



PLANNING COMMISSION

Juan Tavares, Chairman

John Lane , Vice-Chairman

George A. Marquez Jay Goyal

Darren Smith Robert Palacio Kevan Hutchinson

AGENDA

PLANNING COMMISSION REGULAR MEETING

**WEDNESDAY, DECEMBER 22, 2022 AT 5:30 P.M.
CITY OF BRAWLEY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

This meeting will be broadcast live at www.facebook.com/cityofbrawley .

To participate and make a public comment:
Join Zoom Meeting <https://zoom.us/join>
Meeting ID: 883 4427 9023 Passcode: 102063

- 1. CALL TO ORDER / ROLL CALL**
- 2. APPROVE MINUTES FROM 2021**
- 3. APPROVE AGENDA**
- 4. PUBLIC APPEARANCES**

The Planning Commission encourages citizen participation on all matters presented for their consideration. The Planning Commission does not take action on items presented under Public Appearances.

Should a member of the public wish to provide verbal or written public comments prior to the meeting, please submit written comments via email to amontano@brawley-ca.gov or contact the Planning Division Office at 760/344.8822.

5. PM 22-01

A parcel map (PM 22-01) was submitted by developer R Garcia Construction on behalf of property owners Martin Islas and Alexis Rodriguez on property located at 664 S. Eastern Avenue. The parcel map will allow for the subdivision of two parcels.

Property Owner: Martin Islas and Alexis Rodriguez

Developer: R. Garcia Construction

Legal Description: North 70 Feet of South 275 Feet of Lot 56 Brawley Subdivision 1, City of Brawley, County of Imperial, State of California APN 047-380-034

6. PM 22-02

A parcel map (PM 22-02) was submitted by developer and property owner Mark Gaddis on property located at 1691 C Street and 1697 C Street. The parcel map will allow for the subdivision of 3 parcels.

Property Owner: Mark Gaddis

Legal Description: East 125.7 Feet of the South 89 Feet and the East 125.7 Feet of the South 157 Feet of Lot 1 of Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-250-019;-020

7. NEXT MEETING DATE

8. ADJOURNMENT

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, CA 92227 Monday through Friday, during regular posted business hours.



BRAWLEY PLANNING COMMISSION

January 6, 2021

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, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ ROLL CALL

Chairman Smith called meeting to order @ 5:30 pm

PRESENT: Goyal, Palacio, Tavares, Smith, Bumbera, Hutchinson
ABSENT: Marquez

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Palacio/Goyal 6-0

PRESENT: Goyal, Palacio, Tavares, Smith, Bumbera, Hutchinson
ABSENT: Marquez
ABSTAIN: None

4. PUBLIC APPEARANCES There was none

5. PM 20-04 451 Best Road

The Commission approved the Parcel Map as proposed. m/s/c Smith/ Palacio 6-0

PRESENT: Tavares, Smith, Bumbera, Hutchinson
ABSENT: Palacio, Marquez
ABSTAIN: None
NAYES: None

6. ADJOURNMENT @ 5:41.m.

Andrea Montano
Assistant Planner



BRAWLEY PLANNING COMMISSION

March 3, 2021

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, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ ROLL CALL

Chairman Smith called meeting to order @ 5:30 pm

PRESENT: Goyal, Smith, , Hutchinson, Marquez

ABSENT: Bumbera, Tavares, Palacio

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Hutchinson/Goyal 4-0

PRESENT: Goyal, Smith, , Hutchinson, Marquez

ABSENT: Bumbera, Tavares, Palacio

ABSTAIN: None

4. PUBLIC APPEARANCES There was none

5. VAR 21-01

The Commission approved the variance as proposed. m/s/c Marquez /Goyal 4-0

PRESENT: Goyal, Smith, , Hutchinson, Marquez

ABSENT: Bumbera, Tavares, Palacio

ABSTAIN: None

6. ADJOURNMENT @ 5:36p.m.

Andrea Montano
Assistant Planner



BRAWLEY PLANNING COMMISSION

June 2, 2021

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, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ ROLL CALL

Chairman Smith called meeting to order @ 5:30 pm

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Palacio/Goyal 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

4. PUBLIC APPEARANCES There was none

5. VAR 21-02

The Commission approved the variance as proposed. m/s/c Smith/ Palacio 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

5. VAR 21-03

The Commission approved the variance as proposed. m/s/c Smith/ Palacio 7-0

PRESENT: Tavares, Smith, Bumbera, Hutchinson
ABSENT: Palacio, Marquez
ABSTAIN: Goyal
NAYES: None

6. Housing Element Update Workshop

Christney Barilla gave a brief introduction on the Housing Element Progress.

7. ADJOURNMENT @ 6:05 p.m.

Andrea Montano

Assistant Planner

DRAFT



BRAWLEY PLANNING COMMISSION

July 7, 2021

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, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ ROLL CALL

Chairman Smith called meeting to order @ 5:30 pm

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Hutchinson/Palacio 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

4. PUBLIC APPEARANCES There was none

5. VAR 21-04

The Commission approved the variance as proposed. m/s/c Lane/ Palacio 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

5. PM 21-01

The Commission approved the parcel map as proposed. m/s/c Palacio/ Hutchinson 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

6. ADJOURNMENT @ 6:01 p.m.

Andrea Montano

Assistant Planner

DRAFT



BRAWLEY PLANNING COMMISSION

October 20, 2021

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, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ ROLL CALL

Chairman Smith called meeting to order @ 5:30 pm

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Palacio/Goyal 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

4. PUBLIC APPEARANCES There was none

5. Environmental Justice Element

Andrea Montano, Planning Technician, presented the Environmental Justice Element

The Commission approved the Element as proposed. m/s/c Smith/ Palacio 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

6. ADJOURNMENT @ 6:02 p.m.

Andrea Montano

DRAFT



BRAWLEY PLANNING COMMISSION

September 8, 2021

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, the date, time, and place duly established for the holding said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ ROLL CALL

Vice-Chairman Smith called meeting to order @ 5:30 pm

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Palacio/Goyal 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

4. PUBLIC APPEARANCES There was none

5. PM 21-02

The Commission approved the Parcel Map as proposed. m/s/c Goyal/ Palacio 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None
ABSTAIN: None

6. Housing Element Update/Negative Declaration

Christney Barilla, Consultant, presented the Housing Element Update and Negative Declaration

The Commission approved the Housing Element and Negative Declaration as proposed. m/s/c Lane/Goyal 7-0

PRESENT: Goyal, Palacio, Tavares, Smith, Lane, Hutchinson, Marquez
ABSENT: None

ABSTAIN: None

6. ADJOURNMENT @ 5:56p.m.

Andrea Montano
Assistant Planner

DRAFT

City of Brawley



Planning Commission
December 21, 2022 Agenda
Item No. 4

STAFF REPORT

To: Planning Division
From: Andrea Montano, Planning Technician
Prepared by: Andrea Montano, Planning Technician
Subject: PM 22-01 664 S Eastern Avenue Lot Split

RECOMMENDATION:

Approve Tentative Map as presented

BACKGROUND INFORMATION:

664 S Eastern Avenue is an R-1 lot that fronts both Eastern Avenue at the West and 16th Street at the East. At present, we do not have right of way enough right of way to complete 16th Street. Allowing the split will allow us to gain an additional half width of the street at 70 feet long. We will also be able to clean up our right of way on Eastern Avenue, and request an additional 5 feet of right of way. In addition these parcels may be eligible for construction of a JADU and an ADU each which may result in a total of 6 units (2 Primary Structures, 2 JADU's and 2 ADU's).

COMPLIANCE WITH CITY PLANS:

Dividing of the lots will assist with creating additional units and count towards our RHNA numbers.

ALTERNATIVES:

Request additional information prior to approval or deny the Parcel Map

CONDITIONS:

1. 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.
2. The applicant shall pay all fees associated with review and approval of the site plan and variance.
3. 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. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
4. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.
5. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.
6. The applicant must obtain an easement for sewer and water lines.

ATTACHMENTS:

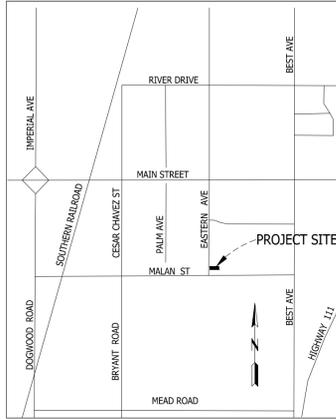
Location Map, and Project Plans

CITY STAFF COMMENTS:

N/A

TENTATIVE PARCEL MAP NO. 047-380-034

PORTION OF LOT 56, BRAWLEY SUBDIVISION NO. 1, ACCORDING TO MAP NO. 56, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



OWNER INFORMATION:
R. GARCIA CONSTRUCTION
943 E. STREET
BRAWLEY, CA. 92227
(760) 351-9382

PROPERTY ADDRESS:
664 SOUTH EASTERN DRIVE
BRAWLEY, CA. 92227

ZONING INFORMATION:
EXISTING: SF-6 (SINGLE FAMILY 6000 SQ.FT MINIMUM LOTS)
PROPOSED: SF-6 (SINGLE FAMILY 6000 SQ.FT MINIMUM LOTS)

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RAUL GARCIA CONSTRUCTION, SEPTEMBER 2022.

DATED: _____

DAVID BELTRAN, P L S 8482
L.C. EXP. DATE 12-31-2022



LEGAL DESCRIPTION:

THAT PORTION OF LOT 56 OF BRAWLEY SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP THEREOF NO. 56, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 205 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 56, THENCE EASTERLY 296 FEET; THENCE IN A NORTHERLY DIRECTION 70 FEET; THENCE IN A WESTERLY DIRECTION 296 FEET; THENCE IN A SOUTHERLY DIRECTION 70 FEET TO THE POINT OF BEGINNING.

(APN: 047-380-034-000)

BASIS OF BEARING:

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE SOUTH LINE OF BRAWLEY SUBDIVISION NO. 1 AS SHOWN IN BOOK 1, PAGE 40 OF OFFICIAL MAPS AS NORTH 89°58'00" WEST.

RECORDED EASEMENTS:

PRELIMINARY TITLE REPORT OF REFERENCE:
STEWART TITLE COMPANY, ORDER NO. 1756442 AND TITLE DATED MAY 31, 2022.

6. A RIGH OF WAY FOR POLE LINES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN SIERRAS POWER COMPANY BY DEED RECORDED SEPTEMBER 7, 1933 IN BOOK 364, PAGE 515 OF OFFICIAL RECORDS.

TITLE DATA NOTE:

AS TO THE TITLE MATTER SHOWN AND NOTED HEREIN, DYNAMIC CONSULTING ENGINEERS, INC AND DAVID BELTRAN, PLS, HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY STEWART TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 1756442 DATED MAY 31, 2022 AND AS MAY BE SUPPLEMENTED, OTHER CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ETC. ARE CONTAINED IN SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE. DYNAMIC CONSULTING ENGINEERS, INC AND DAVID BELTRAN, PLS, MAKE NO STATEMENT AS TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

UNDERGROUND UTILITY NOTE:

IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE AND SETBACK DATA ARE SHOWN HEREIN, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.

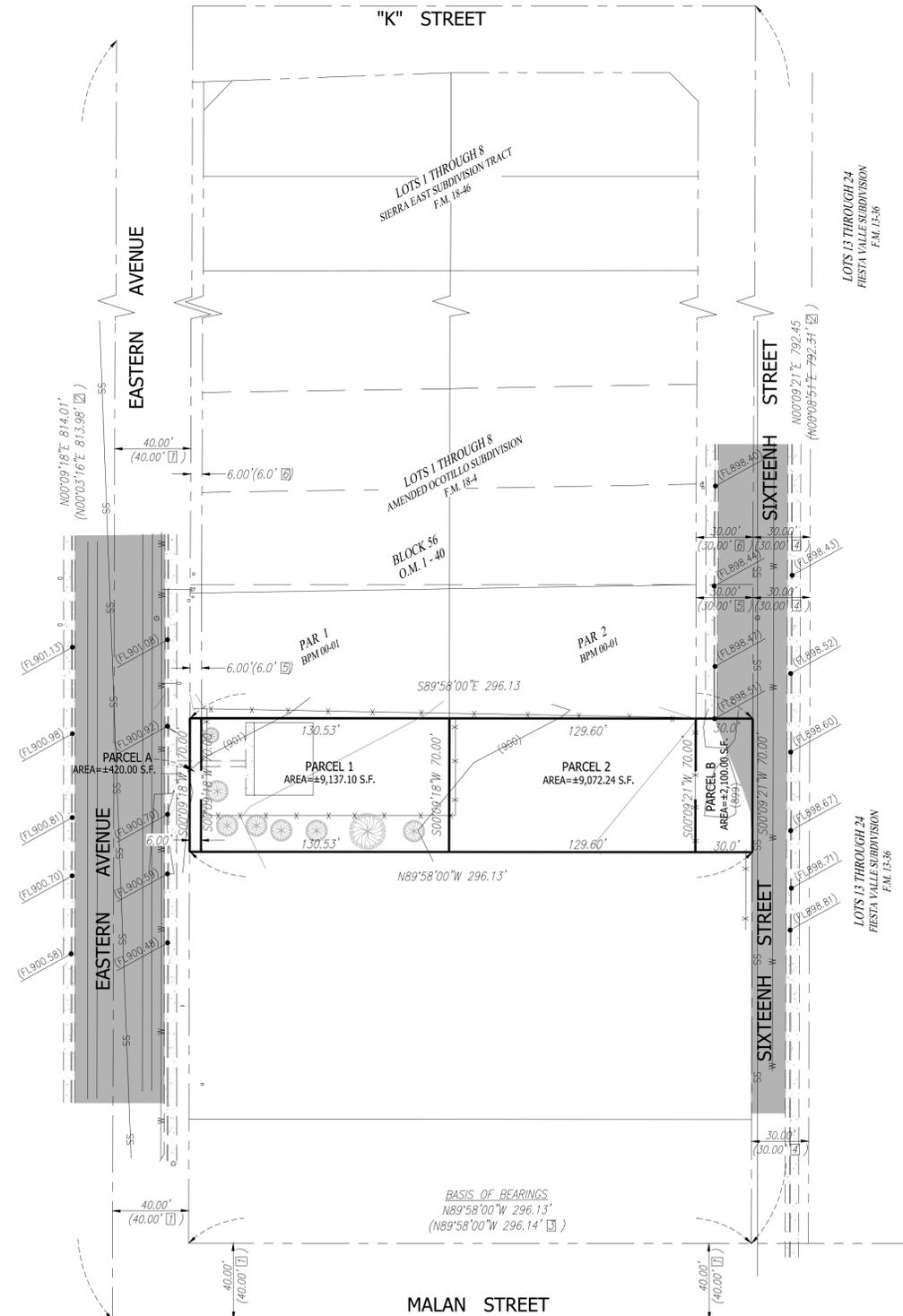
GENERAL NOTES:

TOTAL PROPOSED LOTS: 2 LOTS

- TOTAL PARCEL BOUNDARY:** ±20,729 SQ.FT (0.48 ACRES)
- SCHOOL:** BRAWLEY UNIFIED SCHOOL DISTRICT
- SEWER:** CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803
- WATER:** CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803
- ELECTRIC:** IMPERIAL IRRIGATION DISTRICT
333 E. BARIONI BLVD, IMPERIAL, CA. 92251
PHONE: 760-335-3640
- GAS:** SOUTHERN CALIFORNIA GAS COMPANY
602 E. ROSS RD, EL CENTRO, CA. 92243
PHONE: 760-370-5812
- TELEPHONE:** SBC PACIFIC BELL
PHONE: 1-800-750-2355
- CABLE:** TIME WARNER CABLE
135 S. PLAZA STREET, BRAWLEY, CA. 92227
PHONE: 866-874-2389
- FIRE DISTRICT:** BRAWLEY FIRE DEPARTMENT:
1505 JONES STREET, BRAWLEY, CA. 92227
PHONE: 760-351-9110
- TITLE COMPANY:** STEWART TITLE COMPANY
11870 PIERCE STREET, SUITE 100
RIVERSIDE, CA. 92505
PHONE: 951-276-2700
ORDER NO.: 1756442

ROAD RIGHT OF WAY NOTE:

- PARCEL "A" IS OFFERED TO THE CITY OF BRAWLEY FOR PUBLIC ROAD RIGHT OF WAY AND UTILITIES PURPOSES.
- PARCEL "B" IS OFFERED TO THE CITY OF BRAWLEY FOR PUBLIC ROAD RIGHT OF WAY AND UTILITIES PURPOSES.



LEGEND:

- INDICATES EASEMENT LINE
- INDICATES LOT LINE
- INDICATES SURVEY BOUNDARY
- FOUND MONUMENT AS NOTED
- SET 1-1/4" IRON PIPE, 0.2-FOOT ABOVE GROUND, IN DIRT, "TAGGED L.S. 8482"
- ① RECORD DATA PER O.M. 1-40
- ② RECORD DATA PER R.O.S. 12-11
- ③ RECORD DATA PER F.M. 18-46
- ④ RECORD DATA PER F.M. 13-35
- ⑤ RECORD DATA PER P.M. BPM 00-01
- ⑥ RECORD DATA PER F.M. 18-4

OCTOBER 6, 2022
DCE JOB NO: 611622

Dynamic CONSULTING ENGINEERS

City of Brawley



Planning Commission
December 22, 2022
Agenda Item No. 5

STAFF REPORT

To: Planning Division
From: Andrea Montano, Planning Technician
Prepared by: Andrea Montano, Planning Technician
Subject: **PM 22-02 C Street and Best Road Lot Split**

RECOMMENDATION:

Approve Tentative Map as presented

BACKGROUND INFORMATION:

1691 and 1697 C Streets are R-2 lots located at the North West Corner of C Street and Best Road. They are currently two separate parcels APN 047-250-020 and 047-250-019 that are allowed by right to have a duplex. They are proposing to move the current lot line of 1691 C Street and Split 1697 C Street in two to have 3 total parcels. Each Parcel is allowed by right to have a duplex and with ADU regulations allowed an additional unit. At completion this project has the potential to have a total of 9 units.

COMPLIANCE WITH CITY PLANS:

Dividing of the lots will assist with creating additional units and count towards our RHNA numbers.

ALTERNATIVES:

Request additional information prior to approval or deny the Parcel Map.

CONDITIONS:

1. 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.
2. The applicant shall pay all fees associated with review and approval of the site plan and variance.
3. 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. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
4. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.
5. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.
6. The applicant must obtain an easement for sewer and water lines.

ATTACHMENTS:

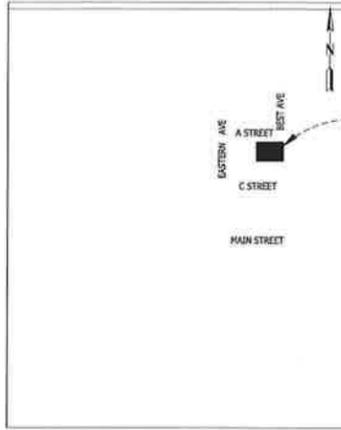
Location Map, and Project Plans

CITY STAFF COMMENTS:

N/A

TENTATIVE PARCEL MAP NO. 047-250-017

PORTION OF LOT 1, BRAWLEY SUBDIVISION NO. 1, ACCORDING TO MAP NO. 56, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA



OWNER INFORMATION:
CATHY SULLIVAN
451 BEST ROAD
BRAWLEY, CA. 92227

PROPERTY ADDRESS:
451 BEST ROAD
BRAWLEY, CA. 92227

ZONING INFORMATION:
EXISTING: R-2 (RESIDENTIAL LOW DENSITY)
PROPOSED: R-2 (RESIDENTIAL LOW DENSITY)

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CATHY SULLIVAN, ON OCTOBER 2020.

DATED: _____

RAYMOND TODD DIAL, P. L.S. 7341
LIC. EXP. DATE 12-31-2020



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF IMPERIAL, CITY OF BRAWLEY AND DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 125.7 FEET OF THE SOUTH 157 FEET OF LOT 1, EXCEPTING THEREFROM THE SOUTH 89 FEET OF THE WEST 50.7 FEET, IN BRAWLEY SUBDIVISION NO. 1, ACCORDING TO THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 2:

THE SOUTH 89 FEET OF THE WEST 50.7 FEET OF THE EAST 125.7 FEET OF THE SOUTH 157 FEET OF LOT 1 OF BRAWLEY SUBDIVISION NO. 1, AS PER MAP NO. 56 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

BASIS OF BEARING:

THE BEARING NORTH 89°58'01" EAST ALONG THE CENTERLINE OF "C" STREET, PER PARCEL MAP RECORDED ON FILE IN BOOK 11, PAGE 8 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY IS THE BASIS OF BEARING FOR THIS MAP.

RECORDED EASEMENTS:

PRELIMINARY TITLE REPORT OF REFERENCE:
STEWART TITLE COMPANY, ORDER NO. 1476367 AND TITLE DATED SEPTEMBER 30, 2021.

6 AN EASEMENT FOR CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE IN FAVOR OF IMPERIAL IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1939 AS INSTRUMENT NO. 98 IN BOOK 529, PAGE 549 OF OFFICIAL RECORDS.

7 AN EASEMENT FOR IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY IMPERIAL IRRIGATION DISTRICT, RECORDED JULY 16, 1941 AS INSTRUMENT NO. 11 IN BOOK 573, PAGE 98 OF OFFICIAL RECORDS.

TITLE DATA NOTE:

AS TO THE TITLE MATTER SHOWN AND NOTED HEREIN, DIAL CONSULTING, INC AND RAYMOND T. DIAL, PLS, HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY STEWART TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 1713782 DATED AUGUST 31, 2022 AND AS MAY BE SUPPLEMENTED, OTHER CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ETC. ARE CONTAINED IN SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE. DIAL CONSULTING, INC AND RAYMOND T. DIAL, PLS, MAKE NO STATEMENT AS TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

UNDERGROUND UTILITY NOTE:

IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE AND SETBACK DATA ARE SHOWN HEREIN, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SAID INFORMATION.

LEGEND:

- INDICATES NEW LOT LINE
- - - INDICATES EXISTING LOT LINE TO BE ABANDONED
- INDICATES BLOCK LINE
- INDICATES SURVEY BOUNDARY
- INDICATES EXISTING FENCE TO BE REMOVED
- FOUND MONUMENT AS NOTED
- SET 1-1/4" IRON PIPE, 0.2-FOOT ABOVE GROUND, IN DIRT, "TAGGED L.S. 7341"
- ICSTC IMPERIAL COUNTY SURVEY TIE-CARD
- NF/S NOTHING FOUND OR SET

GENERAL NOTES:

TOTAL PROPOSED LOTS: 3 LOTS

1. TOTAL PARCEL BOUNDARY: ±0.45 ACRES

3. SCHOOL: BRAWLEY UNIFIED SCHOOL DISTRICT

4. SEWER: CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803

5. WATER: CITY OF BRAWLEY
5015 BEST ROAD, BRAWLEY, CA. 92227
PHONE: 760-344-5803

6. ELECTRIC: IMPERIAL IRRIGATION DISTRICT
333 E. BARIONI BLVD, IMPERIAL, CA. 92251
PHONE: 760-335-3640

7. GAS: SOUTHERN CALIFORNIA GAS COMPANY
602 E. ROSS RD, EL CENTRO, CA. 92243
PHONE: 760-370-5812

8. TELEPHONE: SBC PACIFIC BELL
PHONE: 1-800-750-2355

9. CABLE: TIME WARNER CABLE
135 S. PLAZA STREET, BRAWLEY, CA. 92227
PHONE: 866-874-2389

10. FIRE DISTRICT: BRAWLEY FIRE DEPARTMENT:
1505 JONES STREET, BRAWLEY, CA. 92227
PHONE: 760-351-9110

11. TITLE COMPANY: STEWART TITLE COMPANY
11870 PIERCE STREET, SUITE 100
RIVERSIDE, CA. 92505
PHONE: 951-276-2700
ORDER NO.: 914408

