



## PLANNING COMMISSION

Jay Goyal, Chairman

Kevan Hutchinson, Vice-Chairman

Eugene Bumbera      George A. Marquez

Darren Smith      Robert Palacio      Ramon Castro

## AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MAY 1, 2019 AT 5:30 P.M.  
CITY OF BRAWLEY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

**1. CALL TO ORDER / ROLL CALL**

**2. APPROVE AGENDA**

**3. PUBLIC APPEARANCES**

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

**PUBLIC HEARINGS**

- 4.** A Parcel Map (PM19-02) to subdivide one parcel into three parcel to allow for the construction of three additional single family residential units. The property is currently zoned R-2 (Residential Low Density) and is 1.03 acres in size.

Property Owner:            Mark Gaddis

Representative:            Raymond Dial, PLS

Legal Description:        The West half of the North half of Block 3, Brawley  
Subdivision 1, City of Brawley, County of Imperial, State of  
California, APN 047-250-042.

5. A Parcel Map (PM19-03) to subdivide one parcel into four parcels to allow for the construction of three additional single family residential units. The property is currently zoned R-2 (Residential Low Density) and is 0.71 acres in size.

Property Owner: Calipatria Rentals LLC, Carlos Vasquez

Representative: David Beltran, PLS

Legal Description: The South 200 feet of the West 102 feet of Block 7, Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-240-022 & 044.

6. **CODE ENFORCEMENT REPORT**

\*MARCH Code Enforcement Report Attached

7. **NEXT MEETING DATE**

8. **ADJOURNMENT**

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, 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 STAFF REPORT**

**Minor Subdivision:** Parcel Map (PM19-02) -1634 A Street

**Property Owner/**

**Applicant:** Mark Gaddis

**Representative:** Raymond Dial, PLS

**Legal Description:** West half of the North half of Block 3, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-250-042

**Location:** 1634 A Street

**Area:** 1.03 Acres (44,827 Square Feet)

**Zoning:** R-2 (Residential Low Density)

**Existing Use:** Vacant Structures (to be removed)

**Proposed Use:** Three single family dwellings

**Surrounding Land Uses:**

**North -** R-2 (Residential Low Density) / Single Family Dwelling

**South -** R-2 (Residential Low Density) / Vacant

**East -** R-2 (Residential Low Density) / Single Family Dwelling

**West-** R-2 (Residential Low Density) / Single Family Dwelling

**General Plan Designation:** Low Density Residential

**CEQA Status:** Exempt

**PLANNING COMMISSION MEETING, MAY 1, 2019,  
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,  
BRAWLEY, CALIFORNIA**

**Minor Subdivision: PM19-02**

**General Information:**

The parcel map was submitted in order to permit three single family dwellings. The property is currently zoned R-2 (Residential Low Density) and is 1.03 acres in size. The site is currently contains vacant structures that will be demolished and replaced. The proposed parcel map shows the property to be subdivided into three 13,570 square foot parcels. Access is proposed via A Street. There are no zoning conditions currently imposed on this property.

**Staff Recommendation:**

If approved, the Development Review Committees recommends the following conditions:

1. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall pay all fees associated with review and approval of the site plan, parcel map, and variance.
4. The applicant shall pay fees to record the final parcel map.
5. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. 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.
7. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.
8. The project shall include an irrevocable offer of 30 feet of right of way on the south portion of the property for reservation of the future construction of the remainder of B Street.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15315 and 15332.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the parcel 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 Parcel Map was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

**The Brawley General Land Use Map** designates this property for **Low Density Residential** land uses.

**R-2 (Residential Low Density)** zoning permits Single Family Dwellings by **Right**.

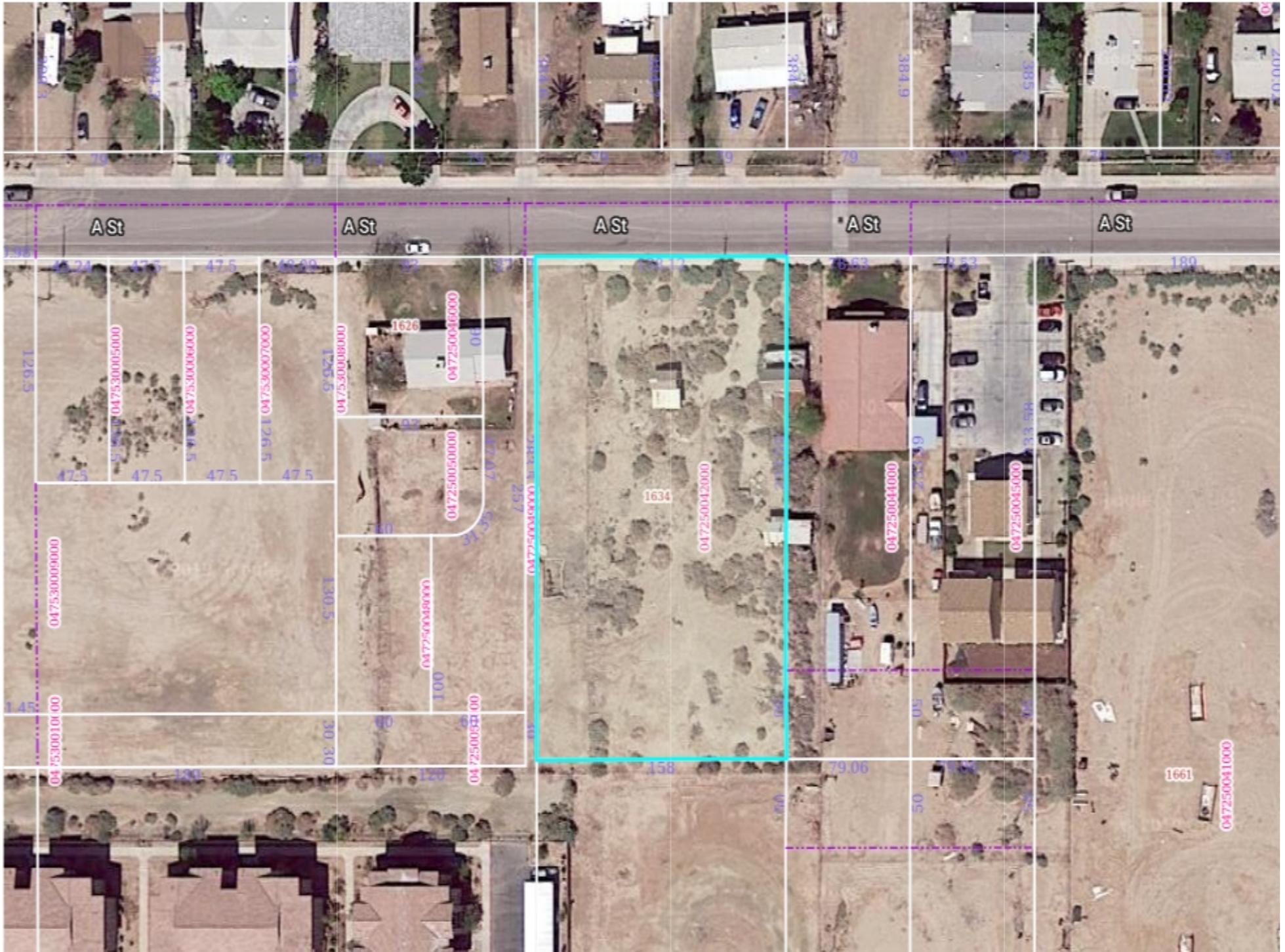
**Minor Subdivision: PM19-02**

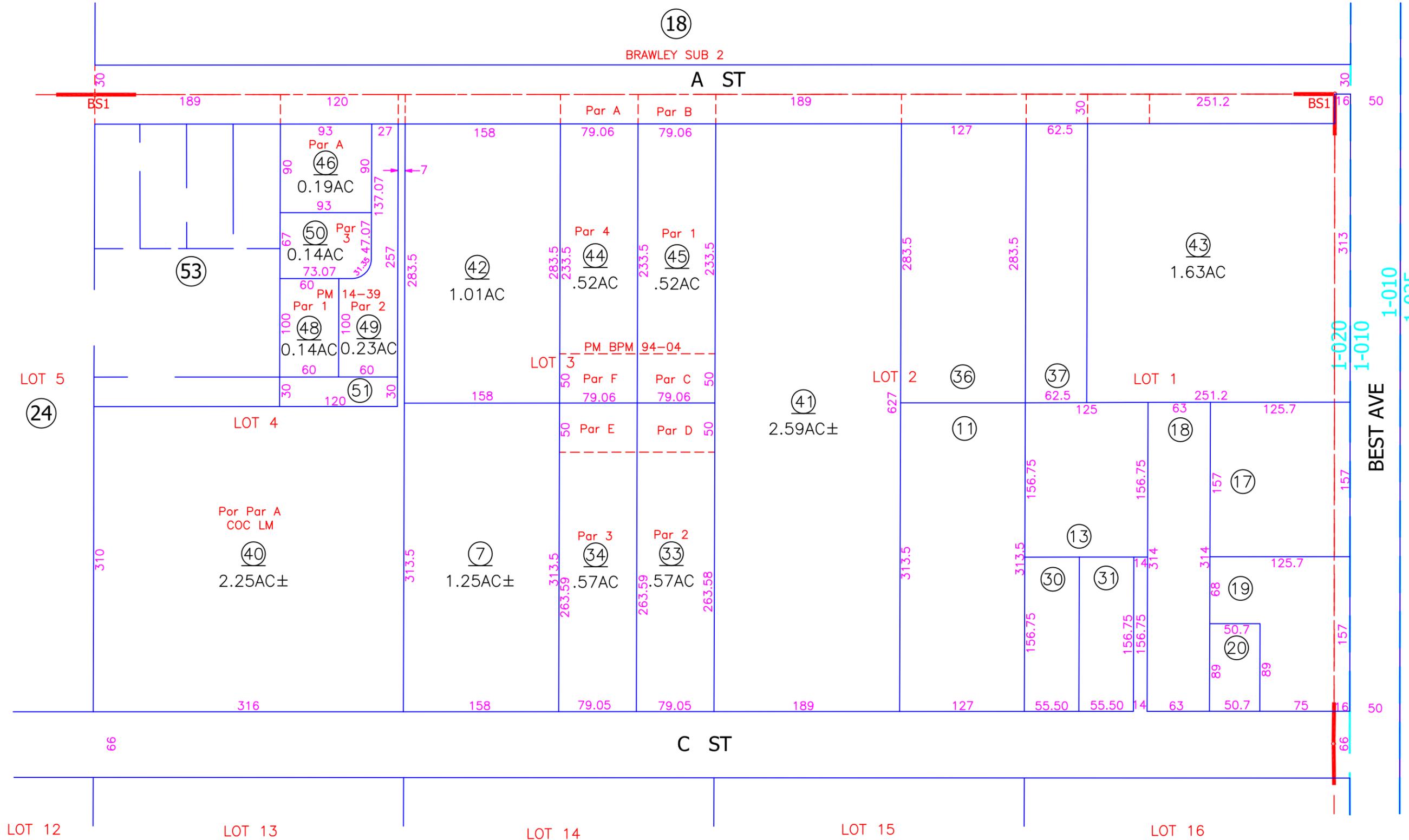
The Commission must determine the following:

- A. The proposed Parcel Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Parcel Map 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 Parcel Map 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.
- D. The proposed Parcel Map 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 Parcel Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Parcel Map mitigates substantial environmental problems.
- G. The proposed Parcel Map is compatible with adjacent structures and uses.
- H. The Parcel Map is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

**ATTACHMENT:** Location Maps; Tentative 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.





7-22-08 MF  
12-27-05 RM  
5-11-05 AR  
8-7-95 RM  
11-12-91 DP  
8-4-82 LS  
10-27-87 LS

**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.327)



CITY OF BRAWLEY  
Assessor's Map Bk.47-Pg.25  
County of Imperial, Calif.

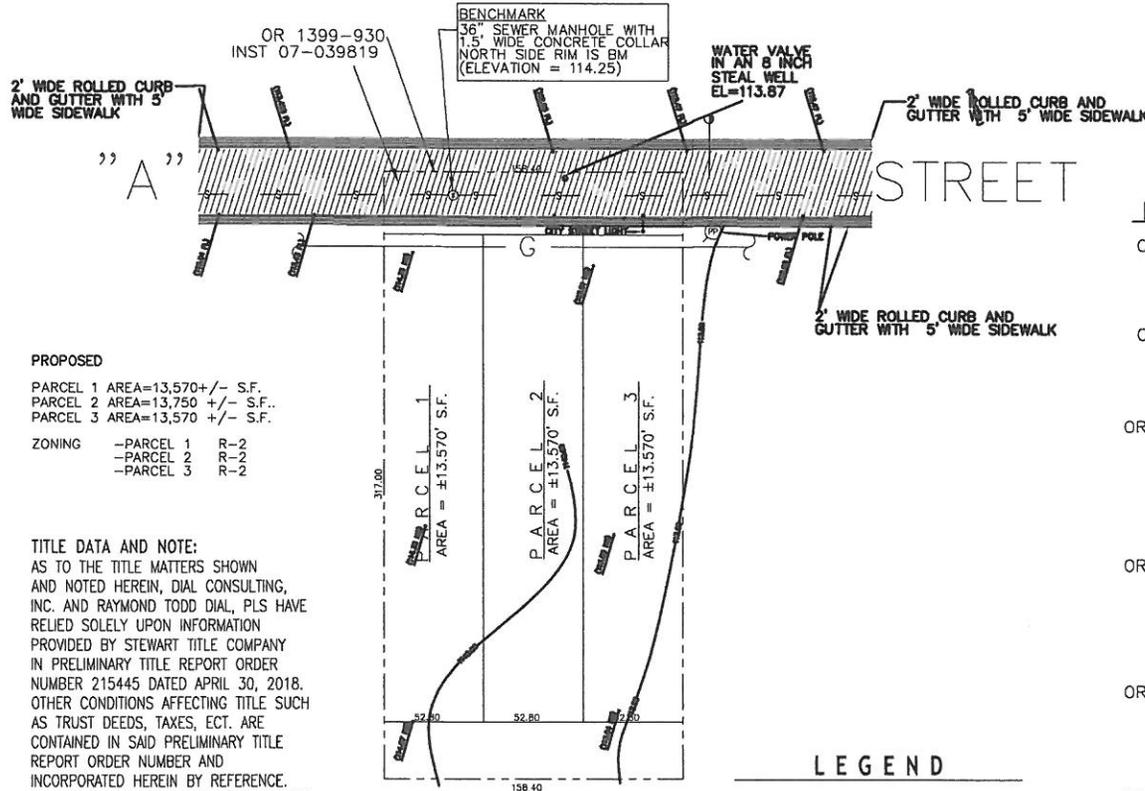
Lot Boundary to be Checked

# TENTATIVE BPM 18

A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF BLOCK 3, BRAWLEY SUBDIVISION NO. 1, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP 56 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER

## LEGAL DESCRIPTION

THE WEST HALF OF THE NORTH HALF OF BLOCK 3, BRAWLEY SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



### PROPOSED

PARCEL 1 AREA=13,570+/- S.F.  
 PARCEL 2 AREA=13,750 +/- S.F..  
 PARCEL 3 AREA=13,570 +/- S.F.

ZONING -PARCEL 1 R-2  
 -PARCEL 2 R-2  
 -PARCEL 3 R-2

### TITLE DATA AND NOTE:

AS TO THE TITLE MATTERS SHOWN AND NOTED HEREIN, DIAL CONSULTING, INC. AND RAYMOND TODD DIAL, PLS HAVE RELIED SOLELY UPON INFORMATION PROVIDED BY STEWART TITLE COMPANY IN PRELIMINARY TITLE REPORT ORDER NUMBER 215445 DATED APRIL 30, 2018. OTHER CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ECT. ARE CONTAINED IN SAID PRELIMINARY TITLE REPORT ORDER NUMBER AND INCORPORATED HEREIN BY REFERENCE. RTD CONSULTING AND RAYMOND TODD DIAL, PLS MAKES NO STATEMENTS AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORTS.

TWO DAYS BEFORE YOU DIG  
 CALL USA TOLL FREE  
 800-227-2600

UTILITIES:  
 GAS-THE GAS COMPANY  
 WATER-CITY OF BRAWLEY  
 ELECTRICITY - IID  
 SEWER-CITY OF BRAWLEY  
 CABLE-TIMEWARNER CABLE  
 TELEPHONE-AT&T

## LEGEND

- CHAIN LINK FENCE (6' HIGH - DILAPIDATED)
- INDICATES SEWER MANHOLE
- INDICATES EXISTING WATER VALVE
- INDICATES EXISTING WATER LINE
- INDICATES EXISTING OVERHEAD ELEC.
- INDICATES EXISTING SEWER LINE
- INDICATES EXISTING POWER POLE
- INDICATES BOUNDARY OF SUBDIVISION
- INDICATES PROPOSED NEW LOT LINE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING GAS

## PERTINENT EASEMENTS INCLUDING NON-SIGNATORY RIGHTS

- OR 762-309 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY IN BK 762, PAGE 309 IN OFFICIAL RECORDS, AFFECTS SAID LAND.
- OR 786-391 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY IN BK 762, PAGE 391 IN OFFICIAL RECORDS, AFFECTS SAID LAND.
- OR 1008-143 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO ROBERT ALEXIS ADAMS AND MARY JANE ADAMS, IN BOOK 1008, PAGE 143 OF OFFICIAL RECORDS, AFFECTS SAID LAND. NOT PLOTTABLE.
- OR 1399-930 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO BRAWLEY COUNTY WATER DISTRICT IN BOOK 1399, PAGE 930 OF OFFICIAL RECORDS, AFFECTS NORTH 30 FEET OF THE HEREIN DESCRIBED PROPERTY.
- OR 1399-1139 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO BRAWLEY COUNTY WATER DISTRICT IN BOOK 1399, PAGE 1139 OF OFFICIAL RECORDS, AFFECTS SAID LAND. NOT PLOTTABLE.
- INST 07-039819 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO CITY OF BRAWLEY, CONDEMNATION CASE NO. ECU02317 AS INSTRUMENT NO. 2007-039819 OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND.
- OR 1027-410 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. A HOMESTEAD DECLARATION, EXECUTED BY RAYMOND W. PETTIT AND EARLENE M. PETTIT, RECORDED JULY 13, 1959, IN BOOK 1027, PAGE 410 OF OFFICIAL RECORDS. NOT PLOTTABLE.

OWNERSHIP OF RECORDS  
 MARK GADDIS

RTD CONSULTING  
 299 J STREET  
 BRAWLEY, CA. 92227  
 RAYTDIAL@GMAIL.COM  
 760 550 0163

1"=30'

**PLANNING COMMISSION STAFF REPORT**

**Minor Subdivision:** Parcel Map (PM19-03) - 1525 & 1537 C Street

**Property Owner/**

**Applicant:** Carlos Vasquez

**Representative:** David Beltran, LS, Dynamic Consulting Engineering

**Legal Description:** The South 200 feet of the West 102 feet of Block 7, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-240-044 & 022

**Location:** 1525 & 1537 C Street

**Area:** Total: 0.71 Acres (30,800 Square Feet)  
Parcel 1: 0.47 Acres (20,400 Square Feet)  
Parcel 2: 0.24 Acres (10,400 Square Feet)

**Zoning:** R-2 (Residential Low Density)

**Existing Use:** Parcel 1: Single Family Dwelling  
Parcel 2: Vacant Structure (to be removed)

**Proposed Use:** Four single family dwellings

**Surrounding Land Uses:**

**North -** R-2 (Residential Low Density) / Single Family Dwelling  
**South -** R-3 (Residential Medium Density) / Apartments  
**East -** R-2 (Residential Low Density) / Single Family Dwelling  
**West-** R-2 (Residential Low Density) / Single Family Dwelling

**General Plan Designation:** Low Density Residential

**CEQA Status:** Exempt

**PLANNING COMMISSION MEETING, MAY 1, 2019,  
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,  
BRAWLEY, CALIFORNIA**

## **Minor Subdivision: PM19-03**

### **General Information:**

The parcel map was submitted in order to permit four single family dwellings. The property is currently zoned R-2 (Residential Low Density) and is 0.71 acres in size. The site is currently contains one single family dwelling. The proposed parcel map shows the property to be subdivided into four 7,705 square foot parcels. Access is proposed via B Street and C Street. There are no zoning conditions currently imposed on this property.

### **Staff Recommendation:**

If approved, the Development Review Committees recommends the following conditions:

1. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall pay all fees associated with review and approval of the site plan, parcel map, and variance.
4. The applicant shall pay fees to record the final parcel map.
5. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. 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.
7. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15315 and 15332.
1. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
2. Approval of the parcel map will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
3. The tentative map is consistent with the character of the area for that type of land use.
4. The size of the new parcels is consistent with the Zoning ordinance.
5. The size of the new parcels is consistent with the General Plan.
6. The Parcel Map was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

**The Brawley General Land Use Map** designates this property for **Low Density Residential** land uses.

**R-2 (Residential Low Density)** zoning permits Single Family Dwellings by **Right**.

**Minor Subdivision: PM19-03**

The Commission must determine the following:

- A. The proposed Parcel Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Parcel Map 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 Parcel Map 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.
- D. The proposed Parcel Map 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 Parcel Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Parcel Map mitigates substantial environmental problems.
- G. The proposed Parcel Map is compatible with adjacent structures and uses.
- H. The Parcel Map is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

**ATTACHMENT:** Location Maps; Tentative 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.

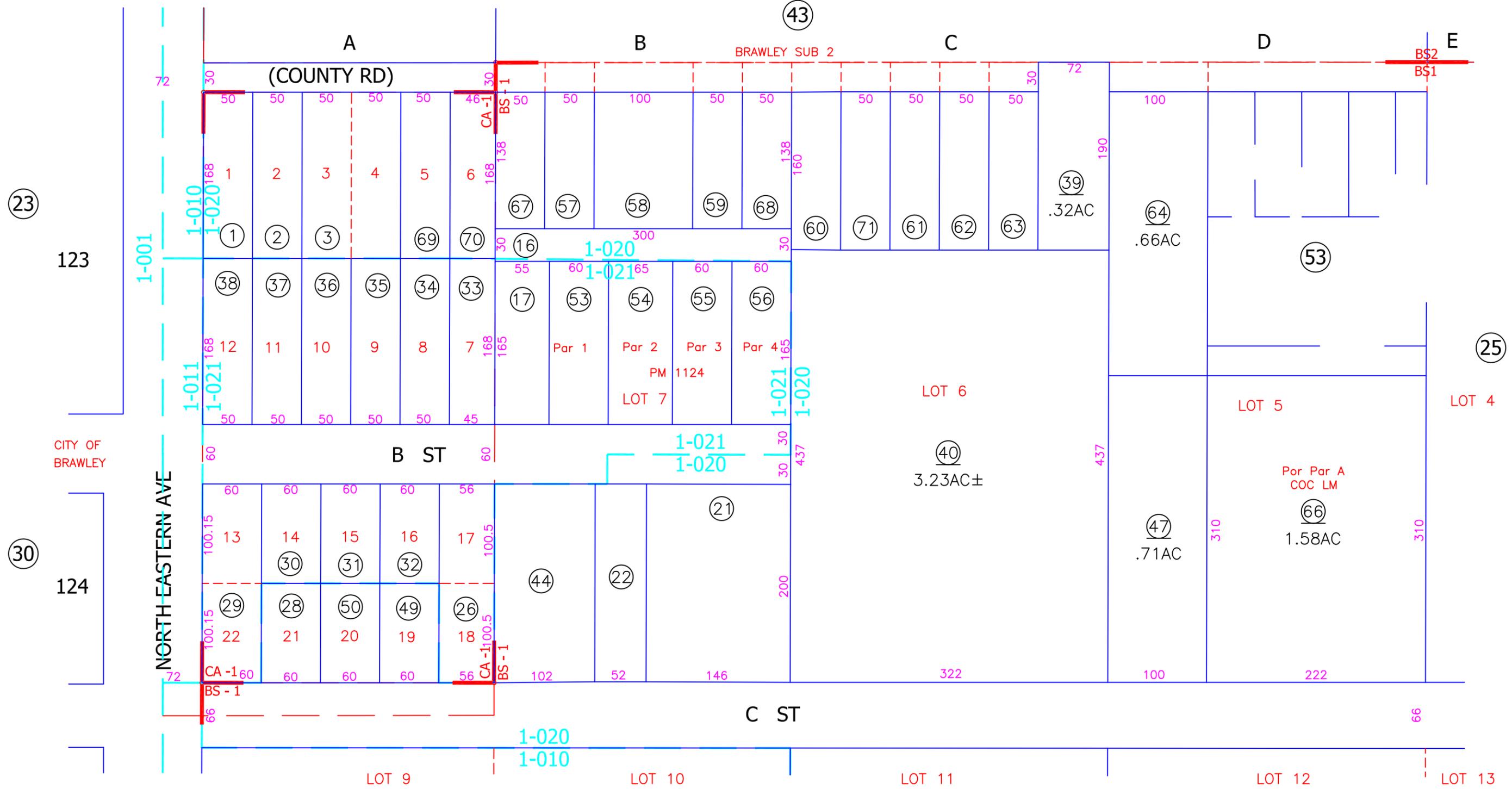


POR. BRAWLEY SUB.1 & COLEGROVE ADD. 1

Tax Area Code  
1-020  
1-021

47-24

OM 1-40 T13S, R14E OM 6-6



**DISCLAIMER:**  
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4-24-06 LC  
12-27-05 RM  
10-11-04 AR  
11-12-91 DP  
10-14-87 RM  
7-9-84 RM  
12-28-18 MF  
6-27-13 MF  
4-8-09 MF  
7-31-08 MF  
7-22-08 MF

CITY OF BRAWLEY  
Assessor's Map Bk.47-Pg.24  
County of Imperial, Calif.

# PARCEL MAP NO. XX-XX

PORTION OF BLOCK 7, BRAWLEY SUBDIVISION NO. 1, IN THE CITY OF BRAWLEY,  
COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE: THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS PARCEL MAP CONSISTING OF TWO (2) SHEETS; THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE ANY STREETS, HIGHWAYS AND OTHER PUBLIC WAYS, AND PUBLIC UTILITY EASEMENTS SHOWN UPON SAID MAP AS BEING WITHIN SAID SUBDIVISION, IF ANY.

CALIPATRIA RENTALS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

DATE

NOTARY PUBLIC ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) S.S.

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: \_\_\_\_\_  
NAME (PRINT OR TYPE): \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
COMMISSION EXPIRATION DATE: \_\_\_\_\_

SIGNATURE OMISSION STATEMENT:

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

1 AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT):

PURPOSE: FOR LAYING WATER PIPES AND DITCHES AND RIGHTS INCIDENTAL THERETO  
RECORDING DATE: JANUARY 23, 1930  
RECORDING NO.: IN BOOK 263, PAGE 197, OFFICIAL RECORDS  
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

2 AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: FOR A POWER LINE  
RECORDING DATE: MARCH 21, 1940  
RECORDING NO.: IN BOOK 546, PAGE 520, OFFICIAL RECORDS  
AFFECTS: THE POWER LINE IS TO BE LOCATED ALONG A LINE PARALLEL WITH AND 49 FEET EAST OF THE WEST LINE OF SAID LOT 7; ALSO, ALONG A LINE 202 FEET NORTH OF THE SOUTH LINE OF SAID LOT AND EXTENDING FROM THE WEST LINE OF SAID LOT EASTERLY TO A POINT 10 FEET EAST OF ABOVE DESCRIBED POWER LINE.

PLANNING DIRECTOR'S STATEMENT

I, GORDON R. GASTE, HEREBY STATE THAT THIS PARCEL MAP COMPLIES WITH THE TENTATIVE OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AS APPROVED BY THE PLANNING COMMISSION.

GORDON R. GASTE, PLANNING DIRECTOR  
CITY OF BRAWLEY DATE

CITY CLERK'S CERTIFICATE:

I, ALMA DENAVIDES, CITY CLERK OF THE CITY OF BRAWLEY, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL IN AND FOR THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, HAVE APPROVED THIS PARCEL MAP, CONSISTING OF TWO SHEETS, AS THE OFFICIAL MAP OF THIS PARCEL.

ALMA DENAVIDES, CITY CLERK  
CITY OF BRAWLEY DATE

SUPPORTING DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE RECORDED CONCURRENTLY WITH THIS PARCEL MAP AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL, IN SUPPORT OF THIS PARCEL MAP:

- TITLE: SUBDIVISION GUARANTEE INSTRUMENT NO. \_\_\_\_\_
- TITLE: TAX CERTIFICATE INSTRUMENT NO. \_\_\_\_\_
- TITLE: TAX CERTIFICATE INSTRUMENT NO. \_\_\_\_\_
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- TITLE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_

LEGAL DESCRIPTION:

PARCEL 1:  
THE SOUTH 200 FEET OF THE WEST 102 FEET OF BLOCK 7, BRAWLEY SUBDIVISION NO. 1 IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 56 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING EAST OF THE WEST BOUNDARY OF LAND DESCRIBED IN DEED TO JOHN E. KEATON ET UX., RECORDED MAY 4, 1962 IN BOOK 1110, PAGE 73 OF OFFICIAL RECORDS.

ALSO, EXCEPTING THEREFROM ANY MOBILE HOME OR TRAILER ON SAID LAND.

PARCEL 2:  
THAT PORTION OF BLOCK 7, BRAWLEY SUBDIVISION NO. 1 IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 56 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 7, 146 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE NORTH, PARALLEL WITH THE EAST LINE THEREOF 200 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE THEREOF 52 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE THEREOF 200 FEET; THENCE EAST ALONG THE SOUTH LINE THEREOF 52 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CALIPATRIA RENTALS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON JANUARY 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I, HEREBY STATE THAT ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: \_\_\_\_\_

DAVID BELTRAN L.S. 8482



ACTING CITY SURVEYOR'S STATEMENT:

I, XXXXXXXXXXXX, ACTING CITY SURVEYOR OF THE CITY OF BRAWLEY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF LOCAL ORDINANCES AND THE REQUIREMENTS OF CHAPTER 2, DIVISION 2, TITLE 7 OF GOVERNMENT CODE OF THE STATE OF CALIFORNIA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_

XXXXXXXXXXXXXXX, PLS 7107



COUNTY RECORDER'S STATEMENT:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF DYNAMIC CONSULTING ENGINEERS, INC.

FEE: \_\_\_\_\_

DOCUMENT: \_\_\_\_\_

CHUCK STOREY, COUNTY RECORDER

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°58'01" WEST WHICH IS THE BEARING OF THE CENTERLINE OF "C" STREET, ACCORDING TO THE MAP ON FILE IN BOOK 10, PAGE 24 OF PARCEL MAPS.



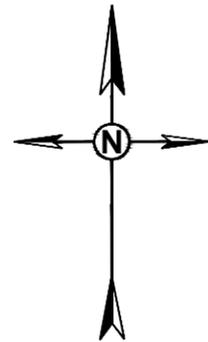
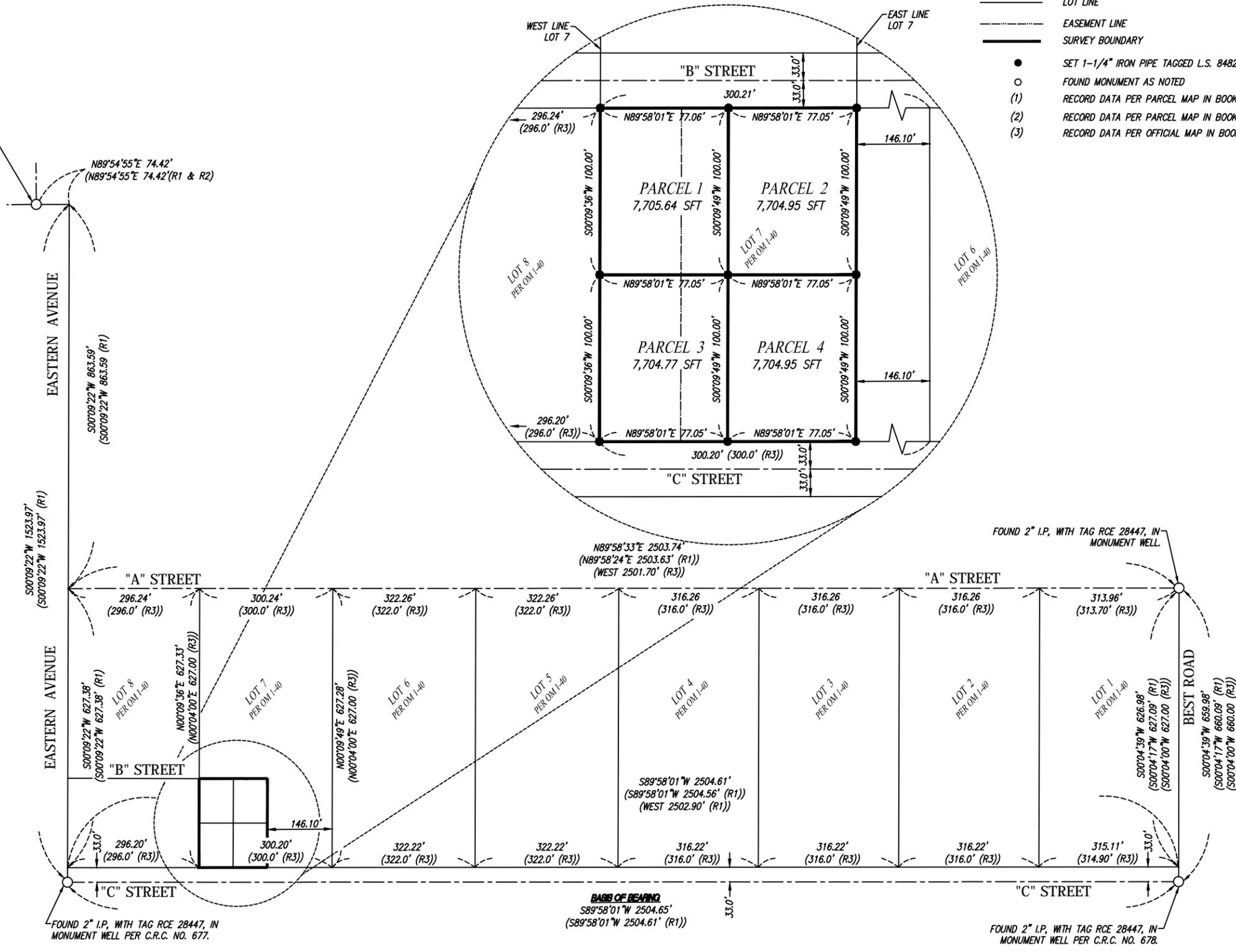
# PARCEL MAP NO. XX-XX

PORTION OF BLOCK 7, BRAWLEY SUBDIVISION NO. 1, IN THE CITY OF BRAWLEY,  
COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

**LEGEND:**

- CENTER LINE
- LOT LINE
- - - EASEMENT LINE
- SURVEY BOUNDARY
- SET 1-1/4" IRON PIPE TAGGED L.S. 8482
- FOUND MONUMENT AS NOTED
- (1) RECORD DATA PER PARCEL MAP IN BOOK 10 PAGE 24.
- (2) RECORD DATA PER PARCEL MAP IN BOOK 7 PAGE 11.
- (3) RECORD DATA PER OFFICIAL MAP IN BOOK 1 PAGE 40.

**NW COR. TR. 78**  
FOUND CONC CYL, DN 12" IN  
MONUMENT WELL, PER PM 10-24,  
NOT ACCEPTED AS NW COR  
BRAWLEY SUB. NO. 2



SCALE: 1" = 150'

**Dynamic** CONSULTING ENGINEERS

**CODE ENFORCEMENT REPORT  
MARCH 2019**

<b>PROPERTY ADDRESS</b>	<b>VIOLATION TYPE</b>	<b>DATE CHECKED</b>	<b>COMMENTS</b>
205 East "I" Street	Code Enforcement	03/05/19	Illegal sidewalk, checked with Public Works approved sidewalk by Guillermo Sillas, complete-03/08/19
704 ½ "B" Street, Apartment A	Housing	03/08/19	Apartment infested with rats, talked with property manager will take care-complete-03/12/19
361 – 383 East "E" Street	Housing	03/12/19	Electrical and other numerous problems-letter sent-met with property owner and contractor 04/03/19- pending
161 North Plaza	Waste Nuisance	03/12/19	Tree waste on property-met with owner and tenant-pending
405 – 409 South 14 Street	Waste Nuisance	03/13/19	Numerous items on lot-second notice sent-pending
444 East "D" Street, Apartment B	Housing	03/13/19	Plumbing problems-letter sent-complete-03/18/19
357 West "A" Street	Waste Nuisance	03/13/19	Trash in alley-letter sent-pending
369 West "A" Street	Waste Nuisance	03/13/19	Trash in alley-letter sent-complete-03/18/19
333 West "A" Street	Waste Nuisance	03/13/19	Trash in alley-letter sent-complete-03/18/19
321 West "A" Street	Waste Nuisance	03/13/19	Trash in alley-letter sent-pending
224 Driftwood Street	Code Enforcement	03/14/19	Cars parked in yard- letter sent-pending
624 South 17 <sup>th</sup> Street	Code Enforcement	03/21/19	Garage enclosure-pulled permit-complete-03/21/19
Vacant Lots APN 048-034-010	Vacant Lot	03/21/19	Weeds and trash on vacant lot-property cleaned-complete-03/21/19
642 South 18 <sup>th</sup> Street	Code Enforcement	03/21/19	Basketball court on sidewalk-removed-complete-03/21/19
Vacant Lot APN 047-380-062	Vacant Lot	03/27/19	Weeds and trash on lot-complete-03/27/19
208 North 8 <sup>th</sup> Street	Code Enforcement	03/28/19	Vinyl sign removed-complete-03/28/19