

# PLANNING COMMISSION

Jay Goyal

John Grass

George A. Marquez

Daniel Nunez

Robert Palacio

Darren Smith

Cynthia Vandiver



## AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, OCTOBER 9, 2024 AT 5:30 P.M.  
CITY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

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

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

### PUBLIC HEARING

4.

Property Owner:	Mark Gaddis and KPS Investments – Raul Garcia
Representative:	Mark Gaddis
Legal Description:	W 124.8FT OF E149.8FT OF S 199FT OF N 229FT LOT1 BLK123 TSTE; W 124.8FT OF E149.8FT OF S 229FT OF N 458FT LOT 1 BLK123 TSTE; W 124.8FT OF E 149.8FT OF S 150FT LOT 1 BLK 123 TSTE
APN's:	047-231-013; 047-231-014; 047-231-015
Location:	Ulloa Avenue, between Magnolia Avenue and B Street

5. NEXT MEETING DATE

November 6, 2024

6. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 205 S. Imperial Avenue, Brawley, Monday through Friday, during regular posted business hours. The agenda is also available online at [www.brawley-ca.gov](http://www.brawley-ca.gov). Individuals who require special accommodations are requested to give 24-hour prior notice. Contact: City Clerk at 760-351-3048.

**PLANNING COMMISSION STAFF REPORT**

**Tentative Tract Map #:** TTM 23-01 – Ulloa Avenue Subdivision

**Property Owners:** Mark Gaddis and KPS Investments – Raul Garcia

**Applicant/  
Representative:** Mark Gaddis

**Legal Description:** W 124.8FT OF E149.8FT OF S 199FT OF N 229FT LOT1 BLK123 TSTE; W 124.8FT OF E149.8FT OF S 229FT OF N 458FT LOT 1 BLK123 TSTE; W 124.8FT OF E 149.8FT OF S 150FT LOT 1 BLK 123 TSTE

**APN's:** 047-231-013; 047-231-014; 047-231-015

**Location:** Ulloa Avenue, between Magnolia Avenue and B Street

**Area:** 1.62 acres (70,979.10sqft)

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

**Existing Use:** Vacant, undeveloped land within City Limits

**Proposed Use:** Single-Family Residential

**Surrounding Land Uses:**

**North -** R-1 (Single-Family Residential)/Single-Family dwelling units.

**South -** R-1 (Single-Family Residential)/Single-Family dwelling units.

**East -** R-1 (Single-Family Residential)/Single-Family dwelling units/elementary.

**West-** R-1 (Single-Family Residential)/Single-Family dwelling units/elementary.

**General Plan Designation:** LR – Low Density Residential

### **General Information:**

The applicant is proposing to subdivide 3 parcels into 11 parcels to construct 11 single-family residential dwelling units. The combined 1.62-acre site is undeveloped, located within City limits, zoned R-1 (Single Family Residential), which permits single-family dwelling units by right. The proposed tentative tract map meets the required lot size and development standards for the zone and each parcel has street access from Ulloa Avenue. Per the Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of the tentative map for consistency with the adopted regulations and make recommendations to the subdivider and the City Council for approval, conditional approval, or denial of the tentative tract map under TTM 23-01.

### **Conditions of Approval:**

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

1. The conditional approval of the Tentative Tract Map (TTM) 23-01 shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
2. The conditional approval of TTM 23-01 does not constitute approval of the construction of any buildings on the subdivided lots. All construction plans are subject to review and approval by the various City Departments.
3. The Final Parcel Map shall be prepared in accordance with a completed final survey of the subdivision and in compliance with the requirements of the Subdivision Map Act and applicable City Ordinances.
4. Final Parcel Map shall clearly show all stakes, monuments or other evidence found on the ground which were used as ties to determine the boundaries of the lots. The survey referenced monuments must be found acceptable by the City Engineer and meet Subdivision Map Act standards and that all Conditions of Approval have been met.
5. The Final Parcel Map requires certification by the engineer/surveyor of record prior to final review by the City Engineer. The City Engineer may accept the map if found adequate per the Subdivision Map Act and determine that all Conditions of Approval have been met before the Final Parcel Map can be recorded and filed with the City and the County Recorder's Office.
6. A Grading Plan and Erosion Control Plan shall be accompanied with the Final Map to the City Engineer for review and approval.
7. The Developer/Applicant/Property Owner shall dedicate a right of way with of 30 feet along the parcels abutting Ulloa Street and provide a 10' Public Utility Easement outside the City right-of-way.
8. The Developer/Applicant/Property Owner shall install and or improve sidewalks, curbs, and gutter along the parcels abutting Ulloa, Magnolia, and B Streets per City Standards as reviewed, approved, and accepted by the City Engineer and Public Works Director prior to the issuance of a Certificate of Occupancy.
9. Any disturbed public right-of-way shall be installed/replaced/ or improved to City Engineer Standards and shall be subject to inspection prior to the issuance of a Certificate of Occupancy.

10. The Developer/Applicant/ Property Owner shall design parcel access driveways to City Standards.
11. Developer/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 or public right-of-way.
12. Lighting shall be installed per City Standards.
13. Per Sec. 23A.16 of the Zoning Ordinance, underground utilities abutting Ulloa Avenue. The Developer/Applicant/Property Owner shall submit written justification describing the infeasibility of undergrounding the electric lines and provide an alternate location. The alternate location shall be approved in coordination with the Imperial Irrigation District and City Engineer and Public Works Director. Developer/Applicant/Property Owner shall be responsible for granting any operations and maintenance easements as required by the Imperial Irrigation District such easement shall be reflected in the Final Map.
14. The Developer's engineer shall prepare a hydraulic study during the project design and complete required improvements to the Brawley Water Distribution System to provide the required combined peak domestic and fire flow demand to the project site. The City of Brawley Fire Chief shall establish the required fire flow and residual pressure required for this project.
15. Hydrology, drainage, and grading details to City standards shall be provided to the Public Works Director and City Engineer. If required, the percentage of retention shall be determined by the Public Works Director and City Engineer per current discharge amount and the amount of pervious surface that will be eliminated.
16. Prior to the issuance of a building permit, the Developer/Applicant/Property Owner shall submit a sewer plan consistent with the approved Site Plan and Conditions of Approval. The sewer plan shall be based on an approved Sanitary Sewer Study. If the existing sewer line within the vicinity of the project site is deemed insufficient, the Developer/Applicant/Property Owner is responsible for the construction of the larger diameter pipeline.
17. Developer/Applicant/Property Owner shall provide water and sewer analysis, prepared by a CA registered engineer, to confirm overall capacity in the receiving system. Should improvements be required the applicant shall prepare a public improvement plan for the necessary upgrades/repairs, to the satisfaction of the Public Works Director and City Engineer. Should future improvements be necessary, the applicant shall be responsible for the payment of any and all Fair Share costs toward water and sewer improvements prior to the issuance of grading permits.
18. Developer/Applicant/Property Owner shall submit water technical documentation as required by the Regional Quality Control Board. Technical documentation shall be approved by the Public Works Director and City Engineer prior to the issuance of a Grading Permit.
19. All sewer lines must maintain the minimum slope requirements and must be buried as specified and approved by the City Engineer and Director of Public Works.
20. If a sanitary sewer pump station is required for these parcels, it shall be located on the project sites property, not within the public right-of-way. The sanitary sewer pump station will be owned, operated and maintained by the Applicant, Developer, or Property Owner or its successors.
21. Manholes will be improved, added, and adjusted to City Standards as required by

- the City Engineer and Director of Public Works.
22. If the project requires a stormwater retention basin, the stormwater retention basin shall be owned, operated and maintained by the Developer/Applicant/Property Owner and shall be designed to meet the requirements of a 25-year storm or per City Engineer or Public Works Director requirement, whichever is more stringent.
  23. Should the project require a stormwater retention basin and if required by the project hydrology report or any other relevant technical report, a stormwater pump station shall be installed at the retention basin to transport stormwater from the retention basin to the City's existing stormwater system. The stormwater pump station shall empty the retention basin stormwater volume within 72 hours after conclusion of a stormwater event. The stormwater pump station shall be owned, operated and maintained by the Developer/Applicant/Property Owner.
  24. Developer/Applicant/Property Owner shall install fire hydrants per California Fire Code and approval by the City Fire Department prior to the issuance of a Certificate of Occupancy.
  25. The Developer/Applicant/Property Owner shall pay the expenses of school district fees per the requirements of the Brawley Unified School District prior to the issuance of any building permit.
  26. The Developer/Applicant/Property Owner shall pay all applicable impact and capacity fees prior to the issuance of a building permit and prior to connecting to City services. The City of Brawley collects impact fees to offset the cost of fire, police, parks, water, wastewater, and administrative services.
  27. The Developer/Applicant/Property Owner shall pay any and all amounts as determined by the City of Brawley to defray all costs for the review of maps, drawings, reports, field investigation, or other activities related to compliance of this project with City Ordinances and/or any other laws, regulations, or requirements that apply to the improvement plans and Final Parcel Map. No Final Parcel Map shall be recorded until such costs have been paid to the City.
  28. The provisions of these Conditions of Approval are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
  29. 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.
  30. Pursuant Government Code Section 66463.5, the Developer/Applicant/Property Owner shall have twenty-four (24) months from the approval of TTM 23-01 to file a Final Map otherwise the TTM shall expire and no longer be valid.
  31. Landscaping will be installed per Sec. 27.180 of the Zoning Ordinance. Any landscaping in the public right of way will require a maintenance agreement which shall be reviewed and approved by the City Engineer/Public Works Director, Planning Director and be deed recorded.
  32. Fences, walls, and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84 (c).
  33. Developer/Applicant/Property Owner shall obtain a tax certificate from the County Tax Collector.
  34. Developer/Applicant/Property Owner shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant Section 15332 – Infill Development Project.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts pursuant exemption.
3. Approval of the Exemption and tentative tract 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 parcel(s) is consistent with the Zoning ordinance
6. The size of the new parcel(s) is consistent with the General Plan.
7. The tentative tract map was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

The Brawley General Land Use Map designates this property for LR - Low Density Residential and single-family dwelling units are allowed by right.

**ATTACHMENTS:** Location Maps, Tentative Tract Map, Agency Comments

# Vicinity Map/Project Location

APN's:

047-231-015; 047-231-014;

047-231-013





# TENTATIVE TRACT MAP

PORTION OF LOT 1, BLOCK 123 OF THE TOWNSHIP OF BRAWLEY, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 15, OFFICIAL MAPS

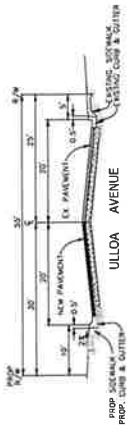


**SURVEYOR'S STATEMENT:**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTORSHIP AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE LAND OWNER ON MAY 12, 2021.



DATE: 05/12/21  
PROJ./MUNICIPALITY: BRAWLEY, CA  
LIC. EXP. DATE: 12-31-2024

- PROPOSED FACILITY:**
- 1. PROPOSED DRIVE AND CULVERT
  - 2. PROPOSED SIDEWALK
  - 3. PROPOSED STREET LIGHT
  - 4. PROPOSED BEWER LINE
  - 5. PROPOSED WATER SERVICE LINE
  - 6. PROPOSED A.C. PAVEMENT
  - 7. PROPOSED ACCESSIBLE RAMP
  - 8. PROPOSED SUSPENDED SPANWALK



**ROAD RIGHT OF WAY NOTE:**  
1. ROAD RIGHT OF WAY AND UTILITIES FOR PUBLIC USE ARE SHOWN IN DASHED LINES.

**OWNER INFORMATION:**

MARC COOPER  
1000 S. 10TH STREET  
IMPERIAL, CA 92521  
APN: 001-231-011  
001-231-011  
001-231-011

**ZONING INFORMATION:**

RESIDENTIAL SINGLE-FAMILY (RS)  
EASTING: 574.56 (EASTING POINT) 600.00 (WESTING POINT)  
PROPOSED: 574.56 (EASTING POINT) 600.00 (WESTING POINT)

**DEVELOPMENT PERMITS:**

PROPOSED: 001-231-011  
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**RECORDING INFORMATION:**

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10. RECORDING: 001-231-011

**LEGAL DESCRIPTION:**

TRACT MAP NO. 1, BLOCK 123, TOWNSHIP OF BRAWLEY, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 15, OFFICIAL MAPS.

**PROPOSED FACILITY:**

PROPOSED DRIVE AND CULVERT  
PROPOSED SIDEWALK  
PROPOSED STREET LIGHT  
PROPOSED BEWER LINE  
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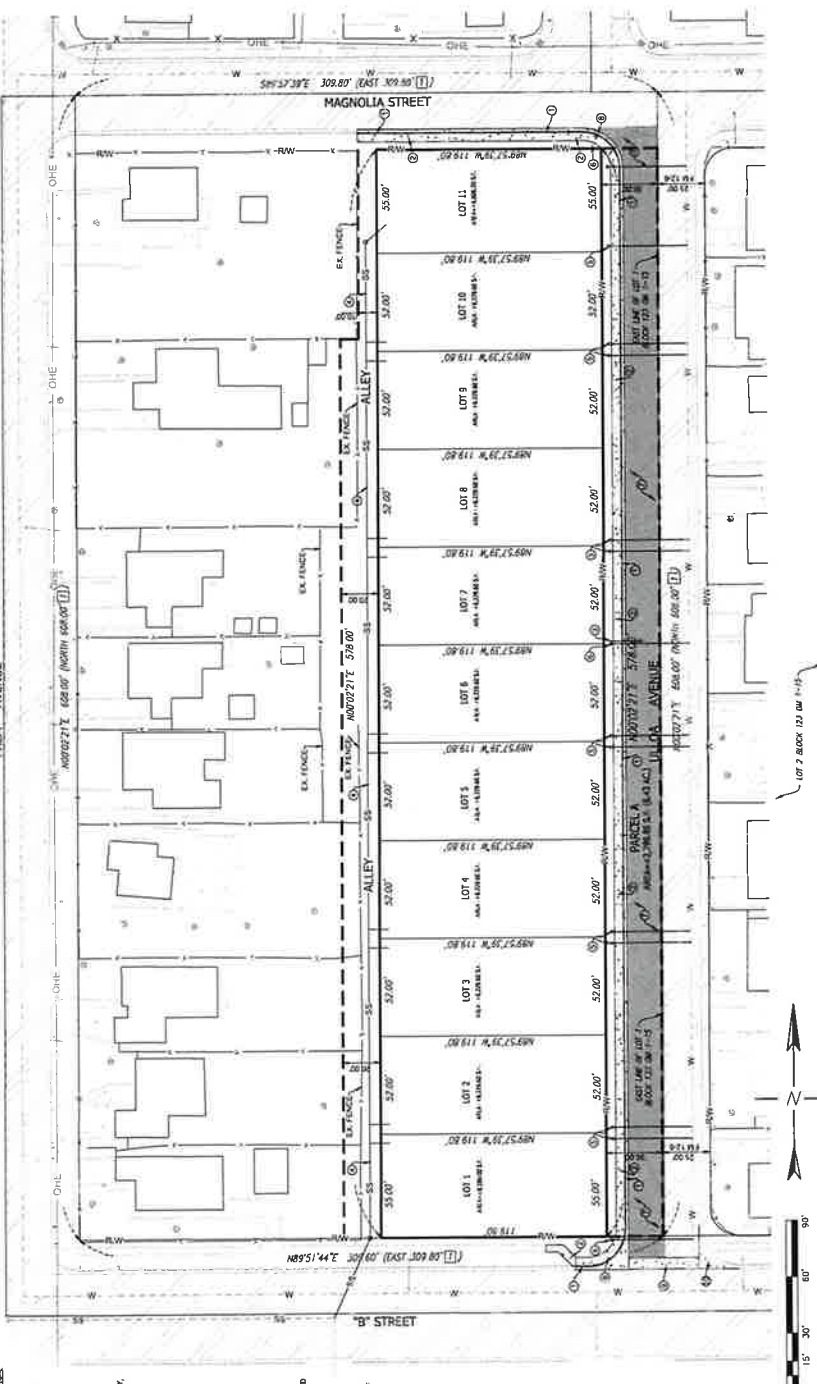
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001-231-011  
001-231-011



1" = 30' (GRAPHIC SCALE)



# IID

*A century of service.*

www.iid.com

*Since 1911*

September 19, 2024

Ms. Cynthia Mancha  
Consultant City Planner  
Planning & Zoning Department  
City of Brawley  
205 S Imperial Avenue  
Brawley, CA 92227

SUBJECT: Ulloa Avenue Subdivision in Brawley, CA; Tentative Tract Map 23-01

Dear Ms. Mancha:

On September 17, 2024, the Imperial Irrigation District received from the City of Brawley Planning & Zoning Department, a request for agency comments on Tentative Tract Map 23-01. The applicant proposes to subdivided 1.62 acres located on Ulloa Avenue between B Street and Magnolia Street in Brawley, California (APNs 047-231-015; 047-231-014; 047-231-013) to accommodate 11 single-family dwelling units.

The IID has reviewed the application and has the following comments:

1. For electrical service for the future development of the resulting parcels, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at 760-339-9257 or e-mail Mr. Ramirez at [GRamirez@IID.com](mailto:GRamirez@IID.com) to initiate the customer service application process. In addition to submitting a formal application (available at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and


easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
5. The applicant will be required to bear all costs associated with acquisition of land, rights of way, easements, and the relocation and/or realignment of IID infrastructure deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
6. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
7. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the IID website <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
8. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
9. When a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID

electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Power Dept.  
Paul Rodriguez – Deputy Mgr. Power Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet & Compliance Services  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



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9/18/24-Fwd: City of Brawley Tentative Tract Map 23-01

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From Rubal, Joshua <JRubal@socalgas.com>  
Date Wed 9/18/2024 6:37 AM  
To Planning Department <Planning@brawley-ca.gov>  
Cc McGarrey, Deborah <DMcgarrey@socalgas.com>

**[EXTERNAL EMAIL]** This email originated from outside of the organization. Please be mindful when opening attachments and embedded links.

You don't often get email from jrubal@socalgas.com. [Learn why this is important](#)

Hello,

I just reviewed the documents regarding **City of Brawley Tentative Tract Map 23-01**. SoCalGas Distribution does have facilities in the area. Please note on case to have Developer contact 811 / USA at [DigAlert](#) | [Utility Locating California](#) | [Underground Wire & Cable Locator](#) prior to any excavation / demolition activities so we can Locate & Mark out our facilities. If the Developer needs new gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

**To avoid delays in processing requests and notifications, please have all Franchise corespondence sent to our Utility Request inbox, at**  
**[SCGSERegionRedlandsUtilityRequest@semprautilities.com](mailto:SCGSERegionRedlandsUtilityRequest@semprautilities.com)**

I cover the **Southeast Region – Redlands** [SCGSERegionRedlandsUtilityRequest@semprautilities.com](mailto:SCGSERegionRedlandsUtilityRequest@semprautilities.com) would be your contact for requests in the southeastern ends of LA County, Riverside County, San Bernardino & Imperial Counties.

**Southeast Region - Anaheim** office which is all of Orange County and the southern ends of Los Angeles County; therefore, any Map and/or Will Serve Letter requests you have in these areas please send them to [AtlasRequests/WillServeAnaheim@semprautilities.com](mailto:AtlasRequests/WillServeAnaheim@semprautilities.com)

**Northwest Region – Compton HQ** For West and Central LA County, your Map Request and Will Serve Letters, will go to [SCG-ComptonUtilityRequest@semprautilities.com](mailto:SCG-ComptonUtilityRequest@semprautilities.com)

**Northwest Region - Chatsworth**

For any requests from the northern most parts of LA County all the way up to Visalia, San Luis Obispo, Fresno and Tulare you would contact [NorthwestDistributionUtilityRequest@semprautilities.com](mailto:NorthwestDistributionUtilityRequest@semprautilities.com)

**Transmission**

For Transmission requests, please contact SoCalGas Transmission, at  
[SoCalGasTransmissionUtilityRequest@semprautilities.com](mailto:SoCalGasTransmissionUtilityRequest@semprautilities.com)

Thank you,  
Josh Rubal  
Lead Planning Associate  
Distribution Planning & Project Management  
Redlands HQ - Southeast Region  
(213) 231-7978 Office  
[SCGSERegionRedlandsUtilityRequest@semprautilities.com](mailto:SCGSERegionRedlandsUtilityRequest@semprautilities.com)

