY FOR STATE HIGHWAY RECORDED AUGUST 18, 1950 IN BOOK 789, PAGE 270 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR IRRIGATION DITCH RECORDED MARCH 11, 1953 IN BOOK 856, PAGE 284 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR IRRIGATION DITCH RECORDED APRIL 1, 1953 AS NO. 1 IN BOOK 859, PAGE 65 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND RECORDED APRIL 15, 1957 IN BOOK 1578, PAGE 1723 OF OFFICIAL RECORDS. (EASEMENT TO BE ABANDONED, PLOTTED HEREON)
- 23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR CONCRETE LINED CANAL OR CANALS, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND, INGRESS AND EGRESS RECORDED JULY 2, 1949 AS INST NO. 49-14971 IN BOOK 1481, PAGE 1060 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES RECORDED JULY 7, 1949 AS INSTR. NO. 49-14768 IN BOOK 1481, PAGE 1632 OF OFFICIAL RECORDS. AFFIDAVIT REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED HEREON)
- 25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES RECORDED JULY 7, 1949 AS INST NO. 49-14769 IN BOOK 1481, PAGE 1637 OF OFFICIAL RECORDS. (A PORTION OF SAID EASEMENT TO BE ABANDONED, PLOTTED HEREON)
- 26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED FOR PUBLIC HIGHWAY RECORDED JULY 8, 1949 AS INST NO. 49-15044 IN BOOK 1482, PAGE 264 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC UTILITIES, WATER LINES, SEWER LINES, FACILITIES RECORDED JULY 28, 1949 AS INST NO. 49-15616 IN BOOK 1484, PAGE 487 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY RECORDED JULY 7, 1949 AS INST NO. 49-14766 IN BOOK 1481, PAGE 1639 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES RECORDED JULY 7, 1949 AS INST NO. 49-14768 IN BOOK 1481, PAGE 1632 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES RECORDED JULY 7, 1949 AS INST NO. 49-14769 IN BOOK 1481, PAGE 1637 OF OFFICIAL RECORDS. (A PORTION OF SAID EASEMENT TO BE ABANDONED, PLOTTED HEREON)
- 31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED FOR TEMPORARY EASEMENT TO COUNTY OF IMPERIAL FOR EMERGENCY VEHICLE ACCESS RECORDED JANUARY 21, 2000 AS INST NO. 00-01215 IN BOOK 2003, PAGE 542 OF OFFICIAL RECORDS. (SAID EASEMENT BECAME NULL AND VOID WITH FILING OF FM 22-74, NOT PLOTTED HEREON)
- 32. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC UTILITIES, WATER LINES, SEWER LINES, STORM DRAIN LINES, FACILITIES, BUILDINGS AND OTHER RELATED APPURTENANCES RECORDED JANUARY 21, 2000 AS INST NO. 00-01216 IN BOOK 2003, PAGE 544 OF OFFICIAL RECORDS. (SAID EASEMENT IS PLOTTED HEREON ON SHEET 2 HEREON.)
- 33. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR POWER LINES RECORDED DECEMBER 9, 1937 IN BOOK 476, PAGE 248 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED BY IMPERIAL IRRIGATION DISTRICT FOR IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES RECORDED MAY 31, 1950 IN BOOK 780, PAGE 544 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED BY IMPERIAL IRRIGATION DISTRICT FOR IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES RECORDED JUNE 5, 1942 IN BOOK 588, PAGE 105 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)
- 36. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED BY IMPERIAL IRRIGATION DISTRICT FOR A POWER LINE RECORDED JUNE 5, 1942 IN BOOK 588, PAGE 105 OF OFFICIAL RECORDS. (THE EXACT EXTENT AND LOCATION CANNOT BE DETERMINED FROM THE RECORD, NOT PLOTTED)

### RECORDED EASEMENTS:

THE FOLLOWING EASEMENTS WERE LISTED IN THE PRELIMINARY TITLE REPORT No. 7102401844-5B ISSUED BY CHICAGO TITLE WITH EFFECTIVE DATE OF MARCH 5, 2024:

- 37. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED FOR INGRESS AND EGRESS RECORDED FEBRUARY 21, 1952 IN BOOK 893, PAGE 124 OF OFFICIAL RECORDS. (SAID EASEMENT LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE)
- 38. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED FOR PUBLIC HIGHWAY RECORDED MAY 13, 1939 AS INST NO. 49-10491 IN BOOK 1475, PAGE 1454 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 39. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR EMERGENCY VEHICLE ACCESS RECORDED NOVEMBER 1, 2000 AS INST NO. 00021964 IN BOOK 2033, PAGE 846 OF OFFICIAL RECORDS. (SAID EASEMENT BECAME NULL AND VOID WITH FILING OF FM 22-74, NOT PLOTTED HEREON)
- 40. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES AND INCIDENTS THERETO RECORDED NOVEMBER 26, 2002 AS INST NO. 2002-030558 IN BOOK 2181, PAGE 1628 OF OFFICIAL RECORDS. (SAID EASEMENT FOR MEADOWLARK ROAD LIES OUTSIDE THE BOUNDARY OF THE PROJECT, PLOTTED HEREON FOR REFERENCE. SAID EASEMENT FOR GATEWAY ROAD IS PLOTTED HEREON. PORTIONS OF SAID EASEMENT FOR RICE ROAD IS TO BE ABANDONED AND IS PLOTTED ON SHEETS 2 & 3 HEREON.)
- 41. (NOT AN EASEMENT)
- 42. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COUNTY OF IMPERIAL FOR PUBLIC ROAD AND PUBLIC UTILITIES RECORDED SEPTEMBER 11, 2007 AS INST NO. 2007-035076 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 43. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN TO GATEWAY COUNTY SERVICE AREA FOR PUBLIC UTILITIES AND INCIDENTS THERETO RECORDED SEPTEMBER 22, 2008 AS INST NO. 2008-028695 IN BOOK 2238, PAGE 1921 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 44. ALL EASEMENTS, REGITALS, OFFERS AND DEDICATIONS AS SHOWN ON THE FINAL MAP. MAP OF: GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 - UNIT 1, TRACT NO. 942 GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 - UNIT 2, TRACT NO. 942 GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 - UNIT 3, TRACT NO. 942 GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 - UNIT 4, TRACT NO. 942 (ALL EASEMENTS, REGITALS, OFFERS AND DEDICATIONS AS SHOWN ON THE FINAL MAP REFERENCED ARE PLOTTED HEREON AS NOTED IN THE ABOVE EASEMENTS.)
- 45. THE FACT THAT LOT D OF GATEWAY TO THE AMERICAS SUBDIVISION NO. 2 - UNIT 4, TRACT 942 IS DESIGNATED AS A RETENTION BASIN. (SAID LOT D IS TO BE ABANDONED AND IS PLOTTED ON SHEET 2 HEREON.)

### LEGAL DESCRIPTION

**PARCEL 1:** 059-364-001-000 BLOCK 5 OF GATEWAY TO THE AMERICAS SUBDIVISION NO. 2-UNIT 1, TRACT NO. 942, BEING ALL IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 18, PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 1, 2002, IN BOOK 2128, PAGE 451, OF OFFICIAL RECORDS.

**PARCEL 2:** APN's 059-371-001-000 & 059-372-004-000 BLOCK 5; AND REMAINDER PARCEL A, BLOCK 6, OF GATEWAY TO THE AMERICAS SUBDIVISION NO.2-UNIT 1, TRACT NO. 942, BEING ALL IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 18, PAGE 24 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 1, 2002, IN BOOK 2128, PAGE 451, OF OFFICIAL RECORDS.

**PARCEL 3:** 059-363-026-000 & 059-363-027-000 LOT D AND "DESIGNATED REMAINDER" OF GATEWAY TO THE AMERICAS SUBDIVISION NO.2-UNIT 4, TRACT 942, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 28, PAGE 15 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

### OWNERS/DEVELOPERS: ENGINEER/SURVEYOR:

**ERIC AND FRANCES RICE** 1001 E US HWY 98 CALENGO, CA 92231 760-580-1104  
**GORDON O. OLSON P.L.S.** 7107 DESERT SURVEYING & ENGINEERING 670 E 32ND STREET, SUITE #2 YUMA, AZ 85364

### ZONING:

ACCORDING TO THE "GATEWAY OF THE AMERICAS SPECIFIC PLAN" LAND USE DESIGNATION PLAT AS SAID SPECIFIC PLAN WAS APPROVED BY THE COUNTY BOARD OF SUPERVISORS ON 8/26/01, AS RESOLUTION NO. 47044 - MINUTE ORDER 248, THE PROJECT SITE FALLS IN THE FOLLOWING ZONES:

- 'CC' - GATEWAY COMMERCIAL
- 'CCO' - GATEWAY CENTRAL COMMERCIAL OVERLAY
- 'GI' - GATEWAY INDUSTRIAL

SEE THE REFERENCED SPECIFIC PLAN FOR FULL DETAILS AND REQUIREMENTS.

### FLOOD ZONE:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 06025C2100C, THE SITE IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

### BENCHMARK:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 06025C2100C, THE SITE IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

### GENERAL NOTES:

1. DESIGN 1. DESIGN STANDARDS FOR IMPROVEMENTS SHALL APPLY UNLESS DIRECTED OTHERWISE BY THE COUNTY ENGINEER.
- MIN. CURB AND GUTTER SLOPE = 0.002 FT/FT  
 MIN. SANITARY SEWER SLOPE = 0.002 FT/FT  
 MIN. STORM SEWER SLOPE = 0.010 FT/FT
2. WATER SUPPLY AND SEWAGE TREATMENT WILL BE PROVIDED BY THE COUNTY OF IMPERIAL. ULTIMATE STORM WATER DELIVERY TO BE MADE TO IMPERIAL IRRIGATION DISTRICT FACILITIES.
3. BUILDING SETBACKS ARE TO BE IN COMPLIANCE WITH APPLICABLE ZONING ORDINANCES.
4. WATER PIPELINES, SANITARY SEWER, ALL PUMP STATIONS TO BE OWNED, OPERATED AND MAINTAINED BY THE COUNTY OF IMPERIAL.
5. STREET PAVING, CURBS AND GUTTERS, SIDEWALKS, STORM WATER DITCHES AND INLETS AND STORM WATER PIPELINES, LYING WITHIN STREET RIGHTS-OF-WAY, TO BE OWNED, OPERATED AND MAINTAINED BY THE COUNTY OF IMPERIAL.
6. THE DEVELOPERS INTEND TO FILE MULTIPLE FINAL MAPS AS PROVIDED FOR BY SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
7. IMPROVEMENTS CALLED FOR OUTSIDE OF THE BOUNDARIES OF THIS SUBDIVISION SHALL BE SUBJECT TO ACQUISITION OF RIGHTS-OF-WAY AS PROVIDED BY SECTION 66462.5 OF THE SUBDIVISION MAP ACT.
8. THE EXACT DESIGN AND LOCATION OF IMPROVEMENTS INDICATED ON THIS MAP SHALL BE THOSE DETERMINED BY THE DESIGN PROCESS AND APPROVED BY PUBLIC WORKS VIA A SET OF APPROVED "PLANS FOR IMPROVEMENTS".
9. THE EXACT STRUCTURAL PAVEMENT SECTIONS ON THIS MAP SHALL BE THOSE AS RECOMMENDED BY A REPUTABLE SOILS ENGINEERING FIRM TO BE RETAINED BY THE DEVELOPER.
10. STREET SIGNAGE TO BE PLACED BY IMPERIAL COUNTY FORCES AT THE COST OF THE DEVELOPER.
11. ALL UNDERGROUND CONDUIT FOR ELECTRICAL POWER, TELEPHONE AND CABLE TELEVISION SHALL BE LOCATED IN PARKWAYS BETWEEN PROPERTY LINE AND SIDEWALK.
12. THE FINAL LOCATION AND NUMBER OF STORM DRAIN LINES AND INLETS/OUTLETS SHALL BE THOSE DETERMINED BY THE DESIGN PROCESS AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. STORM WATER RUNOFF FROM HIGH DENSITY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LOTS IS TO BE RETAINED ON-SITE VIA ON-SITE DETENTION BASINS.

### LEGEND:

○ SURVEY MONUMENT	--- EXISTING CONTOUR
★ STREET LIGHT	→ DIRECTION OF FLOW
— NEW 8" WATER LINE (UNLESS NOTED OTHERWISE)	— EXISTING WATER LINE
— NEW 8" SANITARY SEWER LINE (UNLESS NOTED OTHERWISE)	— EXISTING SANITARY SEWER LINE
— NEW FIRE HYDRANT	— EXISTING STORM DRAIN LINE
— NEW STORM DRAIN LINE	— EXISTING PAVEMENT
— SPOT ELEVATION	— SUBDIVISION BOUNDARY
— PUBLIC UTILITY EASEMENT	
— BUILDING SET-BACK LINE (ALONG STREET ONLY)	

NO.	REVISION/ADDITION DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			
5			
6			
7			
8			
9			



**LC ENGINEERING CONSULTANTS INC.**  
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES

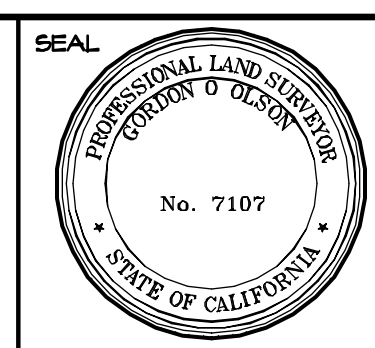
www.lcei.com 485 5th Street #1000 San Diego, CA 92101  
 619-591-8888 Fax: 619-591-4444

APPROVED BY: CARLOS CORRALES

PREPARED UNDER THE DIRECTION OF:

**CARLOS CORRALES** 55,432 R.C.E.

DATE



Arizona, California and New Mexico  
 Land Surveyors and Civil Engineers

670 East 32nd Street - Suite #2 - Yuma, AZ 85364  
 E-mail: DSO@desertsurveying.com  
 Yuma Phone: 928-831-2624

APPROVED BY: GORDON O. OLSON P.L.S.

PREPARED UNDER THE DIRECTION OF:

**GORDON O. OLSON** 7,107 P.L.S. No.

DATE

TENTATIVE TRACT MAP NO. 997

**GATEWAY TO THE AMERICAS SUBDIVISION No. 2 - UNIT 5**

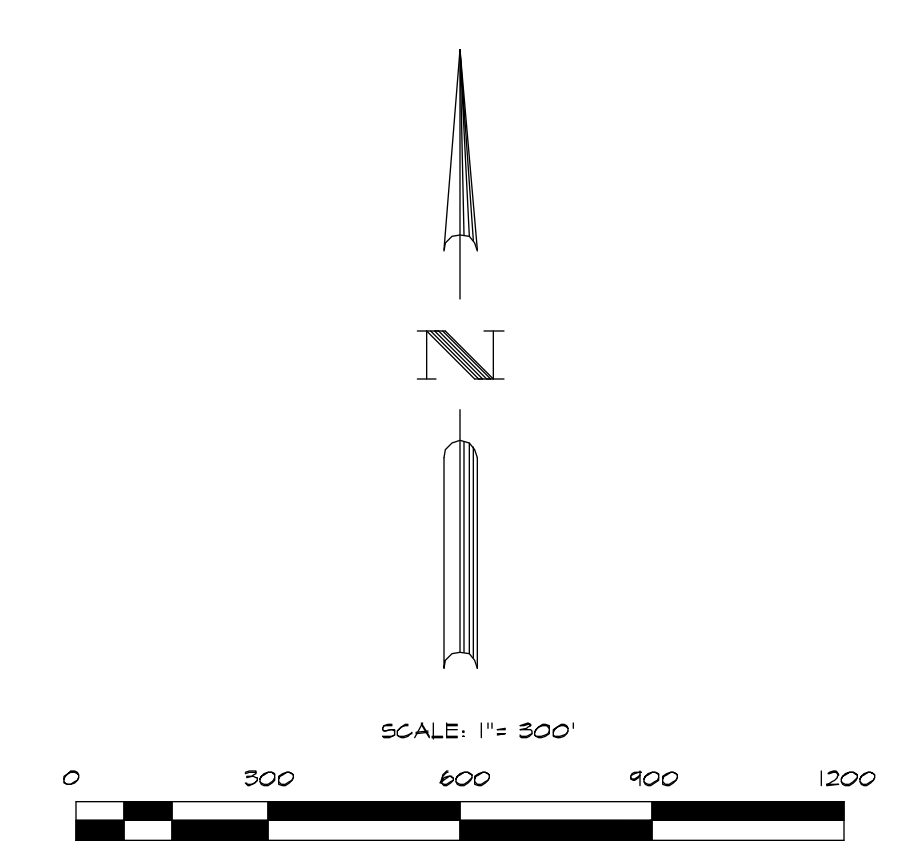
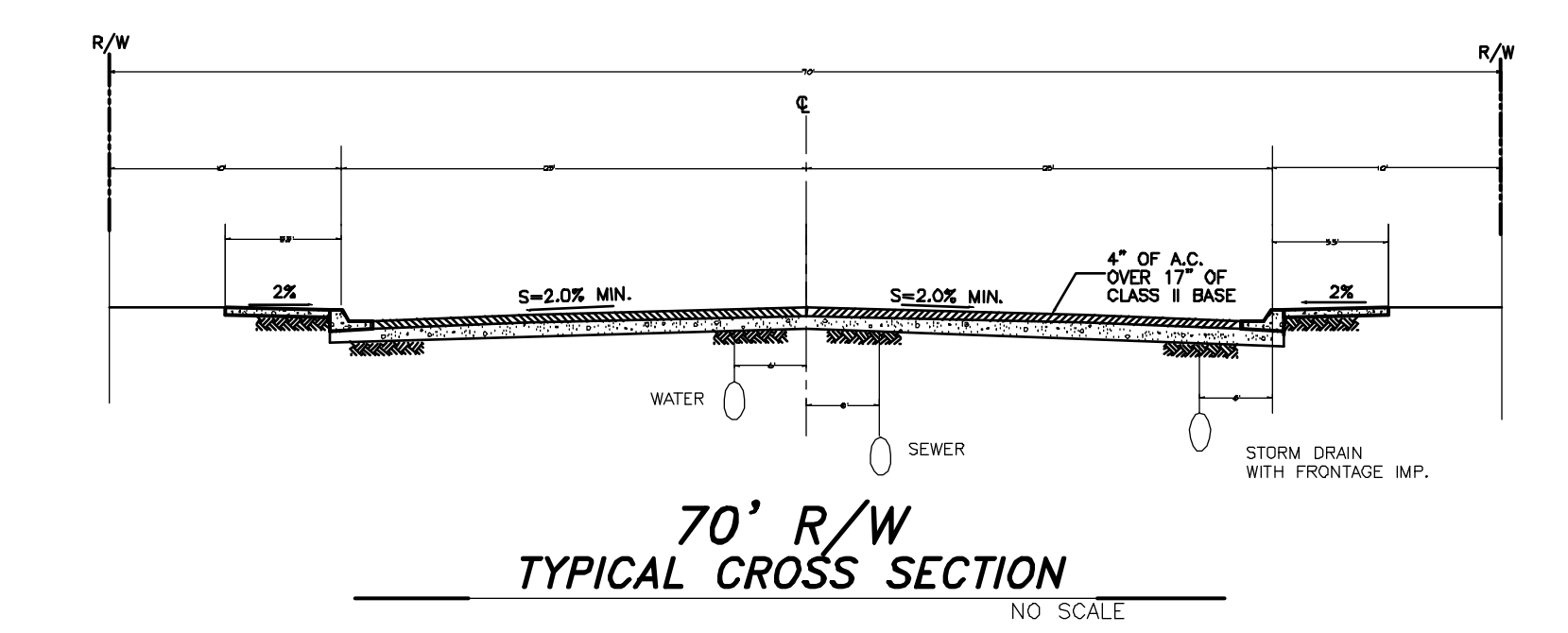
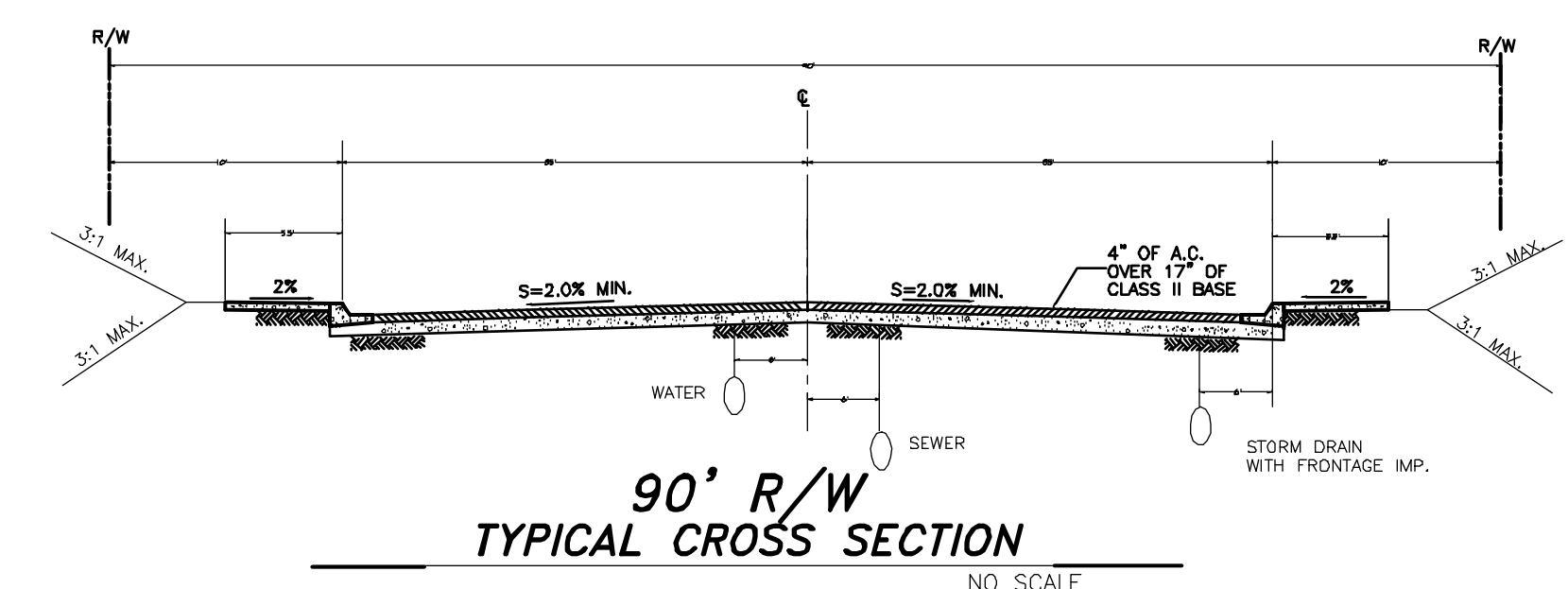
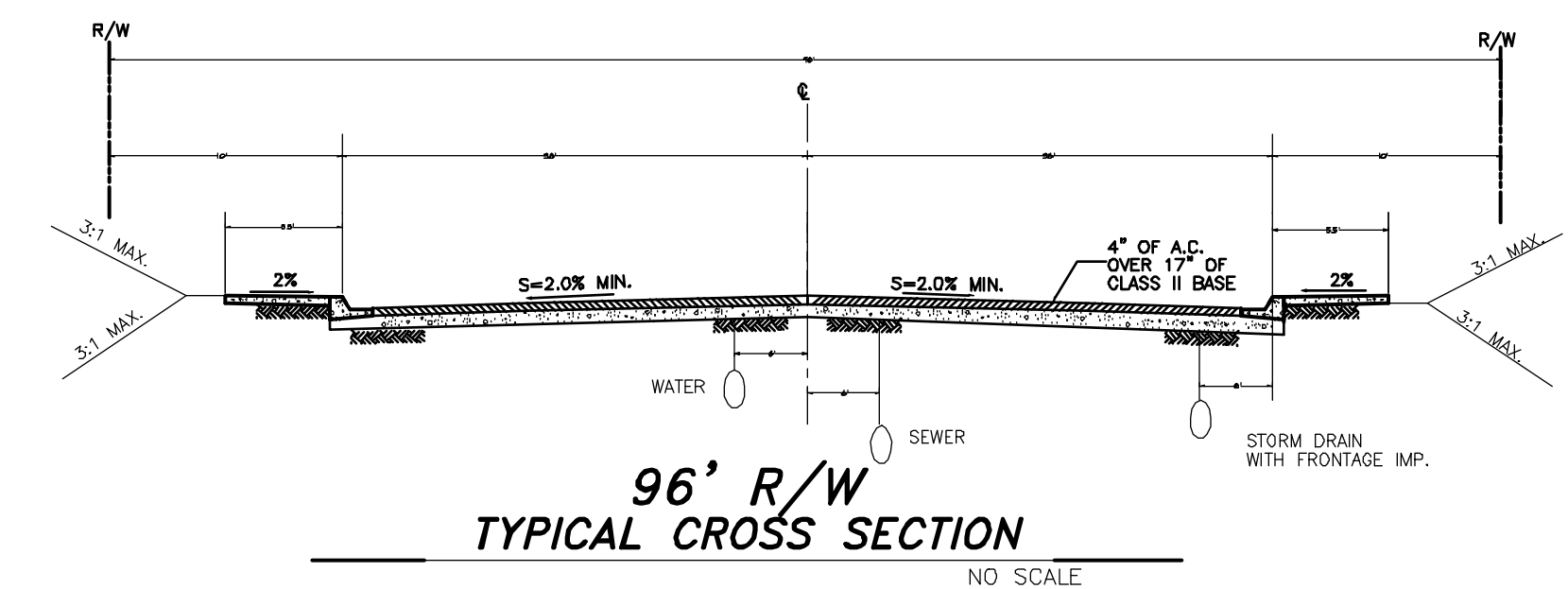
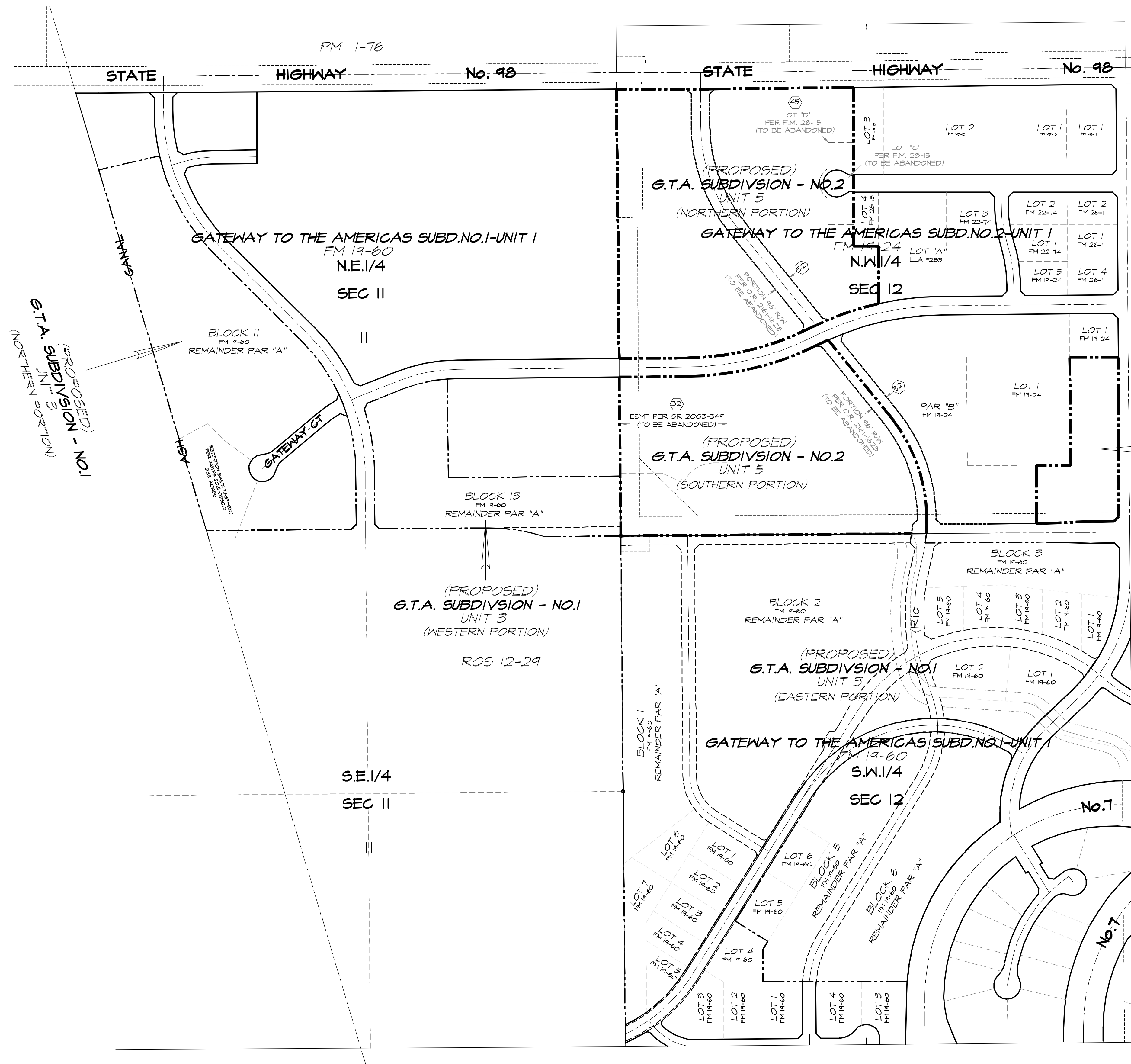
IMPERIAL COUNTY, CALIFORNIA DATE: 07-12-24 BY: G.O.

CLIENT: Eric & Frances M. Rice FILE NAME: Rice TM Sht 1.dwg JOB NUMBER: 23030.01

SHEET 1 OF 3

# GATEWAY TO THE AMERICAS SUBDIVISION No. 2 - UNIT 5 TENTATIVE MAP - TRACT No. 997

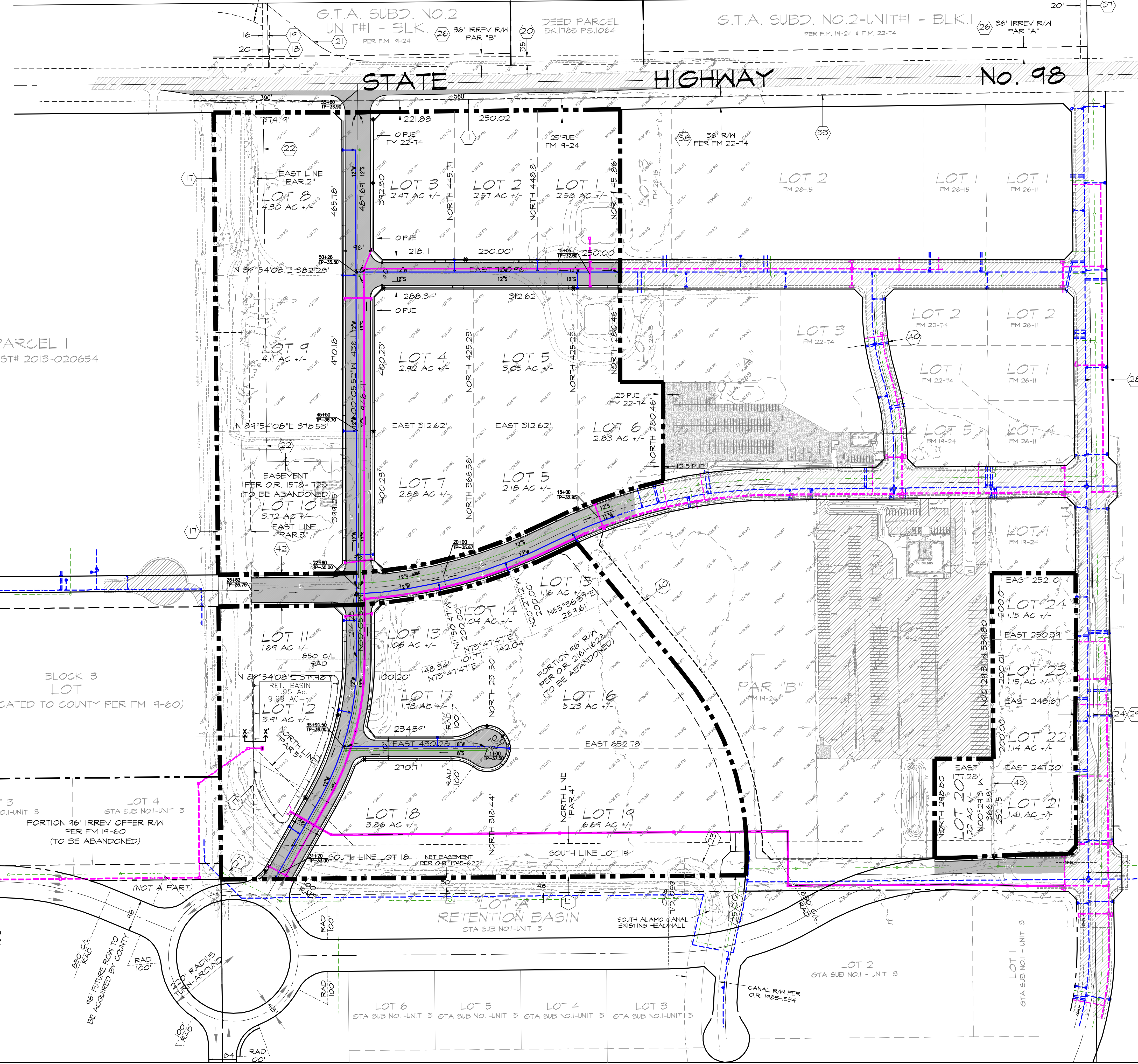
A PORTION OF SECTION 12, T17S, R15 E, SBM  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



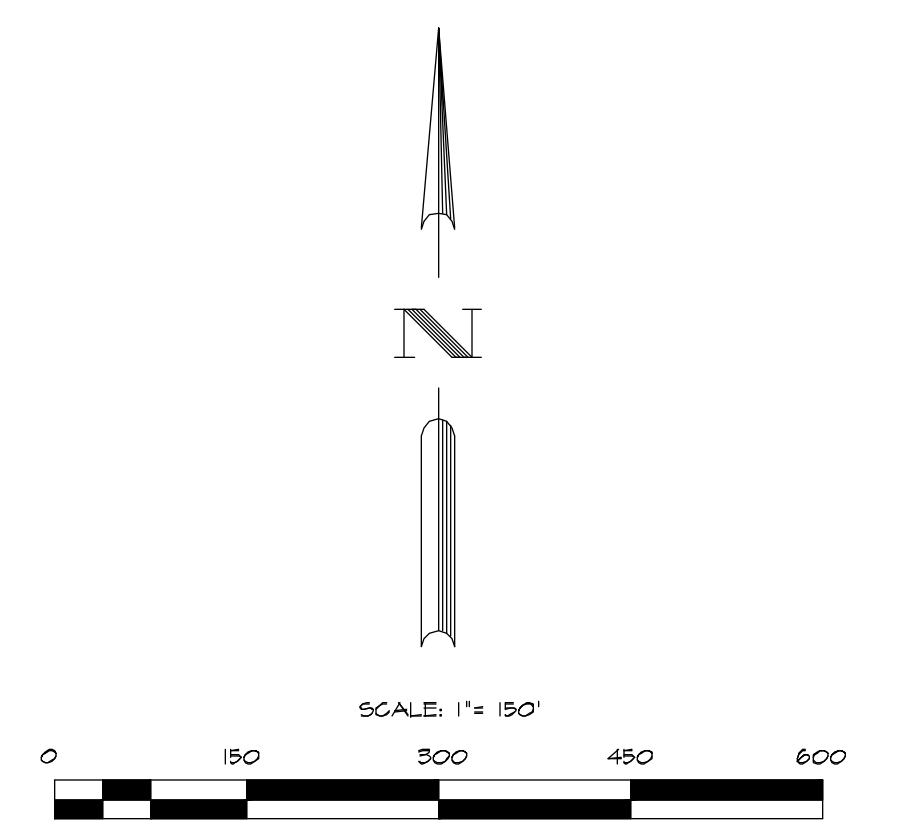
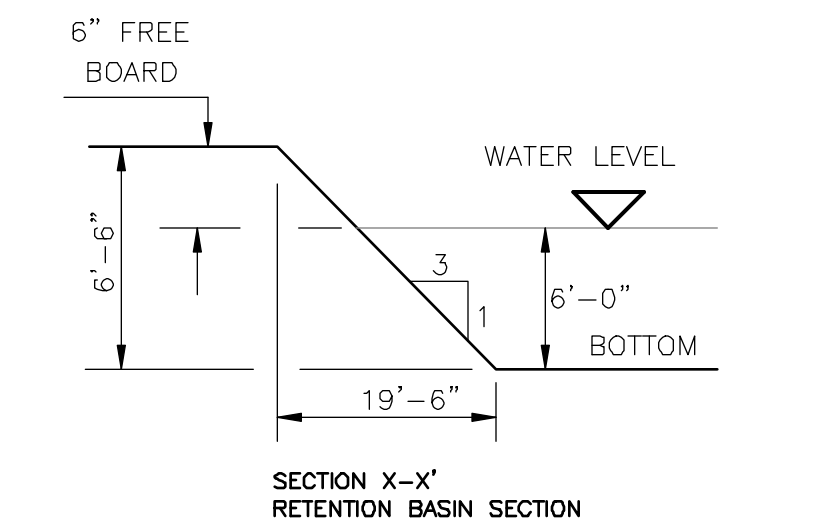
TENTATIVE TRACT MAP NO. 997		SHEET
<b>GATEWAY TO THE AMERICAS SUBDIVISION No. 2 - UNIT 5</b>		<b>2</b>
		<b>3</b>
IMPERIAL COUNTY, CALIFORNIA	DATE: 07-12-24	BY: G.O.
CLIENT: Eric & Frances M. Rice	FILE NAME: Rice TM Sht 2.dwg	JOB NUMBER: 23030.01

# GATEWAY TO THE AMERICAS SUBDIVISION No. 2 - UNIT 5 TENTATIVE MAP - TRACT No. 997

A PORTION OF SECTION 12, T17S, R15 E, S8M  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



- DRAINAGE:**
- A) RETENTION BASIN (STORAGE REQUIRED)  
RETENTION BASIN DESIGN TO STORE 85% OF A 100 YEAR STORM (3 INCHES OF RAIN)  
GTA 2 UNIT 5 (R/W) = 33.60 AC.  
 $V = \text{AREA} \times 3' \times 0.85$   
 $V = 3/12 \times 33.60 \times 0.85 = 7.14 \text{ AC-FT}$
  - B) RETENTION BASIN (TOTAL STORAGE PROVIDED)  
TOP OF WATER AREA = 1.90 AC  
BOTTOM AREA = 1.43 AC  
AVERAGE = 1.665 AC  
DEPTH = 6.0 FEET  
 $\text{VOL} = 6.0 \times 1.665 = 9.99 \text{ AC-FT}$



TENTATIVE TRACT MAP NO. 997		SHEET
<b>GATEWAY TO THE AMERICAS SUBDIVISION No. 2 - UNIT 5</b>		<b>3</b>
IMPERIAL COUNTY, CALIFORNIA		DATE 07-12-24
CLIENT: Eric & Frances M. Rice	FILE NAME: Rice TM Sht 3.dwg	BY: G.O.
		JOB NUMBER: 23030.01

(PROPOSED)  
G.T.A. SUBDIVISION - NO. 1  
UNIT 3  
BLOCK "F"

BLOCK 13  
LOT 1  
(DEDICATED TO COUNTY PER FM 19-60)

RETENTION BASIN  
GTA SUB NO.1-UNIT 3

# MAJOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME MFC Imperial I, LLC	EMAIL ADDRESS tom@dubosedesigngroup.com	
2. MAILING ADDRESS 5100 California Street Ste. 233, Bakersfield, CA	ZIP CODE 93309	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME Mauricio Lam, P.E.	CA. LICENSE NO. 8404	EMAIL ADDRESS mlam@lcec-inc.com
4. MAILING ADDRESS 1065 W State St., El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-353-8110
5. PROPERTY (site) ADDRESS * See APN	LOCATION Gateway to the Americas Specific Plan Area	
6. ASSESSOR'S PARCEL NO. 059-280-012	SIZE OF PROPERTY (in acres or square foot) 106.9 AC	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) *See Attached- Exhibit A Legal Description		
8. EXPLAIN PURPOSE/REASON FOR SUBDIVISION New Tentative Map as TM 998		

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	106.9 AC	Vacant	Gateway to the Americas Specific Plan Area	GI
2 or B				
3 or C				
4 or D				

**PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)**

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Gateway CSA Sewer Treatment Plant
11. DESCRIBE PROPOSED WATER SYSTEM	Gateway CSA Water Treatment Plant
12. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	N/A
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I  OWN  CONTROL, AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE.

I CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

by Brent Grizzle, CEO 5-13-24  
Print Name (owner) Date

by [Signature], CEO  
Signature (owner)

by Tom E Dubose  
Print Name (Agent)

[Signature]  
Signature (Agent)

6/28/24  
Date

**REQUIRED SUPPORT DOCUMENTS**

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE \_\_\_\_\_
- D. OTHER \_\_\_\_\_

**Special Note:**  
An notarized owners affidavit is required if application is signed by Agent.

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	OTHER DEPT'S required.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> P. W.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> A. P. C. D.
		<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

TR#  
\_\_\_\_\_

## MFC Tr 998 Project Description

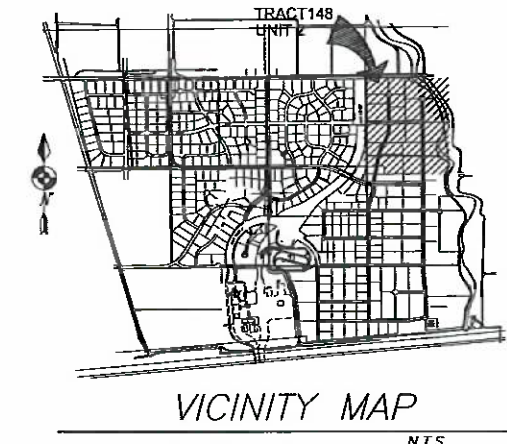
Tentative Map Tr 998 is a new TM on remainder parcels from Tr 941 originally approved in 1997 by the Maggio/Pan American Development Company. Their TM only included lots that was on both sides of Maggio Road and south to the International Border. The Boundaries of this new TM are Hwy 98 on the north, the Alamo Canal on the east, St Route 7 on the west, and the lots along Final Map Unit 5 of Tr 941 where Maggio Road is located. This application will be filed separately but share the same environmental documents with the applications of TR 996 and TR 997.

This new TM will have Gateway Road that is east of Rt 7 connect with that hwy with a right in and out turn movement only. And the extension of Rood Road that begins at the southern street in final map unit 5 will continue north through this new TM connecting to Hwy 98 with a right in and out turning movement only. And Hwy 98 will have an additional east bound lane that will be south of the existing east bound lane in Hwy 98. This additional lane will serve as a right turn in lane to enter on to Rood Rd and a right turn out to Hwy 98 that will allow a transition merging lane back to the existing east bound lane on Hwy 98 that will merge back to two E/W lanes before the bridge over the Alamo Canal. A west bound left turn lane on Hwy 98 to Rood will also be required with this tract map improvements.

There will be 24 lots in the new TM Tr 998. The percentage of 80% Commercial and 20% Commercial will remain in this application. A sub-regional storm water retention basin will be built along the eastern area of parcel "M" shown on the TM.

# TENTATIVE MAP G.T.A. TRACT 998

## IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



### PROJECT INFORMATION

#### OWNER/DEVELOPER

MFC IMPERIAL I LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
5100 CALIFORNIA AVE. Suite 233  
BAKERSFIELD, CA 93309

#### ENGINEER/SURVEYOR

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

#### PRELIMINARY TITLE REPORT:

CHICAGO TITLE COMPANY, PRELIMINARY TITLE  
REPORT NO: 7102401655-SB  
DATED: FEBRUARY 17, 2024

#### ASSESSORS PARCEL NUMBER

PARCEL 1 059-280-012 AREA: 106.9 AC.

#### LAND USE DATA

PRESENT ZONING:  
G1: GATEWAY INDUSTRIAL  
PRESENT LAND USE: VACANT

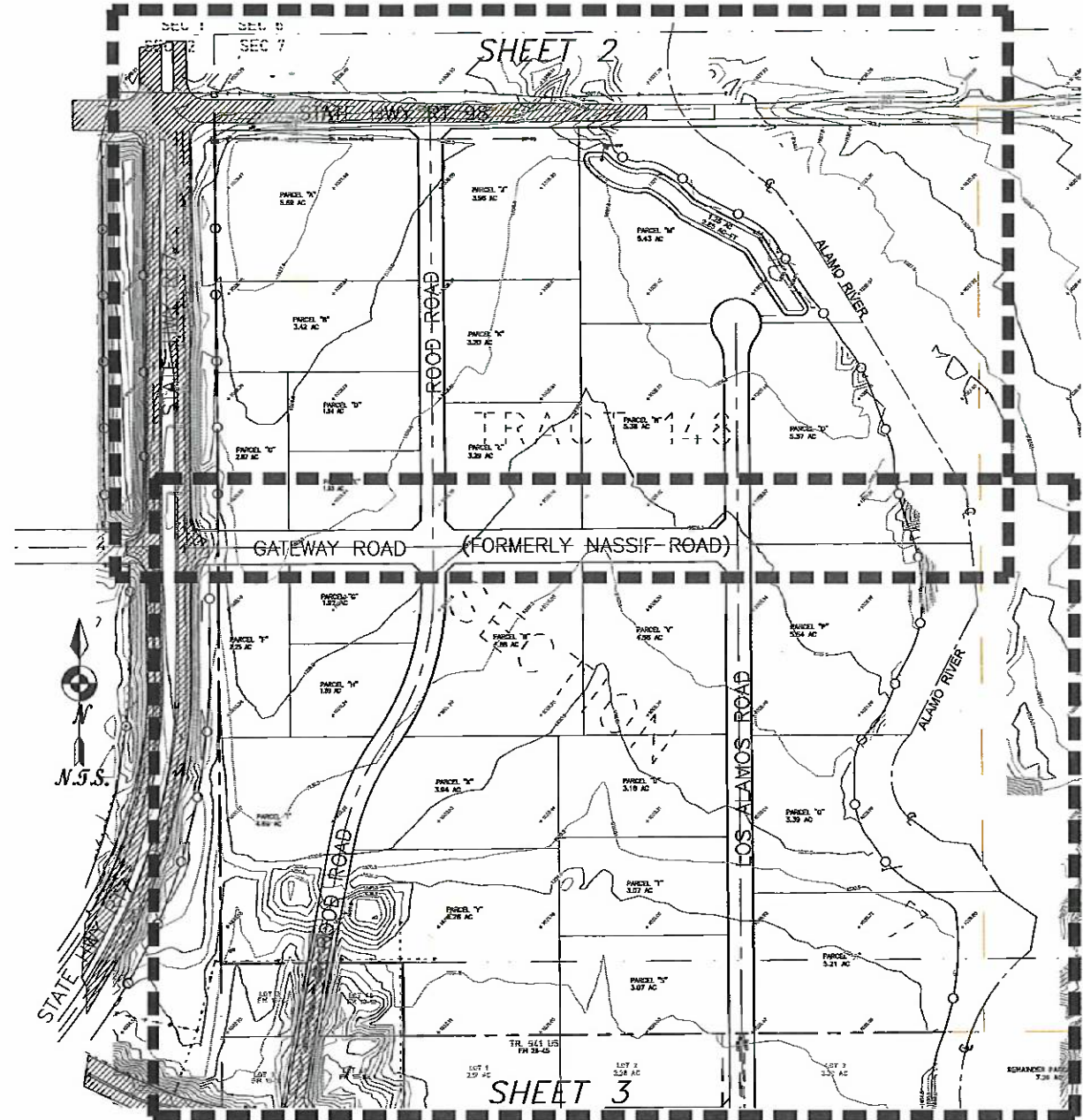
#### LEGAL DESCRIPTION

THAT PORTION OF TRACT 148, TOWNSHIP 17 SOUTH, RANGES 15 AND 16 EAST, S.E.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EAST OF THE COUNTY ROAD AND WEST OF ALAMO RIVER.

EXCEPTING THAT PORTION OF TRACT 148 GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 23, 1952 IN BOOK 854, PAGE 220 OF OFFICIAL RECORDS.

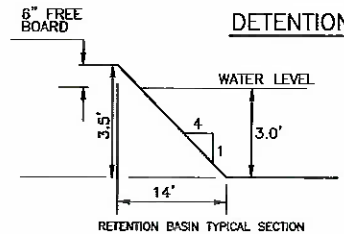
ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT 941-UNIT 1, ACCORDING TO MAP RECORDED IN BOOK 19, PAGE 10 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ALSO SHOWN ON LICENSED SURVEY MAP ON FILE IN BOOK 8, PAGE 47 OF LICENSED SURVEY MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



### RECORD EASEMENTS:

10. A RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 30 FEET WIDE ON THE WEST LINE OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 15 EAST, S.E.M., GRANTED TO THE IMPERIAL COUNTY BY DEED RECORDED MARCH 9, 1910 IN BOOK 48, PAGE 114 OF DEEDS.
11. AN EASEMENT OF RIGHT OF WAY FOR THE ALAMO RIVER AND OTHER LATERALS, ACROSS THE PROPERTY HEREBY DESCRIBED, AS COMPLETED TO IMPERIAL SOUTHWEST WATER CO., A CORPORATION, BY DEED RECORDED BY U.S. SURVEY DATED SEPTEMBER 30, 1912 AND RECORDED IN BOOK 34, PAGE 90 OF DEEDS. REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
  - GRANTED TO IMPERIAL IRRIGATION DISTRICT
  - PURPOSE: CONSTRUCTION, OPERATION AND MAINTENANCE OF POWER LINE AND NECESSARY APPURTENANCES.
  - RECORDING DATE: JULY 15, 1940
  - RECORDING NO.: IN BOOK 582, PAGE 275 OF OFFICIAL RECORDS
  - AFFECTS: THE EXACT LOCATION AND DIRECTION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
  - PURPOSE: ALL-AMERICAN CANAL
  - RECORDING DATE: APRIL 4, 1944
  - RECORDING NO.: IN BOOK 616, PAGE 300 OF OFFICIAL RECORDS
  - IN BOOK 616, PAGE 304 OF OFFICIAL RECORDS
  - AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
14. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT THE ALAMO RIVER HAS MOVED.
15. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT SOME PORTION OF SAID LAND IS NOW OR AT ANY TIME HAS BEEN WITHIN THE BOUNDARIES OF THE ALAMO RIVER OR ANY OTHER WATERSHED BODY OF WATER OR BY PERSON OF THE FACT OR CLAIM THAT ANY PORTION OR PORTIONS THEREOF HAVE BEEN RENDERED UNMARKABLE BY AERIAL MEANS, OR HAVE ACCRUED TO SUCH PORTIONS SO CLAIMED.
16. ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE PUBLIC WHICH EXIST OR ARE CLAIMED TO EXIST OVER ANY PART OF SAID LAND COVERED BY WATER.
17. AN IRREVOCABLE OFFER TO DEED A PORTION OF SAID LAND FOR THE PURPOSES SHOWN HEREIN IN FAVOR OF: THE COUNTY OF IMPERIAL, A POLITICAL CORPORATION FOR PUBLIC HIGHWAY.
- RECORDED MAY 13, 1999 AS DOCUMENT NO. 9901028 IN BOOK 1975, PAGE 1443 OF OFFICIAL RECORDS SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION DECEASED BY THE DIRECTOR OF PUBLIC WORKS. RECORDED MAY 13, 1999 AS DOCUMENT NO. 9901028 IN BOOK 1975, PAGE 1443 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
  - GRANTED TO COUNTY OF IMPERIAL
  - PURPOSE: PUBLIC HIGHWAY
  - RECORDING DATE: MAY 13, 1999
  - RECORDING NO.: 9901028 IN BOOK 1975, PAGE 1464 OF OFFICIAL RECORDS
  - AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF COVENANTS REGARDING NUMBER OF DEFENSES AGAINST THE JURISDICTION OF COUNTY OF IMPERIAL COMMUNITY FACILITIES DISTRICT NO. 98-1 (LOS ALAMOS INTERNATIONAL CENTER), AND DEFENSES TO LEVY OF SPECIAL TAX.
- DATED: JUNE 17, 1999
- DECEASED BY: FMI AMERICAN DEVELOPMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- RECORDING DATE: JUNE 17, 1999
- RECORDING NO.: 9901013 IN BOOK 1979, PAGE 726 OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF COVENANTS REGARDING NUMBER OF DEFENSES AGAINST THE JURISDICTION OF COUNTY OF IMPERIAL COMMUNITY FACILITIES DISTRICT NO. 98-1 (LOS ALAMOS INTERNATIONAL CENTER), AND DEFENSES TO LEVY OF SPECIAL TAX.
- DATED: JUNE 17, 1999
- DECEASED BY: LOS ALAMOS LAND COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
- RECORDING DATE: JUNE 17, 1999
- RECORDING NO.: 9901014 IN BOOK 1979, PAGE 734 OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:
  - GRANTED TO COUNTY OF IMPERIAL
  - PURPOSE: PUBLIC UTILITIES
  - RECORDING DATE: JULY 7, 1999
  - RECORDING NO.: 99014764 IN BOOK 1981, PAGE 1615 OF OFFICIAL RECORDS
  - AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
22. AN IRREVOCABLE OFFER TO DEED A PORTION OF SAID LAND FOR THE PURPOSES SHOWN HEREIN IN FAVOR OF: THE COUNTY OF IMPERIAL, A POLITICAL CORPORATION FOR PUBLIC HIGHWAY.
- RECORDED JULY 8, 1999 AS DOCUMENT NO. 99015045 IN BOOK 1982, PAGE 275 OF OFFICIAL RECORDS
- SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION DECEASED BY THE DIRECTOR OF PUBLIC WORKS. RECORDED JULY 8, 1999 AS DOCUMENT NO. 99015045 IN BOOK 1982, PAGE 275 OF OFFICIAL RECORDS.
- REFERENCE IS MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.



### DETENTION BASIN SIZING CALCULATIONS

**RETENTION BASIN: (REQUIRED)**

$V = CA$

A = DRAINAGE AREA = 10.51 AC.  
(AREA OF STREET CONTRIBUTIONS)

C = RUNOFF COEFFICIENT = 1.00

$V = 10.51 \text{ AC} \times 3\frac{1}{2} \text{ IN} \times 1.0 = 2.63 \text{ AC-FT}$

**PROPOSED RETENTION BASIN CAPACITY:**

WATER LEVEL AREA IN BASIN = 1.17 AC.

BOTTOM AREA OF BASIN = 0.72 AC.

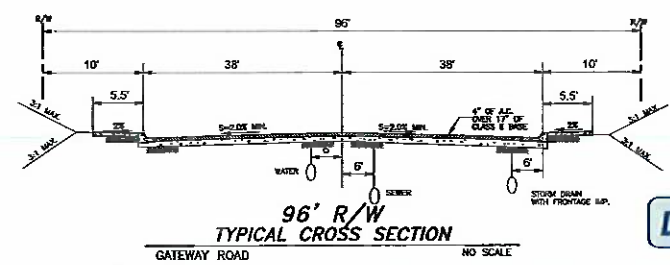
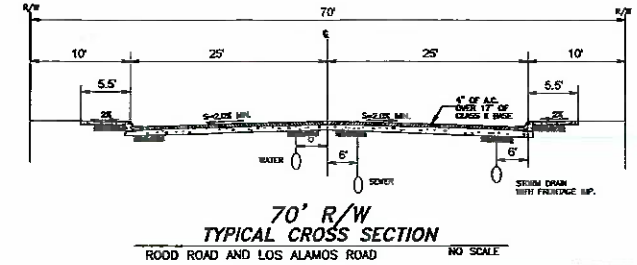
AVERAGE AREA =  $(1.17 + 0.72) / 2 = 0.95$

CAPACITY =  $0.95 \times 3.00 = 2.85 \text{ AC-FT}$

(CALCULATED AT A NET 3 FOOT DEPTH AND A 6 INCH FREEBOARD)

### DRAINAGE/DETENTION NOTES:

1. DETENTION BASIN WILL BE SIZED CONSIDERING THE HYDROLOGY CONTRIBUTIONS BY THE ROADS ONLY.
2. EACH LOT WHEN DEVELOPED SHALL PROVIDE THEIR OWN ON-SITE RETENTION RETENTION BASIN AND SHALL BE A PART OF EACH LOT'S ENGINEERING GRADING/DRAINAGE DESIGN.
3. OWNER/DEVELOPER SHALL OBTAIN A DISCHARGE PERMIT FROM THE RESPECTIVE JURISDICTIONAL AGENCY TO ALLOW FOR THE DISCHARGE ONTO THE ALAMO RIVER.



DRAFT

**UNDERGROUND SERVICE ALERT**

811

CALL: TOLL FREE 811

No.	REVISIONS	BY	DATE

**APPROVED FOR CONSTRUCTION BY COUNTY ENGINEER**

COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT  
DIRECTOR OF PUBLIC WORKS

BY: JOHN A. GAY, P.E. DATE: \_\_\_\_\_

R.C.E. NO.: 62028



**ENGINEER OF RECORD**

PLANS PREPARED UNDER THE SUPERVISION OF:

BY: MAURICIO LAM DATE: \_\_\_\_\_

L.S. NO.: 8440 EXP.: 12/31/24



**LC ENGINEERING CONSULTANTS, INC.**

CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES

www.lceng.com  
1065 State Street  
El Centro CA 92243  
info@lceng.com  
760.753.4648

DATE: 4/23/2024 CLIENT: MFC IMPERIAL 1, LLC

**TITLE SHEET**

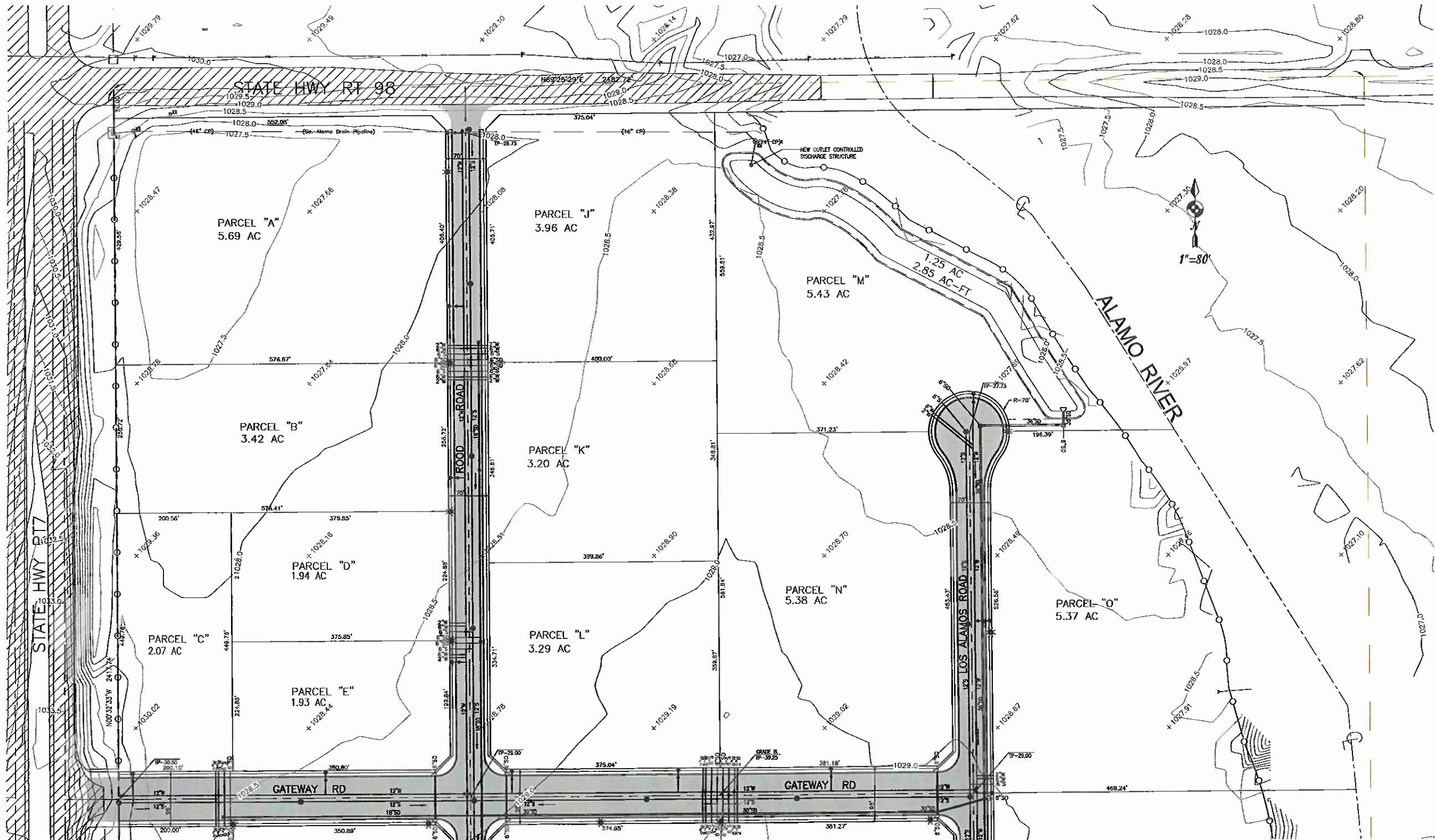
TENTATIVE MAP FOR  
**G.T.A. SUBDIVISION**  
**TRACT 998**

COUNTY OF IMPERIAL, CALIFORNIA W.D.

SHEET 1 OF 3 SHEETS

JOB NO. C23049-00

L:\Projects\2023\C23049-00\_CDD-licenrco - T4 and PlanEng TR 841\Engineering\Tentative Map\CDD\C23049-00 TH - Rev-22-24.dwg 04/23/2024 12:08



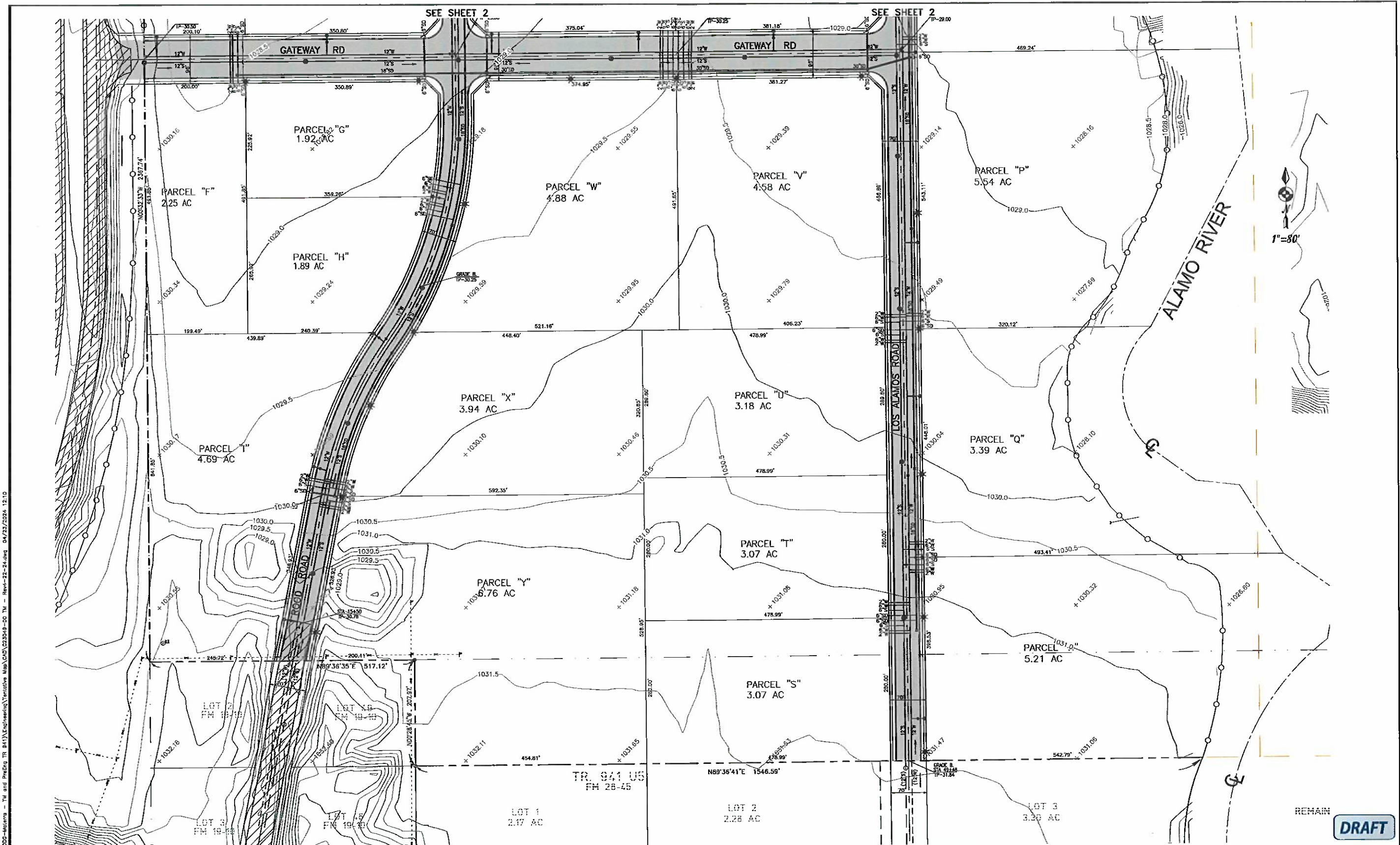
SEE SHEET 3

SEE SHEET 3

**DRAFT**

L:\Projects\2023\23049-00 (200-Master) - T4 and Pre-Eng TR 941\Engineering\Verticals Map\CAD\CAD\23049-00 T4 - Revs-22-24.dwg, Dv/23/2024 - 12.10

<p>UNDERGROUND SERVICE ALERT TWO WORKING DAYS BEFORE YOU DIG</p>	<p>NO. _____</p> <p>REVISIONS</p>	<p>BY _____</p> <p>DATE _____</p>	<p>APPROVED FOR CONSTRUCTION BY COUNTY ENGINEER</p> <p>COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT DIRECTOR OF PUBLIC WORKS</p> <p>BY: JOHN A. GAY, P.E.      DATE: _____</p> <p>R.C.E. NO.: 62028</p>	<p>MAURICIO LAM CIVIL ENGINEER STATE OF CALIFORNIA EXP. 12/31/24</p>	<p>ENGINEER OF RECORD</p> <p>PLANS PREPARED UNDER THE SUPERVISION OF:</p> <p>BY: _____      DATE: _____</p> <p>MAURICIO LAM      DATE: _____</p> <p>L.S. NO.: 8440      EXP.: 12/31/24</p>	<p>MAURICIO LAM CIVIL ENGINEER STATE OF CALIFORNIA EXP. 12/31/24</p>	<p>LC ENGINEERING CONSULTANTS INC. CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES</p> <p>www.lce-inc.com    info@lce-inc.com 1475 State Street    760.333.8888 Escondido, CA 92025</p> <p>DATE: 4/23/2024    CLIENT: MFC IMPERIAL 1, LLC</p>	<p>GRADING/TENTATIVE MAP FOR</p> <p><b>G.T.A. SUBDIVISION TRACT 998</b></p> <p>COUNTY OF IMPERIAL, CALIFORNIA    W.O. _____</p>	<p>SHEET</p> <p>2 OF 3 SHEETS</p> <p>JOB NO. C23049-00</p>
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**DRAFT**

**UNDERGROUND SERVICE ALERT**  
 TWO WORKING DAYS BEFORE YOU DIG  
  
 CALL: TOLL FREE 811

No.	REVISIONS	BY	DATE

**APPROVED FOR CONSTRUCTION BY COUNTY ENGINEER**  
 COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT  
 DIRECTOR OF PUBLIC WORKS  
 BY: JOHN A. GAY, P.E. DATE: \_\_\_\_\_  
 R.C.E. NO.: 62028



**ENGINEER OF RECORD**  
 PLANS PREPARED UNDER THE SUPERVISION OF:  
 BY: MAURICIO LAM DATE: \_\_\_\_\_  
 L.S. NO.: 8440 EXP.: 12/31/24



**LC ENGINEERING CONSULTANTS INC.**  
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES  
 www.lcei.com 1065 State Street info@lcei.com  
 Tel: 760-333-8800 El Centro, CA 92545 Fax: 760-333-6444  
 DATE: 4/23/2024 CLIENT: MFC IMPERIAL 1, LLC

**GRADING/TENTATIVE MAP FOR**  
**G.T.A. SUBDIVISION**  
**TRACT 998**  
 COUNTY OF IMPERIAL, CALIFORNIA W.D.

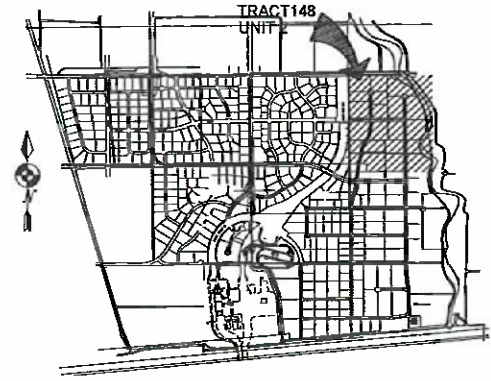
SHEET  
 3 OF  
 3 SHEETS  
 JOB NO.  
 C23049-00

L:\Projects\2023\C23049-00 (000-Mauricio - TM and P&E) \Engineering\Tentative Map\CAD\C23049-00 TM - Rev-22-24.dwg 04/23/2024 12:10



# TENTATIVE MAP G.T.A. TRACT 998

## IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



VICINITY MAP  
N.T.S.

**PROJECT INFORMATION**

**OWNER/DEVELOPER**

MFC IMPERIAL I LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
5100 CALIFORNIA AVE, Suite 233  
BAKERSFIELD, CA 93309

**ENGINEER/SURVEYOR**

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

**PRELIMINARY TITLE REPORT:**

CHICAGO TITLE COMPANY, PRELIMINARY TITLE  
REPORT NO: 7102401656-SB  
DATED: FEBRUARY 17, 2024

**ASSESSORS PARCEL NUMBER**

PARCEL 1 059-280-012 AREA: 106.9 AC.

**LAND USE DATA**

PRESENT ZONING:  
CI: GATEWAY INDUSTRIAL  
PRESENT LAND USE: VACANT

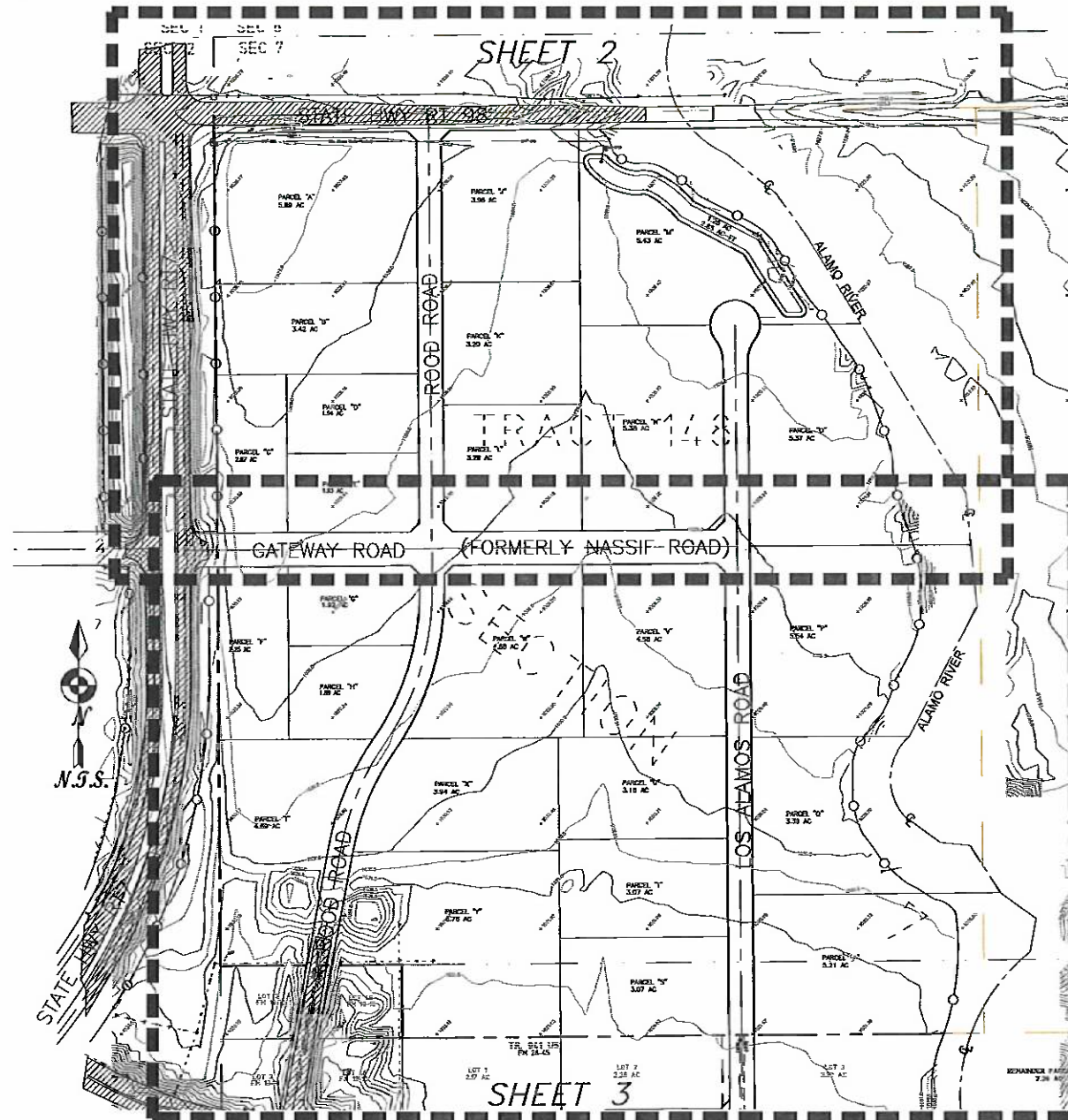
**LEGAL DESCRIPTION**

THAT PORTION OF TRACT 148, TOWNSHIP 17 SOUTH, RANGES 15 AND 16 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EAST OF THE COUNTY ROAD AND WEST OF ALAMO RIVER.

EXCEPTING THAT PORTION OF TRACT 148 GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 23, 1952 IN BOOK 854, PAGE 220 OF OFFICIAL RECORDS.

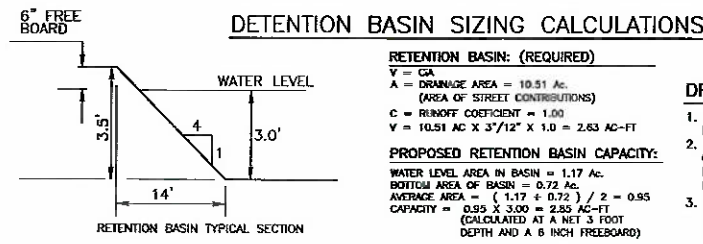
ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT 941-UNIT 1, ACCORDING TO MAP RECORDED IN BOOK 19, PAGE 10 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ALSO SHOWN ON LICENSED SURVEY MAP ON FILE IN BOOK 8, PAGE 47 OF LICENSED SURVEY MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

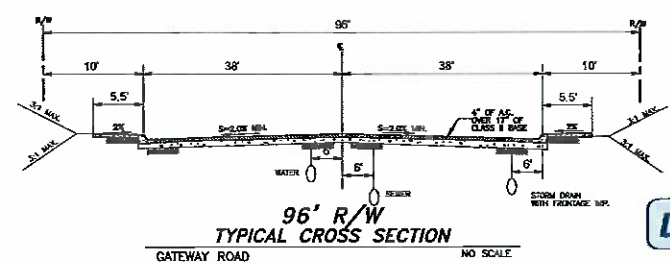
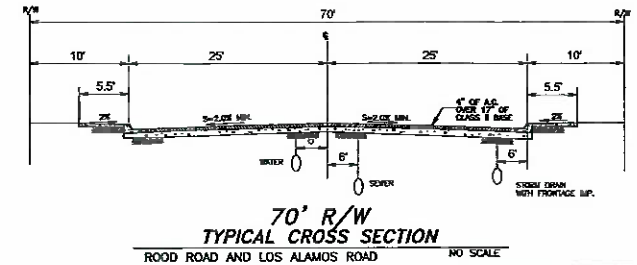


**RECORD EASEMENTS:**

10. A RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 30 FEET WIDE ON THE WEST LINE OF THE NORTHWEST CORNER AND THE NORTH HALF OF THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 15 EAST, S.B.M., GRANTED TO THE IMPERIAL COUNTY BY DEED RECORDED MARCH 9, 1940 IN BOOK 48, PAGE 114 OF DEEDS.
11. AN EASEMENT OF RIGHT OF WAY FOR THE ASH AND ALAMOS CANALS AND THEIR LATERALS, ACROSS THE PROPERTY HEREIN DESCRIBED, AS COMPLETED TO IMPERIAL SOUTH SIDE WATER CO., A CORPORATION, BY DEED ENDED BY J.S. SHAZL, DATED SEPTEMBER 30, 1912 AND RECORDED IN BOOK 34, PAGE 89 OF DEEDS. REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:  
GRANTED TO IMPERIAL IRRIGATION DISTRICT  
PURPOSE: CONSTRUCTION, OPERATION AND MAINTENANCE OF POWER LINE AND NECESSARY APPURTENANCES.  
RECORDING DATE: JULY 15, 1940  
RECORDING NO.: IN BOOK 562, PAGE 275 OF OFFICIAL RECORDS  
AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:  
PURPOSE: ALL-AMERICAN CANAL  
RECORDING DATE: APRIL 4, 1944  
RECORDING NO.: IN BOOK 616, PAGE 380 OF OFFICIAL RECORDS  
IN BOOK 616, PAGE 384 OF OFFICIAL RECORDS  
AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
14. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT THE LOCATION OF THE ALAMO RIVER HAS MOVED.
15. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT SOME PORTION OF SAID LAND IS NOW OR AT ANY TIME HAS BEEN WITHIN THE BOUNDARIES OF THE ALAMO RIVER OR ANY OTHER WATERSHED BODY OF WATER OR OF PERSON OF THE FACT OR CLAIM THAT ANY PORTION OR PORTIONS THEREOF HAVE BEEN RECOVERED UNMORABLE BY ARTIFICIAL MEANS, OR HAVE ACCRUED TO SUCH PERSONS SO CREATED.
16. ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE PUBLIC WHICH EXIST OR ARE CLAIMED TO EXIST OVER ANY PART OF SAID LAND COVERED BY WATER.
17. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES SHOWN HEREIN IN FAVOR OF THE COUNTY OF IMPERIAL, A POLITICAL CORPORATION FOR PUBLIC HIGHWAY.  
RECORDED: MAY 13, 1939 AS DOCUMENT NO. 9901928 IN BOOK 1975, PAGE 1443 OF OFFICIAL RECORDS SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION ENDED BY THE DIRECTOR OF PUBLIC WORKS, RECORDED MAY 13, 1939 AS DOCUMENT NO. 9901928 IN BOOK 1975, PAGE 1443 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:  
GRANTED TO COUNTY OF IMPERIAL  
PURPOSE: PUBLIC HIGHWAY  
RECORDING DATE: MAY 13, 1939  
RECORDING NO.: 9901928 IN BOOK 1975, PAGE 1464 OF OFFICIAL RECORDS  
AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF COVENANTS REGARDING NUMBER OF DEFENSES AGAINST THE FORMATION OF COUNTY OF IMPERIAL COMMUNITY FACILITIES DISTRICT NO. 96-1 (LOS ALAMOS INTERNATIONAL CENTER), AND DEFENSES TO LEVY OF SPECIAL TAX  
DATED: JUNE 17, 1939  
EXECUTED BY: FAN AMERICAN DEVELOPMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
RECORDING DATE: JUNE 17, 1939  
RECORDING NO.: 9901913 IN BOOK 1973, PAGE 726 OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF COVENANTS REGARDING NUMBER OF DEFENSES AGAINST THE FORMATION OF COUNTY OF IMPERIAL COMMUNITY FACILITIES DISTRICT NO. 96-1 (LOS ALAMOS INTERNATIONAL CENTER), AND DEFENSES TO LEVY OF SPECIAL TAX  
DATED: JUNE 17, 1939  
EXECUTED BY: LOS ALAMOS LAND COMPANY, A CALIFORNIA LIMITED PARTNERSHIP  
RECORDING DATE: JUNE 17, 1939  
RECORDING NO.: 9901914 IN BOOK 1973, PAGE 734 OF OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:  
GRANTED TO COUNTY OF IMPERIAL  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: JULY 7, 1939  
RECORDING NO.: 9901476 IN BOOK 1981, PAGE 1615 OF OFFICIAL RECORDS  
AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR THE FULL EXTENT AND LOCATION OF SAID EASEMENT.
22. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES SHOWN HEREIN IN FAVOR OF THE COUNTY OF IMPERIAL, A POLITICAL CORPORATION FOR PUBLIC HIGHWAY  
RECORDED: JULY 8, 1939 AS DOCUMENT NO. 9901506 IN BOOK 1982, PAGE 275 OF OFFICIAL RECORDS  
SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION ENDED BY THE DIRECTOR OF PUBLIC WORKS, RECORDED JULY 8, 1939 AS DOCUMENT NO. 9901506 IN BOOK 1982, PAGE 275 OF OFFICIAL RECORDS.  
REFERENCE IS MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.



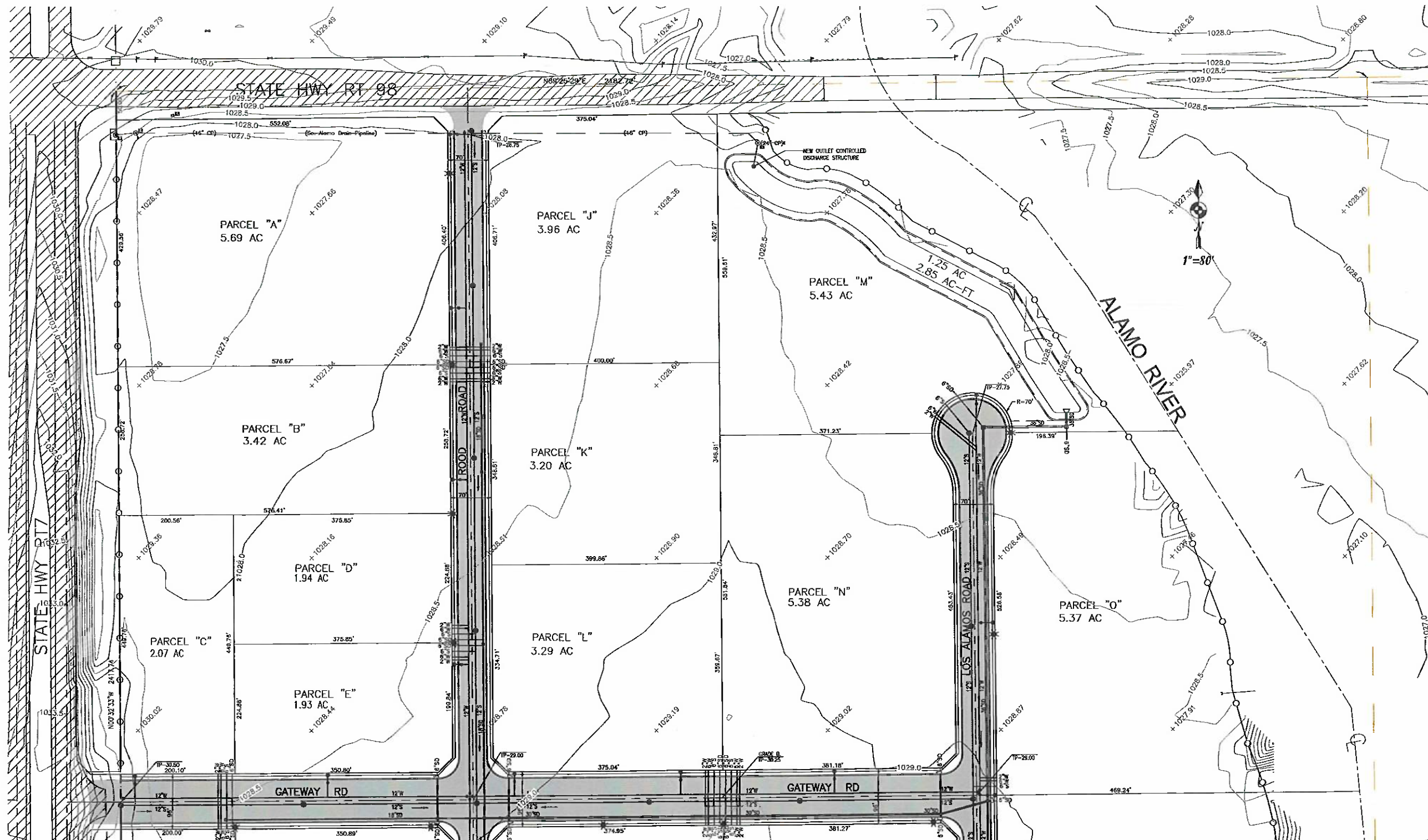
- DRAINAGE/DETENTION NOTES:**
1. DETENTION BASIN WILL BE SIZED CONSIDERING THE HYDROLOGY CONTRIBUTIONS BY THE ROADS ONLY.
  2. EACH LOT WHEN DEVELOPED SHALL PROVIDE THEIR OWN ON-SITE RETENTION RETENTION BASIN AND SHALL BE A PART OF EACH LOT'S ENGINEERING GRADING/DRAINAGE DESIGN.
  3. OWNER/DEVELOPER SHALL OBTAIN A DISCHARGE PERMIT FROM THE RESPECTIVE JURISDICTIONAL AGENCY TO ALLOW FOR THE DISCHARGE ONTO THE ALAMO RIVER.



DRAFT

<p><b>UNDERGROUND SERVICE ALERT</b></p> <p>811</p>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	BY	DATE					<p><b>APPROVED FOR CONSTRUCTION BY COUNTY ENGINEER</b></p> <p>COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT DIRECTOR OF PUBLIC WORKS</p> <p>BY: JOHN A. GAY, P.E.      DATE: _____</p> <p>R.C.E. NO.: 62028</p>	<p><b>SEAL</b></p>	<p><b>ENGINEER OF RECORD</b></p> <p>PLANS PREPARED UNDER THE SUPERVISION OF:</p> <p>BY: MAURICIO LAM      DATE: _____</p> <p>L.S. NO.: 8440      EXP.: 12/31/24</p>	<p><b>SEAL</b></p>	<p><b>LC ENGINEERING CONSULTANTS, INC.</b></p> <p>CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES</p> <p>www.lcei.com      1465 State Street      info@lcei.com El Centro CA 92521      761.750.2525</p> <p>DATE: 4/23/2024      CLIENT: MFC IMPERIAL 1, LLC</p>	<p><b>TITLE SHEET</b></p> <p style="text-align: center;"><b>TENTATIVE MAP FOR G.T.A. SUBDIVISION TRACT 998</b></p> <p>COUNTY OF IMPERIAL, CALIFORNIA      W.O.</p>	<p><b>SHEET</b></p> <p style="text-align: center;">1 OF 3 SHEETS</p> <p>JOB NO. C23049-00</p>
No.	REVISIONS	BY	DATE													

L:\Projects\2024\C23049-00\_C23049-00\_C23049-00\_C23049-00\_T1 and PlanEng TR 841\Engineering\Tentative Map\CAD\C23049-00\_T1 - Rev-26-24.dwg      04/23/2024 - 12:08



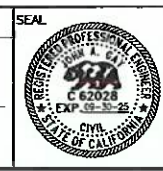
**DRAFT**

L:\Projects\2023\C23049-00 (C23049-00) Engineering\Tentative Map\CAD\C23049-00 TM - Rev4-25-24.dwg 04/23/2024 12:10  
 CALL: TOLL FREE 811 Know what's below. Call before you dig.

**UNDERGROUND SERVICE ALERT**  
 TWO WORKING DAYS BEFORE YOU DIG  
 CALL: TOLL FREE 811

No.	REVISIONS	BY	DATE

**APPROVED FOR CONSTRUCTION BY COUNTY ENGINEER**  
 COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT  
 DIRECTOR OF PUBLIC WORKS  
 BY: JOHN A. GAY, P.E. DATE: \_\_\_\_\_  
 R.C.E. NO.: 62028



**ENGINEER OF RECORD**  
 PLANS PREPARED UNDER THE SUPERVISION OF:  
 BY: MAURICIO LAM DATE: \_\_\_\_\_  
 L.S. NO.: 8440 EXP.: 12/31/24

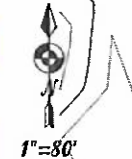
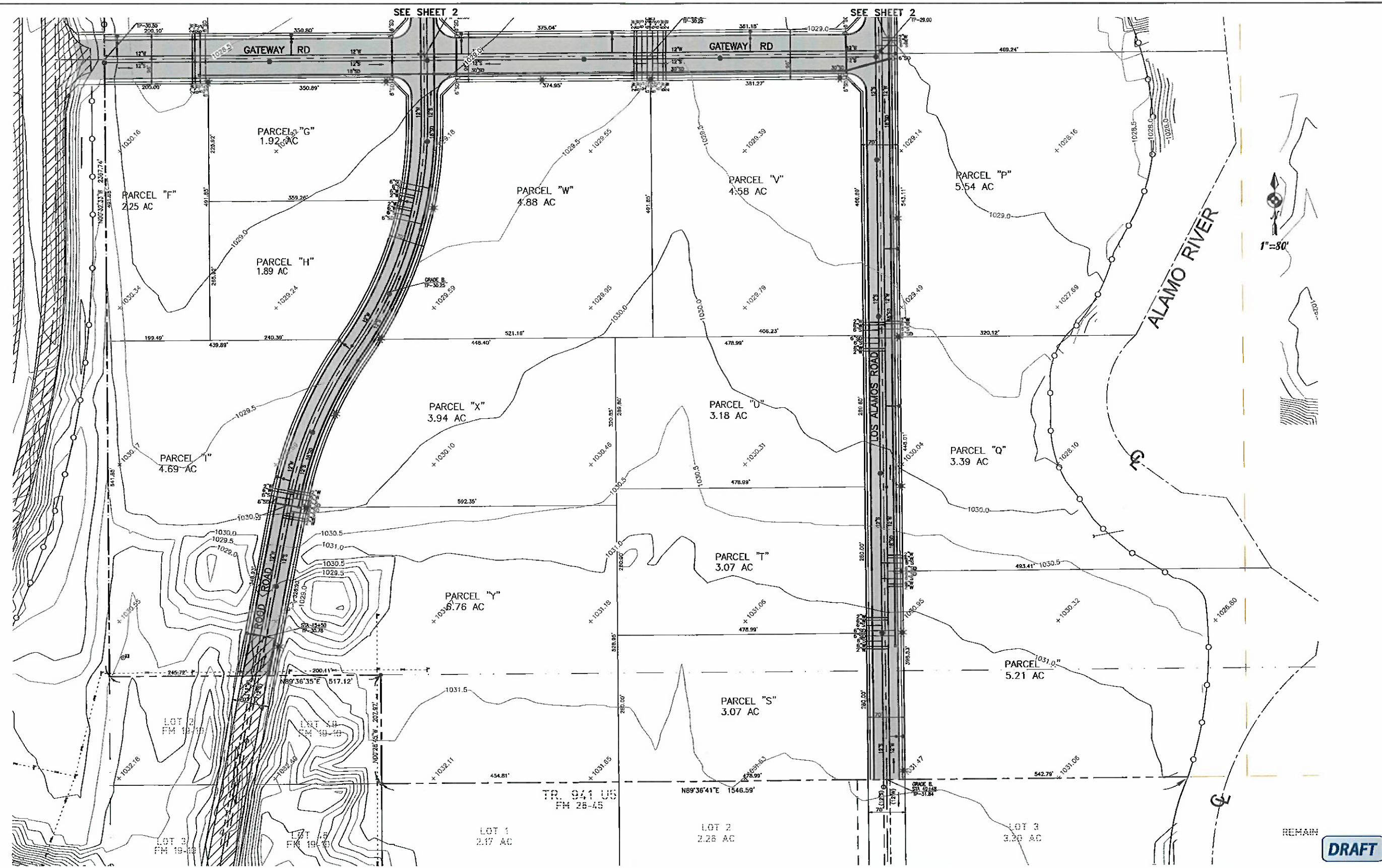


**LC ENGINEERING CONSULTANTS INC.**  
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 www.lc-inc.com 405 State Street, Escondido CA 92025  
 Tel: 760-333-8800 Fax: 760-333-8801  
 DATE: 4/23/2024 CLIENT: MFC IMPERIAL 1, LLC

**GRADING/UTILITY PLAN FOR**  
**G.T.A. SUBDIVISION**  
**TRACT 998**  
 COUNTY OF IMPERIAL, CALIFORNIA W.D.

SHEET **2** OF **3** SHEETS  
 JOB NO. **C23049-00**

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**DRAFT**

**UNDERGROUND SERVICE ALERT**  
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 CALL: TOLL FREE 811  
 Know what's below. Call before you dig.

No.	REVISIONS	BY	DATE

**APPROVED FOR CONSTRUCTION BY COUNTY ENGINEER**  
 COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT  
 DIRECTOR OF PUBLIC WORKS  
 BY: JOHN A. GAY, P.E. DATE: \_\_\_\_\_  
 R.C.E. NO.: 62028



**ENGINEER OF RECORD**  
 PLANS PREPARED UNDER THE SUPERVISION OF:  
 BY: MAURICIO LAM DATE: \_\_\_\_\_  
 L.S. NO.: 8440 EXP.: 12/31/24



**LC ENGINEERING CONSULTANTS INC.**  
 CHALLENGING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES  
 www.lceng.com 405 S. 5th Street, Suite 200, San Marcos, CA 92069  
 info@lceng.com 760.329.4648

**GRADING/TENTATIVE MAP FOR**  
**G.T.A. SUBDIVISION TRACT 998**  
 COUNTY OF IMPERIAL, CALIFORNIA W.O.  
 SHEET 3 OF 3 SHEETS  
 JOB NO. C23049-00  
 DATE: 4/23/2024 CLIENT: MFC IMPERIAL 1, LLC