

PLANNING COMMISSION

Julitza Alvarez

Jay Goyal

George A. Marquez

Daniel Nunez

Robert Palacio

Darren Smith

Cynthia Vandiver



AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH, 5 2025 AT 5:30 P.M.
CITY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES
4. PUBLIC APPEARANCES

The Planning Commission encourages citizen participation on all matters presented for their consideration. Members of the public who wish to speak on an issue that is not on the agenda may do so during the "Public Appearances" section at any meeting. The Planning Commission does not take action on items presented under Public Appearances.

PUBLIC HEARING

5. PM 24-01

Tentative Parcel Map 24-01 is for the proposed minor subdivision of a C-2 (Medium Commercial) parcel into two parcels. Per the Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of the tentative maps for consistency with the adopted regulations and make recommendations to the subdivider and the City Council.

Property Owner: Meredith Austin, Trustee of Austin Family Living Trust

Representative: Taylor Preece Precision Engineering & Surveying, Inc.

Legal Description: A portion of Lots 25 and 26, Brawley Subdivision No. 1 in the County of Imperial, State of California, according to Map No. 56 in book 1, page 40 of Official Maps, on file in the Office of the County Recorder of Imperial County

APN: 047-320-074

Location: 1542 Main Street, Brawley, CA 92227

6. NEXT MEETING DATE

No meeting scheduled.

7. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 205 S. Imperial Avenue, Brawley, Monday through Friday, during regular posted business hours. The agenda is also available online at www.brawley-ca.gov. Individuals who require special accommodations are requested to give 24-hour prior notice. Contact: City Clerk at 760-351-3048.

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, November 13, 2024

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:30 p.m.

Present: J. Goyal, J. Grass, D. Nunez, R. Palacio, and C. Vandiver

Absent: G. Marquez, D. Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Palacio/Vandiver/5-0

3. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not appearing on the Planning Commission Agenda. None. Public Comment closed at 5:32 p.m.

4. General Plan Amendment (GPA) 24-01, Zone Change (ZC) 24-02, Variance (VAR) 24-01

Zone Change #24-02; General Plan Amendment #24-01; Variance #24-01 proposes to rezone two properties from C-1 (Neighborhood Commercial) to R-1 (Single-Family Residential). Per Article XVI of the City Zoning Ordinance, the Planning Commission must review the findings of the petition for zone change for consistency with the adopted regulations and make recommendations to City Council for approval, conditional approval, or disapproval of Zone Change #24-02; General Plan Amendment #24-01; Variance #24-01; and Negative Declaration.

Property Owner: Shine Investments, LLC/ Ray Roben

Legal Description: LOT 8 ULLOA SUB FM 1 28 and LOT 7 ULLOA SUB FM 1 28

APN: 047-301-012 and 047-301-019
388 and 400 Palm Avenue

Motion: The Planning Commission moved to approve General Plan Amendment # 24-01, Zone Change # 24-02, and Variance #24-01 as presented.

M/S/C: Nunez/Palacio/5-0

5. Draft Update to the Brawley Zoning Ordinance – Housing Element

Motion: The Planning Commission moved to postpone the review of the ordinance changes and request the City Attorney to be present at the ordinance review Planning Commission Meeting.

M/S/C: Palacio/Smith/5-0

6. NEXT MEETING DATE

December 18, 2024 – tentative.

7. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:30 p.m.

M/S/C: Nunez/Palacio/5-0

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, October 9, 2024

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:33 p.m.

Present: J. Goyal, J. Grass, D. Nunez, R. Palacio, and D. Smith

Absent: G. Marquez. C. Vandiver

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Smith/Grass/5-0

3. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not on the Planning Commission Agenda. None. Public Comment closed at 5:35 p.m.

4. Tentative Tract Map (TTM) 23-01

Tentative Tract Map 23-01 is for the proposed major subdivision of 3 undeveloped parcels totaling 1.62 acres, into 11 parcels, zoned R-1 (Single Family Residential), and intended for the construction of 11 single-family dwelling units. The R-1 zone allows single-family dwellings, by right. Per the Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of the tentative maps for consistency with the adopted regulations and make recommendations to the subdivider and the City Council.

Property Owner: Mark Gaddis and KPS Investments/Manuel Sarabia

Legal Description: W 124.8FT OF E149.8FT OF S 199FT OF N 229FT LOT1 BLK123 TSTE; W 124.8FT OF E149.8FT OF S 229FT OF N 458FT LOT 1 BLK123 TSTE; W 124.8FT OF E 149.8FT OF S 150FT LOT 1 BLK 123 TSTE

APN: 047-231-013; 047-231-014; 047-231-015
Ulloa Avenue, between Magnolia Avenue and B St

Motion: The Planning Commission moved to approve Tentative Tract Map (TTM) 23-01 as presented.

Without amending the motion, D. Smith recommended that City Staff consider relinquishing the alley abutting the property.

M/S/C: Smith/Grass/5-0

5. NEXT MEETING DATE

November 13, 2024

6. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:30 p.m.

M/S/C: Palacio/Smith/5-0

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, August 21, 2024

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:30 p.m.

Present: J. Goyal, J. Grass, G. Marquez, R. Palacio, D. Smith, and C. Vandiver

Absent: K. Hutchinson

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Smith/Grass/6-0

3. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not on the Planning Commission Agenda. None. Public Comment closed at 5:35 p.m.

4. Conditional Use Permit (CUP) 24-01, Zone Change (ZC) 24-01, Site Plan (SP) 24-02

The applicant is requesting a conditional use permit to allow the installation of an unmanned mini-storage facility that will also accommodate the enclosed storage of RV's and Boats. Additional site features will include an RV Dump and an RV wash bay. The combined 5.62-acre site is undeveloped, located within City limits, zoned C-2 (Medium Commercial). The C-2 zone does not permit mini-storage, by right, however; mini-storage is allowed in the C-3 (Heavy Commercial) zone via a conditional use permit. The applicant has completed an Adjustment Plat (AP) 24-02 creating a 3.98-acre site and is requesting the lot be rezoned as a C-3 zone to allow for the installation of the mini-storage facility via the approval of Zone Change (ZC) # 24-01; Conditional Use Permit (CUP) #24-01; Site Plan (SP) 24-02 and project Negative Declaration.

Property Owner: Brawley Opportunity, LLC/Richard Mortenson

Legal Description: POR LY S OF US HWY 99 SLY R/W LI TR 53 T13S R14E; PAR 2 & 3 PM 2-4 OF TR 53 13-14 4.23 AC EXC POR E 160FT PAR 2; and E 160FT OF S 200FT OF PAR 2 PM 2-4 OF TR 53 13-14 In the City of Brawley, County of Imperial, State of California

APN: 048-020-017;048-020-043;048-020-044
600 W. Main Street

Motion: The Planning Commission moved to approve Conditional Use Permit 24-01; Zone Change 24-01, Site Plan 24-02, and project Negative Declaration as presented with the following revision to Condition of Approval Z-1:

Fences walls and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84 (c)

Applicant shall install a wrought iron fence along the perimeter of the property line, excepting, at the northwest corner of the property which shall be a masonry wall. The fence abutting Main Street and at the western portion of the property shall have aesthetic appeal and design options will be presented and approved by the Director of Development Services prior to the issuance of a Building Permit.

M/S/C: Palacio/Marquez/6-0

5. NEXT MEETING DATE

No meeting date was scheduled.

6. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:35 p.m.

M/S/C: Vandiver/Palacio/6-0

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, May 22, 2024

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:30 p.m.

Present: J. Goyal, J. Grass, K. Hutchinson, R. Palacio, and C. Vandiver

Absent: G. Marquez and Daren Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Hutchinson/Palacio/5-0

3. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not on the Planning Commission Agenda. A question about the Downtown Specific Plan zoning was directed to staff. Public Comment closed at 5:35 p.m.

4. Conditional Use Permit (CUP) 23-02

Conditional Use Permit 23-02 is for the construction of a 26,102 sqft Travel Center including a gas station, convenience store, RV dump, tire repair shop, temporary RV and truck stop. The property is an undeveloped, previously disturbed, 18.49-acre site, zoned C-2 (Medium Commercial) located in the Luckey Ranch Specific Plan Area. Service Stations are not allowed in the C-2 zone, by right, but are permitted subject to the approval of a Conditional Use Permit (CUP). The proposed project will require approval from the Planning Commission under CUP#23-02 and adoption of the project Negative Declaration.

Property Owner: Trifecta Property Investments

Legal Description: Lot 5, Luckey Ranch Sub, In the City of Brawley, County of Imperial, State of California

APN: 047-090-006

PUBLIC COMMENT

City of Brawley residents requested improvements to Best Road.

Motion: The Planning Commission moved to approve Conditional Use Permit 23-02 and project Negative Declaration as presented.

M/S/C: Hutchinson/Vandiver/5-0

5. NEXT MEETING DATE

A meeting date was not scheduled.

6. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:25 p.m.

M/S/C: Palacio/Vandiver/5-0

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, April 17, 2024

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Acting Chairman D. Smith at 5:32 p.m.

Present: J. Grass, K. Hutchinson, G. Marquez, R. Palacio, D. Smith, and C. Vandiver

Recusal: J. Goyal

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Smith/Palacio/6-0

3. APPROVAL OF MINUTES

Motion: Approval of Planning Commission Meeting Minutes moved to subsequent meeting.

M/S/C: Grass/Vandiver/6-0

4. PUBLIC APPEARANCE

Acting Chairman Smith called for public appearances for items not the Planning Commission Agenda. There were none. Public Comment closed at 5:34 p.m.

5. Tentative Parcel Map (PM) 23-01

Tentative Parcel Map 23-01 is for a minor subdivision that proposes to divide an existing 2.51-acre parcel into four parcels intended for Single Family Residential use. Remainder parcel "A" will be utilized as a restricted access road. Per Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of tentative maps for consistency with the adopted regulations and make recommendations to the subdivider and the City Council. The project has been reviewed in conformance with CEQA and it has been determined that the project is exempt from CEQA per Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

Property Owner: R. Garcia Construction, Inc.

Legal Description: Remainder Parcel of Garcia Subdivision in the City of Brawley, County of Imperial, Book 27, Page 63, in the Office of the County Recorder of Imperial County.

APN: 047-530-009

PUBLIC COMMENT

City of Brawley residents stated that existing fire safety concerns exist on A Street, adjacent the proposed subdivision. Seventeen signatures were turned into the City opposing the subdivision and are appended to the meeting minutes.

Motion: The Planning Commission postponed the review for approval, conditional approval, or denial of PM 23-01 and requested the applicant clarify various deficiencies with the proposed subdivision before future review.

M/S/C: Smith/Palacio/6-0

6. NEXT MEETING DATE

May 22, 2024

7. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:45 p.m.

M/S/C: Smith/Palacio/6-0

City of Brawley Planning Commission and City Council

Our community of the 1500 /1600 blocks of A St, B, St and C St, request that city commissioners and city council make more mindful decisions as to the future around the continuous development of "mini" subdivisions. The forementioned subdivisions ,that have been and that are being built, have been approved by allowing only private driveways without constructing appropriate inlets or through streets to these homes for the sake of uniformity and sound infrastructure which benefits the community as a whole. We ask that it is studied how and if a B st, which has been proposed for many decades, will be viable in the near future. We hope that if so the streers are wide enough roadways for parking on the street and 2 lane.

A project we feel should have been developed when constructing the homes on both "A" St and "C" St along the 1500 and 1600 blocks.

We, as a community are pleading that more infrastructure is required of these pop up developers who are only giving the bare minimum by taking advantage of the housing crisis and it are being allowed by the City Planning Commission to move forward without uniformity and sound infrastucture for future growth .

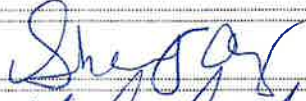
















Do not allow continue to allow overcrowding of our undeveloped land by allowing unsound infrastructures as the ones we have now.

A quien le interese: Nuestra comunidad de las cuadras 1500/1600 de A St, B, St y C St, solicita que los comisionados de la ciudad y el concejo municipal tomen decisiones más conscientes en cuanto al futuro en torno al desarrollo continuo de "mini" subdivisiones. Los fraccionamientos antes mencionados, que se han construido y se están construyendo, han sido aprobados permitiendo únicamente accesos privados. sin construir entradas o calles apropiadas hacia estas casas en aras de la uniformidad y la infraestructura sólida que beneficia a la comunidad en su conjunto. Solicitamos que se estudie cómo y si un B st, que se ha propuesto desde hace muchas décadas, será viable en un futuro próximo. Esperamos que de ser así las calles sean lo suficientemente anchas para estacionar en la calle y en 2 carriles. Un proyecto que creemos que debería haberse desarrollado al construir las casas en las calles "A" y "C" a lo largo de las cuadras 1500 y 1600. Nosotros, como comunidad, estamos suplicando que se requiere más infraestructura de estos desarrolladores emergentes que solo están dando lo mínimo aprovechando la crisis de vivienda y la Comisión de Planificación de la Ciudad les está permitiendo avanzar sin uniformidad ni infraestructura sólida para crecimiento futuro . No permitamos que se siga permitiendo la masificación de nuestro suelo no urbanizable permitiendo infraestructuras tan deficientes como las que tenemos ahora.

Signatures of community members in agreement with document 1 attached.

Event: AST - subdivisions

Date: 4/17/2024

No	Address	Name	Signature
1	1538 B St	Sheila Alvarez	
2	1545 B St	Yolanda In	
3	1539 B St	Gloria Morales	
4	1546 B St	Brunck Tenorio	
5	1581 A St	DAVID RAMOS	
6	1542 A St	ERNESTINA ESTRADA	
7	1568 A St	GONZALO REYES	
8	1574 A St	Claudia Estrada	
9	1596 A St	Margarita R. Gomez	
10	1594 A St	WILFRID DOMINGUEZ	
11	1614 A St	Karina Romero	
12	1612 A St	Jesus Torres	
13	1608 A St	Diana Rivera	
14	1636 A St	Melhaya Hernandez	
15	1630 A St	Patricia Ochoa	
16	1586 'A' St	Diana Araya	
17	1586 'A' St	Michael Araya	
18			
19			
20			

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, November 1, 2023

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair J. Goyal at 5:30 p.m.

Present: J. Goyal, K. Hutchinson, G. Marquez, R. Palacio, D. Smith, and C. Vandiver

Recusal: J. Grass

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Hutchinson/Palacio/6-0

3. APPROVAL OF MINUTES

Motion: Approval of the August 2, 2023, Planning Commission Meeting Minutes as presented.

M/S/C: Vandiver/Hutchinson/6-0

4. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not appearing on the Planning Commission Agenda. There were none. 5:31 p.m.

5. CUP 23-07

Conditional Use Permit 23-07 is for the installation of an Adult Substance Use Disorder (SUD) Treatment Clinic. The property is a developed 1-acre site, zoned C-P (Service Professional), and most recently was used as a medical plaza. The proposed clinic would operate Monday through Friday from 7:30am to 5:30pm, excepting holidays. Substance Use Disorder Clinics are not allowed in the C-P zone, by right, but are permitted subject to the approval of a Conditional Use Permit (CUP). The proposed project will require approval from the Planning Commission under CUP#23-07.

Property Owner: Shine Investments & Catalyst Development LLC -
Ray D. Roben

Legal Description: Tract 113, Township 13 and 14 South, Range 14
East, In the City of Brawley, County of Imperial,
State of California

APN: 048-320-002
Location: 197 W. Legion Road

PUBLIC COMMENT

Over 20 City of Brawley residents and business owners made a public appearance speaking against the project. A member of the public presented a list with 117 signatures opposing the project. Twelve individual letters were received opposing the project. Public comments sited concerns with public safety; including but not limited to, increased loitering; unpermitted encampments; and its proximity to a daycare and school bus pick-up site.

Motion: The Planning Commission *denied* CUP 23-07 as presented due to public safety concerns and its potential approval being materially detrimental to surrounding properties.

M/S/C: Palacio/Smith/6-0

6. NEXT MEETING DATE

December 6, 2023

7. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 8:02 p.m.

M/S/C: Smith/Palacio/6-0

MINOR SUBDIVISION: PM 24-01 Parcel Map

PROPERTY OWNERS: Meredith Austin, Trustee of Austin Family Living Trust

REPRESENTATIVES: Taylor Preece
Precision Engineering & Surveying, Inc.

LEGAL DESCRIPTION: A portion of Lots 25 and 26, Brawley Subdivision No. 1 in the County of Imperial, State of California, according to Map No. 56 in book 1, page 40 of Official Maps, on file in the Office of the County Recorder of Imperial County.

LOCATION: 1542 Main Street, Brawley, CA 92227

APN's: 047-320-074

AREA: 5.35 acres (233,046 sqft)

ZONE: C-2 (Medium Commercial)

EXISTING USE: RV Storage

ALLOWED USE: Commercial

PROPOSED USE:

Split the lot into two parcels. Continuance of RV Storage, Commercial Use and existing dwelling units. The dwelling units are subject to the City Ordinance Article XV - Non-Conforming Uses.

SURROUNDING LADD USE:

North - C-2 (Medium Commercial)

South - C-2 (Medium Commercial)/

R-3 (Residential Medium Density)/Multi-Family Apartments

East - C-2 (Medium Commercial)

West - C-2 (Medium Commercial)

GENERAL PLAN DESIGNATION: C - Commercial

CEQA: Exempt. 15315 – Infill Development Project

C-2 DEVELOPMENT STANDARDS:

	City Zoning Ordinance	Map Findings
Lot Size	5,000sqft	satisfied
Standard Lot	50' X Depth N/A	satisfied

STAFF RECOMMENDATION

Planning Commission approval of the Parcel Map (PM) 24-01 is subject to compliance with the following conditions:

1. The conditional approval of the Tentative Parcel Map (TPM) PM 24-01 shall not constitute the waiver of any requirement of the City's Ordinances or regulations or state and federal regulations, except where a condition set forth herein specifically provides for a waiver, the more stringent regulation shall prevail.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street or public right-of-way.
4. Pursuant Government Code Section 66463.1, the Developer/Applicant/Property Owner shall have twenty-four (24) months from the approval of PM 24-01 to file a Final Parcel Map otherwise the TPM shall expire and no longer be valid.
5. The conditional approval of PM 24-01 does not constitute approval of the construction of any buildings on the subdivided lots. All construction plans are subject to review and approval by various City Departments.
6. All maps, plans, studies, cost estimates, designs, and calculations required for this project shall be subject to the review and approval of the City Engineer, Department of Public Works, and Planning Department prior to submittal for approval by the City Council to record any Final Parcel Map.
7. The Final Parcel Map shall be prepared in accordance with a completed final survey of the subdivision and in compliance with the requirements of the Subdivision Map Act and applicable City Ordinances.
8. The Final Parcel Map shall clearly show all stakes, monuments or other evidence found on the ground which were used as ties to determine the boundaries of the lots. The referenced survey monuments must be found acceptable by the City Engineer and meet Subdivision Map Act standards and that all Conditions of Approval have been met.
9. The Final Parcel Map requires certification by the engineer/surveyor of record prior to final review by the City Engineer. The City Engineer may accept the map if found adequate per the Subdivision Map Act and determine that all Conditions of Approval have been met, before the Final Parcel Map can be recorded and filed with the City and the County Recorder's Office.
10. A Grading Plan and Erosion Control Plan shall be accompanied with the Final Map to the City Engineer for review and approval.
11. The Developer/Applicant/Property Owner shall install sidewalks, curbs, and gutter to the most logical terminus along the limits of the parcels abutting Main Street per City Standards.
12. The Developer/Applicant/Property Owner shall install an ADA compliant ramp at the corner of Main Street and Eastern Avenue and shall be approved and installed to the satisfaction of the Acting City Engineer and Public Works Director.
13. Any disturbed public right-of-way shall be installed/replaced/ or improved to City Engineer Standards and shall be subject to inspection prior to the issuance of a Certificate of Occupancy.
14. The Developer/Applicant/ Property Owner shall design parcel access driveways to City Standards. Each parcel shall have its own separate ingress and egress from Main Street.
15. If shared driveways are created as a result of PM 24-01, a reciprocal use and maintenance agreement shall be reviewed and approved by the City Planner and Acting City Engineer and shall be recorded concurrently with the final map.
16. The Developer/Applicant/Property Owner shall underground utilities, where permissible.
17. Any development on each parcel shall require sewer and water technical calculations submitted to the Acting City Engineer and Public Works Director to determine the receiving system capacity. Should sewer improvements be required they will be at the expense of the developer. If a sewer pump station or force main

are required they shall be owned, operated, and maintained at the expense of the Developer/Applicant/Property Owner.

18. If a project on each parcel requires a stormwater retention basin, the stormwater retention basin shall be owned, operated and maintained by the Developer/Applicant/Property Owner and shall be designed to meet the requirements of a 100-year storm or per City Standard, whichever is more stringent.

19. Should the project require a stormwater retention basin stormwater pumpstation, if required by the project hydraulic and drainage report or any other relevant technical report, a stormwater pump station shall be installed at the retention basin to transport stormwater from the retention basin to the City's existing stormwater system. The stormwater pump station shall empty the retention basin stormwater volume within 72 hours after conclusion of a stormwater event. The stormwater pump station shall be owned, operated and maintained by the Developer/Applicant/Property Owner.

20. The Developer/Applicant/Property Owner shall pay the expenses of school district fees per the requirements of the Brawley Unified School District prior to the issuance of any building permit.

21. The Developer/Applicant/Property Owner shall pay all applicable impact and capacity fees prior to the issuance of a building permit and prior to connecting to City services. The City of Brawley collects impact fees to offset the cost of fire, police, parks, water, wastewater, and administrative services.

22. The Developer/Applicant/Property Owner shall pay any and all amounts as determined by the City of Brawley to defray all costs for the review of maps, drawings, reports, field investigation, or other activities related to compliance of this project with City Ordinances and/or any other laws, regulations, or requirements that apply to the improvement plans and Final Parcel Map. No Final Parcel Map shall be recorded until such costs have been paid to the City.

23. The provisions of these Conditions of Approval are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.

24. If the Planning Department finds and determines that the Developer/Applicant/Property Owner or successor-in-interest has not complied or cannot comply with the terms and conditions of these Conditions of Approval, or the Planning/Building Department determines that the approved activities constitute a nuisance, the City shall provide the Developer/Applicant/Property Owner with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Developer/Applicant/Property Owner fails to comply, and/or (2) Developer/Applicant/Property Owner cannot comply with the conditions set forth in these Conditions of Approval, then the matter shall be referred to the City Council for modifications, suspension, or termination, or to the appropriate enforcement authority.

25. As between the City and the Developer/Applicant/Property Owner any violation of these Conditions of Approval may be a "nuisance per se". The City may enforce the terms and conditions of these Conditions of Approval in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.

26. The Developer/Applicant/Property Owner shall not be allowed to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.

27. Developer/Applicant/Property Owner shall provide a Landscaping Plan in compliance with City Standards.

28. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision.

29. Imperial Irrigation District's conditions of approval dated February 26, 2025 are enumerated hereto (30-41) and appended.

30. As part of the city's conditions of approval the applicant (developer and/or property owner) shall underground utilities where permissible. For electrical service for the project, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at 760-339-9257 or e-mail Mr. Ramirez at GRamirez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.

31. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.

32. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

33. IID water facilities that may be impacted include the Oakley Canal Pipeline located along the parcel's western boundary.

34. To insure there are no impacts to IID water facilities, applicant should submit project plans, including grading & drainage and fencing plans, to IID Water Department Engineering Services section for review and comment prior to final project design. IID WDES can be contacted at (760) 339-9265 for further information on this matter.

35. The applicant will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.

36. Any substations and switchyards the project requires shall be located on property that will be transferred to IID in fee simple ownership with legal access.

37. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate> . The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

38. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be.

39. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

40. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

41. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

ATTACHMENT: Location Map; Proposed Parcel Map, Imperial Irrigation Conditions of Approval

NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822



IID

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February 26, 2025

Ms. Cynthia Mancha
Consultant City Planner
City of Brawley Planning and Zoning Department
205 South Imperial Avenue
Brawley, CA 92227

SUBJECT: Parcel Map 24-01 - Brawley, CA

Dear Ms. Mancha:

On February 18, 2025, the Imperial Irrigation District received from the City of Brawley Planning Department, a request for agency comments on Parcel Map 24-01. The applicant proposes to use an additional 5.35 acres (233,046 sq. ft.) for RV storage, commercial use and existing dwelling units. The land is located at 1542 Main Street, Brawley, California (APN 047-320-074).

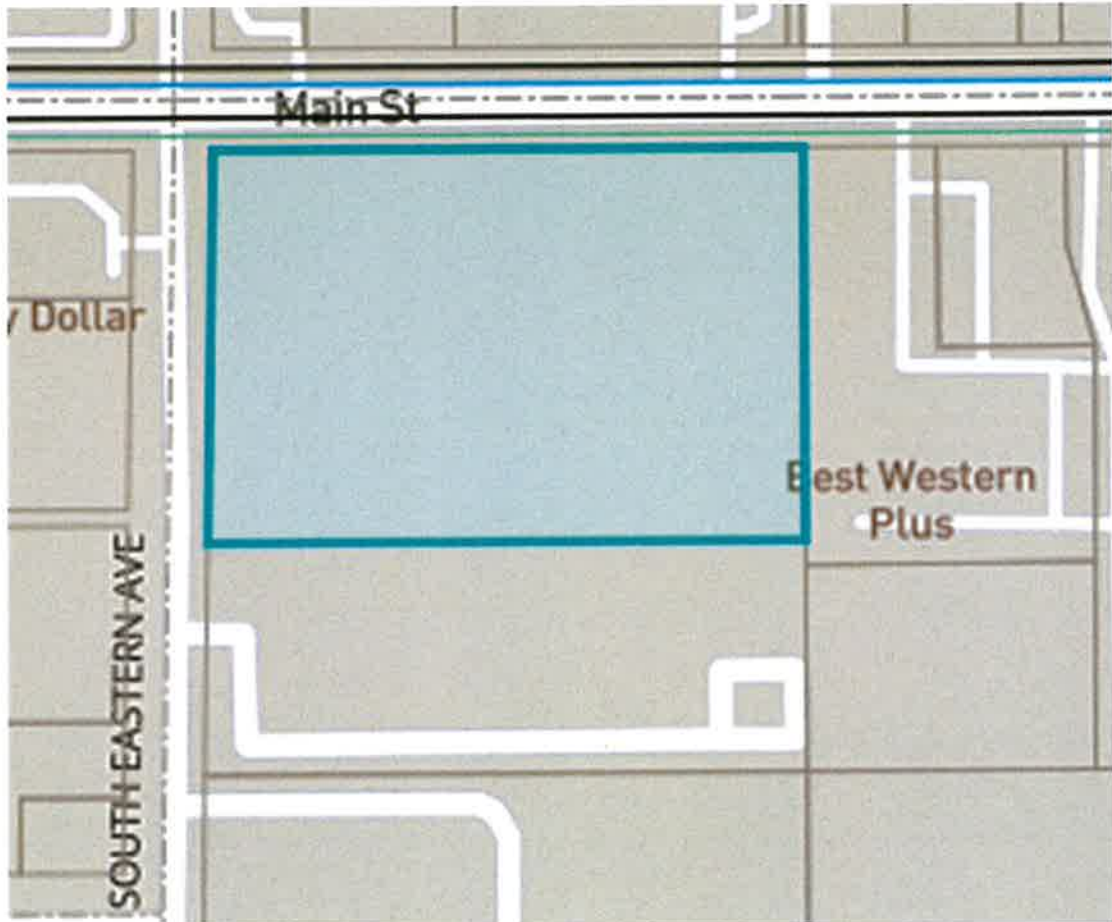
The Imperial Irrigation District has reviewed the information and has the following comments:

1. As part of the city's conditions of approval the applicant (developer and/or property owner) shall underground utilities where permissible. For electrical service for the project, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at 760-339-9257 or e-mail Mr. Ramirez at GRamirez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary

impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be

11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
13. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant

1542 Main Street
APN: 047-320-074

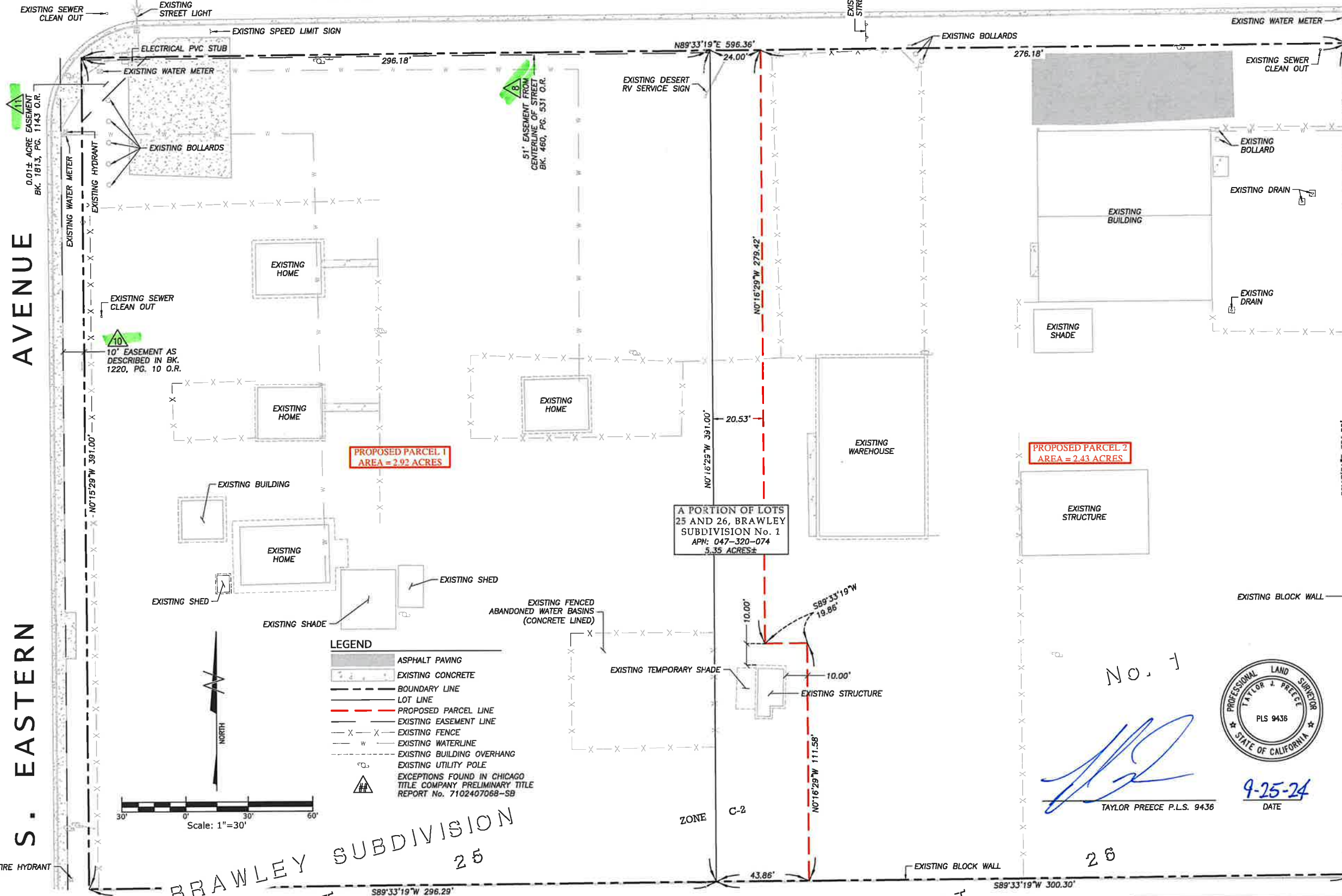


TENTATIVE PARCEL MAP NO.

A PORTION OF LOTS 25 AND 26, BRAWLEY SUBDIVISION NO. 1, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

MAIN

STREET



LEGEND

- ASPHALT PAVING
- EXISTING CONCRETE
- BOUNDARY LINE
- LOT LINE
- PROPOSED PARCEL LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE
- EXISTING WATERLINE
- EXISTING BUILDING OVERHANG
- EXISTING UTILITY POLE
-



No. 1
 TAYLOR PREECE P.L.S. 9436
 DATE 9-25-24

OM 1-40

LEGAL DESCRIPTION
 THAT PORTION OF LOTS 25 AND 26, BRAWLEY SUBDIVISION No. 1, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, DESCRIBED AS FOLLOWS:
 THE NORTH 391.00 FEET OF SAID LOTS 25 AND 26.
 SAID LAND IS ALSO SHOWN AS PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE (LLA 5-01) RECORDED JUNE 7, 2001 AS FILE No. 01-12481, IN BOOK 2064, PAGE 334 OF OFFICIAL RECORDS.

ZONING
 AS ILLUSTRATED ON THE BRAWLEY OFFICIAL ZONING MAP, THIS PROPERTY IS SUBJECT TO ZONE C-2 (MEDIUM COMMERCIAL)
FLOOD ZONE
 ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06D25C1375C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

VESTED IN:
 MEREDITH AUSTIN,
 SUCCESSOR TRUSTEE OF THE
 AUSTIN FAMILY LIVING TRUST
 DATED JANUARY 4, 2005

GENERAL NOTES
 1. PROPOSED ACRESAGES:
 a. PROPOSED PARCEL "1" = 2.92±
 b. PROPOSED PARCEL "2" = 2.43±
 2. TOTAL NUMBER OF PARCELS: TWO
 3. EXISTING ZONING: C-2

Precision
 -ENGINEERING & SURVEYING, INC-
 Address: 799 E. Hell Avenue, El Centro, CA 92243
 P.O. Box 2216, El Centro, CA 92244
 Telephone: (760) 353-2684
 Email: taylor@presurvnc.com

AUSTIN FAMILY PARCEL MAP		
CLIENT: AUSTIN FAMILY	JOB No. 24-138	SHEET 1 OF 1
DRAWN BY: M.E.	CHECKED BY: T.P.	PRINTED: 9/16/2024

PRINTED: 9/16/2024