

PLANNING COMMISSION

Jay Goyal

John Grass

Kevan Hutchinson

George A. Marquez

Robert Palacio

Darren Smith

Cynthia Vandiver



AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 21, 2024 AT 5:30 P.M.
CITY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. 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

4. 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.
- 5.

Property Owner: Brawley Opportunity, LLC/Richard Mortenson
Representative: David Ferrette, LUXELOCKER

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's:

048-020-017;048-020-043;048-020-044

Location:

600 W. Main Street

6. NEXT MEETING DATE

To be determined.

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.

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit #: ZC 24-01/CUP 24-01/SP 24-02-LuxeLocker Storage/Negative Declaration

Property Owners: Brawley Opportunity, LLC/Richard Mortenson

**Applicant/
Representative:** David Ferrette, LUXELOCKER

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's: 048-020-017;048-020-043;048-020-044

Location: 600 W. Main Street

Area: 5.62 Acres (245,064.86 Square Feet)

Zoning: C-2 (Medium Commercial)

Existing Use: Vacant, undeveloped land within City Limits

Proposed Use: RV/Boat Storage/RV Dump/RV Wash/Mini-Storage

Surrounding Land Uses:

- North -** C-2 (Medium Commercial)/vacant, previously developed.
- South -** C-2 (Medium Commercial)/Residential/Commercial Office Rentals
- East -** C-2 (Medium Commercial)/ Days Inn
- West-** C-3 (Heavy Commercial)/Agricultural Equipment Sales/Repair

General Plan Designation: Commercial

General Information:

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 denoted as Lot 1 as shown in Exhibit B. The applicant is requesting to rezone Lot 1 as a C-3 zone to allow for the installation of the mini-storage facility via the Zone Change (ZC) # 24-01; Conditional Use Permit (CUP) #24-01; Negative Declaration; and Site Plan (SP) 24-02. Lot 2, as denoted in Exhibit B, will remain zoned C-2 for future development.

Conditions of Approval:

If approved by the Planning Commission, the Planning Department recommends the following conditions:

GENERAL	CONDITION
G-1	The conditional approval of the Conditional Use Permit (CUP) 24-01, Change (ZC) 24-01; and Site Plan (SP) 24-02, herein referred to as "Permit" shall not constitute the waiver of any requirement of the City's ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
G-2	The provisions of the Permit are to run with the land and shall bind the current and future owner(s), successor(s) in interest, assignee(s) and/or transferor(s) of said parcel.
G-3	Developer/Applicant/Property Owner shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
G-4	If the City 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 the Permit, or the Planning/Building/Code Enforcement Department determines that the permitted activities constitute a nuisance, the City shall provide the Developer/Applicant/Property owner or successor-in-interest with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order the Developer/Applicant/Property Owner or successor-in-interest (1) fails to comply, and/or (2) cannot comply with the conditions set forth in the Permit, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
G-5	As between the City and the Developer/Applicant/Property Owner or successor-in-interest , any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit 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.

G-6	Developer/Applicant/Property Owner shall not be permitted 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 re-located business.
G-7	Developer/Applicant/Property Owner shall pay any and all amounts as determined by the City to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, City ordinance and/or any other laws that apply. This includes any applicable Development Impact Fees, Capacity Fees, Plan Check and/or Inspection Fees, Air Pollution Control District (APCD) Fees, Environmental Filing Fees and Building Permit Fees.
BUILDING	CONDITION
B-1	The Applicant/Developer/Owner shall obtain a Building Permit for all building construction and on-site improvements including permanent and temporary signs, and landscaping when applicable. Inspections for compliance shall be obtained prior to issuance of a Certificate of Occupancy and or issuance of a business license.
FIRE	CONDITION
F-1	Fire hydrants shall be installed per California Fire Code and as approved by the Brawley Fire Department prior to the issuance of a Certificate of Occupancy.
F-2	Developer/Applicant/Property Owner shall install fire access lanes per California Fire Code and approval by the Brawley Fire Department prior to the issuance of a Certificate of Occupancy.
F-3	Developer/Applicant/Property Owner shall ensure that storage facility owners, tenants, etc. do not store hazardous materials and shall abide with the California Fire Code Group S-1 occupancy requirements.
F-4	Developer/Applicant/Property Owner shall install and maintain hash markings along the storage unit fronts to ensure temporary parking in front of units does not restrict fire engine access and shall be installed prior to the issuance of a Certificate of Occupancy.
F-5	Developer/Applicant/Property Owner shall abide by California Fire Code, Appendix D, Section 104. All buildings shall be equipped with an approved automatic fire sprinkler system. Other fire suppression systems allowed by California Fire Code and approved by the City Fire Department may be considered. If the conditions set forth in Condition F-5 are not satisfied to the approval of the City Fire Department, the site shall require a secondary ingress/egress.

PUBLIC WORKS/ CITY ENGINEER	CONDITION
PW-1	All off-site improvements in the public right-of-way shall require an Encroachment Permit. Encroachment Permits will be filed with the Public Works Office and reviewed and approved by the City Engineer and Public Works Director.
PW-2	Any trenching required for the project in the public right-of-way will be coordinated and approved by the Public Works Director and City Engineer. Asphalt replacement as a result of trenching activities will be required to conform to City Standards and shall be installed to the satisfaction of the Public Works Director and City Engineer.
PW-3	Developer/Applicant/Property Owner shall provide an equipment list and Haul Route prior to the commencement of site grading activities. The transportation of equipment in excess of the allowed length, width and weight permitted by the California Vehicle Code on City right-of-way shall require approval from the Public Works Director and City Engineer. Notice shall be provided 72 hours prior to the commencement of construction activities. The City will conduct an inspection and document existing road conditions adjacent to the project. Any damage to the City right-of-way as a result of construction activities shall be repaired to the satisfaction of the Public Works Director and City Engineer, prior to the issuance of a Certificate of Occupancy.
PW-4	Provide sewer and water, curb and gutter, sidewalk, street and other public improvements to City Standard and approval of the Public Works Director and City Engineer before the issuance of a Certificate of Occupancy for any structure for each parcel.
PW-5	<p>Hydraulics, drainage, and grading details to City standards provided to the Public Works Director and City Engineer. The percentage of retention shall be determined by the Public Works Director and City Engineer per current discharge amount and the amount of pervious surface that will be eliminated. The Site Plan is subject to require amendment should the City Engineer and Public Works Director determine the proposed retention basins are insufficient. Any required off-site stormwater improvements shall be reviewed, approved, and installed to the satisfaction of the Public Works Director and City Engineer.</p> <p>Fencing requirements along the perimeter of the retention basin(s) shall be determined by the City Engineer/Public Works in accordance with the findings in the project technical reports confirming the depth, slope, and size of the detention basin(s). If required, the installation of fencing shall abide by Sec. 27.179 of the Zoning Ordinance.</p>
PW-6	Developer/Applicant/Property Owner shall submit water technical documentation as required by the Regional Quality Control Board. Technical documentation shall be approved by the Public Works Director and City Engineer prior to the issuance of a Grading Permit.

PW-7	Developer/Applicant/Property Owner shall provide water and sewer analysis, prepared by a CA registered engineer, to confirm overall capacity in the receiving system. Should improvements be required the applicant shall prepare a public improvement plan for the necessary upgrades/repairs, to the satisfaction of the Public Works Director and City Engineer. Should future improvements be necessary, the applicant shall be responsible for the payment of any and all Fair Share costs toward water and sewer improvements prior to the issuance of grading permits.
PW-8	Required road improvements along the property frontage on Las Flores will be determined by the project Traffic Analysis and will be reviewed, approved, and installed to the satisfaction of the Public Works Director and City Engineer.
PW-9	Where feasible utilities will be undergrounded. The infeasibility of utility undergrounding will be determined per Zoning Ordinance Sec. 23A.16.
PW-10	The Developer/Applicant/Property owner shall obtain a Water Discharge Permit from the City and complete required California State Water Resources Board permits for RV Dump Stations prior to the issuance of a Building Permit. Developer/Applicant/Property owner shall install a monitoring well for monitoring by the City Environmental Compliance Department. The well monitoring and reporting cost shall be paid by the Developer/Applicant/Property Owner and shall be defined in the project Development Agreement.
PW-11	Any improvement on Caltrans right-of-way will require a Caltrans encroachment permit prior to the issuance of a Building Permit.
PW-12	Any improvement on Imperial Irrigation District right-of-way will require a Caltrans encroachment permit prior to the issuance of a Building Permit.
PW-13	Developer/Applicant/Property owner shall prepare a SWPPP. The SWPPP shall be prepared by a qualified practitioner and provide the Public Works Director and City Engineer the WDID No. prior to the issuance of a grading permit.
PUBLIC SAFETY	CONDITION
PS-1	The Developer/Applicant/Property owner shall coordinate with the Brawley Police Department and install the Flock Safety Security System, or any other system as determined by the Brawley Police Department prior to the issuance of Certificate of Occupancy.
PS-2	Lighting shall be installed per Sec. 27.182 of the Zoning Ordinance and in accordance with California Energy Commission and California Building Code requirements.
ZONING & LAND USE	CONDITION
Z-1	Fences, walls, and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84 (c). Sec. 27.84 (c): <u>Walls.</u> Each lot or parcel of land in zones C-P, C-1, C-2, and C-3 which has a side or rear lot line adjoining property with a legal nonconforming residential use, or adjoining property in a residential zone (or agricultural zone for C-2 and C-3) shall have a solid masonry wall, not less than five feet in height nor more than six feet in height, established along said side and rear lot lines adjoining said properties or zones.

	<p>Alternate walls instead of solid masonry walls will be allowed with the planning commission's approval.</p> <p>Alternate 1: Applicant shall install a wrought iron fence as detailed in plan sheet A-1.4, dated May 2024, along the project site property line.</p> <p><i>or</i></p> <p>Alternate 2: Applicant shall install wrought iron fence as detailed in plan sheet A-1.0 and A-1.4 dated May 2024. Graffiti, encampments, etc. shall constitute a nuisance and shall be abated within 72 hours from occurrence at the sole expense of the Developer/Applicant/Property owner and or its successor(s). Failure to comply with Condition Z-1 may result in the revocation of this permit pursuant to Article XIX of the City Zoning Ordinance.</p>
Z-2	Trash enclosures shall be installed per Sec. 27.182 of the Zoning Ordinance.
Z-3	Developer/Applicant/Property Owner shall abide by CalGreen requirements per Sec. 15A.10 of the Zoning Ordinance or as required by State Law, whichever is more restrictive.
Z-4	Landscaping will be installed per Sec. 27.180 of the Zoning Ordinance. Any landscaping in the public right of way will require a maintenance agreement which shall be reviewed and approved by the City Engineer/Public Works Director, Planning Director and be deed recorded.
Z-5	Developer/Applicant/Property Owner shall abide by Chapter 15A of the Zoning Ordinance for mandatory organic waste disposal reduction or State Law, whichever is more restrictive.
Z-6	Parking shall be in accordance with Sec. 27.143 of the Zoning Ordinance.
Z-7	Signage shall be installed per Article XIV of the Zoning Ordinance.
Z-8	Developer/Applicant/Property Owner shall provide to the Planning Department a Burrowing Owl Survey Report and if applicable a Mitigation Plan prior to the issuance of a grading permit. The survey needs to be completed by a qualified Biological firm and submitted to the City no more than 30 days prior to disturbing ground.
Z-9	Developer/Applicant/Property Owner shall provide to the Planning Department a cultural survey, prepared by a qualified practitioner, no more than 30 days prior to the issuance of a grading permit. Best Management Practices shall be implemented to preserve cultural resources during construction. Should cultural resources be discovered during construction, construction shall be halted and shall be resumed only when a qualified practitioner approves resuming construction activities.
Z-10	Best Management Practices shall be implemented to preserve biological resources during construction. Should biological resources be discovered during

	construction, construction shall be halted and shall be resumed only when a qualified practitioner approves resuming construction activities.
Z-11	Developer/Applicant/Property Owner shall ensure tenants, unit owner(s), guest(s) abide by the conditions of CUP 24-01. Storage units will not be permitted for residential use or habitable use. Persons inhabiting the RV/Boat/Storage unit(s) will not be permitted for any length of time. Failure to comply with Condition Z-11 may result in the revocation of this permit pursuant Article XIX of the City Zoning Ordinance.
Z-12	Permit not used within two years after the granting of said permit, becomes null and void and of no effect, except that the planning commission may extend such expiration date upon written request for an additional period not to exceed six months.
Z-13	A conditional use permit shall cease to be of any force and effect if the use has ceased or has been suspended for a consecutive period of two or more years per Sec 27.281 of the Brawley Zoning.
Z-14	Should the conditional use permit be revoked, expire or cease to be of any force, the Developer/Applicant/ Property Owner or it successor(s) shall be responsible for site remediation and removing any non-conforming structures within 12 months of written notice from the Planning Director.

The recommendation is based on the following findings:

1. The proposal is subject to tiering pursuant to Sections 15152 and 15385 in accordance with the California Environmental Quality Act (CEQA).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts as discussed in the 2008 General Plan Environmental Impact Report (EIR).
3. Approval of the CUP, zone change, site plan, and Negative Declaration will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The site plan is consistent with the General Plan and the character of the area for that type of land use.
5. The site plan meets the standards of Section 27.265 of the Brawley Zoning Ordinance.

The Brawley General Land Use Map designates this property for **Commercial** land uses.

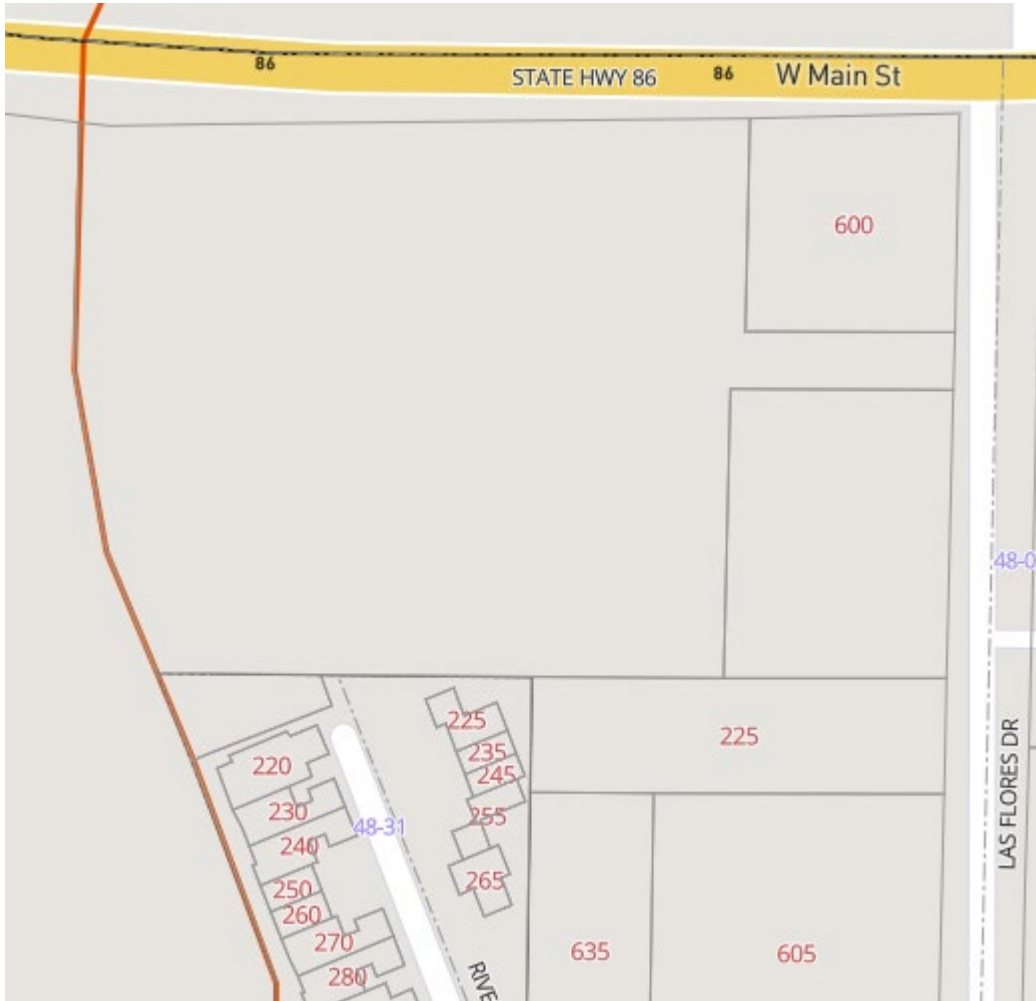
C- 3 (Heavy Commercial) zoning permits mini-storage by **Conditional Use Permit** only.

ATTACHMENT: Location Maps, Site Plan.

NOTE TO THE PROPERTY OWNER: DEVELOPMENT REVIEW COMMITTEE POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE MEETING FOR THIS ITEM. YOU WILL REMAIN IN THE WAITING AREA UNTIL YOUR ITEM IS HEARD. FAILURE TO ATTEND THE MEETING WILL RESULT IN RESCHEDULING TO THE NEXT DRC MEETING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

**EXHIBIT A
VICINITY MAP
APN'S:**

048-020-017;048-020-043;048-020-044



**EXHIBIT B
ZONE CHANGE**

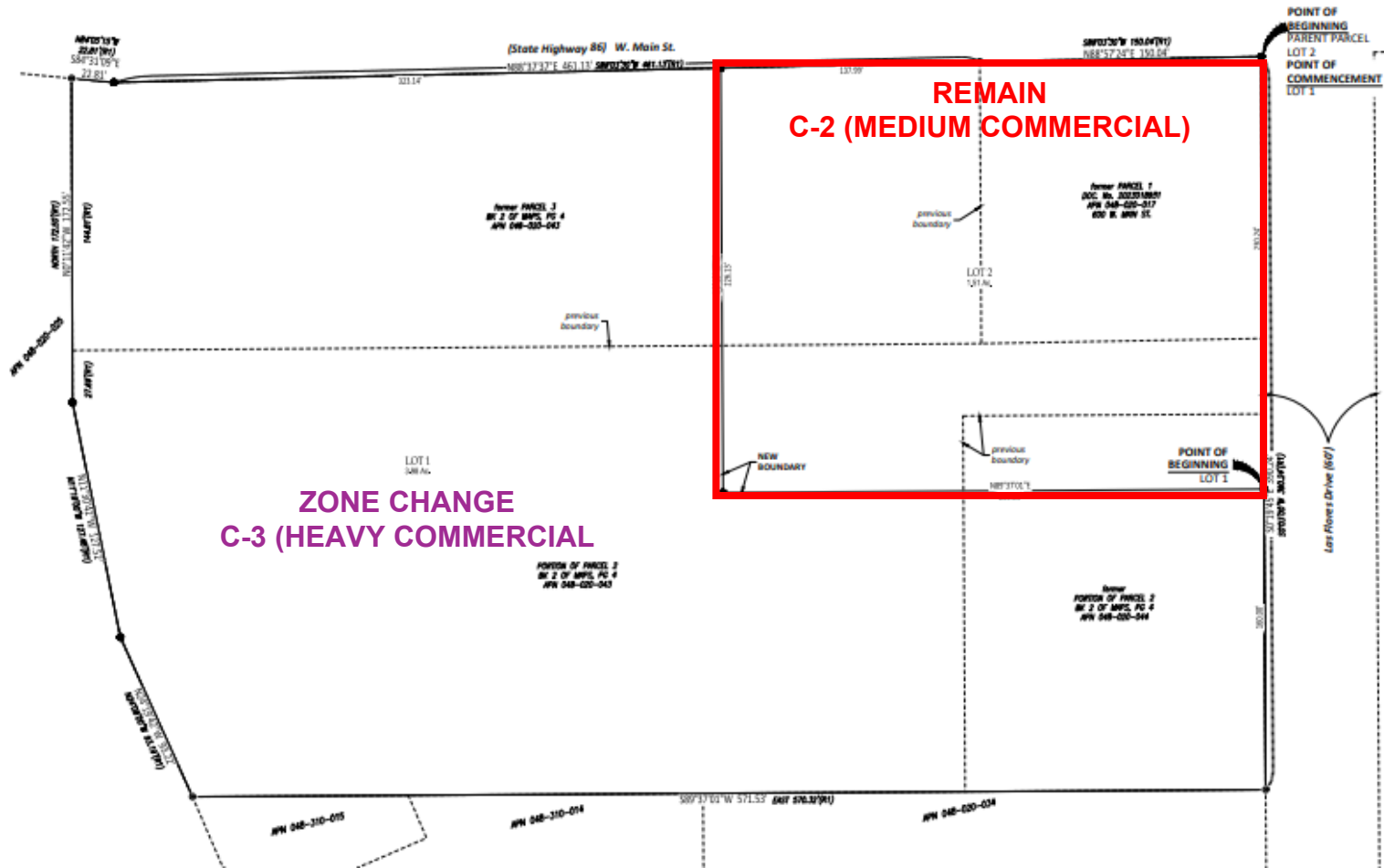
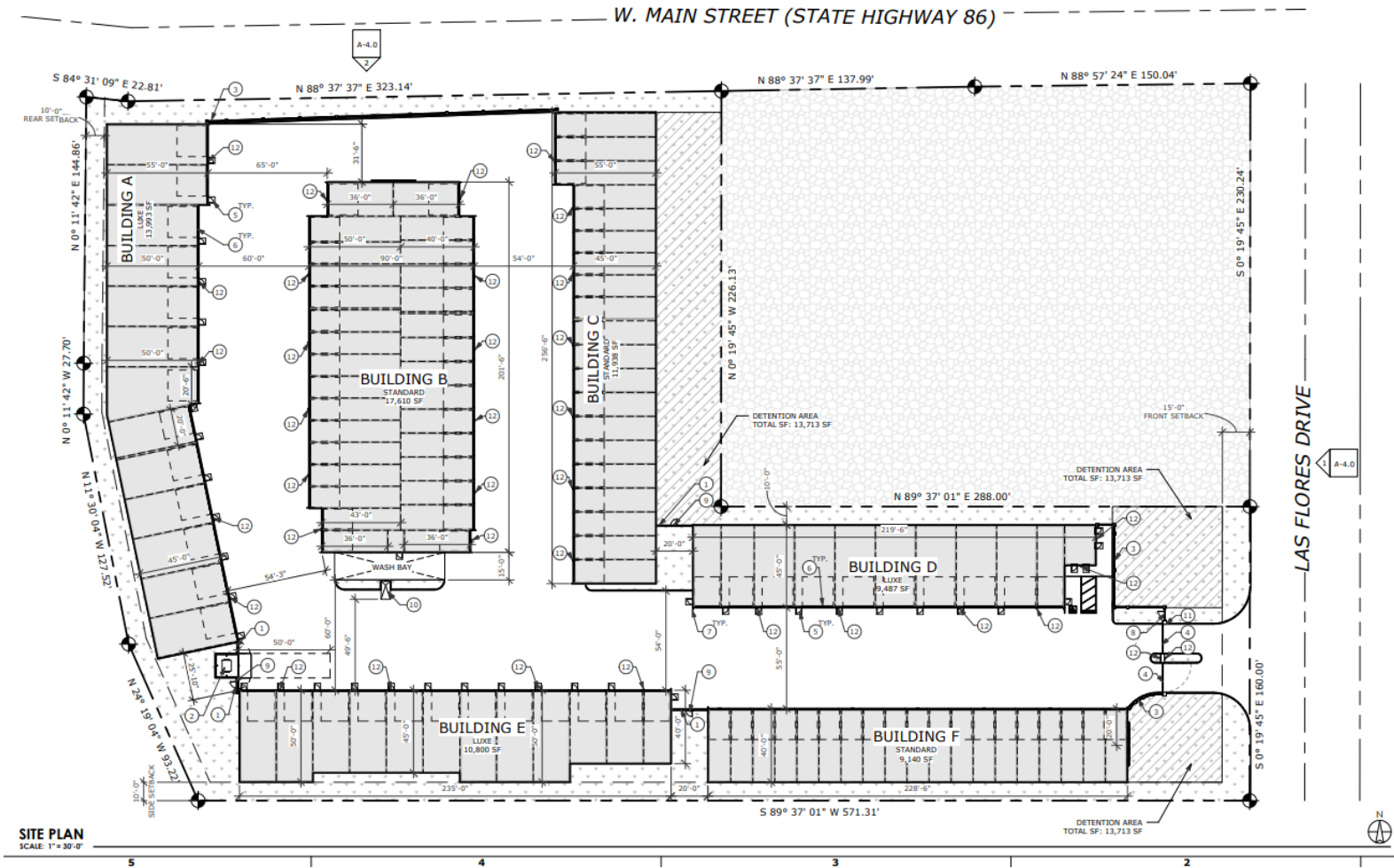


EXHIBIT C SITE PLAN



LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMPS	FIXTURE WATTS	NOTES
WM1	NLS LIGHTING LTS-3-TS-48L-53-40K-UNV-WM-BRZ-PC	LED	80	MOUNTING HEIGHT 15'-0" A.F.F. VIA PHOTOCELL OF TIMELOCK

- ### GENERAL NOTES
- SEE CIVIL GRADING PLAN FOR FINISH SITE ELEVATIONS.
 - SEE CIVILS DRAWINGS FOR PROPOSED UTILTY LOCATIONS.
 - ALL MECHANICAL EQUIPMENT WILL BE GROUND MOUNTED AND SCREENED BY BUILDINGS AND LANDSCAPING. NO ROOFTOP UNITS ARE PROPOSED.
 - SIGNAGE WILL BE SUBMITTED UNDER SEPERATE PERMIT.
 - FACILITY MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS AND STANDARD DETAILS FOR THE CITY OF BRAWLEY; MOST CURRENT EDITION
 - CURB/GUTTER/ADA SIDEWALK/COMMERCIAL DRIVEWAY TO BE INSTALLED ALONG LAS FLORES
 - CURB/SIDEWALK/GUTTER TO BE INSTALLED ALONG HIGHWAY 86
 - WATER METER/BACKFLOW PREVENTER TO BE INSTALLED
 - STREET LIGHT TO BE INSTALLED
 - TYPE II SLURRY SEAL ON LAS FLORES TO BE INSTALLED
 - WASH STATION OIL/SAND INTERCEPTOR TO BE INSTALLED

SYMBOL LEGEND

	STORMWATER DETENTION
	LANDSCAPING SURFACE, SEE LANDSCAPE DRAWINGS
	PROPERTY BOUNDARY LINE
	PROPERTY SETBACK LINE
	ROAD/ACCESS LINE

SITE RECAP

ZONING: C-2 MEDIUM COMMERCIAL

TOTAL PROJECT SITE: 173,873 SF

SETBACKS:
 FRONT: 15'-0"
 REAR: 10'-0"
 SIDE INTERIOR: 10'-0"
 STREET INTERIOR: 0'-0"

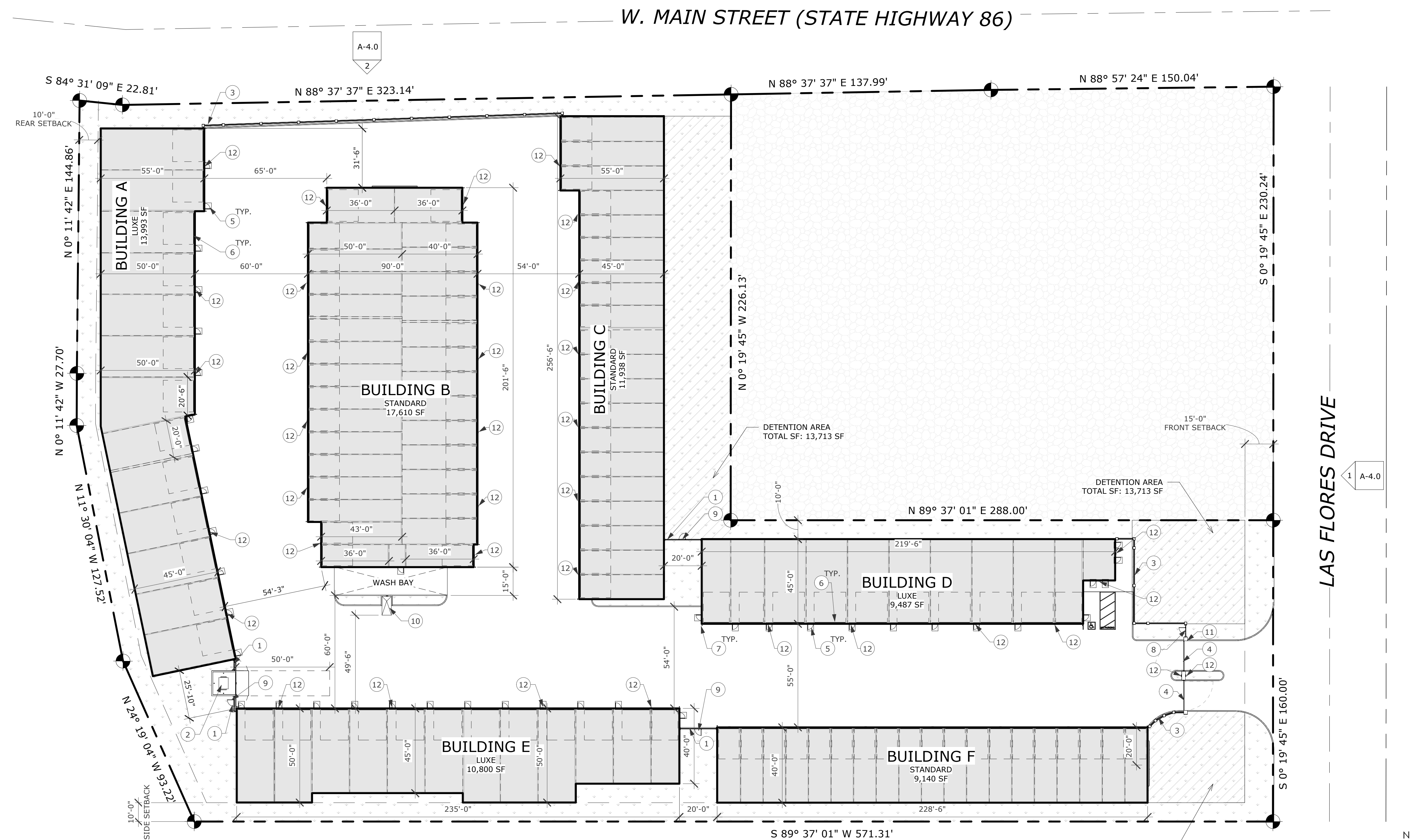
PARKING:
 PROVIDED STANDARD: 1
 PROVIDED ADA: 1
 TOTAL: 2

BUILDING AREA RECAP

BUILDING NAME	UNITS	SQ. FT.
BUILDING A	13	13,993 SF
BUILDING B	31	17,610 SF
BUILDING C	20	11,938 SF
BUILDING D	10	9,487 SF
BUILDING E	12	10,800 SF
BUILDING F	19	9,140 SF
TOTAL	105	72,968 SF

KEYNOTE

##	DESCRIPTION
1	WROUGHT IRON PERIMETER FENCING, SEE 5/A-1.4
2	MASONRY TRASH ENCLOSURE.
3	WROUGHT IRON OVER CMU PERIMETER FENCE, SEE DETAIL 4 & 1/A-1.4
4	SWINGING ACCESS GATE W/ SIGNAGE & KNOX BOX SEE GATE DETAILS
5	MAN DOOR, SEE DOOR SCHEDULE
6	SECTIONAL DOOR W/ KEYPAD, SEE DOOR SCHEDULE AND MANUFACTURER SPECIFICATIONS
7	PIPE BOLLARD, SEE SITE DETAILS
8	MAN GATE, SEE GATE DETAILS
9	MAN GATE W/ F.D. APPROVED KNOX BOX, SEE GATE DETAILS
10	DUMP STATION W/ 5'-0" CONCRETE BARRIER, SEE CIVIL DRAWINGS
11	KNOX BOX TO BE INSTALLED AS REQUIRED BY JURISDICTION
12	LED EXTERIOR LIGHTING, SEE LIGHTING SCHEDULE.



SITE PLAN
SCALE: 1" = 30'-0"

LUXE LOCKER
 349 LAKE HAVASU AVE S, SUITE 106,
 LAKE HAVASU CITY, AZ 86403
 OFFICE: 833-333-5893
 COPYRIGHT 2024
 LUXELOCKER

THE PLAN AND/OR SECTION ARE NOT TO BE CHANGED OR
 COPIED IN ANY FORM, FOR ANY PURPOSE, WITHOUT THE WRITTEN
 AND PROPER PERMISSION TO LUXELOCKER.
 THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
 PROJECT AND SPECIFICATIONS AND OTHER DOCUMENTS,
 INCLUDING AND NOT LIMITED TO, PERMITS, ORDINANCES,
 REGULATIONS AND THE DESIGN CONTRACT, AND SHALL NOT BE
 REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF LUXELOCKER.
 CONSULTANTS SHALL BE DEEMED TO HAVE AGREED TO THE TERMS AND
 CONDITIONS OF THIS AGREEMENT AND SHALL HOLD THEMSELVES AND
 THEIR RESPECTIVE FIRMS, INCLUDING SUBCONTRACTORS,
 AND AGENTS, HARMLESS FOR ANY AND ALL DAMAGES, INCLUDING
 REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED
 BY THE CLIENT AS A RESULT OF ANY VIOLATION OF THIS AGREEMENT.

NOT FOR CONSTRUCTION

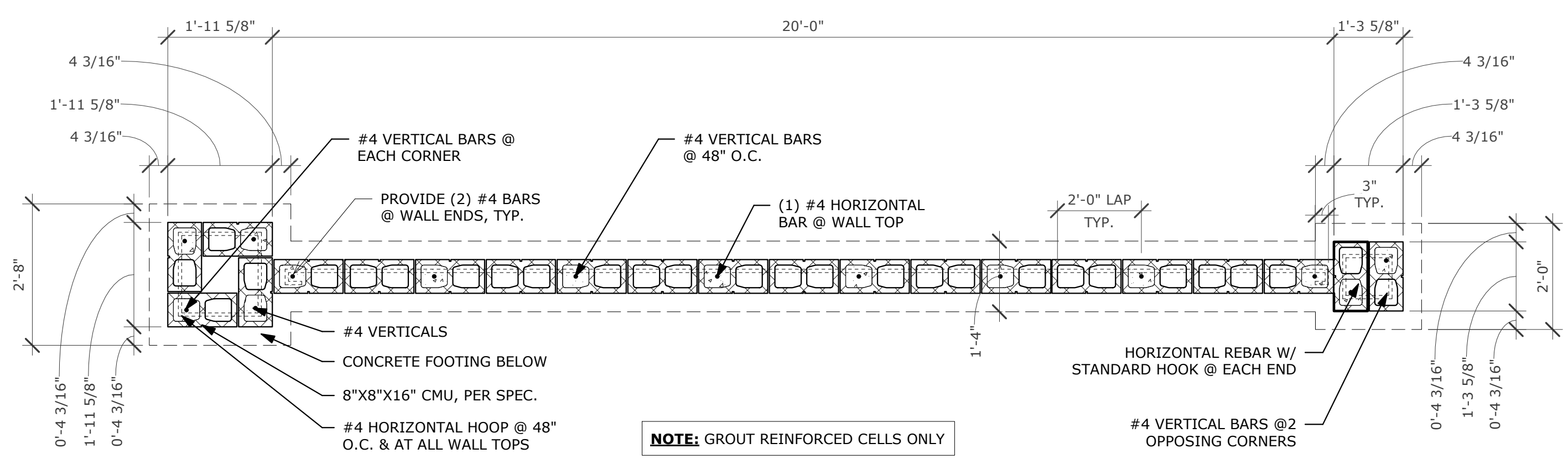
NEW CONSTRUCTION FOR:
BRAWLEY
 BRAWLEY, CALIFORNIA

DATE: MAY 2024
 DRAWN BY: WE, JH
 CHECKED BY: DF
 JOB NUMBER: MKT24
 SHEET TITLE:

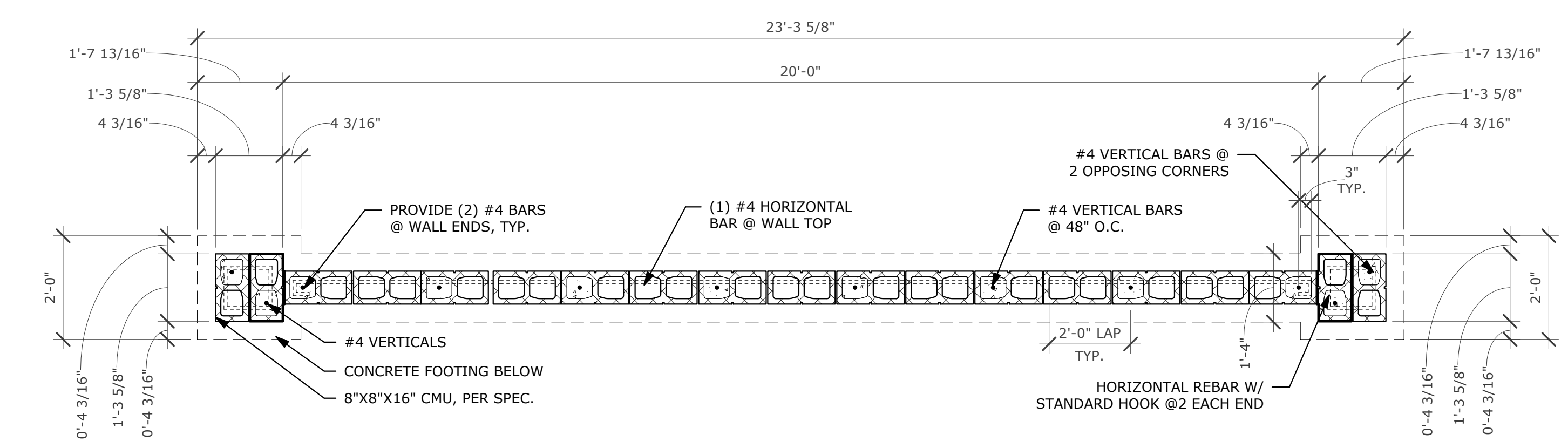
SITE PLAN

SHEET NUMBER:

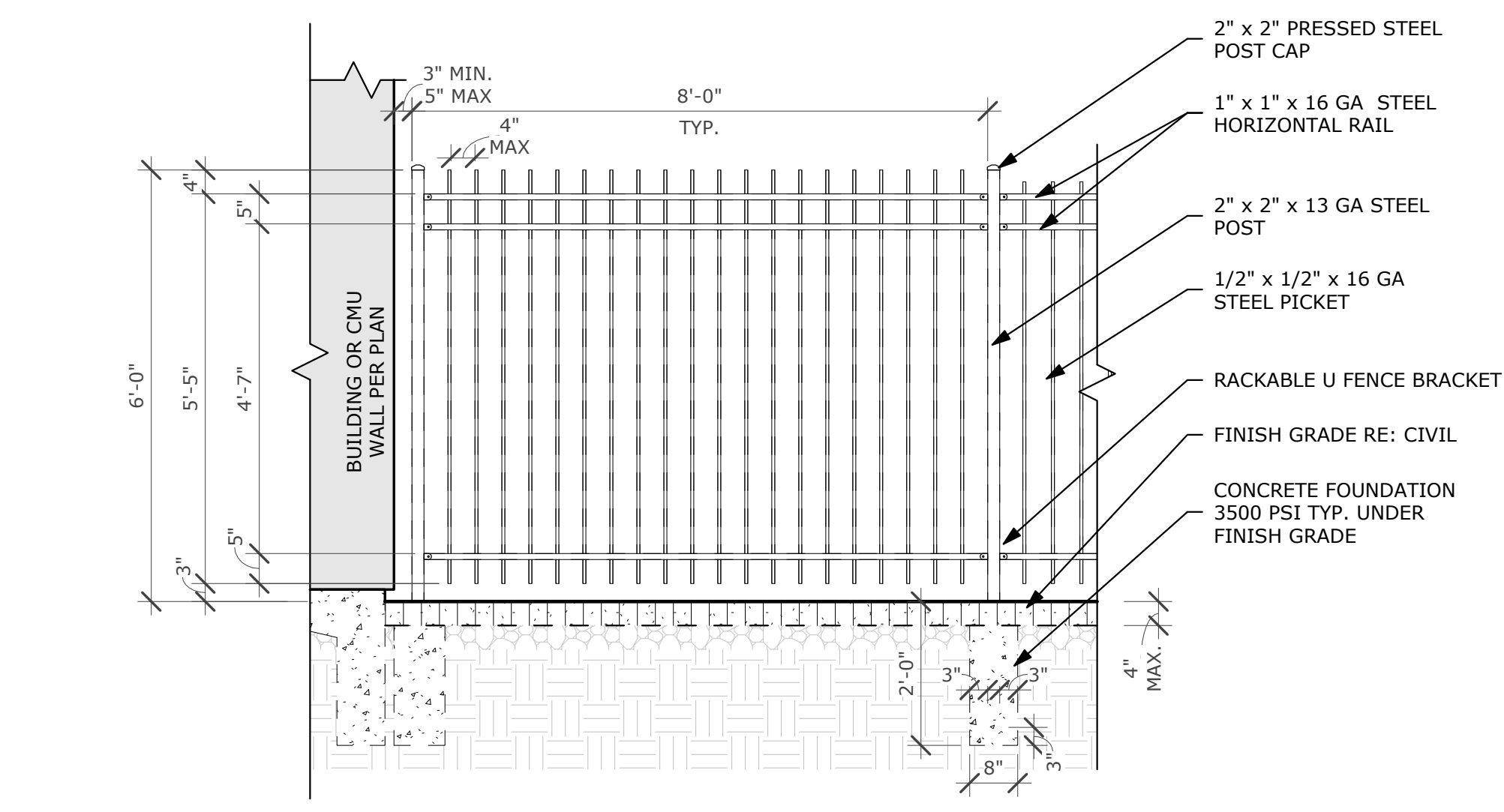
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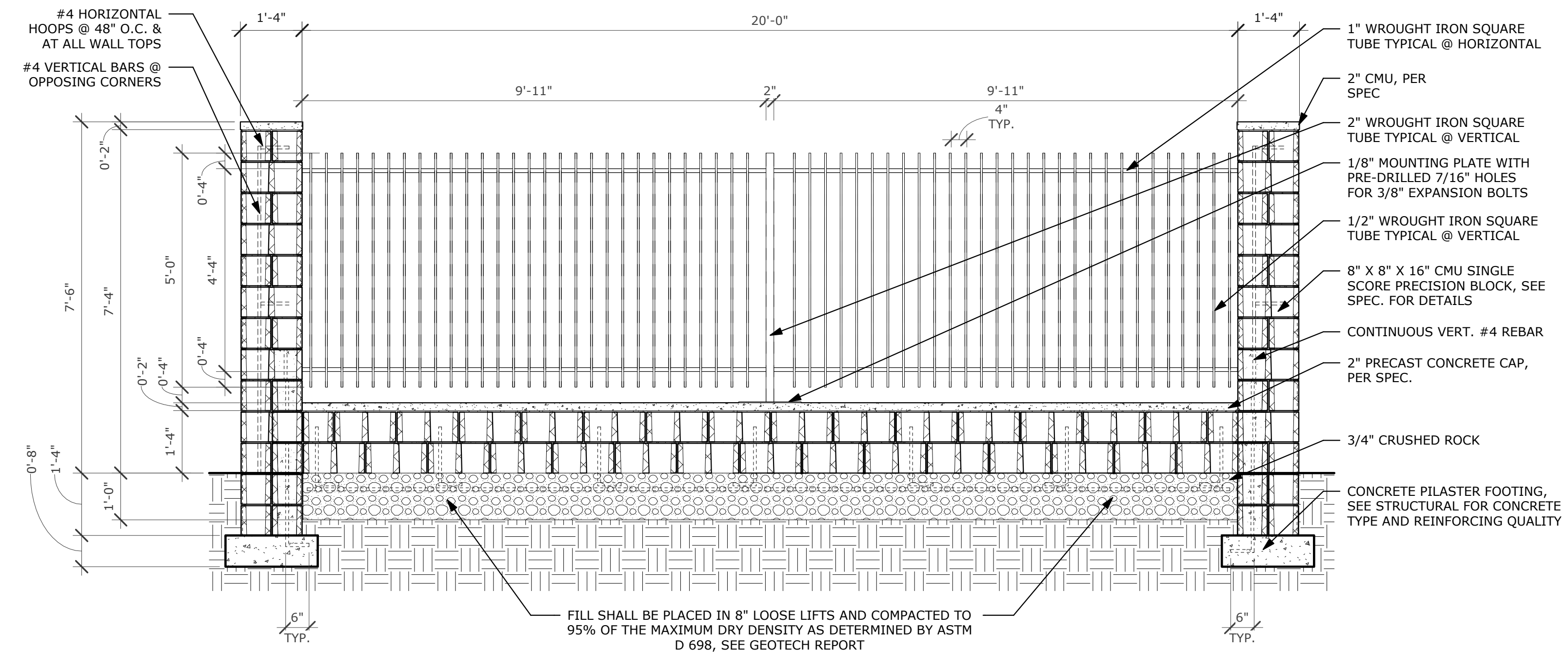
4 CMU COLUMN AND WALL END CONDITION PLAN
SCALE: 1/2" = 1'-0"



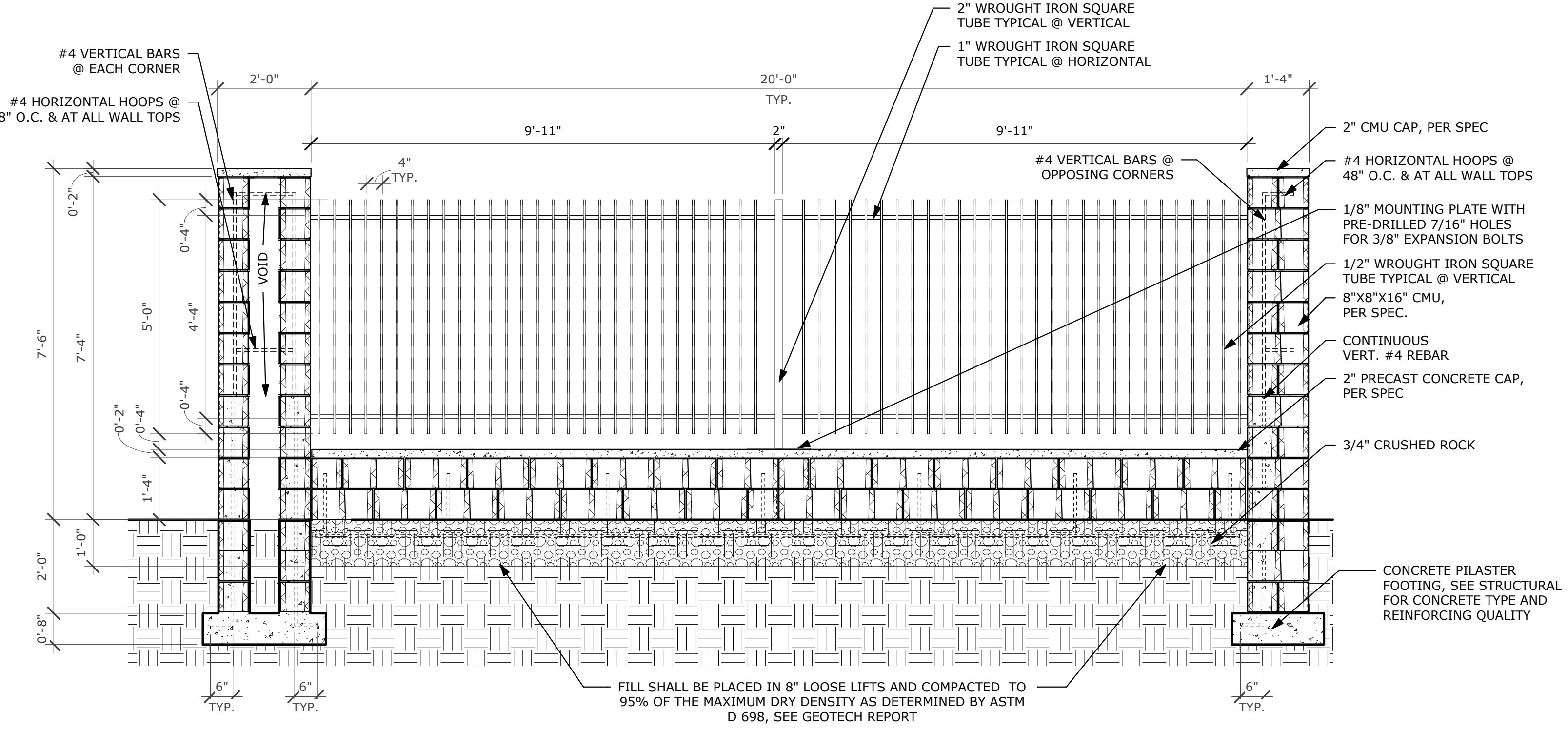
1 TYPICAL CMU COLUMN & WALL PLAN
SCALE: 1/2" = 1'-0"



5 TYPICAL WROUGHT IRON FENCE
SCALE: 1/2" = 1'-0"



2 TYPICAL CMU COLUMN & WROUGHT IRON FENCE
SCALE: 1/2" = 1'-0"



3 CMU COLUMN & WROUGHT IRON FENCE END CONDITION
SCALE: 1/2" = 1'-0"

THE PLAN AND/OR SECTION ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF LUXE LOCKER. THE USE OF THE PLANS SHALL BE RESTRICTED TO THE PROJECT AND SPECIFICATIONS AND OTHER DOCUMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING AND NOT LIMITED TO, PERMITS, ORDINANCES, REGULATIONS AND RESOLUTIONS OF THE CITY OF LAKE HAVASU CITY, ARIZONA, AND SHALL BE VOID WITHOUT THE SIGNATURE OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT. ALL RIGHTS ARE RESERVED AND SHALL REMAIN THE PROPERTY OF LUXE LOCKER. OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
BRAWLEY
BRAWLEY, CALIFORNIA

DATE	DESCRIPTION / COMMENTS

DATE: MAY 2024
DRAWN BY: BT
CHECKED BY: JLH
JOB NUMBER: MKT24

SHEET TITLE:
PERIMETER FENCE DETAILS

SHEET NUMBER:

5

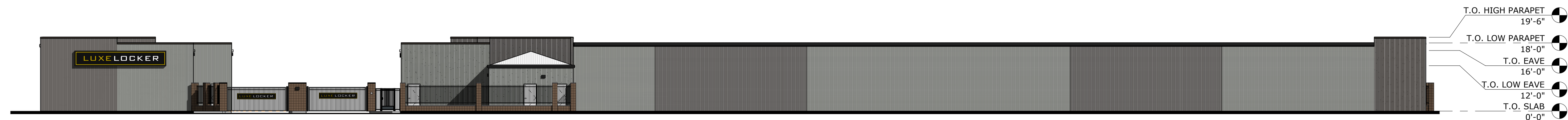
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3

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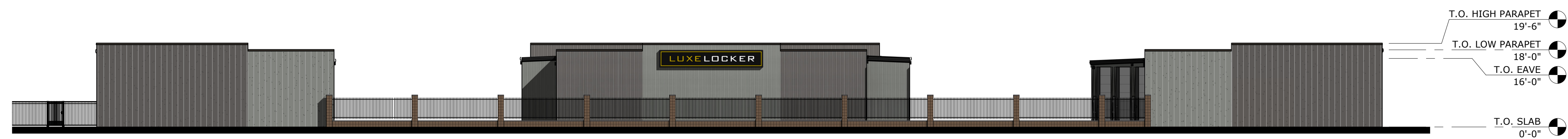
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A



1 EAST STREET ELEVATION
SCALE: 1/16" = 1'-0"

B



2 NORTH STREET ELEVATION
SCALE: 1/16" = 1'-0"

C

5

4

3

2

1

LUXE LOCKER
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LAKE HAVASU CITY, AZ 86403
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LUXELOCKER

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AND PROPER CONSTRUCTION TO LUXELOCKER.
THE USE OF THE PLANS SHALL BE RESTRICTED TO THE
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS,
INCLUDING AND THE DESIGN CONTRACT, AGREED BY THE
INSTRUMENTS OF SERVICE FOR THE PROJECT. ANY
CONSULTANTS SHALL BE DEEMED TO HAVE ACCEPTED
AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND
OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
BRAWLEY
BRAWLEY, CALIFORNIA

DATE	DESCRIPTION - COMMENTS

DATE: MAY 2024
DRAWN BY: WE
CHECKED BY: JH
JOB NUMBER: MKT24

SHEET TITLE:
STREET ELEVATIONS

SHEET NUMBER:
A-4.0



LUXELOCKER

LUXELOCKER

LUXELOCKER



DRAFT

**Initial Study & Environmental Analysis
for
LUXELocker STORAGE FACILITY**



City of Brawley

383 Main Street
Brawley, CA 92227
760-344-2222

June 2024



**City of Brawley
Initial Study/Environmental Checklist**

1. **Project Title:** LUXELocker Storage Facility

2. Lead agency name and address:

City of Brawley
383 Main Street
Brawley, CA 92227

Contact: Cynthia Mancha, Consultant City Planner
(760) 344-8822
planning@brawley-ca.gov

4. Property Owner:

Brawley Opportunity, LLC/Richard Mortenson

5. Project Representative:

LUXELOCKER
David Ferrette

6. 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; E 160FT OF S 200FT OF PAR 2 PM 2-4 OF TR 53 13-14
APN's: 048-020-017;048-020-043;048-020-044

7. Project Location

Corner lot, south of Highway 86, abutting Las Flores Drive and Highway 86 (Main Street)
600 W. Main Street

8. Project Description:

Conditional Use Permit 24-01 is for the construction of mini-storage facility allowing the storage of RV's, boats, and general storage and including a private RV wash bay and RV dump. The property is an undeveloped 3.97-acre site, zoned C-2 (Medium Commercial) located within City limits. Mini-storage facilities are not allowed in the C-2 zone, by right, but are permitted in the C-3 (Heavy Commercial) zone, subject to the approval of a Conditional Use Permit (CUP) and Zone Change (ZC). The proposed project will require approval from the Planning Commission under CUP#24-01, ZC#24-01, Site Plant (SP) 24-02, and adoption of the project Negative Declaration.

9. General Plan Designation:

Existing City General Plan: C - Commercial
Proposed City General Plan: N/A

10. Zoning:

Proposed Annexed Territory: N/A
Existing City Zoning: C-2 (Medium Commercial)
Proposed City Zoning: C-3 Change (Heavy Commercial)

10. Surrounding Land:

North - C-2 (Medium Commercial)/vacant, previously developed.

South - C-2 (Medium Commercial)/Residential/Commercial Office Rentals

East - C-2 (Medium Commercial)/ Days Inn

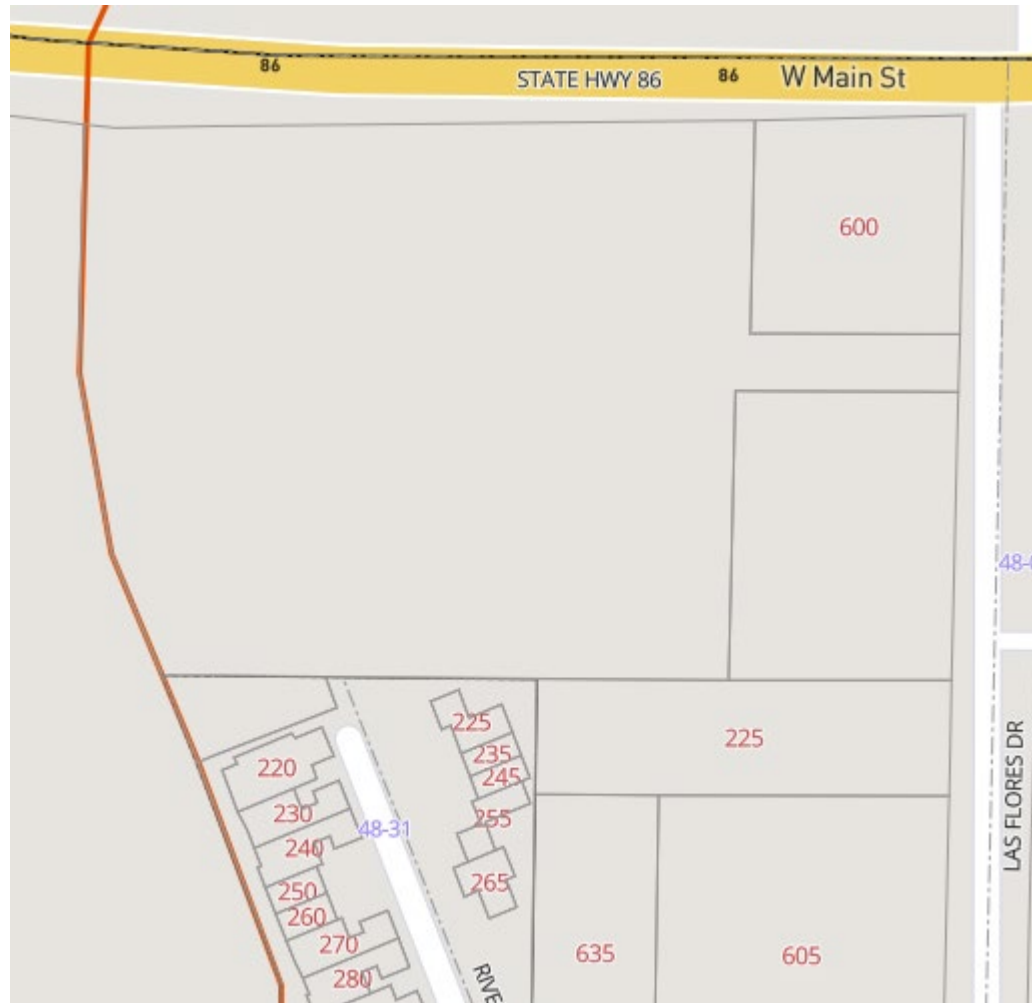
West - C-3 (Heavy Commercial)/Agricultural Equipment Sales/Repair

11. Other Agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

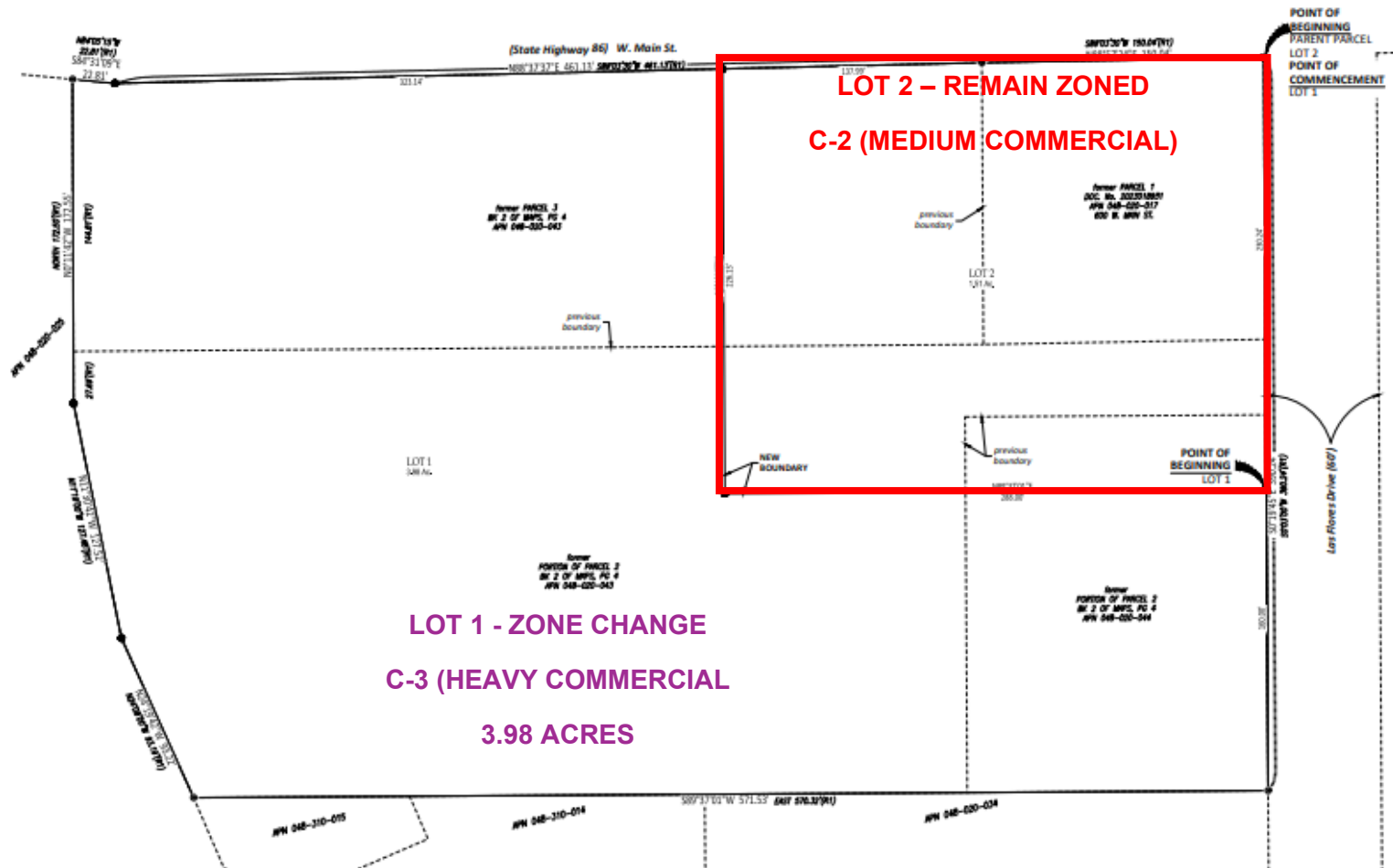
- a) Building
- b) Fire
- c) Public Works

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

City of Brawley mailed letters mailed on 7/18/2024.



**EXHIBIT A
PROJECT VICINITY MAP**



**EXHIBIT B
ZONE CHANGE MAP**

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal. App. 3d 1337 (1990).
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

I. AESTHETICS <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I. AESTHETICS IMPACT DISCUSSION

The proposed installation of the mini-storage facility will not obstruct scenic views. The proposed structures conform with the City zoning ordinance height limits and will not limit public views. The facility will add visual appeal to the undeveloped site. Lighting features will conform to City zoning standards. Fixtures and lumens will be installed in conformance with California low lighting zone LZ2 requirements to minimize visual impacts.

II. AGRICULTURE AND FORESTRY RESOURCES. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

forest land to non-forest use?				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. Agriculture and Forestry Resources Discussion

The parcel is undeveloped and located within City limits. The zone change will not be converting existing parcels designated or zoned for agriculture use to commercial uses.

III. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III. AIR QUALITY DISCUSSION

The mini-storage facility will not add additional vehicle miles traveled. The site is located within the existing path of travel of an arterial transportation corridor; and will not generate or emit hazardous gases. The activities are not anticipated to generate significant fumes exceeding air quality thresholds. The applicant will be required to submit a traffic analysis to assess local mobility as part of their Building Permit/Off-Site improvement plan submittal.

IV. BIOLOGICAL RESOURCES. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES DISCUSSION:

The site is an existing, undeveloped parcel within City limits. Best management practices will be implemented during the construction phase. A burrowing owl survey will be conducted prior to the issuance of a grading permit. Should biological resources be found, construction will be paused until it is determined that construction activities will not encroach on or disturb protected species. The City’s General Plan Environmental Impact Report does not identify significant biological resources, and the site is not located within a Natural Community Conservation Plan or within a waterway system.

V. CULTURAL RESOURCES. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Cause a substantial adverse change in the significance of a historical resource as defined in	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

§15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. CULTURAL RESOURCES DISCUSSION

The site is an existing, undeveloped parcel within City limits with existing residential and commercial uses to the north, east, and west of the property. Best management practices will be implemented during the construction phase. Construction will be paused if cultural artifacts are found. The cultural artifacts will be flagged but will remain undisturbed. Construction will not resume until it is determined that cultural resources will not be impacted. Upon cursory review of the National Register of Historic Places, the project site is not listed as containing historical buildings. The State of California Native American Heritage Commission website did not list any cultural or natural resources. Notice was mailed to tribes within the project site vicinity. No response was received. The City General Plan Environmental Impact Report does not identify the site as culturally significant; however, a qualified paleontologist is to conduct a record search prior to ground disturbing construction activities such as the issuance of a grading permit. A development condition of approval include that the applicant is to submit a cultural resource survey to the City no later than 30-days prior to the issuance of a grading permit and should the survey require a site specific survey it shall be submitted to the City prior to the issuance of a grading permit.

VI. GEOLOGY AND SOILS. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS DISCUSSION: A geotechnical report will be provided by the applicant as part of the building and improvement plan submittal. Report data will provide the appropriate design guidelines to ensure health and safety and reduce the risk of structure failure.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Background:

VII. GREENHOUSE GAS EMISSIONS DISCUSSION

The installation of the mini-storage facility will not increase vehicle mile trips. The facility is located along an arterial transportation corridor.

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background:

The project will be required to abide by the City of Brawley Wastewater Discharge limits and will be required to receive a Wastewater Discharge Permit and any required California Water Boards permits. A grease and sediment interceptor or City approved technology will be required for the RV/Boat wash bay.

VIII. HAZARDS AND HAZARDOUS MATERIALS DISCUSSION

IX. HYDROLOGY AND WATER QUALITY. Would the Project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact (LTSI)	No Impact (NI)
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		(PSUMI)		
a) Violate any water quality standards or waste discharge requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background:

IX. HYDROLOGY AND WATER QUALITY DISCUSSION

The Project will be required to prepare a grading plan, install 100% on-site retention and abide by

the California Water Boards water quality requirements during construction and post construction.

X. LAND USE/PLANNING <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background:

X. LAND USE/PLANNING DISCUSSION

The landscaping will be compatible with desertscape and will abide by the Imperial County Agricultural Commissioner’s plant palette requirements.

XI. MINERAL RESOURCES. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background:

XI. MINERAL RESOURCES DISCUSSION

No known mineral resources in the project area.

XII. NOISE. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

residing or working in the project area to excessive noise levels?				
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Background:

XII. NOISE DISCUSSION

The project is located adjacent to an arterial transportation corridor. The noise will not exceed existing travel noise generated. Residential is not proposed within 50 feet of a road. Should residential uses be proposed at a future date a noise study will be required prior to the issuance of a building permit.

XIII. POPULATION AND HOUSING. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background:

XIII. POPULATION AND HOUSING DISCUSSION

The project is a commercial development that will not generate an increase in population.

XIV. PUBLIC SERVICES. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background:

XIV. PUBLIC SERVICES DISCUSSION

The proposed project will require Fire and Police services but will not have a significant impact.

XV. RECREATION. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background:

XV. RECREATION DISCUSSION

No impact.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the Project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background:

XVI. TRANSPORTATION/TRAFFIC DISCUSSION

The project is located along an existing transportation corridor. Design measures will be defined in the project traffic analysis. The traffic analysis will determine any additional traffic measures for the secondary fire access, if the applicant is unable to satisfy the City Fire Department Conditions of Approval.

XVII. UTILITIES AND SERVICE SYSTEMS Would the Project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background:

XVII. UTILITIES AND SERVICE SYSTEMS DISCUSSION

Commercial water and wastewater rates will apply to the project. The City Environmental Compliance Department will monitor the effluence from the facility to ensure compliance with allowed daily effluence limits. The applicant has been provided information to consult with the Imperial Irrigation District for electrical service.

SECTION 3 - III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE Would the Project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a)) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background:

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE DISCUSSION

None.

III. PERSONS AND ORGANIZATIONS CONSULTED

Brawley Public Works Department

Brawley Fire Department

V. REFERENCES

Brawley General Plan Environmental Impact Report