



**BUSINESS ADVISORY COMMITTEE**  
**Tuesday, April 14, 2015 at 5:30pm**  
**383 Main Street, City of Brawley**  
**Administrative Building Council Chambers**

**Committee Members:**

Sean Wilcock, Chairperson  
Alan Huber, Vice-Chairperson  
Sarah Chairez  
Lupe Navarro  
Audrey Noriega

**Ex-officio Members:**

Donnie Wharton, Council Member  
Rosanna B. Moore, City Manager  
Jason Zara, Executive Director

**Agenda**

Call to Order & Roll Call

Approval of the Agenda

Public Comments

Presentations

New Business

- Discussion regarding RV and Mobile Home Park project located at the Northwest corner of River Drive and North Palm Avenue

Committee Member Comments/Remarks

Adjournment



## PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darin Smith, Vice-Chairman

Eugene Bumbera    Jay Goyal    George A. Marquez

Eric M. Reyes    Ramon M. Sagredo

### AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 12, 2014 AT 5:30 P.M.  
CITY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF AUGUST 13, 2014
4. PUBLIC APPEARANCES

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

#### PUBLIC HEARING

5. An application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

**Applicant:** Jay Goyal and David Ramirez for  
RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

**Location:** Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

## COMMISSION ACTION

6. ZONING CODE ENFORCEMENT

7. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 400 Main Street, Suite 2, Brawley, Monday through Friday, during regular posted business hours. Individuals who require special accommodations are requested to give 24-hour prior notice.  
Contact: Alma Benavides, City Clerk, 760-351-3080



## PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darin Smith, Vice-Chairman

Eugene Bumbera      Jay Goyal      George A. Marquez  
Ramon M. Sagredo      Vacant Position

### AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 4, 2015 AT 5:30 P.M.  
CITY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF JANUARY 7, 2015
4. PUBLIC APPEARANCES

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

### PUBLIC HEARING

1. An application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

Applicant: Jay Goyal and David Ramirez for  
RSG Capital, LLC  
512 Broadway Street  
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Location: Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

## REGULAR BUSINESS

8. ZONING CODE ENFORCEMENT
9. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 400 Main Street, Suite 2, Brawley, Monday through Friday, during regular posted business hours. The full agenda is also available online at [http://www.brawley-ca.gov/media/module/content\\_item/Feb\\_04\\_2015\\_PCagenda.pdf](http://www.brawley-ca.gov/media/module/content_item/Feb_04_2015_PCagenda.pdf). Individuals who require special accommodations are requested to give 24-hour prior notice.  
Contact: Alma Benavides, City Clerk. 760-351-3080

## **PLANNING COMMISSION STAFF REPORT**

**Zone Change/General Plan**

**Amendment/Site Plan/**

**Conditional/Use Permit/Parcel**

**Map:** ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01  
River Palm Mobile Home and RV Park/Mini-Storage/Convenience Market

**Property Owner:** RSG Capital, LLC

**Applicant/**

**Representative:** David L. Ramirez, P.E.,

**Legal Description:** Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the South 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-31

**Location:** Northwest corner of River Drive and North Palm Avenue

**Area:** 24.49 Acres (1,066,784 Square Feet)

**Existing Zoning:** R-1 (Residential Single Family)

**Proposed Zoning:** MHP (Mobile Home Park) / M-1 (Light Manufacturing) / C-1 (Neighborhood Commercial)

**Existing Use:** Parcel 1: Vacant

**Proposed Use:** Parcel 1: Mobile Home and RV Park  
Parcel 2: Mini-Storage  
Parcel 3: Convenience Market

**Surrounding Land Uses:**

**North -** M-1 (Light Manufacturing) / Vacant  
**South -** R-1 (Residential Single Family) / Single Family Dwellings  
**East -** R-1 (Residential Single Family) / Vacant  
**West-** M-1 (Light Manufacturing) / Vacant

**Current General Plan Designation:** Low Density Residential

**Proposed General Plan Designation:** Medium Density Residential, Commercial

**CEQA Status:** Mitigated Negative Declaration

**PLANNING COMMISSION HEARING, FEBRUARY 4, 2015,  
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,  
BRAWLEY, CALIFORNIA**

**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:**  
**ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

**General Information:**

The applicant is requesting a rezoning to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) in order to permit a mobile home and RV park, a convenience store and a mini-storage facility. The property is currently zoned R-1 (Residential Single Family). The project also includes a General Plan Amendment changing the land use from Low Density Residential to Medium Density Residential, Commercial and Light Manufacturing and a parcel map subdividing the lot into three parcels. The site is currently vacant and is 24.49 acres in size. Access is proposed via River Drive, North Palm Avenue and Duarte Street. The applicant is also required to obtain a conditional use permit for the mini-storage facility. There are previous zoning conditions currently imposed on this property for a single family tentative tract map.

**Staff Recommendation:**

The Development Review Committee (DRC), on January 8, 2015, recommends approval of this request for rezoning, general plan amendment, site plan, conditional use permit, and adoption of the proposed Mitigated Negative Declaration on the basis of the whole record before it, including the initial study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City of Brawley's independent judgment and analysis. The following conditions shall apply:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. Obtain, pay for and comply with all permits required from the Imperial Irrigation District (IID) for improvements within, adjacent or across these agencies rights-of-way and/or facilities, as required to serve this Project.
4. Offer for dedication all rights-of-way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
5. Approval or conditional approval of the site plan shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
6. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Brawley Landscaping Ordinance and shall be installed per the approved landscape plan.
7. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel. This includes half street improvements to the northern half of River Drive, the western half of North Palm Avenue and the south half of Duarte Street. The west half of North Palm Avenue shall be constructed in phases that match the northern boundary of the development. The south half of Duarte Street shall require a fair share for each phase of the Mobile Home Park and shall be designed per Local Industrial design requirements. During the interim, both North Palm Avenue and Duarte shall be improved as a 20 foot all-weather road for use by emergency vehicles.
8. Pretreatment of wastewater shall be required per Public Works standards.
9. Hydraulics, drainage and grading details to City standards provided to the City Engineer. Project must comply with local, state and federal storm drainage discharge permits regulations. 100 percent retention shall be provided. The retention basin shall also be landscaped (xeriscape permitted). A driveway for maintenance and an ADA ramp shall be provided for access to the recreational retention basin. An agreement shall be provided for by the property owners of the three parcels for joint use of the retention facility.

**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:  
ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

10. Applicant/Property Owner 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.

11. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 75 watts elsewhere.

12. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.

13. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.

14. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost. All onsite utilities shall be underground.

15. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company.

16. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-1. Installation of fire hydrants shall be prior to construction of each respective phase of the development.

17. All parking spaces for passenger vehicles and recreation vehicles shall be paved.

18. A wrought iron fence or masonry wall is required on the south and east sides of the MHP property adjacent to residential zoning. A masonry wall shall be required between the C-1 parcel and the MHP parcel. Trash enclosures shall also be enclosed with a masonry wall.

18. Close coordination with the Imperial County Development Services Department's Building Division is required since building permits shall be obtained through that entity.

19. Applicant/Property Owner shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

20. The applicant 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.

21. 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.

22. Quimby fees shall be paid prior to final map recordation or issuance of building permits for the mobile home/recreational vehicle park parcel in the amount of \$27,629.34.

23. A "Deed Notice" required for parcels in the ALUC's D zone.

The recommendation is based on the following findings:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Section 15164(b).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the Mitigated Negative Declaration, zone change, general plan amendment, site plan, and conditional use permit 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 zone change, general plan amendment, site plan, conditional use permit and Mitigated Negative Declaration are consistent with the character of the area for the types of surrounding land uses.

**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:  
ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

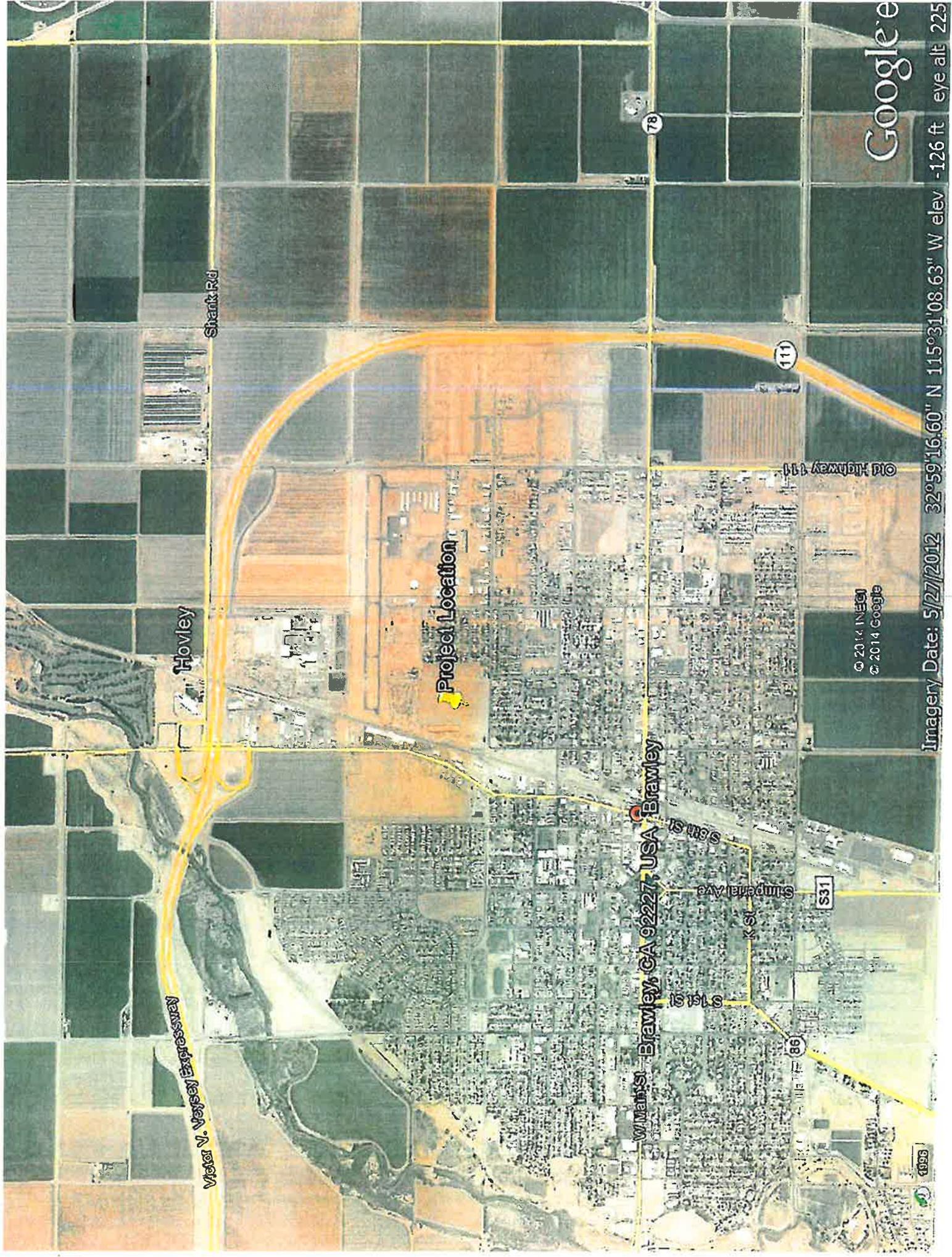
The General Plan Land Use Map designates this property for **Low Density Residential** land uses. **Medium Density Residential, Commercial and Industrial** land uses are required for the intended use. **MHP (Mobile Home Park) zoning** permits mobile home and RV parks, **C-1 (Neighborhood Commercial) zoning** permits convenience markets and **M-1 (Light Manufacturing) zoning** permits mini-storage facilities with a **Conditional Use Permit**.

The Commission must determine the following:

- A. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed uses of this property complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are in accordance with and in furtherance of the Brawley General Plan, any special neighborhood plans or policies adopted by the City regarding the development area, or any approved concept plan.
- D. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are adequately served by and will not impose an undue burden upon the public improvements and rights - of - way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts of the proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The development of the Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map mitigates substantial environmental problems.
- G. The proposed new use provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are compatible with adjacent structures and uses.
- I. The Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

**ATTACHMENT:** Environmental Initial Study, Draft Negative Declaration, Location Maps, Site Plan, Parcel Map.

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



Victor V. Vaysey Expressway

Hovley

Shank Rd

Project Location

W. Main St Brawley, CA 92227, USA

78

111

Old Highway 111

S31

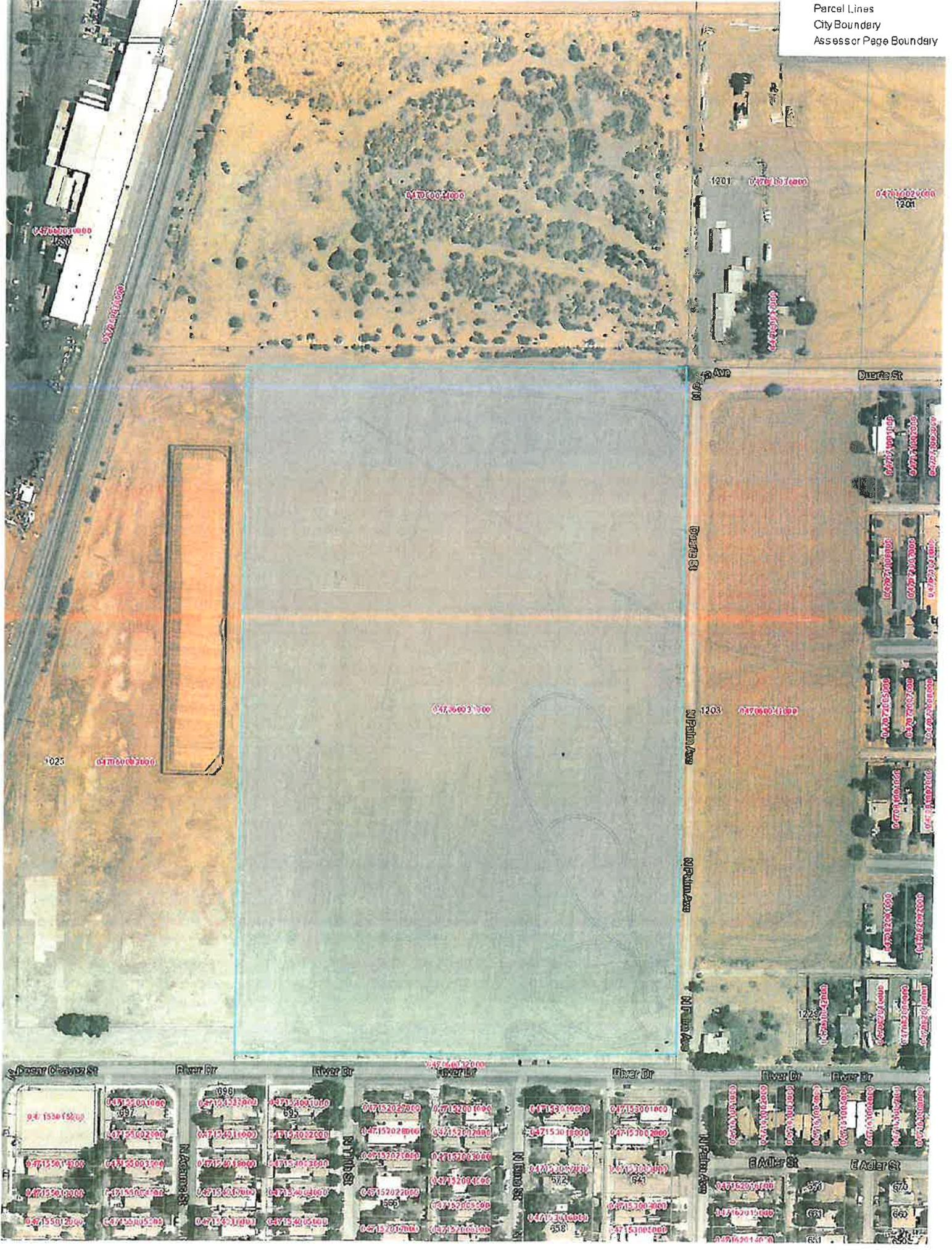
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4996

© 2014 INEGI  
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Google

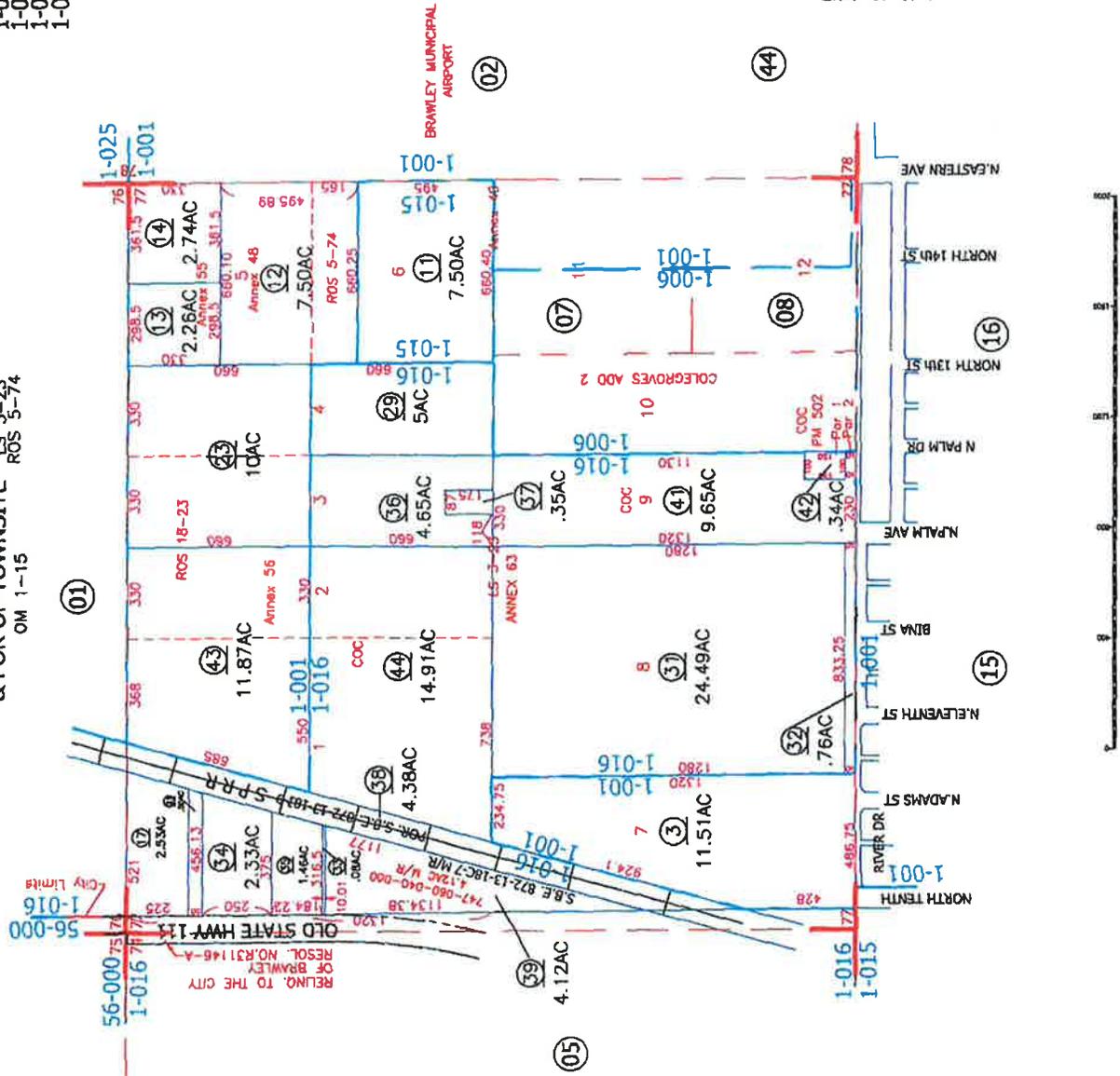
Imagery Date: 5/27/2012 32°59'16.60" N 115°31'08.63" W elev -126 ft eye alt 225



**POR TRACT 77 & POR SUB OF TRACT 77 T13S, R14E  
& POR OF TOWNSITE  
OM 1-15**

**Tax Area Code**  
1-001  
1-006  
1-015  
1-016

**47-06**



**DISCLAIMER:**  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC.377)

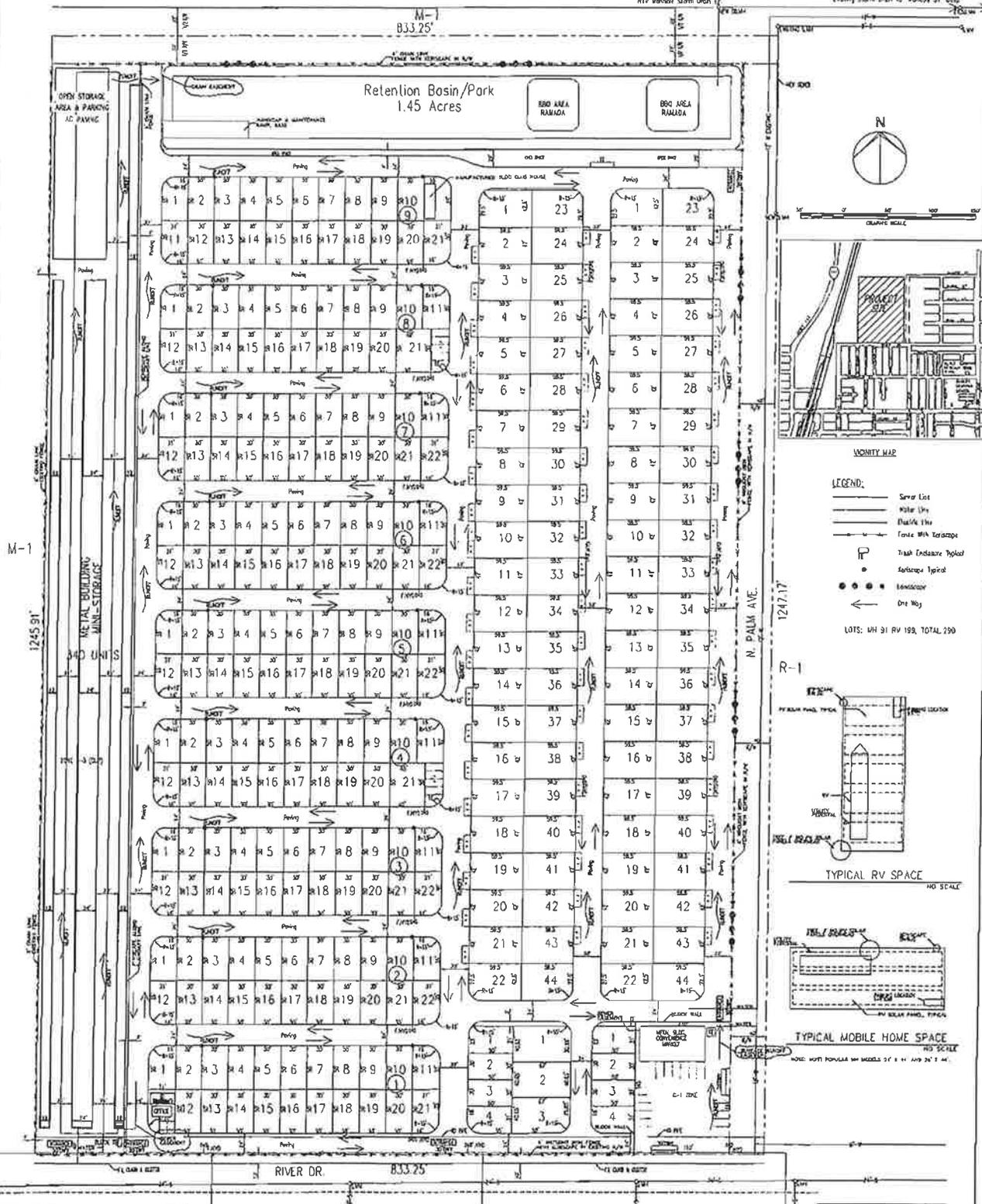
**CITY OF BRAWLEY**  
Assessor's Map Bk. 47-Pg. 06  
County of Imperial, Calif.

- 9-30-09 MF
- 8-01-07 MF
- 6-04-07 MF
- 3-07-01 AR
- 5-17-95 DP
- 4-18-95 RM
- 6-5-91 LS
- 5-9-91 RM
- 3-1-13 MF
- 9-6-11 MF
- 6-1-11 MF

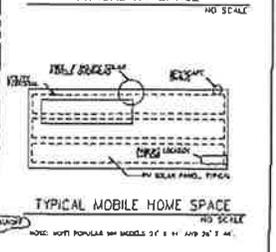
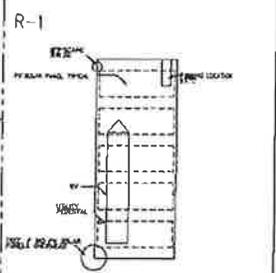
# SITE MAP PARCEL No. 047-060-031

IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

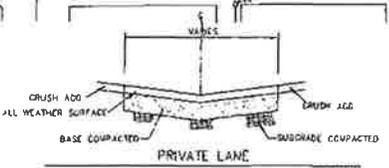
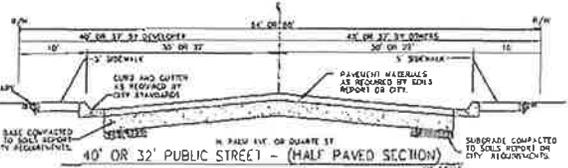
Niv. Mean Sea Level 11' Vertical 37' Cont.



- LEGEND:**
- Server Lot
  - Water Use
  - Electric Use
  - Fence With Landscape
  - ⊕ Trash Enclosure Typical
  - ⊕ Landscape Typical
  - Landscaping
  - ← One Way
- LOTS: 44 @ 1 RV 199, TOTAL 290



**LEGAL DESCRIPTION:**  
THAT PORTION OF TRACT 77, TOWNSHIP 13 SOUTH RANGE 11 EAST, S.E. 1/4 IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN ON LICENSED SURVEYOR'S MAP RECORDED IN BOOK 3, PAGE 23 IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, APRIL 21, 1934 AS TO A & EXISTING THEREFROM THE SOUTH 40 FEET OF SAID LOT 8 AS CONVEYED TO THE CITY OF BRAWLEY BY DEED RECORDED DECEMBER 15, 1980 AS INSTRUMENT NO. 5 OF OFFICIAL RECORDS.



Owner: RSC Capital, LLC  
 Project: PALM RIVER HOME RV PARK (ZONE MHP)  
 METAL BUILDING MAIN STORAGE (ZONE C-3 CUP)  
 CONVENIENCE MARKET (ZONE C-1)  
 Engineer: David L. Penick, PE, P.O. Box 308, Heber, CA, 92249  
 P: 760-287-3166  
 D: 760-287-3022  
 Parcel No: 047-260-031  
 Sheet 1 of 1

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Brawley Planning Commission will conduct a public hearing on February 4, 2015 at 5:30 PM at the City Council Chamber, 383 Main Street, Brawley, California to consider approving the following projects:

A site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01), zone change (ZC14-01) and general plan amendment (GPA14-01) submitted by the RSG Capital, LLC on property located at the northwest corner of River Drive and North Palm Avenue, Brawley, CA 92227. The property is legally described as Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the South 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-31. The property is currently zoned R-1 (Residential Single Family) and is 24.49 acres in size. The applicant is requesting a zone change to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) for a mobile home and recreational vehicle park, a convenience market and a mini-storage facility. The application also includes a general plan amendment from Low Density Residential land use to Medium Density Residential, Commercial and Industrial. The parcel map will subdivide the property into three lots and the conditional use permit is required for the mini-storage facility.

All interested persons and concerned parties are encouraged to attend the hearing. Persons unable to attend may submit written comments to the Planning Department, City of Brawley, 400 Main Street Brawley, California 92227.

Copies of all project documents are available for public review at the Planning Department between the hours of 8 AM and 5 PM Monday through Friday. Persons with questions should contact Gordon R. Gaste, Planning Director at 760-344-8822 or 760-344-0907 (FAX).

# City of Brawley

## CEQA Environmental Information Study

1. **Project title:** ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01/ (Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map) – River Palm Mobile Home and RV Park/Mini Storage/Convenience Market

2. **Lead agency names and addresses:**

City of Brawley  
Planning Department  
400 Main St.  
Brawley, CA 92227  
(760) 344-8822  
(760) 344-0907 (FAX)

3. **Contact person:** Gordon R. Gaste, AICP CEP, Planning Director

4. **Project location:** Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the South 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-31

5. **Project sponsor's name and address:**

RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

6. **General plan designation:** Low Density Residential

7. **Zoning:** R-1 (Residential Single Family)

8. **Description of project:** The applicant is requesting a rezoning to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) in order to permit a mobile home and RV park, a convenience store and a mini-storage facility. The property is currently zoned R-1 (Residential Single Family). The project also includes a General Plan Amendment changing the land use from Low Density Residential to Medium Density Residential, Commercial and Light Manufacturing and a parcel map subdividing the lot into three parcels. The site is currently vacant and is 24.49 acres in size. Access is proposed via River Drive, North Palm Avenue and Duarte Street. The applicant is also required to obtain a conditional use permit for the mini-storage facility. There are previous zoning conditions currently imposed on this property for a single family tentative tract map.

9. **Surrounding land uses and setting:**

<i>North</i> -	M-1 (Light Industrial) / Vacant
<i>South</i> -	R-1 (Residential Single Family) / Single Family Dwellings
<i>East</i> -	R-1 (Residential Single Family) / Vacant
<i>West</i> -	M-1 (Light Industrial) / Vacant

The setting is adjacent to development and planned for urban uses in the General Plan.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

City of Brawley:

- Site Plan Review
- Zone Change
- General Plan Amendment
- Parcel Map
- Conditional Use Permit

County of Imperial:

- Mobile Home Permits
- Airport Land Use Commission

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                          | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                                |
| <input type="checkbox"/> Greenhouse Gas Emissions            | <input type="checkbox"/> Hazards & Hazardous Materials      | <input checked="" type="checkbox"/> Hydrology / Water Quality          |
| <input checked="" type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems        | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

---

Date

**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 may be 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 XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses 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.
- 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.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**I. AESTHETICS --** Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*There are no scenic vistas or designated scenic highways in the project area that could be affected by the project; therefore, there will be no impact.*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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*There are no scenic resources on the proposed project site; therefore, there will be no impact.*

c) Substantially degrade the existing visual character or quality of the site and its surrounding

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The proposed project is consistent with the general plan, zoning ordinance and surrounding land uses and would not degrade the existing visual character or quality of the site; therefore, there will be no impact.*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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*Lighting in the area is associated with existing development. Light for the proposed project would be consistent with City of Brawley standards as it is an existing structure. All lighting is shielded from residential areas.*

**II. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range

**Issues (and Supporting Information Sources):**

**Potentially Significant Impact**

**Less Than Significant with Mitigation Incorporation**

**Less Than Significant Impact**

**No Impact**

Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Resources Board. Would the project:

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?





*The proposed project is designated low density residential within an urbanized area that is currently adjacent to development. Also, the property has not been farmed in over a decade. With a general plan amendment and a zone change, there would no impact to agriculture due to the implementation of the project.*

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?





*The proposed project site is not designated or zoned for agricultural uses. Additionally, there are no Williamson Act contracts on the project site or in the vicinity. Therefore, there would be no impact.*

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))?





*The project site is located within an urban area with no timberland activity occurring within the project vicinity. There would not be any direct, indirect, or cumulative impacts to the environment which could cause conversion of timberland to non-timberland uses.*

d) Result in the loss of forest land or conversion of forest land to non-forest use?





*The project site is located within an urban area with no forest land activity occurring within the project vicinity. There would not be any direct, indirect, or cumulative impacts to the environment which could cause conversion of forest land to non-forest uses.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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*The project site is located within an urban area with no agricultural activity occurring within the project vicinity. There would not be any direct, indirect, or cumulative impacts to the environment which could cause conversion of farmland to non-agricultural uses or forest land to non-forest uses.*

**III. AIR QUALITY.** 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:

a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*The regional plan for Brawley is the Air Quality Attainment Plan for Imperial County. The California Air Resources Board (CARB) provides criteria for determining whether a project conforms to the Air Quality Attainment Plan. The Air Quality Analysis indicates less than significant impacts that would be mitigated and would not obstruct the implementation of the air quality attainment plan for Imperial County.*

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Emissions due to operation of the project will emit some CO2. The proposed project is classified as a Tier 2 project (to be verified with APCD). According to the ICAPCD CEQA Air Quality Handbook, Tier 2 projects are required to implement all standard and discretionary mitigation measures. Construction emissions are shall be restricted to less than the ICAPCD thresholds for all criteria pollutants.*

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*The proposed project would contribute air emissions in an air basin which is in non-attainment of standards. The ICAPCD's Operational Development Fee (Rule 310) would be required to provide; (1) off-site mitigation; (2) an operational development fee; or (3) a combination of both for any future site development. These measures for the proposed project would reduce cumulative impacts to a level that is less than significant.*

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Same as III b).*

e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project would not generate objectionable odors. Therefore, there would be no impact.*

**IV. BIOLOGICAL RESOURCES.** Would the project:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*The site was surveyed for the existence of burrowing owls or any other protected or sensitive species. No sensitive species were found. A follow-up survey shall be performed prior to construction activities. If these species are present, avoidance, minimization and mitigation shall be performed.*

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 US Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*No riparian habitat or sensitive communities are present.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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*There are no wetland resources as defined by the Clean Water Act located on-site and therefore there will be no impact.*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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*The site will be surveyed for the existence of burrowing owls or any other protected or sensitive species. If these species are present mitigation measures could include avoidance and/or relocation measures.*

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"/>
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*The project would not conflict with any local policy or ordinance protecting biological resources; thus, there would be no impact.*

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"/>
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*There are no Habitat Conservation Plans or Natural Community Conservation Plans on or within the vicinity of the project site. Therefore, there would be no impact.*

**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The vacant parcel is adjacent to existing urban development which would not be considered historical as defined by the four criterion listed by the California Register of Historic Resources therefore, creating no impacts.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The site is adjacent to existing development and has been disturbed and there are no identified archaeological resources located on the project site.*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The site is adjacent to existing development and has been disturbed and there are no identified paleontological resources located on the project site.*

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The site is adjacent to existing development that has been disturbed and the proposed project will not impact any human remains. Additionally, there are no known cemeteries located within the vicinity of the project site. Thus, there would be no impact.*

**VI. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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"/>
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*There are no faults identified by the Alquist-Priolo Fault Zoning Map on or within the vicinity of the project site. The project site is within a seismically active area; however, all structures shall be in adherence to the California Building Code.*

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?  <i>The project area is seismically active, and development would require implementation of project design measures and adherence to the California Building Code. The current and proposed buildings are designed to reduce the impacts to a level that is less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?  <i>The project would implement project design measures required by the California Building Code and any other required ground improvement measures needed to reduce the level that has no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?  <i>Due to the completely flat and level nature of the project site, there is no potential for a landslide incident and would have no impact.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?  <i>Soil at the project site could be subject to wind and water erosion during construction. Erosion control requirements and Best Management Practices would be incorporated into the project design at the time of development that produces less than significant impacts.</i>	<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 landslide, lateral spreading, subsidence, liquefaction or collapse?  <i>The project shall meet the requirements of geotechnical report for construction which will mitigate impacts to a less than significant level.</i>	<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?  <i>The project shall meet the requirements of a geotechnical studies for construction which has no impact to expansive soils.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Issues (and Supporting Information Sources):**

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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?





*The project site would be connected to City wastewater disposal systems and onsite treatment system. Pretreatment shall be required to meet Public Works standards, and therefore, there would have less than significant impacts.*

**VII. GREENHOUSE GAS EMISSIONS.**

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?





*The project will generate some additional traffic which will have less than significant impacts. Any Mitigation per the APCD shall be required to produce a level which has a less than significant impact.*

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?





*Same as VII a).*

**VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?





*Hazardous materials would not be transported for this project. Therefore, it would have no impact.*

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?





*Same as VIII a).*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project is greater than one-quarter mile from a schools and will not emit or handle any hazardous materials. Therefore, there will be no impact.*

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"/>
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*The project site no longer contains any hazardous materials that are compiled pursuant to the Government Code that would create a potential hazard to the public. The Department of Toxic Substances Control has certified the project area has been mitigated. Therefore, there are no impacts.*

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"/>
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*The proposed project is within the D zone of the Brawley Municipal airport land use plan and considered a normally accepted use requiring only a deed notice. Thus, the impact would be less than significant.*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is not within two miles of a private airport and there would be no impact.*

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"/>
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*The project is an existing urban parcel and shall comply with any emergency response and evacuation plan, and therefore, would have no impact.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is not located adjacent to wildlands; therefore, there would be no impact.*

**IX. HYDROLOGY AND WATER**

**QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB). An approved, landscaped retention basin shall be incorporated bringing impact to less than significant.*

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"/>
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*Groundwater is not used in Brawley, nor in the surrounding agricultural area, because it is too brackish for agricultural use or human consumption. Therefore, the proposed project would use City water rather than ground water; and as such would not result in the net deficit of aquifer volume or a lowering of the water table.*

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"/>
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*Since drainage patterns have already been established in this urban area, and all drainage shall be per the Retention Basin Calculations and Public Works standards, no significant alteration is expected; therefore the impact would be less than significant.*

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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?</p> <p><i>Additional paved surface area will have some effect on runoff and drainage. An on-site retention basin is proposed per the drainage study for the project creating a less than significant impact.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p><i>The project site is currently undeveloped land. The proposed project would increase the amount of impervious surface at the project site. Contaminants from parking lots and other paved areas would create new sources of polluted runoff from the project site. The implementation of BMPs (Best Management Practices) and a SWPPP (Storm Water Pollution Prevention Plan) shall be required prior to construction. The project shall incorporate a retention basin per the drainage study to properly manage stormwater onsite, therefore, there would be a less than significant impact.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>f) Otherwise substantially degrade water quality?</p> <p><i>No other issues would substantially degrade the water quality that would create any impacts.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p><i>The project is not located within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map. Therefore, there would be no impacts.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project is not located within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map. Therefore, there would be no impacts.*

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project is not located in an area identified to be at risk of flooding from dam or levee failure and there would be no impact.*

j) Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is located inland and is far from any large water bodies. Therefore, the risk of inundation is considered to be very low and there would be no impact.*

**X. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is an infill of a parcel designated for urban development and would not divide an established community.*

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*The project shall be required to complete a Zone Change and General Plan Amendment to become consistent with the Zoning Ordinance and General Plan. Therefore, there would be no significant impact with this mitigation.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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*The site is not subject to a habitat conservation plan or natural community conservation plan, and does not contain any significant vegetation, habitat or wildlife resources. Therefore, there would be no impact.*

**XI. MINERAL RESOURCES.** Would the project:

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"/>
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*The project site is not within an area identified as containing mineral resources, therefore, there would be no impact.*

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"/>
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*There are no mineral resource recovery sites within the vicinity of the project site identified in the General Plan and thus, there would be no impact.*

**XII. NOISE.** Would the project result in:

a) Exposure of persons to 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*The noise levels will need to be acceptable for the type of land use and surrounding land uses. Noise levels would increase due primarily to traffic. Separation from residential land uses and industrial land uses typically require a masonry wall and landscape buffer bringing the impact to less than significant. M-1 zoning has a zero side yard setback and the back of the mini-storage building will face a private street. Therefore, a masonry wall is not required when a street separates the properties. Also, the back of the building will act as the buffer between the different land uses. A Deed Notice is also required for properties in the D Zone of the County Airport Land Use Plan.*

**Issues (and Supporting Information Sources):**

**Potentially Significant Impact**

**Less Than Significant with Mitigation Incorporation**

**Less Than Significant Impact**

**No Impact**

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?





*The project will produce minor noise levels, but will remain within the parameters of a residential area and will not have a significant affect to any sensitive receptors. Therefore, the impact is less than significant.*

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?





*See XII a).*

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?





*See XII a).*

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?





*The project is located within the Brawley Municipal airport land use plan. However, the noise level in Zone D is of acceptable standards and have a less than significant impact in the project area.*

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?





*The project is not located within two miles of a private airstrip. There would, therefore, be no impact.*

**Issues (and Supporting Information Sources):**

**Potentially Significant Impact**

**Less Than Significant with Mitigation Incorporation**

**Less Than Significant Impact**

**No Impact**

**XIII. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?





*The proposal will induce some population growth with the addition of new trailers and recreational vehicles; however, the growth is seasonal and will not be above projected population growth and capacity.*

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?





*There is no existing housing on-site. Therefore, there would not be a displacement of existing housing or people as a result of this project.*

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?





*See XII b).*

**XIV. PUBLIC SERVICES.**

a) Would the project 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 services:

Fire protection?





*The project is protected by a newly constructed fire station nearby and therefore have no impact.*

Police protection?





*The site is already served by police service and the proposed project is not of a type or scale that could affect the ability of the City to provide police protection, therefore, there would be no impact.*

**Issues (and Supporting Information Sources):**

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>The project will create additional residences, but those types of residences will not contain a significant amount of school age individuals. Therefore, there will be a less than significant impact.</i>				

Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>The project may create an additional need for a park. The project will have some onsite recreational opportunities and Quimby Fees will also be collected.</i>				

Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>The need for electrical service and other utilities will be required. Close coordination between these agencies is essential.</i>				

**XV. RECREATION.**

a) Would the project increase the use of 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<i>The project will create additional residences, but those types of residences will not contain a significant amount of school age individuals. Therefore, there will be a less than significant impact.</i>				

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Any construction or expansion of recreational facilities will not have an adverse physical effect on the environment.</i>				

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC.**

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account for all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

*The project will somewhat increase traffic in the region around the project site. The traffic study indicates the Level of Service (LOS) to remain at A upon build-out of the project. Mitigation includes paving of all driving, maneuvering and parking areas and appropriate striping and signage.*

b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*See XV a).*

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The proposed project would not result in a change of air traffic patterns and therefore, would have no impact.*

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

*The project shall be reviewed by the City's engineering division for compliance with City standards and requirements to not create any design impacts.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

*Implementation of the project would not result in inadequate emergency access, as it is adjacent to an existing development and designed to meet the City of Brawley standards and would have multiple ingress/egress points.*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

*The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Thus, there would be no impact.*

**XVII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

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"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

*The proposed project would adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.*

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

*The proposed project would be serviced by the existing capacity of the City of Brawley's water and wastewater facilities. The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

*The proposed project would utilize an onsite storm water retention basin designed to accommodate this site. This facility would result in a less than significant impact.*

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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

*The new use will require additional water, but will not exceed the capacity parameters set by the City, therefore, the impacts will be less than significant.*

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"/>
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*See XVII b).*

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"/>
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*The Allied Imperial Landfill has capacity sufficient for the next 15 years. There would be no impact.*

g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project would comply with all applicable federal, state, and local statutes and regulations pertaining to solid waste.*

**Issues (and Supporting Information Sources):**

**Potentially Significant Impact**

**Less Than Significant with Mitigation Incorporation**

**Less Than Significant Impact**

**No Impact**

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

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?





*The Biological Study show no presence of endangered or protected species and therefore, have a less than significant impact on any form of wildlife.*

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)?





*The project will contribute additional carbon dioxide (CO2) and effluent into the wastewater system, but shall be mitigated per APCD, City of Brawley and RWQCB requirements and standards. Therefore, a less than significant cumulative impact is expected with the mitigation incorporation.*

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?





*The project will contribute additional carbon dioxide (CO2) and effluent into the wastewater system, but shall be mitigated per APCD, City of Brawley and RWQCB requirements and standards. Therefore, a less than significant cumulative impact is expected with the mitigation incorporation.*

### **XVIII. EARLIER ANALYSES.**

Earlier analyses may be used where, pursuant to the tiering, program EIR or other CEQA process, on or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D).

1. **City of Brawley General Plan and Mitigated Negative Declaration (2008)**
2. **City of Brawley Water Master Plan (1999)**
3. **City of Brawley Wastewater Master Plan (1999)**
4. **Hydrology and Retention Basin Calculations (August 2014)**
5. **Geotechnical Report (July 2014)**
6. **Air Quality Report (August 2014, APCD may require revisions)**
7. **Assessment of Greenhouse Gas Emissions and Impacts from EMD (August 2014, APCD may require revisions)**
8. **Biological Resources Evaluation (July 2014).**
9. **Traffic Study (August 2014)**
10. **Department of Toxic and Substance Control Certification Letter (November 2006)**

# DRAFT

**CITY OF BRAWLEY**  
**MITIGATED NEGATIVE DECLARATION FOR ZONE CHANGE/GENERAL PLAN**  
**AMENDMENT/SITE PLAN/CONDITIONAL USE PERMIT/PARCEL MAP (ZC-14-**  
**01/GPA14-01/SP14-02/PM14-01) – RIVER PALM MOBILE HOME AND RV**  
**PARK/MINI STORAGE/CONVENIENCE MARKET**

**I. DESCRIPTION OF PROJECT**

A rezoning to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) in order to permit a mobile home and RV park, a convenience store and a mini-storage facility. The property is currently zoned R-1 (Residential Single Family). The project also includes a General Plan Amendment changing the land use from Low Density Residential to Medium Density Residential, Commercial and Light Manufacturing and a parcel map subdividing the lot into three parcels. The site is currently vacant and is 24.49 acres in size. Access is proposed via River Drive, North Palm Avenue and Duarte Street. The applicant is also required to obtain a conditional use permit for the mini-storage facility. There are previous zoning conditions currently imposed on this property for a single family tentative tract map.

**II. DESCRIPTION OF ENVIRONMENTAL SETTING**

<i>North -</i>	M-1 (Light Industrial) / Vacant
<i>South -</i>	R-1 (Residential Single Family) / Single Family Dwellings
<i>East -</i>	R-1 (Residential Single Family) / Vacant
<i>West-</i>	M-1 (Light Industrial) / Vacant

The setting is adjacent to development and planned for urban uses the General Plan.

**III. ENVIRONMENTAL IMPACT AND PHYSICAL EFFECT**

The Brawley Planning Director prepared a CEQA draft Initial Study and the Brawley Development Review Committee (DRC) reviewed the project on July 10, September 4 and October 2, 2014. The DRC and the applicant's representatives provided input.

1. There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.
2. Feasible mitigation measures or alternatives will be incorporated to revise the proposed project, before the Mitigated Negative Declaration is released for public review, such that the potential significant effects are eliminated or reduced to a level of insignificance.
3. The project is consistent with the general plan, any specific plans and zoning ordinance for the City of Brawley.
4. The project is designated for heavy manufacturing land uses, is designated for urban development and is consistent with environmental plans and goals of the community.

# DRAFT

5. The project will not have a demonstrable negative aesthetic effect because development standards included in the Brawley Zoning Ordinance will assure a high quality of architectural and landscape design.
6. The City will provide adequate public services to serve the project and will perform any improvements required.
7. The developer will provide adequate public services to serve the project and will perform any improvements required.
8. There are no unusual geologic hazards or flooding problems that would not be adequately addressed by compliance with city development requirements and the California Building Code (CBC).

## VI. POTENTIAL SIGNIFICANT IMPACTS

### AIR QUALITY

The regional plan for Brawley is the Air Quality Attainment Plan for Imperial County. The California Air Resources Board (CARB) provides criteria for determining whether a project conforms to the Air Quality Attainment Plan. The Air Quality Analysis indicates less than significant impacts that would be mitigated and would not obstruct the implementation of the air quality attainment plan for Imperial County.

Emissions due to operation of the project will emit some CO<sub>2</sub>. The proposed project is classified as a Tier 2 project (to be verified with APCD). According to the ICAPCD CEQA Air Quality Handbook, Tier 2 projects are required to implement all standard and discretionary mitigation measures. Construction emissions shall be restricted to less than the ICAPCD thresholds for all criteria pollutants.

The proposed project would contribute air emissions in an air basin which is in non-attainment of standards. The ICAPCD's Operational Development Fee (Rule 310) would be required to provide; (1) off-site mitigation; (2) an operational development fee; or (3) a combination of both for any future site development. These measures for the proposed project would reduce cumulative impacts to a level that is less than significant.

### BIOLOGICAL RESOURCES

The site was surveyed for the existence of burrowing owls or any other protected or sensitive species. No sensitive species were found. A follow-up survey shall be performed prior to construction activities. If these species are present, avoidance, minimization and mitigation shall be performed.

### GREENHOUSE GAS EMISSIONS

The project will generate some additional traffic which will have less than significant impacts. Any Mitigation per the APCD shall be required to produce a level which has a less than significant impact.

**HYDOLOGY AND WATER QUALITY**

The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB).

The project site is currently undeveloped land. Additional paved surfaces will have some effect on runoff and drainage. The proposed project would increase the amount of impervious surface at the project site. Contaminants from parking lots and other paved areas would create new sources of polluted runoff from the project site. The implementation of BMPs (Best Management Practices) and a SWPPP (Storm Water Pollution Prevention Plan) shall be required prior to construction. An approved, landscaped retention basin shall be constructed per the approved drainage study, bringing impact to less than significant.

**LAND USE PLANNING**

The project shall be required to complete a Zone Change and General Plan Amendment to become consistent with the Zoning Ordinance and General Plan. Therefore, there would be no significant impact with this mitigation.

**NOISE**

The noise levels will need to be acceptable for the type of land use and surrounding land uses. Noise levels would increase due primarily to traffic. Separation from residential land uses and industrial land uses typically require a masonry wall and landscape buffer bringing the impact to less than significant. M-1 zoning has a zero side yard setback and the back of the mini-storage building will face a private street. Therefore, a masonry wall is not required when a street separates the properties. Also, the back of the building will act as the buffer between the different land uses. A Deed Notice is also required for properties in the D Zone of the County Airport Land Use Plan.

**TRANSPORTATION AND TRAFFIC**

The project will somewhat increase traffic in the region around the project site. The traffic study indicates the Level of Service (LOS) to remain at A upon build-out of the project. Mitigation includes paving of all driving, maneuvering and parking areas and appropriate striping and signage.

**UTILITIES AND SERVICE SYSTEMS**

The proposed project would be serviced by the existing capacity of the City of Brawley's water and wastewater facilities. The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.

**MANDATORY FINDINGS OF SIGNIFICANCE**

The project will contribute additional carbon dioxide (CO2) and effluent into the wastewater system, but shall be mitigated per APCD, City of Brawley and RWQCB requirements and standards. Therefore, a less than significant cumulative impact is expected with the mitigation incorporation.

**VII. REASONS TO SUPPORT FINDING OF A MITIGATED NEGATIVE DECLARATION**

On the basis of this analysis, it is determined that any environmental impacts of this project are nonexistent or would not be potentially significant.

**A MITIGATED NEGATIVE DECLARATION IS THEREFORE APPROVED FOR THIS PROJECT.**

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Gordon R. Gaste, AICP CEP  
Planning Director  
City of Brawley



## PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darin Smith, Vice-Chairman

Eugene Bumbera      Jay Goyal      George A. Marquez

Ramon M. Sagredo      Robert Palacio

## AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, APRIL 1, 2015 AT 5:30 P.M.  
CITY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF FEBRUARY 4, 2015
4. PUBLIC APPEARANCES

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

### PUBLIC HEARINGS

5. An application for a conditional use permit (CUP15-01) to allow for the use of an existing building as an Imperial County Behavioral Health Services Clinic.  
Applicant:      The Hartford Center, LLC  
                         4425 Brandt Road  
                         Brawley, CA 92227  
Location:      860 Main Street, more particularly described as Lots 1 through 3 & a portion of Lot 4 and the West 85.64 feet of Lot 4 and 5, Block 99, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 049-031-002

6. An application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

Applicant: Jay Goyal and David Ramirez for  
RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

Location: Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

### **REGULAR BUSINESS**

7. ZONING CODE ENFORCEMENT
8. ADJOURNMENT

## **PLANNING COMMISSION STAFF REPORT**

**Zone Change/General Plan**

**Amendment/Site Plan/**

**Conditional/Use Permit/Parcel**

**Map:** ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01  
River Palm Mobile Home and RV Park/Mini-Storage/Convenience Market

**Property Owner:** RSG Capital, LLC

**Applicant/**

**Representative:** David L. Ramirez, P.E.

**Legal Description:** Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the South 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-31

**Location:** Northwest corner of River Drive and North Palm Avenue

**Area:** 24.49 Acres (1,066,784 Square Feet)

**Existing Zoning:** R-1 (Residential Single Family)

**Proposed Zoning:** MHP (Mobile Home Park) / M-1 (Light Manufacturing) / C-1 (Neighborhood Commercial)

**Existing Use:** Parcel 1: Vacant

**Proposed Use:** Parcel 1: Mobile Home and RV Park  
Parcel 2: Mini-Storage  
Parcel 3: Convenience Market

**Surrounding Land Uses:**

**North -** M-1 (Light Manufacturing) / Vacant  
**South -** R-1 (Residential Single Family) / Single Family Dwellings  
**East -** R-1 (Residential Single Family) / Vacant  
**West-** M-1 (Light Manufacturing) / Vacant

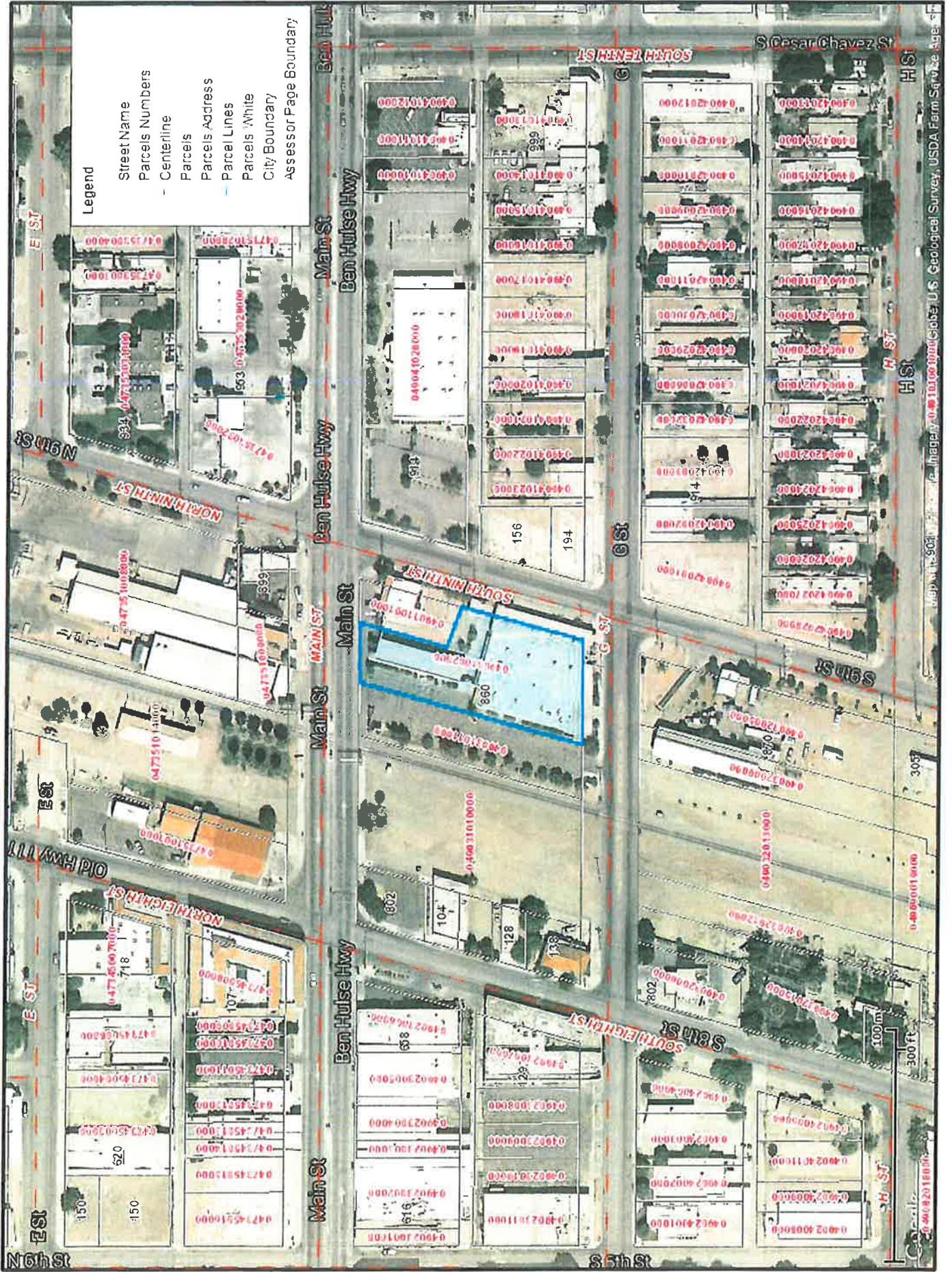
**Current General Plan Designation:** Low Density Residential

**Proposed General Plan Designation:** Medium Density Residential, Commercial

**CEQA Status:** Mitigated Negative Declaration

**PLANNING COMMISSION HEARING, APRIL 1, 2015,  
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,  
BRAWLEY, CALIFORNIA**

CUP15-01



**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:**  
**ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

**General Information:**

The applicant is requesting a rezoning to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) in order to permit a mobile home and RV park, a convenience store and a mini-storage facility. The property is currently zoned R-1 (Residential Single Family). The project also includes a General Plan Amendment changing the land use from Low Density Residential to Medium Density Residential, Commercial and Light Manufacturing and a parcel map subdividing the lot into three parcels. The site is currently vacant and is 24.49 acres in size. Access is proposed via River Drive, North Palm Avenue and Duarte Street. The applicant is also required to obtain a conditional use permit for the mini-storage facility. There are previous zoning conditions currently imposed on this property for a single family tentative tract map.

**Information to the Commission:**

Since the last review of this project, the applicant has amended the site plan to include more landscaping, open space areas and other amenities per the Planning Commission's recommendations.

**Staff Recommendation:**

The Development Review Committee (DRC), on January 8, 2015, recommends approval of this request for rezoning, general plan amendment, site plan, conditional use permit, and adoption of the proposed Mitigated Negative Declaration on the basis of the whole record before it, including the initial study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City of Brawley's independent judgment and analysis. The following conditions shall apply:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. Obtain, pay for and comply with all permits required from the Imperial Irrigation District (IID) for improvements within, adjacent or across these agencies rights-of-way and/or facilities, as required to serve this Project.
4. Offer for dedication all rights-of-way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
5. Approval or conditional approval of the site plan shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
6. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Brawley Landscaping Ordinance and shall be installed per the approved landscape plan.
7. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel. This includes half street improvements to the northern half of River Drive, the western half of North Palm Avenue and the south half of Duarte Street. The west half of North Palm Avenue shall be constructed in phases that match the northern boundary of the development. The south half of Duarte Street shall require a fair share for each phase of the Mobile Home Park and shall be designed per Local Industrial design requirements. During the interim, both North Palm Avenue and Duarte shall be improved as a 20 foot all-weather road for use by emergency vehicles.
8. Pretreatment of wastewater shall be required per Public Works standards.

**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:**  
**ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

9. Hydraulics, drainage and grading details to City standards provided to the City Engineer. Project must comply with local, state and federal storm drainage discharge permits regulations. 100 percent retention shall be provided. The retention basin shall also be landscaped (xeriscape permitted). A driveway for maintenance and an ADA ramp shall be provided for access to the recreational retention basin. An agreement shall be provided for by the property owners of the three parcels for joint use of the retention facility.

10. Applicant/Property Owner 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.

11. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 75 watts elsewhere.

12. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.

13. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.

14. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost. All onsite utilities shall be underground.

15. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company.

16. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-I. Installation of fire hydrants shall be prior to construction of each respective phase of the development.

17. All parking spaces for passenger vehicles and recreation vehicles shall be paved.

18. A wrought iron fence or masonry wall is required on the south and east sides of the MHP property adjacent to residential zoning. A masonry wall shall be required between the C-1 parcel and the MHP parcel. Trash enclosures shall also be enclosed with a masonry well.

18. Close coordination with the Imperial County Development Services Department's Building Division is required since building permits shall be obtained through that entity.

19. Applicant/Property Owner shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

20. The applicant 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.

21. 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.

22. Quimby fees shall be paid prior to final map recordation or issuance of building permits for the mobile home/recreational vehicle park parcel in the amount of \$27,629.34.

23. A "Deed Notice" required for parcels in the ALUC's D zone.

The recommendation is based on the following findings:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Section 15164(b).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the Mitigated Negative Declaration, zone change, general plan amendment, site plan, and conditional use permit 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 zone change, general plan amendment, site plan, conditional use permit and Mitigated Negative Declaration are consistent with the character of the area for the types of surrounding land uses.

**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:**  
**ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

The General Plan Land Use Map designates this property for **Low Density Residential** land uses. **Medium Density Residential, Commercial** and **Industrial** land uses are required for the intended use. **MHP (Mobile Home Park) zoning** permits mobile home and RV parks, **C-1 (Neighborhood Commercial) zoning** permits convenience markets and **M-1 (Light Manufacturing) zoning** permits mini-storage facilities with a **Conditional Use Permit**.

The Commission must determine the following:

- A. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed uses of this property complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are in accordance with and in furtherance of the Brawley General Plan, any special neighborhood plans or policies adopted by the City regarding the development area, or any approved concept plan.
- D. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are adequately served by and will not impose an undue burden upon the public improvements and rights - of - way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts of the proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The development of the Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map mitigates substantial environmental problems.
- G. The proposed new use provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are compatible with adjacent structures and uses.
- I. The Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

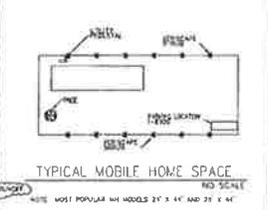
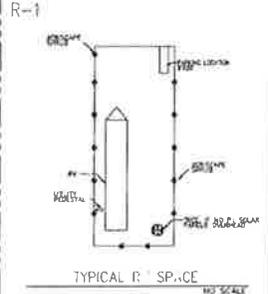
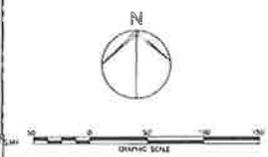
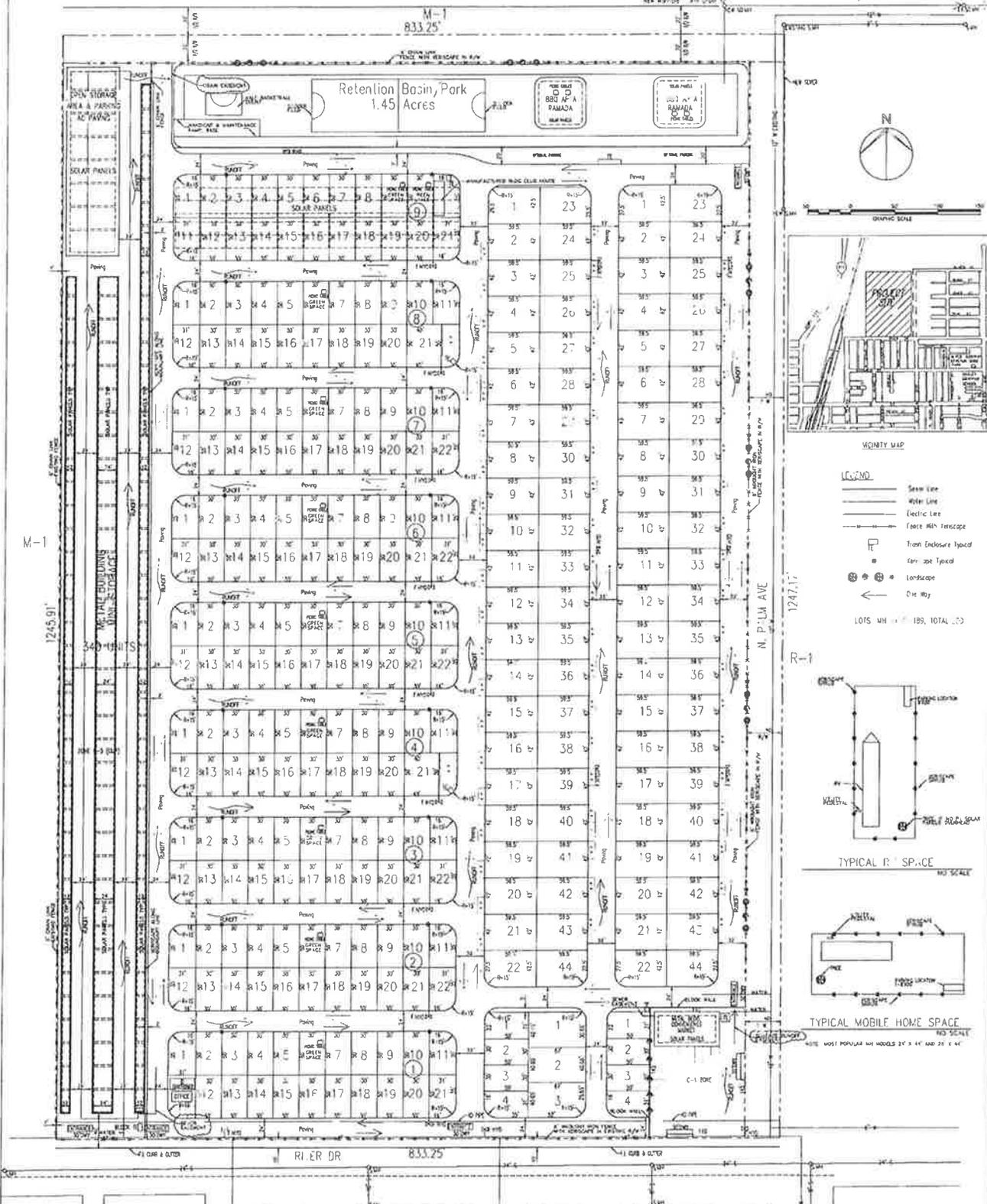
**ATTACHMENT:** Draft Negative Declaration, Updated Site Plan.

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

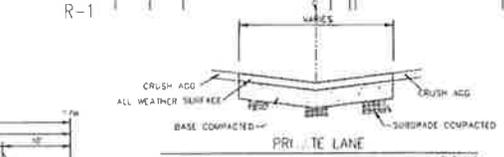
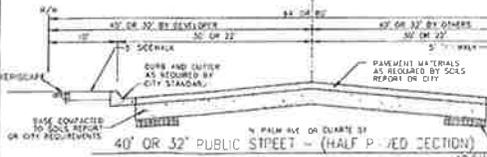
# SITE MAP PARCEL No. 047-060-031

IN THE CITY OF BRAMLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

Existing Storm Drain 18" Wasteb 57" Dia



LEGAL DESCRIPTION  
 THAT PORTION OF TRACT 10, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S 1/4 IN THE CITY OF BRAMLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN ON LICENSED SURVEYOR'S MAP, HERETO FILED IN BOOK 3, PAGE 23 IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, APRIL 23, 1920, AS LOT 8, EXCEPT THE 47.00' FROM THE SOUTH 40' E 11' OF SAID LOT 8 AS CONVEYED TO THE CITY OF BRAMLEY BY DEED RECORDED DECEMBER 15, 1980 AS INSTRUMENT NO. 3 OF OFFICIAL RECORDS.



Drawn: KSC Civil, Inc.      Project No. 047-060-031

**PALM RIVER HOME/RV PARK (ZONE MHP)**  
**METAL BUILDING MINI-STORAGE (ZONE C-3 (CUP))**  
**CONVENIENCE MARKET (ZONE C-1)**

Engineer: Eric J. Bramley, PE - 17 Box 956, Pecos, TX 79724  
 P. 762-581-6168  
 Date 22-16-2015

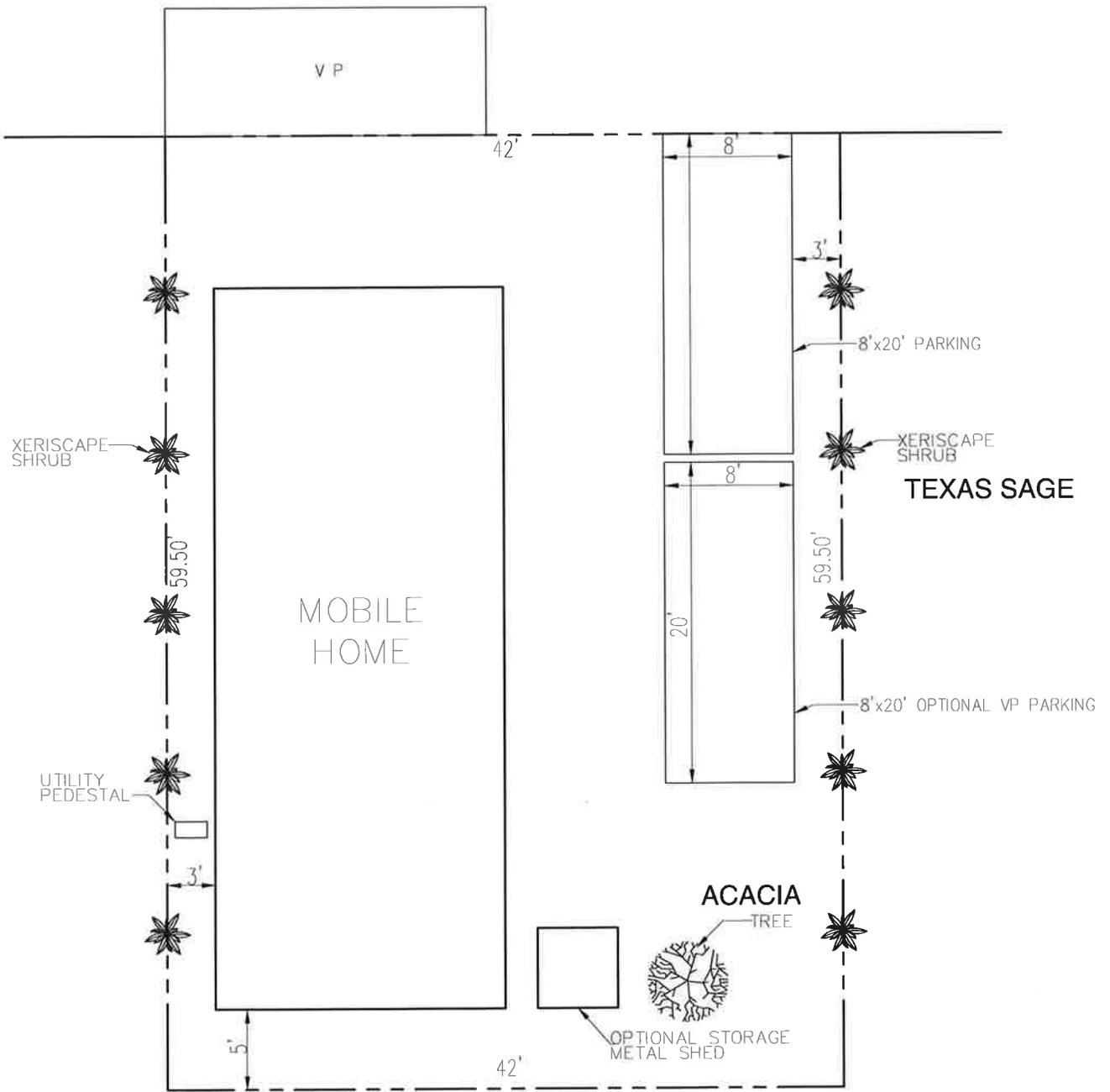
Sheet 1 of 1

## PALM RIVER MOBILE HOME/RV PARK

- 91 MOBILE HOME SPACES WITH SHRUBS AND TREE
- 189 RV SPACES WITH SHRUBS AND TREE (19 SPACES WITH PHOTO VOLTAIC SOLAR PANELS)
- 280 TOTAL SPACES
- 286 VISITOR PARKING SPACES
- CONVIENENT GREEN SPACE PINIC AREAS
- CLUB HOUSE
- BASKETBALL ½ COURT
- GROUP PINIC AREA (WITH PHOTO VOLTAIC SOLAR PANELS)
- PERIMETER FENCING WITH LANDSCAPE SHRUBS AND TREES
- CONVIENENT TRASH ENCLOSURE LOCATIONS
- RESIDENT MANAGER



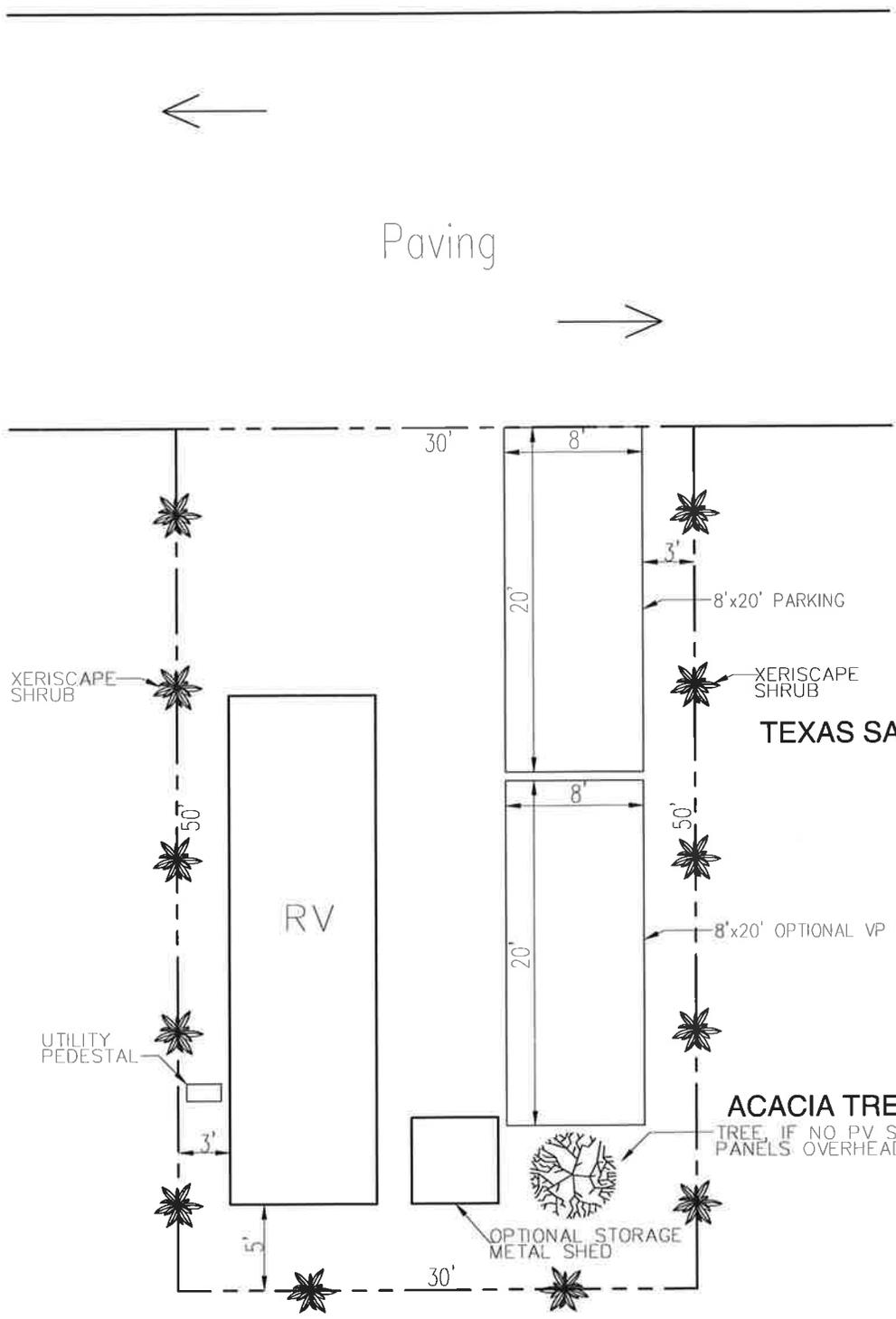
Paving



SCALE: 1"=10'

### TYPICAL MOBILE HOME SPACE

Engineer: David L. Ramirez, PE, PO Box 906, Heber, CA. 92249  
P.: 760-587-6168  
Date: 03-08-2015



SCALE: 1"=10'

**TYPICAL RV SPACE**

Engineer: David L. Ramirez, PE, PO Box 906, Heber, CA. 92249  
 P.: 760-587-6168  
 Date: 03-08-2015







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 of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. 54954.

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Hutchison at 5:30 p.m.

**Present:** Hutchinson, Bumbera, Goyal, Marquez, Sagredo, Smith

**Absent:** Reyes

APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented. m/s/c Bumbera/Sagredo 6-0

APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of August 13, 2014 as presented. m/s/c Goyal/Marquez 6-0

PUBLIC APPEARANCES

Chairman Hutchinson called for Public appearances.

Mr. Atul Kamar, General Manager of the Best Western Hotel, 1562 East Main Street, stated two issues to discuss. 1) There is off premises signage in front of our hotel that was installed on October 8<sup>th</sup>, this sign is from our competition and we are not against this sign or any kind of sign as long it is done on a billboard format but this particular sign is done in a permanent pole sign. It looks like a permanent pole sign. I have pictures of the signage to share. It will be a nuisance of they continue this type of signage in our city. Our hotel can be putting a signage other hotels or in other parts of the city and that could become a nuisance. I think we need to create a new ordinance so this will not happen, this is our recommendation. 2) On Main Street from Eastern Avenue to old Highway 111 there are no street lights. Would like to recommend Planning Commission to consider some type of street lights. There are some benefits for putting those street lights, including business opportunities in the near future, safety and security. We do have break-ins into our property, in the last 30 days had 3 break-ins.

Mr. Gaste, whats the location on the street lights?

Mr. Kamar, Eastern Avenue to Best Road.

Mr. Bumbera, when did this sign go up?

Mr. Kamar, October 8<sup>th</sup>, it is legal and they received approval from the City. The ordinance reads they can allow to have it I believe but I think we need to modify the ordinance.

Mr. Goyal, sign looks like a permanent sign?

Mr. Gaste, it doesn't matter the form the sign takes, whether it's a billboard, pole sign or monument sign. You're allowed one offsite advertisement sign on your property.

Mr. Goyal, offsite sign off your property?

Mr. Gaste, yes. This includes Real estate signs, anything that is advertising something else that is not on your property.

Mr. Hutchinson, is this a matter for Planning Commission or does Mr. Kamar have other avenues to take as far as to getting it to us?

Mr. Gaste, if you want to put on the agenda as an action item you can but you can't take action tonight.

Mr. Marquez, what's the height of this sign?

Mr. Kamar believe about 25 feet high.

Mr. Gaste, that's an allowable height.

Mr. Bumbera what does it say?

Mr. Kamar Make a U-turn and go 2 miles back

Mr. Gaste, I've attended some seminars on signs over the years, there are State statues that prohibit regulating too much because there's free speech issues involved in that, but mostly for non-commercial.

Mr. Hutchinson, this is not a State highway anymore?

Mr. Gaste, No.

Mr. Kamar, if this was a State highway, I know Caltrans will not allow that because they already told me.

If I wanted to put a sign on Brawley Inn they will not allow me do it because it's part of the Caltrans.

Mr. Gaste, that's not true you could put a sign if it's in the City on private property, you can put a pole sign on a property. What Caltrans regulates are billboards outside the City limits. They have to have a setback so far from the highway.

Mr. Bumbera, let's look into it, he works hard out there and someone to come stick a sign next to them.

Mr. Sagredo, you want to put it on the agenda for next time for discussion?

Mr. Bumbera, give some ideas as board members, what can we do about it and should do about it and do other cities do that.

Mr. Goyal, let's do some research before the next meeting.

Mr. Gaste, I pretty much done the research because this been an issue before. I'll bring it for a discussion and direction item for the next meeting.

#### PUBLIC HEARING

Due Notice having been given, now is the time to consider an application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

Applicant: Jay Goyal and David Ramirez  
RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

Location: Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of tract 77, Township 13 South, Range 14 East, S.B. M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

Mr. Goyal stepped down from the dais as he is the applicant for the project.

Gordon Gaste, Planning Director gave an overview of the project. Location is the Northwest corner of River Drive and North Palm Avenue. South of the airport, north of River Drive, where Caesar Chavez Avenue turns to the east. What the applicant is proposing are several different uses on that parcel the major one being an RV and mobile home park, which the smaller spaces that will be rented those are for the RVs. The ordinance allows the minimum size of 1500 sq. ft. The larger ones to the east are mobile homes spaces and those are a minimum size of 2500 sq. ft. To the west a M1 proposed zone for a mini storage facility and on the south east corner a convenience store, which is a neighborhood commercial zoning. This site plan, everything that is in the zoning ordinance pertaining to this type of uses it meets

regarding setbacks, building separation, parking requirements, each space will have a spot for the RV , a spot for a vehicle and parking spaces along the wider street. All the internal streets will be private streets. The area on the north will be a retention basin, that serves all three of the parcels and it will also serve somewhat as a recreational area. This portion will be required to be landscape, cannot be dirt. It will be landscape with weed fabric and rocks. Offsite improvements is there work to be done, the river is there to connect to utilities. Will be building half on Palm Avenue as they phase it in, also responsible for half of Duarte. It's not needed as a travel way right now but since it's adjacent to the subdivision they are responsible for that cost. They will be submitting payment for it, in lieu of building it.

Mr. Sagredo, the map shows one trash enclosure.

Chairman Hutchinson opened the public hearing at 5:45 p.m.

Mr. Goyal, representing the owner and partner David Ramirez is here who is designing this project. This project brings positive to the City, more revenue and snow birds to the City. Currently there is no kind of facility like this in the Brawley area, where they can come park their vehicles for a few months the RV area. The mobile home area is for people that want to stay a long period. Also the community near or the surrounding areas, they do not have bigger homes and looking for storage within their reached. A mini storage will be on the left side of the project. Some of the RV people don't have vehicles to go to the store on a daily basis so on the southeast corner of the project would be a small neighborhood store to serve the RVs and the whole park. It will not be a full blown grocery store. On the trash can concerned, we did analysis it and went to several different parks. It is a big enough capacity at the south end. When we designed it, we did talk to Allied Waste on how many spaces they need and also depends on how many times they are coming to pick up the trash. The whole idea was that the trash truck is so heavy we don't want them to drive on all the streets because it can damage the streets.

Thomas Perez, 682 N. 11<sup>th</sup> Street, concerns and questions about this project. Is this project going to be all paved or build on dirt?

David Ramirez, Design Engineer, yes, it's all going to be paved.

Mr. Bumbera, is everything going to be paved before it's going to be open?

Mr. Ramirez, yes, up to the point it's occupied. As we build we paved that. We are not going to put roads without occupation. Same way you build a subdivision you build your lots, you pave the streets.

Mr. Perez, how much of this property will be for mobile homes?

Mr. Ramirez, about 3-4 acres.

Mr. Bumbera, how many units?

Mr. Ramirez, 47 units

Mr. Perez, just for mobile homes.

Mr. Gaste, yes, just for mobile homes.

Mr. Perez, this is going to be a city property?

Mr. Gaste, yes.

Mr. Hutchinson, no, he ask if this going to be City property.

Mr. Gaste, no, its private property on city limits.

Mr. Perez, heard story that building a mobile home park the City has not regulations over it, only the County.

Mr. Bumbera, that's correct.

Mr. Ramirez, the City has regulations on how you manage it. The County does the inspections of the infrastructure.

Mr. Perez, it's hard to understand why the County takes over the City.

Francisco Soto, Building Official, in the late 1970 the Department of Motors Vehicles struck out a lot of their inspection team because of budgetary needs. The mobile homes Parks are actually under the direction of the Department of Motors Vehicles and when it came to the Imperial County, they wanted to deal with one inspection agency. Instead of DMV dealing with individual inspection agencies throughout the Imperial County. It's still regulated under the DMV regulations but it is enforced by the County Building Department who answers to the State DMV.

Mr. Perez, there is a mobile home park on I Street, Smith very nice park. Now the one by the High School, Eddie Gee's, how can we keep a place from falling like that? I don't know what happened there.

Mr. Bumbera, I agree with you but we can't do anything about it. The County has to do what they do and they do a little about it.

Mr. Gaste, you are seeing the difference between one that was built along time ago when the regulations were more lacks, didn't required the area to be paved and things like that. Then you see one that was built more recently that has higher standards and at least with this one will be handled to probably more because even if the County permits the individual units, gives permits to the individual trailers the City still can require the paving of the streets, water service, retention basin to City standards and anything that is within the site that is not really pertaining to that actual individual unit being permitted.

Mr. Marquez, what Mr. Perez is trying to say is that they start off really pretty than after a while they start looking like Malan Park, vehicles parked with flat tires and trash all over the place. If you are going to keep it like new, which it's going to be part of the deal, I mean that's the way I see it. I understand Mr. Perez comments. As you rent your spaces, is that how you're going to be paving?

Ramirez, no, as we build blocks it will be fully equipped with all the requirements of the infrastructure, including the sewer and power. In the area where anyone is not allowed to be, we are not going to have anyone pulling in there. Either put a temporary fence or barricades.

Mr. Gaste it is going to remain vacant as it is now until it's developed. If they choose to do 2 or 3 blocks basically they would put all infrastructures, not one at a time. Then as they fill up the spaces, they will start on the next phase they will do the same thing.

Mr. Marquez, so what's the time frame?

Mr. Ramirez, it is market driven, so hopefully have fully occupancy by next year. County doesn't let you have occupancy until entire infrastructure is in place.

Mr. Sagredo, showing us the RV section. What happens to the mobile home side?

Mr. Gaste, same way.

Mr. Ramirez, same way and build equally as the RV section.

Mr. Sagredo, how many mobile homes units? Because I see 25 spaces.

Mr. Gaste, they are numbered in rows, so there's 2 rows.

Mr. Sagredo, single or double wide trailer?

Mr. Ramirez, some of the lots are design for more than 15 foot wide manufacture homes and some design for 30 foot wide.

Mr. Perez, so what assurance do we have that is going to be kept up?

Mr. Ramirez, we will provide a management plan.

Mr. Perez, who do we go to if it's starting falling?

Mr. Ramirez, it will be tight.

Mr. Perez, let me tell you about the beef plant. They assured us that there wasn't going to be any smell and what happen about this time we get the beef plant smell. Than the railroad tracks are there and

hazardous contaminated ground, it's been 10 or 15 years we were told it will be trucked out and it's still there. Is the storage plan the first one?

Mr. Ramirez, yes storage building will be on the west side, next to the contaminated ground.

Mr. Perez, the entrance to this place is going to be where?

Mr. Ramirez, on River and Palm, but there will be different areas to come in and go out.

Mr. Perez, the convenience store, is it going to be just a little groceries place and a lot of beer? Any gasoline there?

Mr. Ramirez, no gasoline.

Mr. Sagredo, Mr. Perez you mention they State promise to clean hazardous waste? Who promised?

Mr. Perez, the State.

Mr. Gaste, I do have letter form State, slowly cleaning up ground.

Mr. Hutchinson, is it State or Federal?

Mr. Gaste, State.

Ms. Lidia Duarte, this ground is a contaminated area. There was a chemical spill there and men where there to measure. When the wind blows you can smell it the and not safe to walk there. How safe is this project for the people that are going to go to this park.

Mr. Gaste, if it was truly not safe, they would have removed the people of the area.

Mr. Marquez, chemical has sip into the ground.

Ms. Duarte, my concern is for those people that are going to go there. What is the time frame for the completion of this project?

Mr. Goyal, will be constructed on stages. Dirt next year, then construct, to complete project 2-3 years.

Mr. Perez, I lived there all my life. ProGro was there and a big explosion and chemical spilled. Gentlemen have a nice plan but have concerns for people that will be going there.

Public hearing Closed: 6:20 pm

Mr. Sagredo, concerns that 250 RVs and 47 MH and one trash pickup there.

Mr. Ramirez, it's like an apartment complex.

Mr. Marquez, also have concerns one location for trash pickup.

Mr. Ramirez, will work on trash container locations.

Mr. Bumbera, will there be parking for visitors?

Mr. Ramirez, yes.

Mr. Sagredo, will there be community room.

Mr. Hutchinson, I don't see laundry room.

Mr. Smith, I also have concerns for this project, gated community, longer lots, County regulating this project, limit trailers, mobile manufactor-10 years, require year old of RV and mobile home.

Mr. Hutchinson, comment period end?

Mr. Gaste, ended on November 11, 2014.

Mr. Hutchinson, I have concerns for this project, was there Fire Department, Public Safety and community involvement. I don't see dog run and 30 days stay, I don't think snowbirds are not going to come here. I'm not with this project.

Mr. Ramirez, snowbirds are cheap and do not like noise. Dogs will be inside home.

Mr. Hutchinson, title 25 does require amenities?

Mr. Ramirez, this is a functional project.

Mr. Hutchinson, will this rent? what will be the rent?

Mr. Ramirez, rent and probably \$400.00 per month.

Mr. Hutchinson, will there be a master meter?

Mr. Ramirez, yes master meter and both RV and mobile homes.

Ms. Moore, can delay and ask for additional information from the applicant. Management plan, pictures of the area, gated community, rendering of the entrance, larger lots, open space, RV and MH date of manufacture, recreational center, dog run, laundry, parking, aesthetics of retention basin, landscape plan and renderings and trash receptacles.

Mr. Bumbera, would like for Building official and County to be in communications.

Mr. Hutchinson, was there a traffic study?

Mr. Ramirez and Mr. Gaste, yes there is a traffic study.

Mr. Gaste, traffic will not be spike up in certain days or hours.

Mr. Smith, have concerns and questions regarding rejecting the plan and having the applicant having to go back through the application process verses delaying or conditionally approving. Is there any other alternative?

Ms. Moore, question for Gordon from a Public Hearing continuous, I know we open and close.

Mr. Gaste, yes we can continue it but we have to post a continuous. Then depending what Commission are asking for or have applicant to resubmit application.

Mr. Smith can we ask the applicant to revise his application, we don't necessarily want limit the conditions from our end and give the applicant the opportunity to revise the application base on the comments from tonight.

Mr. Gaste, open space, amenities, etc...

Mr. Hutchinson, this is a parcel map maybe a more details or a typical site plan.

Mr. Ramirez the site plan is there.

Mr. Gaste it shows you what a typical site plan looks.

Ms. Moore what commission is asking for a concept site plan.

Mr. Gaste a visual presentation.

Mr. Ramirez, if you want an explanation I can do it verbally and if you do a list of comments, we can provide that too. When you look at an RV stand it's basically lots with paved areas. Some might have a tree, a bush and many don't have anything. In this particular incase, you will not see trees either because our concept is committed with the solar panels, it's going to be like parking under a car port cover.

Mr. Hutchinson, I have seen a lot of pull through site.

Mr. Ramirez, we don't expect to have daily activity. We are not really catering to that type of a visitor. We are catering to those that are coming to spend money downtown 3-6 months. We don't really cater to snowbirds here in the valley, Yuma is beating us. There is going to be vegetation around but not trees, it takes away from the electricity production.

Mr. Perez, the road on River Drive and Palm that is not paved right now all the way north, is that going to be paved?

Mr. Ramirez, yes, we are responsible for 44 foot section.

Mr. Hutchinson, they are responsible for half.

Motion: to move to reject the plan as presented and invite the applicant to return with a more favorable plan at a future date, we definitely want the project to work but you heard our concerns and would like to see something more favorable. m /s/c Smith/Bumbera 5-0,

Mr. Marquez, would like to see more public input.

Mr. Gaste, you want to continue the item?

Mr. Smith, reject the item as presented.

Mr. Ramirez, can I get a prescribe list and would need specifics.

Mr. Gaste, will provide a copy of the minutes.

Mr. Hutchinson, not sure if he made a comment, would like to see more mobile home type building and not as much RV. Not oppose to RV parks or trailer parks of any kind but this mix I have an issue.

#### CODE ENFORCEMENT

Mr. Francisco Soto, Building Official gave an enforcement report. Have been concentrating on banners, since the last meeting the require notices of the ordinance have started to come into effect. Have concentrated along Main Street, 4 businesses that have comply with banners that are over 45 days have been removed, 4-5 businesses under notice, another 4-5 businesses that we are preparing to notice. Just today we had two new banner signs installed what we did on that because it was very recent is have an inspection stop by leaving a notice of inspection prior to a certified letter so they can get going on that. The main objection to that is that banners and signs must be approved by the Planning Director priro to installation thereafter sign can stay 45 days and 12 month. There are a couple of businesses that have been notified properly and have not complied. We have notified them that they are going to be referred to the legal department in order to get compliance. Have been working on several problem housing areas, at 7<sup>th</sup> and B Street there are some apartments that were maintenance problem where we would have housing conditions called in. Regularly we have come to an agreement with the owner where he is going to be returning them around 5 units at a time and think there are 12 units in the premises. So you should start seeing some improvements there. We have a larger apartment complex on the 100 block G Street that we have the same situation and we also met with the owner and have been told that he is going to repair the apartments as they vacate one at a time. We had 3 units that he has completed and we are very happy with that way. Another one on the 200 block of E Street close to the cable company, the owner has not responded to any of our letters and at this point the area is vacated because of the substandard housing. Our plan is to make sure and it's properly boarded and not at this point a vandalism problem. We are in contact with an owner agent, who's anything on the yard and our plan is to hold the utilities in advance at least the water until we can get a plan for repairs on those. We try to move on any complaints right of way so we have inspections the next day. The letters do lacks other than that we have human contact saying this is not allowed and you're going to get a letter on the way and found that many citizens actually respect that and respond to it. When we get ready to issue the letter we make sure to do a drive by and more often we see the compliance has been achieved. We had one area that had many unlicensed car on the premises in the vicinity of 16<sup>th</sup> Street and those have been removed not entirely from the street those are license vehicles we cannot do nothing on those but the ones on the property. The legal portion of the City is taking action on a couple fire hazard and abandon buildings in the vicinity of Legion Road is in legal hands following through with court action. The legal department is reporting to the City Council regularly on the condition of the building at 279 J Street. We continue to chase trash cans that are left out over 48 hours.

Mr. Bumbera, the corner of 9<sup>th</sup> and Main, what are you guys doing on the planning commission, tires are out there, looks bad, are they allowed to store these tires?

Mr. Soto, not out in the open?

Mr. Bumbera, tires on the pavement.

Mr. Soto, will look into it.

Ms. Moore, a demo permit has been pulled for the A Plus Furniture site on Main Street, very excited to see the cleanup. Also toured 8<sup>th</sup> and G and we are very hopeful we get assistance from the State Legislator. Keeping our fingers cross on downtown cleanup efforts. We are progressing very rapidly on the medical building on Legion and Evelyn. We had recently had communications and submitted plan for the La Valencia subdivision phase III. Things are continually moving at the Florentine Estates which is condos and detached kind of different lots size configuration than our usual. The last suit was occupied in the Starbucks retail strip by TOGOS. We have some active discussion under way with a number of other entitle properties. We will soon go out to bid on the final lift of road way improvements on the La Paloma Subdivision. You may recall some years ago the city was under litigations with bond companies for that project. So with the settlement dollars we will be able to finally bring those streets to City standards, so we can accept them and begin our street sweeping. Lastly, very soon to get a phasing plan from the new owners of Luckey Ranch Subdivision. It is a local ownership from Imperial Valley. They have cleaned up the property considerably.

Mr. Hutchinson, any word on the Vons gas station?

Mr. Gaste, received email and asked how long is application still good for. It hasn't been two years. Since Vons is bought by Albertsons that they have to run it through them. The acquisition occurred sometime in the summer.

Mr. Soto, you will be seeing some construction being done on the north plaza, next to the floral shop that will be a Raspado Avenue.

Ms. Moore, there will be a new Art Studio coming down town on 6<sup>th</sup> Street. Hope to have something publicly announce on that as well as the former Del Norte site. Can't disclose details at this point.

Mr. Goyal, announced that will be submitting the revise plan for the mini plaza.

Mr. Hutchinson, I notice Inferno had some action but don't see no action inside the building.

Ms. Moore, we issued a 60 day certificate of occupancy for only the patio area and were to accommodate special events associated with Cattle Call week. They're still working on interior improvement we're hopeful that they open for business here in the near future. Also hope you notice that Motel 6 opened and we're really excited to have another motel operation here in town.

#### NEXT MEETING DATE

The Commission voted to skip the December regularly scheduled meeting and adjourn to the January regular meeting on January 7, 2015.

#### ADJOURNMENT

Motion: The meeting of the Planning Commission adjourns at 7:15 p.m. m /s/c Goyal/Sagredo 6-0

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, the date, time, and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. 54954.

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Hutchison at 5:30 p.m.

**Present:** Hutchinson, Bumbera, Goyal, Smith

**Absent:** Marquez, Sagredo

Mr. Gaste introduced new commissioner appointed by the City Council Mr. Robert Palacio.

APPROVAL OF AGENDA

**Motion:** The Planning Commission approves the agenda as presented. m/s/c Bumbera/Goyal 5-0

APPROVAL OF MINUTES

**Motion:** The Planning Commission approves the minutes of January 7, 2015 as presented. m/s/c Goyal/Bumbera 5-0

PUBLIC APPEARANCES

Chairman Hutchinson called for Public appearances. There were none.

PUBLIC HEARING

Due Notice having been given, now is the time to consider an application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

**Applicant:** Jay Goyal and David Ramirez  
RSG Capital, LLC  
512 Broadway Street  
El Centro, CA 92243

**Location:** Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of tract 77, Township 13 South, Range 14 East, S.B. M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

Gordon Gaste, Planning Director gave an overview of the project. Location is the Northwest corner of River Drive and North Palm Avenue. South of the airport, north of River Drive, where Caesar Chavez Avenue turns to the east. What the applicant is proposing are several different uses on that parcel the major one being an RV and mobile home park, with the continue which the smaller spaces that will be rented those are for the RVs. The applicant is resubmitting application with revisions and renderings, recommended by Commissioners. I also received email from Mike Rosales for parcel to remain R-1.

Mr. Goyal, co-applicant, visited several RV Parks in the Valley. Added more parking, trash cans, recreational area, club house, landscaping. Do exceed the requirements and keep it low cost. Solar panels are better rates.

Mr. Smith, what kind of Ramada?

Mr. Goyal, BBQ area.

Mr. Smith, is solar going on every space?

Mr. Goyal, Solar is less expensive, some areas will have solar and other areas will have electrical. We are meeting in-house fire department requirements.

Mr. Ramirez, Engineer Records, if you see rendering by the gates it shows Ocotillo plants and rocks for landscape.

Ms. Lydia Duarte, is this going to be gated RV and enough lighting?

Mr. Ramirez, yes, it will be gated all around and solar not in all the spaces. Grocery store will need electricity.

Mr. Smith, describe the structure of the shade?

Mr. Ramirez, it's a medal structure.

Ms. Perez, 682, N. 11<sup>th</sup>, is there going to be trees?

Mr. Ramirez, No trees, only shade and panels. There will be minimal vegetation.

Mr. Hutchison, how does the Airport Commission feel about the solar panels?

Mr. Gaste, already ran through Airport Commission and they are fine with this project.

Mr. Hutchinson, will there be master meter?

Mr. Ramirez, yes.

Mr. Hutchinson, I have trash issue. Where are the trash bin areas?

Mr. Ramirez, there are 4 locations.

Mr. Hutchinson, what is the club house size?

Mr. Ramirez, bigger than RV.

Mr. Hutchinson, I still have concerns, do not see area for dogs and doesn't look attracting.

Mr. Goyal, stepped down from the dais as he is the applicant for the project.

Chairman Hutchinson opened the public hearing at 6:00 p.m.

Lydia Duarte, 1229 River Dr., is this place going to be cement or grass areas?

Mr. Ramirez, no grass, payment and crush rock materials. Some vegetation that are not sun sensitive and no plants in the RV area.

Ms. Duarte, still have concerns of hazardous waste.

Mr. Ramirez, project is 30 feet away from property line.

Ms. Duarte, this is very close to the hazardous waste and on the west side of the railroad tracks look like a dump there.

Mr. Hutchinson, is there a legal dumping there?

Mr. Gaste, no, people have just been dumping there. Not the project issue.

Ms. Duarte, I'm still concern for the hazardous waste, air pollution and dumping there.

Rosanna Bayon Moore, City Manager, point of clarifications; state submits quarterly monitoring reports and available to the public to view and on the dumping issue will bring it up to the Code Enforcement Officer and please call the illegal dumping to the police department.

Thomas Perez, 682, N. 11<sup>th</sup>, disagree with Mr. Gaste, it was dug deep but chemicals still there.  
Mr. Gaste, have letters from the State.  
Mr. Perez, concerns on the panels, does the panel have glare?  
Mr. Ramirez, No.  
Mr. Perez, where does the trailer start?  
Mr. Ramirez, depending what trailers you are talking RV or mobile home?  
Mr. Smith, 24 feet from the fence.  
Mr. Perez, on the east side?  
Mr. Smith, 100 feet from fence.  
Mr. Perez, I mean from PureGro area how far?  
Mr. Ramirez, 100 feet from the fence.  
Mr. Perez, how bad is lighting going to be?  
Mr. Ramirez, there will be some lighting.  
Mr. Gaste, lighting not like the parks. It will be more like apartment complex. The solar panels are black color and doesn't glare.  
Mr. Perez, don't like changes and don't want glare to go to our area. Good Luck.

Lupe Navarro, 671 18<sup>th</sup> Street, this is near the PureGro use to be?  
Mr. Gaste, No, it's on the east of PureGro.  
Mr. Navarro, still contamination there?  
Mr. Gaste, No, signs need to be there, it's on the last phase. Quarterly monitor reports are submitted to us and available to the public.  
Mr. Navarro, like the idea but had the concern of the hazardous area. Is this for to bring Snowbirds?  
Mr. Ramirez, Yes.  
Mr. Navarro would like to see this project next to the express way. Do need snowbirds in Brawley. On the solar panels will they be on top.  
Mr. Ramirez, Yes.

Mike Jaramillo, 1160 River Drive, have some concerns on the fence, foliage, zero landscaping, lighting, structure, solar panels and pavement.  
Mr. Jaramillo, zero landscape?  
Mr. Ramirez, Yes, next to fence will plant Ocotillo and minimal vegetation.  
Mr. Jaramillo, what is the street lighting requirements?  
Mr. Gaste, requires street lights on the corners.  
Mr. Jaramillo, how tall is the structure?  
Mr. Ramirez, 14-14½ tall.  
Mr. Jaramillo, what is the height with the installed panels?  
Mr. Ramirez, 16-17 height.  
Mr. Jaramillo, you mention no glare from the solar panels and I know about that and okay. Is the project going to be cement or pavement?  
Mr. Ramirez, pavement.  
Mr. Gaste, there will be some pavement and cement.  
Mr. Jaramillo, how many entrances?  
Mr. Ramirez, 2 on River Drive and 2 on Palm Avenue.  
Ms. Duarte, how high is the fence going to be?  
Mr. Ramirez, 6 foot fence, wrought iron fence.

Mr. Hutchinson, I don't see a management plan?

Mr. Ramirez, yes, we produced it, title 25, it goes into it.

Mr. Palacio, what happens when the solar panels get deteriorated, will they get replaced?

Mr. Ramirez, yes, panel will be replaced and any other deterioration to the park.

Mr. Palacio, will the grocery store be open to the public?

Mr. Ramirez, yes.

Mr. Perez, police or sheriff going to be dispatch to this area?

Mr. Gaste, Police.

Mr. Hutchinson, does Fire Department have any issues?

Mr. Gaste, No issues.

Mr. Perez, it will be a nice place when it starts but is there going to be requirements for old broken down trailers?

Mr. Hutchinson, that's everyone's concerns.

Mr. Smith, what is the age limitation?

Mr. Ramirez, looking at 10-25 years.

Mr. Smith, that should be in the management plan.

Mr. Hutchinson, the issue is how long it sits there too.

Mr. Smith, this is a big issue and need something in writing that this is not going to happen, like the other parks.

Mr. Navarro, cannot discriminate but of all the open land, why that area?

Mr. Ramirez, will need to ask my partner but that's where he can get a deal.

Mr. Gaste, that was discussed at the staff level.

Mr. Hutchinson, in the San Diego area, I know that they require age limitation for the RV and mobile homes.

Mr. Perez, looks like it's going to be a good thing. The rules and regulations sound good now. This project is going to help calm the dust but still have my concerns.

Ms. Duarte, how do they go about handling the area and how many go in.

Mr. Ramirez, at occupancy, will need to pay for count.

Ms. Duarte, who will police the area?

Mr. Ramirez, Manager will police the area.

Mr. Navarro, how many full time will be employed?

Mr. Ramirez, 6 employees.

Mr. Jaramillo, one parking spot for the space. How about for visitor parking?

Mr. Gaste, there is visitor parking area.

Public hearing Closed: 6:45 pm

Mr. Hutchinson, there is still a number of concerns to me.

**Motion:** The Planning Commission denied project as presented. m/s/c Bumbera/Hutchinson 3-0, Goyal/Palacio abstain.

Ms. Moore, project was denied, Mr. Gaste can re-caption the denial.

Mr. Gaste, re-caption, project was denied even though it meets the zoning. There are some issues with more parking, management plan, enforcement, rules & regulations. Applicant can re-submit revisions for Planning Commission or for an appeal on current proposal to City Council.

#### ZONING CODE ENFORCEMENT

Mr. Gordon Gaste, Planning Director, gave variable report on projects, banners and signs.

Mr. Bumbera, there is a fifth wheel truck park for a long time on the 100 Block of West "D" Street. Mr. Gaste, will report it to Mr. Soto and Police Department.

Mr. Hutchinson, how can the existing RV Parks situations be fix?

Mr. Gaste, working with the County and they have to review individual units for upgrades. City takes care of the zoning area.

Mr. Hutchinson, does the owner re-rent space with older trailers?

Mr. Gaste, working with County to review units and say if it's livable or not.

Ms. Moore, obligation to fulfill livable homes. There are 3 mobile homes parks.

Mr. Smith, received document from DVHA. Reviewing the development impact fees, Brawley has the highest in the County.

Ms. Moore, council phased it in, 2 capacity fees.

Mr. Smith, is this coming to Planning Commission?

Ms. Moore, going to City Council on February 17<sup>th</sup>, it's on the agenda for council direction.

Mr. Hutchinson, is fees for project of any size?

Mr. Goyal, impact fees sheet calculation is a typo.

Mr. Smith, this needs to be addressed.

Mr. Goyal, needs to be clarify, connection for square feet.

Mr. Gaste, it's for connection and yes it needs clarification.

Mr. Gaste, the One Stop building pulled conditional use permit.

Ms. Moore, announced the State of the City Address/Mayor's Breakfast schedule for February 27<sup>th</sup>.

#### NEXT MEETING DATE

The Commission adjourned to the next regular meeting on Wednesday, April 1, 2015.

#### ADJOURNMENT

Motion: The meeting of the Planning Commission adjourned at 7:20 p.m. /s/c Goyal/Bumbera 5-0