



PLANNING COMMISSION

Darren Smith, Chairman

Robert Palacio, Vice-Chairman

Eugene Bumbara Jay Goyal Kevan Hutchinson

Ramon Castro George Marquez

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 6th, 2016 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 APRIL 6th, 2016.
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 Tentative Tract Map requesting a Zone Change to R-1(Residential Single Family) and a General Plan Amendment changing the land use to Low Density Residential in order to permit 32 single family residential Lots

Applicant: Veerinder S. Anand M.D. INC.
 P.O. BOX 4180
 El Centro, CA 92243

Location: S 10AC LOT 7 US DE MOULIN TR 4 7.73 AC EXC N 150 FT
 West of La Valencia Unit #3, North of Calle Estrella, and South of Tangerine
 Gardens Mobile Home Park APN: 048-240-020.

6. ZONING CODE ENFORCEMENT

7. NEXT MEETING DATE

8. 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

Minutes for April. 6th.2016 Planning Commission Meeting

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

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by Vice-Chairman Palacio 5:31 p.m.

Present: Palacio, Castro, Bumbera, Goyal, Hutchinson

Late: None.

Absent: Smith (known absence).

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C Goyal/Castro 5-0

3. APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of December. 2nd.2015 and January. 20th. 2016 as presented.

M/S/C Goyal/Hutchinson 5-0

4. PUBLIC APPEARANCES

Vice-Chairman Palacio called for Public appearances. There were none.

PUBLIC HEARINGS:

5. An application for a variance to allow for garage conversion into a room. The proposed site plan will remove one required parking space for the residence. The variance is to allow a new required parking space in the 10 foot front yard setback.

Applicant: Karl Weir
232 W. Duarte Street
Brawley, CA 92227

Location: LOT 4 TR 184 MERIT SUB UNIT NO. 3, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN 046-302-015.

Gordon Gaste, Planning Director gave an overview of the project, the applicant requires a variance to allow for a partial garage conversion into a room. The property is currently zoned R-1 (Residential Single

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Family). The proposed site plan will remove one required parking space for the residence. The variance is to allow a new required parking space in the 10 foot front yard setback.

Discussion:

- Commissioner Goyal inquired about the garage being a two or three car garage.
- Francisco Soto, Building Official clarified for Commissioner Goyal.

Public Hearing Opened @ 5:36 PM:

There were no comments.

M/S/C Hutchinson/Goyal 5-0

6. ZONING CODE ENFORCEMENT

Frank Soto reported specifically on the two retention basins South of Malan and Victoria Park subdivisions started being lived in but they have been cleaned up. There are two on going zoning and vacant lot building on South 18th street that are being worked on, and we are going after only two individuals who have been leaving there trashcans in the street after pick-up, we are working on three housing inspections currently, we have been trying to catch the individuals who have been dumping in the alley, and we have been working with the Old FM Scale Site since July 2015- the problem has been turned over to the City Attorney.

7. NEXT MEETING DATE

The Commission adjourned to the next regular meeting to be announced at a later time.

8. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:05p.m.

M/S/C Hutchinson/Goyal 5-0

PLANNING COMMISSION STAFF REPORT

**Major Subdivision/
Zone Change/
General Plan Amendment:**

TM16-01 – Tangerine Gardens South

**Property Owner/
Applicant:**

Veerinder S. Anand M.D. INC.

Representative:

BJ Engineering & Surveying, Inc.

Legal Description:

S 10AC LOT 7 US DE MOULIN TR 4 7.73 AC EXC N 150 FT

Location:

West of La Valencia Unit #3, North of Calle Estrella, and South of Tangerine Gardens Mobile Home Park.

Area:

7.73 Acres (336,718.8 Square Feet)

Existing Zoning:

R-3 (Residential Medium Density)

Proposed Zoning:

R-1 (Residential Single Family)

Existing Use:

Vacant Lot

Proposed Use:

Low Density Residential / 32 Residential Lots

Surrounding Land Uses:

North - MHP (Mobile Home Park)/Existing Mobile Home Park

South - P-F (Public Facilities)/County Agricultural Center

East - R-1 (Residential Single Family)/Single Family Dwellings

West - R-E (Residential Estates)/Vacant

General Plan Designation:

R-3 (Residential Medium Density)

CEQA Status:

The proposal is subject to tiering pursuant to Sections 15152 and 15385 in accordance with the California Environmental Quality Act (CEQA).

Major Subdivision/ Zone Change/ General Plan Amendment: TM16-01/ ZC16-01/GPA16-01

General Information:

The applicant submitted a Tentative Tract Map requesting a Zone Change to R-1(Residential Single Family) and a General Plan Amendment changing the land use to Low Density Residential in order to permit 32 single family residential Lots. The property is currently zoned R-3 (Residential Medium Density) and is designated Medium Density Residential. The site is currently vacant and is 7.73 acres in size. Access is proposed via Calle Estrella and Calle de Cielo. There are zoning conditions currently imposed on this property from a previously entitled condominium project.

Information to the Commission:

When downzoning, State Law requires the lost units to be replaced at another location. Since the City recently approved 56 new units on previously industrial land, downzoning is permitted on this property.

Staff Recommendation:

The Development Review Committee recommends approval with the following conditions:

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. All improvements required for each final map and/or phase of development for this Project shall be constructed in lieu thereof, an improvements security be provided to insure their construction. The City Engineer and the City Attorney shall review all improvements, security formats, contents, and amounts. The type of improvement security shall be approved by the City Council.
4. 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.
5. Offer for dedication all rights of way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
6. Approval or conditional approval of the tentative map 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.
7. High Pressure Sodium street safety lights 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.
8. Stop signs, stop bars, and legends, shall be provided at locations determined by the City Engineer.
9. 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.
10. Developer shall provide the Projects electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost.
11. Developer shall provide to the Project, underground utility services such as: natural gas, telephone, cable television in coordination with the corresponding utility company.
12. The type, quantity, and location of new fire hydrants shall be subject to review and approval of the City Engineer and 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 development.
13. Project must comply with local, state and federal storm drainage discharge permit regulations.
14. Provide adequate drainage to prevent runoff into agricultural land and subsequent erosion of soils.

Major Subdivision/ Zone Change/ General Plan Amendment: TM16-01/ ZC16-01/GPA16-01

15. Water shall be applied to active grading areas, unpaved surfaces used for vehicle access, and other areas of dust generation to prevent or suppress airborne particulates during site development to the satisfaction of the Brawley Department of Public Works
16. Implementation of Best Management Practices and a Storm Water Pollution Prevention Plan to prevent soil erosion and polluted runoff.
17. The developer shall reimburse the Southwest Regional Storm Drain Area \$1,295 per acre (Total for the 7.73 acres is \$10,010.35) prior to final map approval.
18. Quimby fees will be calculated using the appraised or purchase price to be provided by the Developer and be paid prior to final map approval.
19. A 6 foot masonry wall shall be constructed on the north, south and west boundary of the property.
20. Subdivider shall pay fees to record and process the tentative map and related environmental documents.
21. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City of its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or the City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in defense.

The recommendation is based on the following findings:

1. The proposal is subject to tiering pursuant to Sections 15152 and 15385.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts (as referenced in the Previous Mitigated Negative declaration for the condominium project. This project will have less of an impact, but shall still be required to adhere to the mitigation measures.
3. Approval of the tentative map 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 tentative map is consistent with the character of the area for that type of land use.
5. The size of the new parcels is consistent with the Zoning ordinance.
6. The size of the new parcels is consistent with the General Plan.
7. The Tentative Tract Map, Zone Change, and General Plan Amendment was performed in compliance with the Zoning Ordinance, Subdivision Map Act and Subdivision Ordinance requirements.

The Brawley General Land Use Map designates this property for **Medium Density Residential** land use. **Low Density Residential** land use is required for the intended use.

Current **R-3 (Residential Medium Density)** zoning does not permit the minimum lot sizes proposed. **R-1 (Residential Single Family)** zoning is required.

The Commission must determine the following:

- A. The proposed Tract Map, Zone Change and General Plan Amendment protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Tract Map, Zone Change and General Plan Amendment 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 Tract Map, Zone Change and General Plan Amendment is 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.

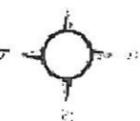
Major Subdivision/ Zone Change/ General Plan Amendment: TM16-01/ ZC16-01/GPA16-01

- D. The proposed Parcel Map and Variance is 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 Tract Map, Zone Change and General Plan Amendment on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Tract Map, Zone Change and General Plan Amendment mitigates substantial environmental problems.
- G. The proposed Tract Map, Zone Change and General Plan Amendment provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Tract Map, Zone Change and General Plan Amendment is compatible with adjacent structures and uses.
- I. The Tract Map, Zone Change and General Plan Amendment is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps, Tentative Tract Map, Zone Change Ordinance Draft (ZC 16-01), and General Plan Amendment Draft (GPA 16-01).

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.



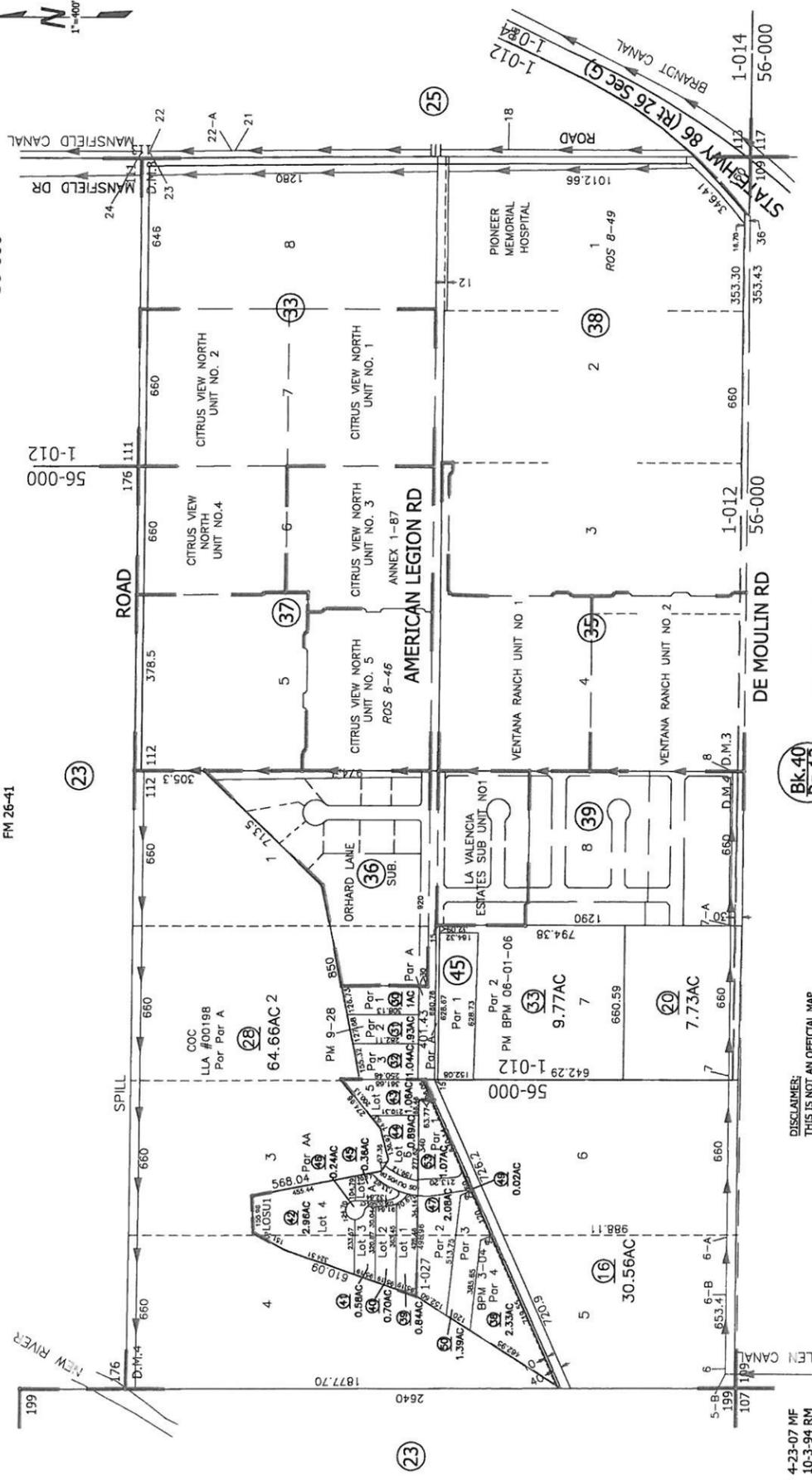
1" = 188 ft	APN: 048-240-020	05/20/2016		
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Imperial County staff for the most up-to-date information.

U. S. DE MOULIN TRACT 3 & 4, SEC. 5, 6, T. 14S., R. 14E. &
 O.M 4-19
 LOS OLIVOS SUB. UN. NO.1
 FM 26-41

48-24

Tax Area Code
 1-012
 56-000



- 4-23-07 MF
- 10-3-94 RM
- 3-12-93 RM
- 9-17-92 DP
- 11-6-92 LS
- 01-14-05 RM
- 03-09-05 AR
- 12-28-05 RM
- 5-23-08 MF
- 9-19-07 MF
- 8-17-07 MF
- 7-11-07 MF
- 7-02-07 MF
- 1-29-09 MF
- 1-27-09 MF
- 12-18-08 MF
- 11-18-08 MF
- 10-29-08 MF

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.
 THE ERRORS OR OMISSIONS IN THIS MAP ARE NOT
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
 OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

**Bk.40
 Pg.13**

048-240-046 LOS OLIVOS CT IN LOSU1 0.24AC



Assessor's Map Bk.48-Pg.24
 County of Imperial, Calif.

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ORDINANCE NO. 2016-

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, AMENDING THE BRAWLEY MUNICIPAL CODE TO CHANGE THE ZONING DESIGNATION FOR SPECIFIED PROPERTIES

THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1: The zoning map adopted at Chapter 27, Article III, Section 27.60 of the Brawley Municipal Code is hereby amended as follows:

Located west of La Valencia Unit #3, north of Calle Estrella and south of Tangerine Gardens Mobile Home Park, Brawley, CA 92227. The property is legally described as the south 10 Acres of LOT 7, US De Moulin Tract 4 excluding the North 150 Feet, City of Brawley, County of Imperial, State of California, APN 048-240-020.

The current zoning for the Property is R-3 (Residential Medium Density). The zoning for the Property enacted by this ordinance is R-1 (Residential Single Family).

APN	ZONE CLASSIFICATION	
	As Amended by this Ordinance	Existing
048-240-020	R-1 (Residential Single Family)	R-3 (Residential Medium Density)

Section 2: Effective Date. This Ordinance shall take effect and shall be in force thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in the Imperial Valley Press, a newspaper of general circulation, printed and published in the County of Imperial, State of California, together with the names of the members of the City Council voting for and against the same.

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PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council held on the 6th day of September 2016.

CITY OF BRAWLEY, CALIFORNIA

Donald Wharton, Mayor

ATTEST:

Alma Benavides, City Clerk

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF BRAWLEY)

1st Reading

I, Alma Benavides, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Ordinance No. 2016- was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 6th day of September 2016 and that it was so adopted by the following roll call vote: m/s/c/

**AYES:
NAYES:
ABSTAIN:
ABSENT:**

DATED: September 6, 2016

Alma Benavides, City Clerk

2nd Reading & Adoption

I, Alma Benavides, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Ordinance No. 2016- was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 20th day of September 2016 and that it was so adopted by the following roll call vote: m/s/c/

**AYES:
NAYES:
ABSTAIN:
ABSENT:**

DATED: September 20, 2016

Alma Benavides, City Clerk

DRAFT

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, AMENDING THE CITY OF BRAWLEY GENERAL PLAN.

WHEREAS, a public hearing before the Planning Commission was duly called and noticed on June 17th, 2016 and held on July 6th, 2016, to consider an application for a General Plan Amendment; and

WHEREAS, such notice included written notice to all property owners within a 300' radius to the affected property; and

WHEREAS, no objections were received regarding the proposed General Plan Amendment; and

WHEREAS, after concluding the public hearing, the Planning Commission took action to recommend approval of the General Plan Amendment to the Brawley City Council; and

WHEREAS, a public hearing before the City Council was duly called and noticed on September 6th, 2016 and held on September 20th, 2016, to consider the application for a General Plan Amendment and the Planning Commission recommendation to approve same; and

WHEREAS, such notice included written notice to all property owners within a 300' radius to the affected property; and

WHEREAS, the City Council heard all of the proponents and/or opponents to the application for a General Plan Amendment; and

WHEREAS, approval of the General Plan Amendment will be beneficial to the general welfare of the City of Brawley; and

WHEREAS, the City Council found the General Plan Amendment in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council found the General Plan Amendment a categorical exemption for CEQA per Sections 15194, 15195 and 15332.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of the City of Brawley, California, finds that the recitals above are true and correct and are incorporated herein by this reference.
2. The City Council amends Figure LUE-1 of the General Plan to incorporate the change from industrial to medium density residential for the following described properties.

APN	GENERAL PLAN	
	As amended by this resolution	Existing
048-240-020	Residential Single Family	Residential Medium Density

Legal Description:

The the south 10 Acres of LOT 7, US De Moulin Tract 4 excluding the North 150 Feet, City of Brawley, County of Imperial, State of California, APN 048-240-020.

APPROVED, PASSED, AND ADOPTED at a regular meeting held on the 20th day of September, 2016.

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CITY OF BRAWLEY, CALIFORNIA

Donald Wharton, Mayor

ATTEST:

Alma Benavides, City Clerk

*STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF BRAWLEY)*

I, Alma Benavides, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY**, that the foregoing Resolution No. 2016- as passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 20th day of September, 2016 and that it was so adopted by the following roll call vote:
m/s/c

**AYES:
NAYS:
ABSTAIN:
ABSENT:**

Dated: September 20, 2016

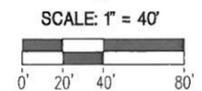
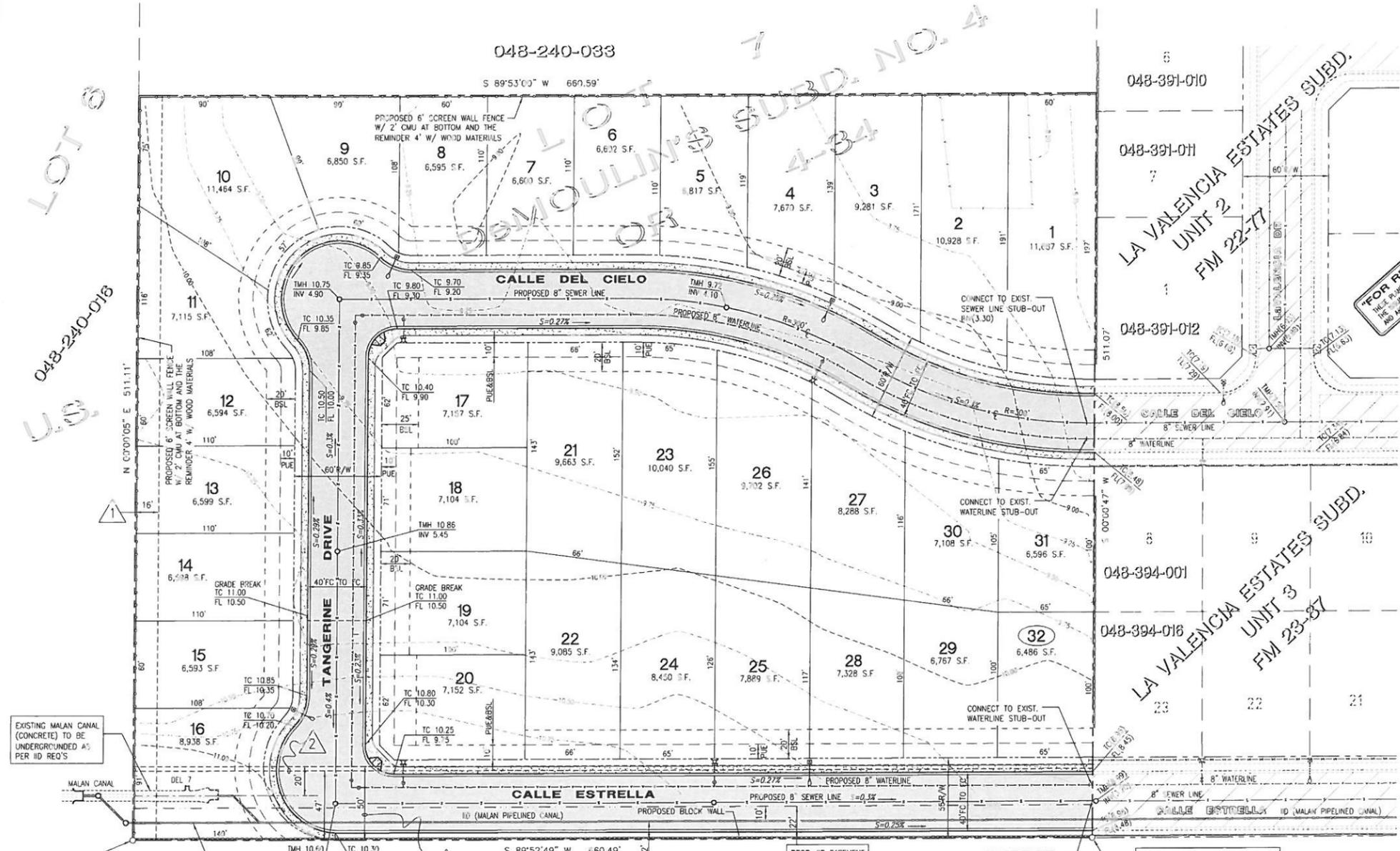
Alma Benavides, City Clerk

TANGERINE GARDENS SUBDIVISION TENTATIVE MAP

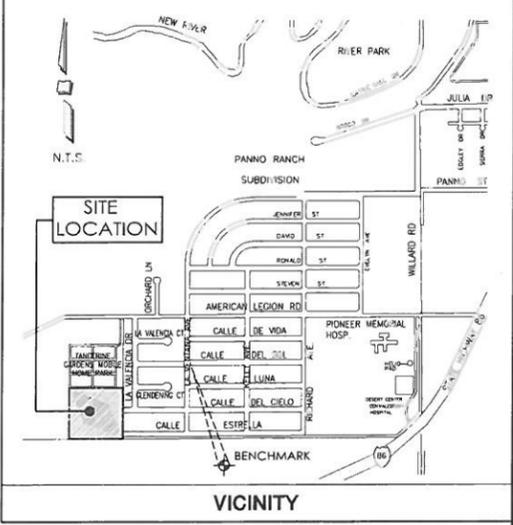
IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

048-240-033

S 89°53'00" W 667.59'



FOR REVIEW ONLY
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



LEGAL DESCRIPTION

LOT 7, U.S. DEMOLITION SUBDIVISION NO. 4, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 262, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM THE NORTH 10 ACRES THEREOF.

ALSO, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 150 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 7, TO THE EAST LINE OF SAID LOT; THENCE NORTH ALONG SAID EAST LINE, 150 FEET TO THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF SAID LOT; THENCE WEST TO THE POINT OF BEGINNING.

EARTHWORK QUANTITIES

CUT = 2,500 CY
FILL = 15,000 CY
NO SHRINKAGE FACTOR USED

NOTE:
THE ABOVE QUANTITIES ARE FOR REFERENCE PURPOSES ONLY SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITIONS OVER THE ENTIRE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT AND CONSTRUCTION PURPOSES.

EASEMENTS

- 1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.
MAP OF: U.S. DEMOLITION SUBDIVISION NO. 4
PURPOSE: FOR IRRIGATION DITCH
AFFECTS: AS SHOWN ON SAID MAP
- 2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SOUTHERN SIERRAS POWER COMPANY
PURPOSE: FOR POLE LINE
RECORDED: IN BOOK 294, PAGE 295, OFFICIAL RECORDS.
AFFECTS: THE CENTERLINE OF SAID RIGHT OF WAY BEING 47 FEET NORTH OF THE SOUTH LINE AND EXTENDING FROM THE WEST TO THE EAST LINE OF THIS PROPERTY.
- 3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: CONCRETE-LINED CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES
RECORDED: NOVEMBER 15, 1963, IN BOOK 1168, PAGE 574, OFFICIAL RECORDS.
AFFECTS: OVER THAT PORTION OF SAID LOT LYING SOUTH OF A LINE WHICH IS PARALLEL WITH AND 20 FEET NORTH OF THE CENTERLINE OF MALAN CANAL AS CONSTRUCTED ACROSS THE SOUTH SIDE OF THIS PROPERTY.

FLOOD CERTIFICATION

FIRM C/P N 06025C-1375 C
THIS PROPERTY IS DESIGNATED AS:
ZONE: X
AREAS OF 1% ANNUAL CHANCE FLOOD, AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES

1. WATER SOURCE: TO BE PROVIDED BY CITY BRAWLEY
2. SANITARY SEWER: TO BE PROVIDED BY CITY OF BRAWLEY

PROPERTY OWNER / APPLICANT

VEERINDER S. ANAND M.D. INC.
1318 IMPERIAL AVENUE
EL CENTRO, CA 92243

BUILDING SETBACK

FRONT 20' (25' ADJACENT TO STREET)
SIDES 5' (10' STREET SIDE)
REAR 20'

ENGINEER

BJ ENGINEERING AND SURVEYING, INC.
341 WEST CROWN COURT SUITE 100
IMPERIAL, CA 92251
PH: (760) 353-3552

APN

048-240-020

ZONE

EXISTING: R3 (RESIDENTIAL MEDIUM DENSITY)
PROPOSED: R1 (RESIDENTIAL SINGLE FAMILY)

DATE OF SURVEY

03-09-2016

BENCHMARK

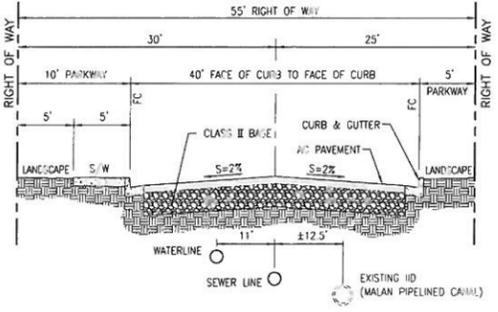
TOP OF FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF VENTANA AVE. AND CALLE DEL SOL.
ELEVATION=7.96
(+/-0.500 TO ALL ELEVATIONS)

LEGEND

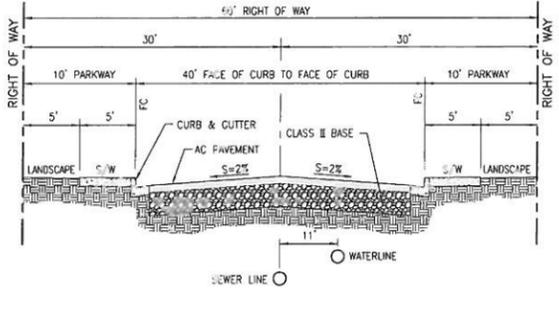
- PROPERTY LINE
- PROPOSED LOT LINE
- NIGHT OF WAY LINE
- PROPOSED AC PAVEMENT
- CONCRETE AREA
- PUBLIC UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED C&G
- EXISTING AC PAVEMENT
- EXISTING C&G AND SIDEWALK
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOUR LINE
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT, FIRE HYDRANT, WATER VALVE

EXISTING MALAN CANAL (CONCRETE) TO BE UNDERGROUND AS PER IID REQ'S

FD 1-3/4" I.P. NO TAG, WHITE NAIL IN CENTER, ACCEPTED AS POINT ON THE SOUTH LINE OF U.S. DEMOLITION SUBDIVISION NO. 4 (SOUTH P.W. LINE OF DEMOLITION'S SUBD.) ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 7 PER O.R. 4-34.



TYPICAL STREET SECTION (CALLE ESTRELLA)
NOT TO SCALE



TYPICAL STREET SECTION (CALLE DEL CIELO & TANGERINE DR.)
NOT TO SCALE

U.C. EXPERIMENTAL STATION

040-130-001

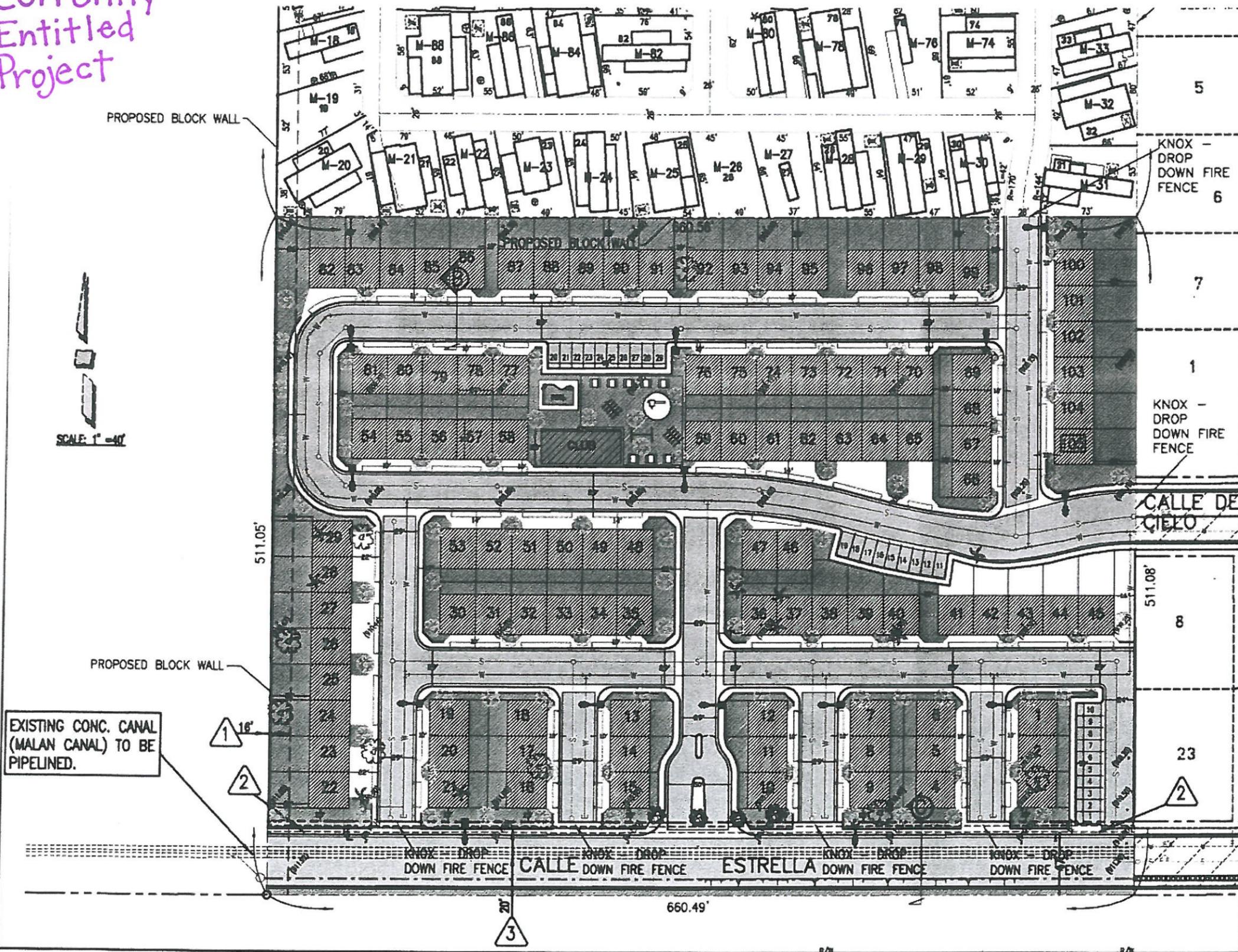
BJ
ENGINEERING & SURVEYING, INC.
Phone (760) 353-3552
Fax (760) 353-3761
341 WEST CROWN COURT SUITE 100
IMPERIAL, CA 92251

TANGERINE GARDENS SUBDIVISION
PORTION OF LOT 7, U.S. DEMOLITION SUBDIVISION NO. 4
TENTATIVE MAP
IN THE CITY OF BRAWLEY, CA. DATE: 04-28-16
CLIENT: DR. ANAND
SHEET 1 OF 1
JOB NO: 16-103

NO.	REVISION	DATE	BY

TANGERINE GARDENS CONDOMINIUMS (SOUTH SIDE) TENTATIVE MAP

Currently
Entitled
Project



- LEGEND:**
- PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - ▨ EXISTING AC PAVEMENT
 - EXISTING MANHOLE
 - EXISTING WATERLINE
 - EXISTING SEWER LINE
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT
 - PROPOSED RIGHT OF WAY LINE
 - ▨ PROPOSED AC PAVEMENT
 - ▨ PROPOSED LANDSCAPING
 - PROPOSED MANHOLE
 - PROPOSED WATERLINE
 - PROPOSED SEWER LINE
 - PROPOSED PIPELINE OF EXISTING CANAL
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT

PROPOSED:

- CONDOMINIUMS = 105
- PROPOSED CLUB HOUSE = 1
- PROPOSED PARKING SPACES = 29
- PRINCIPAL STREET = 20' R/W AND 40' R/W

GENERAL INFORMATION:

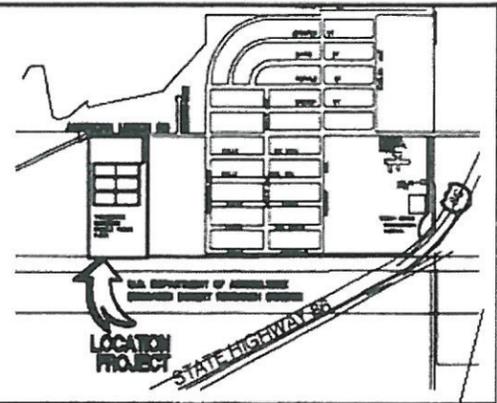
1. EXISTING ZONING: MOBILE HOME PARK (MHP)
2. PROPOSED ZONING: R C
3. IMPROVEMENT STANDARDS: CITY OF BRAWLEY
4. FRONT YARD SETBACK: 15 FEET
5. REAR YARD SETBACK: 10 FEET
6. SIDE YARD SETBACK: 5 FEET BOTH SIDES
7. MINIMUM CURB AND GUTTER SLOPE: 0.22%
8. ONE WATER SERVICE AND METER PER LOT
9. ONE SEWER SERVICE PER LOT

BENCHMARK:
TOP OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MICHIGAN AVENUE AND CALLE DEL SOL. ELEVATION = 907.04

ENGINEER:
BJ ENGINEERING AND SURVEYING, INC.
1850 WEST MAIN STREET, SUITE "D"
EL CENTRO, CA 92543
PH (760) 363-3862

EASEMENTS:

- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.
LINE OF: U.S. DE MOLINS SUBDIVISION NO. 4
EASEMENT: FOR PARKING BITCH
AFFECTS: AS SHOWN ON SAID MAP
- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SOUTHERN BERRYS POWER COMPANY
EASEMENT: FOR POLE LINE
RECORDED: IN BOOK 294, PAGE 295, OFFICIAL RECORDS.
AFFECTS: THE CENTERLINE OF SAID RIGHT OF WAY BEING 47 FEET NORTH OF THE SOUTH LINE AND EXTENDING FROM THE WEST TO THE EAST LINE OF SAID LOT 7, PARCEL 2.
- △ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: IMPERIAL WATERS DISTRICT
EASEMENT: CONCRETE-LINED CANAL TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES.
RECORDED: NOVEMBER 15, 1963, IN BOOK 1188, PAGE 574, OFFICIAL RECORDS.
AFFECTS: OVER THAT PORTION OF SAID LOT LYING SOUTH OF A LINE WHICH IS PARALLEL WITH AND 20 FEET NORTH OF THE CENTERLINE OF MALAN CANAL AS CONSTRUCTED ACROSS THE SOUTH SIDE OF SAID LOT. AFFECTS PARCEL 2.



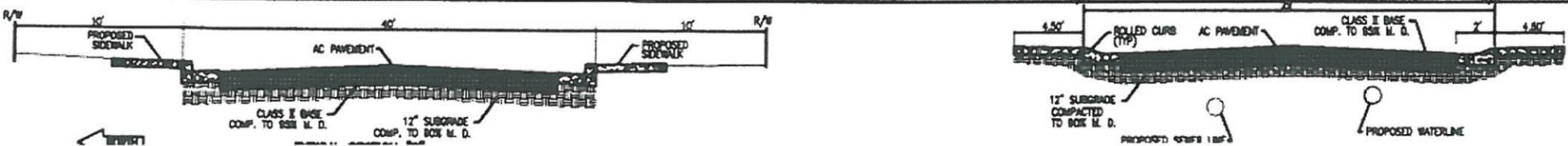
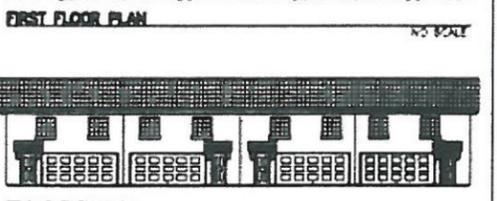
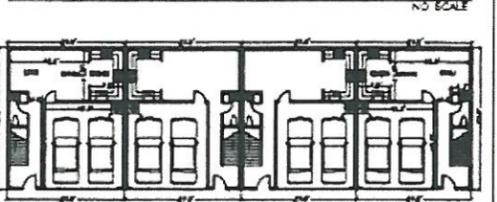
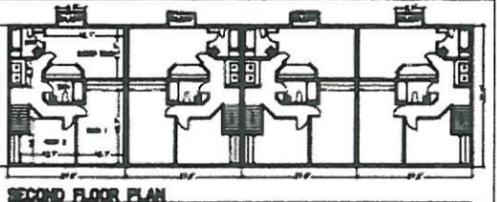
VICINITY MAP

LEGAL DESCRIPTION:

PARCEL 2
(240-240-00)
LOT 7, OF U.S. DE MOLINS'S SUBDIVISION NO. 4, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 282, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM THE NORTH 10 ACRES THEREOF.

ALSO, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 150 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 7 TO THE EAST LINE OF SAID LOT; THENCE NORTH ALONG SAID EAST LINE, 150 FEET TO THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF SAID LOT; THENCE WEST TO THE POINT OF BEGINNING.



NO.	DESCRIPTION	DATE	BY

BJ ENGINEERING & SURVEYING, INC.

TENTATIVE MAP