

PLANNING COMMISSION

Julitza Alvarez

Jay Goyal

George A. Marquez

Daniel Nunez

Robert Palacio

Cynthia Vandiver

-Vacant-



AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL, 16 2025 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
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. PM 24-02

Tentative Parcel Map 24-02 is for the proposed minor subdivision of a C-2 (Medium Commercial) parcel into four parcels with a Remainder Parcel. Per the Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of the tentative maps for consistency with the adopted regulations and make recommendations to the subdivider and the City Council.

Property Owner: Porter Ranch, LLC

Representative: Tom DuBose, DuBose Design Group, Inc.

Legal Description: REMAINDER PARCEL A, FM 27-49, ALSO BEING
POR TR44 13-14, Recorded in the Office of the County
Recorder of Imperial County.

APN: 047-100-007

Location:

West of Highway 111, south of Main Street/HWY 78,
abutting the Pilot Travel Center

6. NEXT MEETING DATE

No meeting scheduled.

7. 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. Individuals who require special accommodations are requested to give 24-hour prior notice. Contact: City Clerk at 760-351-3048.

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, on Wednesday, March 5, 2025

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:36 p.m.

Present: J. Goyal, D. Nunez, R. Palacio, and C. Vandiver

Absent: Julitza Alvarez, G. Marquez, D. Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Palacio/Vandiver/4-0

3. APPROVAL OF MINUTES

Motion: The Planning Commission approved the 11/13/2024, 10/09/2024, 05/22/24, 04/17/2024, and 11/01/2023 Minutes as presented.

The 08/21/2024 Minutes were approved with the following amendment:

Fences walls and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84 (c)

Applicant shall install a wrought iron fence along the perimeter of the property line, excepting, at the ~~northwest~~ southwest corner of the property which shall be a masonry wall. The fence abutting Main Street and at the western portion of the property shall have aesthetic appeal and design options will be presented and approved by the Director of Development Services prior to the issuance of a Building Permit.

M/S/C: Vandiver/Palacio/4-0

4. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not appearing on the Planning Commission Agenda. None. Public Comment closed at 5:39 p.m.

5. Parcel Map (PM) 24-01

Tentative Parcel Map 24-01 is for the proposed minor subdivision of a C-2 (Medium Commercial) parcel into two parcels. Per the Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of the tentative maps for consistency with the adopted regulations and make recommendations to the subdivider and the City Council.

Property Owner: Meredith Austin, Trustee of Austin Family Living Trust

Representative: Taylor Preece Precision Engineering & Surveying, Inc.

Legal Description: A portion of Lots 25 and 26, Brawley Subdivision No. 1 in the County of Imperial, State of California, according to Map No. 56 in book 1, page 40 of Official Maps, on file in the Office of the County Recorder of Imperial County

APN: 047-320-074

Location: 1542 Main Street, Brawley, CA 92227

Motion: The Planning Commission moved to approve PM 24-01 as amended - add the following clarifying language:

Condition #10, 11, 12, 27 “at time of a Building Permit”

Condition # 16 “at time of Building Permit in accordance with City Municipal Code 23A”

M/S/C: Palacio/Vandiver/4-0

6. NEXT MEETING DATE

None.

7. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:30 p.m.

M/S/C: Palacio/Vandiver/4-0

MINOR SUBDIVISION: PM 24-02 Parcel Map

PROPERTY OWNERS: Porter Ranch, LLC

REPRESENTATIVES: Tom DuBose
DuBose Design Group, Inc.

LEGAL DESCRIPTION: REMAINDER PARCEL A, FM 27-49, ALSO BEING POR TR44 13-14, Recorded in the Office of the County Recorder of Imperial County.

LOCATION: West of Highway 111, south of Main Street/HWY 78, abutting the Pilot Travel Center

APN's: 047-100-007

AREA: 38.71 acres (16,86207.60 sqft)

ZONE: C-2 (Medium Commercial)

RANCHO PORTER SPECIFIC PLAN: C-RE (Commercial – Regional)

EXISTING USE: vacant, undeveloped land

ALLOWED USE: Commercial

PROPOSED USE:

Subdivide Remainder Parcel A into 4 lots with a Remainder to accommodate commercial development.

SURROUNDING LADD USE:

North - C-2 (Medium Commercial)

South - C-RE (Commercial Regional)

East - Agriculture – County of Imperial/State of California (Caltrans)

West - C-RE (Commercial Regional)/R-CV (Residential)

GENERAL PLAN DESIGNATION: C - Commercial

CEQA: Exempt. 15315 – Minor Land Divisions

	City Zoning Ordinance	Map Findings
Lot Size	5,000sqft	satisfied

Standard Lot	50' X Depth N/A	satisfied
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C-2 DEVELOPMENT STANDARDS:

STAFF RECOMMENDATION:

1. The conditional approval of the Tentative Parcel Map (PM) 24-02 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 Tentative Parcel Map (PM) 24-02 does not waive any local, state, or federal rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. Tentative Parcel Map (PM) 24-02 is within the development limits identified in the Rancho Porter Specific Plan. Approval of PM 24-02 does not waive the requirements of the Rancho Porter Specific Plan/Annexation/Tentative Map Conditions of Approval, unless satisfied by a revised technical study to be reviewed, approved, and accepted by the City Engineer and Public Works Director.
4. The conditional approval of TPM 24-02 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.
5. The Applicant/Developer/Property Owner shall obtain a Building Permit for all building construction and on-site/of-site improvements including permanent and temporary signs, and landscaping when applicable. Inspections for compliance shall be obtained prior to the issuance of a Certificate of Occupancy and or issuance of a business license.
6. Landscaping will be installed per Sec. 27.180 of the Zoning Ordinance and Imperial County Agriculture Commissioner requirements, prior to the issuance of a Building Permit
7. 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.
8. 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 referenced survey monuments must be found acceptable by the City Engineer and meet Subdivision Map Act standards and that all Conditions of Approval have been met.
9. 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.
10. Commercial parcels in the Porter Ranch Specific Plan Area require 100 Percent on-site retention. Final map shall demonstrate stormwater management easements, where applicable and if applicable prior to recordation. If a shared retention basin for PM 24-02 will be proposed, a Grading Plan and Erosion Control Plan shall be accompanied with the Final Map to the City Engineer for review and approval, prior to the recordation of a Final Map. A precise grading plan shall be required and approved by the City Engineer and Public Works Director for each respective parcel prior to the issuance of a grading permit.
11. The Developer/Applicant/Property Owner shall install and or improve sidewalks, curbs, and

gutter along lots 1, 2, 3, and 4 to most logical terminus prior to the issuance of a Certificate of Occupancy. Example: If Lot 4 is developed first, the improvements will be installed to the limits of the lot. If lot 3 is developed prior to 1, 2 or 3 the improvements will be installed prior to the Certificate of Occupancy for lot 3.

12. A pressure flow test shall be performed for the installed water lines along the limits of PM 24-02 on Seabolt. The City Fire Marshall will provide the requirements for the pressure flow test and the flow test shall be conducted prior to the issuance of a grading permit.
13. If improvements to I Street are not complete at the time of a grading permit application for either PM 24-02 parcels 1, 2, or 3, a temporary 21-foot all-access weather road shall be installed abutting lots 1, 2, and 3 to the most logical terminus and shall be owned and maintained by Developer/Applicant/Property Owner(s). Example of most logical terminus: If lot 1 is developed, the all-weather access road will terminate at the limits of lot 1. If lot 3 is developed first, the all-weather access road shall commence at lot 1 and end at the limits of lot 3. Once improvements to I Street are complete, the all-weather access road abutting lots 1, 2, and 3 shall be removed at the expense of the property owner(s) of parcels 1, 2, and 3. A deposit as determined by the Public Works Director shall be made to the Finance Department, at the time of a grading permit application, for each parcel, for the removal of the all access weather road. If at the time of removal, the cost exceeds the deposit each respective parcel (lots 1, 2, and 3) shall be responsible for their Fair Share cost to remove the all-weather access road.
14. Dedicate to the City of Brawley the (78') right-of-way width to the limits of Parcel A1, abutting the southwest corner of Lot 1 (PM 24-02) in accordance with FM 27-49 on Seabolt.
15. Improve the ½ width of Seabolt, or as specified in the Porter Ranch Specific Plan Phase I Conditions of Approval to the limits of Parcel A1, abutting Lot 1, or as specified in a revised Traffic Analysis reviewed and approved by the City of Brawley Engineer and Public Works Director, prior to the issuance of any Building Permit for any of the lots identified on PM 24-02.
16. Improvements to Main Street (Highway 78) shall be made in accordance with the Phase I Conditions of Approval specified in the Rancho Porter Specific Plan, or as specified in a revised Traffic Analysis reviewed and approved by the City of Brawley Engineer and Public Works Director, prior to the issuance of any Building Permit for any of the lots identified on PM 24-02.
17. Any construction, easement, or right-of-way affecting Imperial Irrigation District (IID) structures or easements will require an encroachment permit from IID prior to the issuance of a grading permit.
18. Any proposed stormwater discharge into the IID system(s) will require an encroachment permit from IID prior to the issuance of a grading permit.
19. Parcel Map 24-02 is within the boundaries of a Development Reimbursement Agreement recorded with the County of Imperial and identified as Document No. 2018012654. All terms of the Development Reimbursement Agreement must be satisfied prior to the issuance of a Building Permit for each respective lot requesting a Building Permit.
20. 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.
21. The Developer/Applicant/ Property Owner shall design parcel access driveways to City Standards.
22. 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.
23. Parking shall be in accordance with Sec. 27.143 of the Zoning Ordinance. Concrete curb (edging) shall be installed bordering landscaped areas. Parking stalls abutting buildings or separate parcels shall have landscaping with concrete curb (edging) or bumper guards (wheel stops).
24. The Developer/Applicant/Property Owner shall coordinate with the Brawley Police Department and install the Flock Safety Security System, or any other system as determined by the Brawley Police Department prior to the issuance of Certificate of Occupancy.

25. Lighting shall be installed per City Standards and if applicable, in accordance with the Imperial County Airport Land Use Compatibility Plan (ALUCP), if applicable.
26. Utilities shall be undergrounded, where feasible, Per Sec. 23A.16 of the Zoning Ordinance. The infeasibility of utility undergrounding will be determined per Zoning Ordinance Sec. 23A.16.
27. Fences, walls, and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84.
28. Trash enclosures shall be installed per Sec. 27.182 of the Zoning Ordinance.
29. Signage shall be installed per Article XIV of the Zoning Ordinance.
30. Developer/Applicant/Property owner shall abide by the requirements of the Porter Ranch Specific Plan Environmental Impact Report and accompanying Mitigation, Monitoring, and Reporting Program, as applicable.
31. The Developer's engineer shall prepare a hydraulic study during the project design and complete the 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.
32. Hydrology, drainage, and grading details to City standards shall be provided to the Public Works Director and City Engineer. Each parcel shall have 100 percent on-site retention and shall conform to the development standards enumerated in the Rancho Porter Specific Plan. The retention basin shall be designed to meet the requirements of a 100-year storm or in accordance with City Standards or State requirements, whichever is more stringent shall prevail. Retention basins shall be owned, maintained, operated by the Developer/Applicant/Property Owner.
33. Should the project stormwater retention basin, as detailed in the project hydrology and drainage report or any other relevant technical report, require a stormwater pump station, it 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 the conclusion of a stormwater event. The stormwater pump station shall be owned, operated, and maintained by the Developer/Applicant/Property Owner.
34. 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.
35. 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.
36. 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.
37. 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.
38. If improvements or installation of a sanitary sewer pump station are required for these parcels (PM 24-02), the cost of the installation or improvement to the sanitary sewer pump station will be owned and be the responsibility of the Applicant, Developer, or Property Owner or its successors.
39. If improvements to the sewer force main are required for these parcels (PM 24-02), the cost of improvements will be the responsibility of the Applicant, Developer, or Property Owner or its

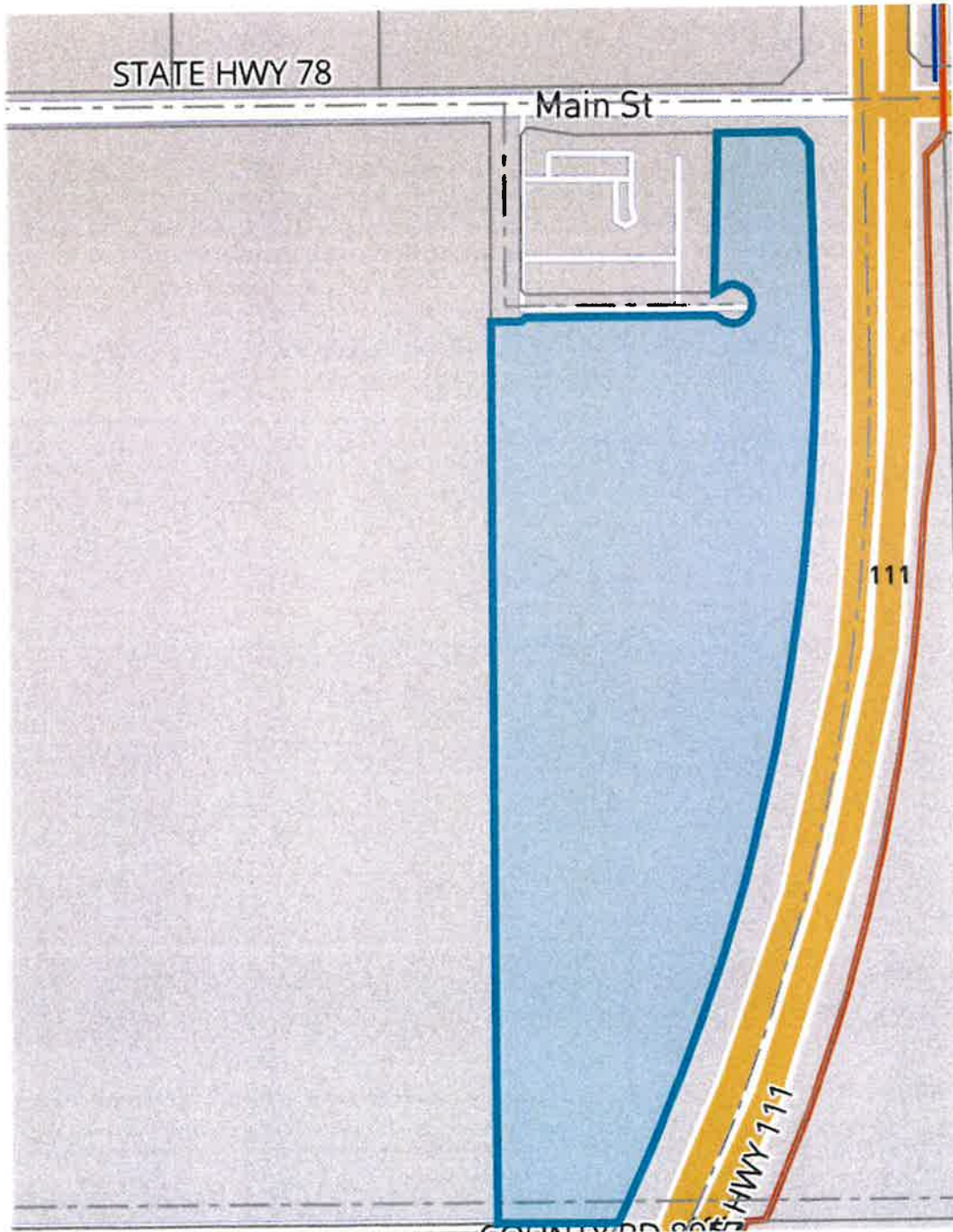
successors.

40. Manholes will be improved, added, and adjusted to City Standards as required by the City Engineer and Director of Public Works.
41. 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.
42. 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.
43. The Developer/Applicant/Property Owner shall pay a Fair Share cost of a fire apparatus with the capabilities to serve buildings of more than two stories or equaling or exceeding 35 – feet, prior to the issuance of a Building Permit. The City of Brawley fire apparatus fleet cannot serve buildings more than two stories or equaling and exceeding 35-feet and will impact the ability to issue Building Permits for such structures.
44. 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.
45. 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.
46. 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.
47. 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.
48. Pursuant Government Code Section 66463.5, the Developer/Applicant/Property Owner shall have twenty-four (24) months from the approval of TPM 24-02 to file a Final Map otherwise the TPM shall expire and no longer be valid.
49. Developer/Applicant/Property Owner shall obtain a tax certificate from the County Tax Collector.

ATTACHMENT: Location Map; Proposed 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

VICINITY MAP
PARCEL MAP 24-02
APN: 047-100-007

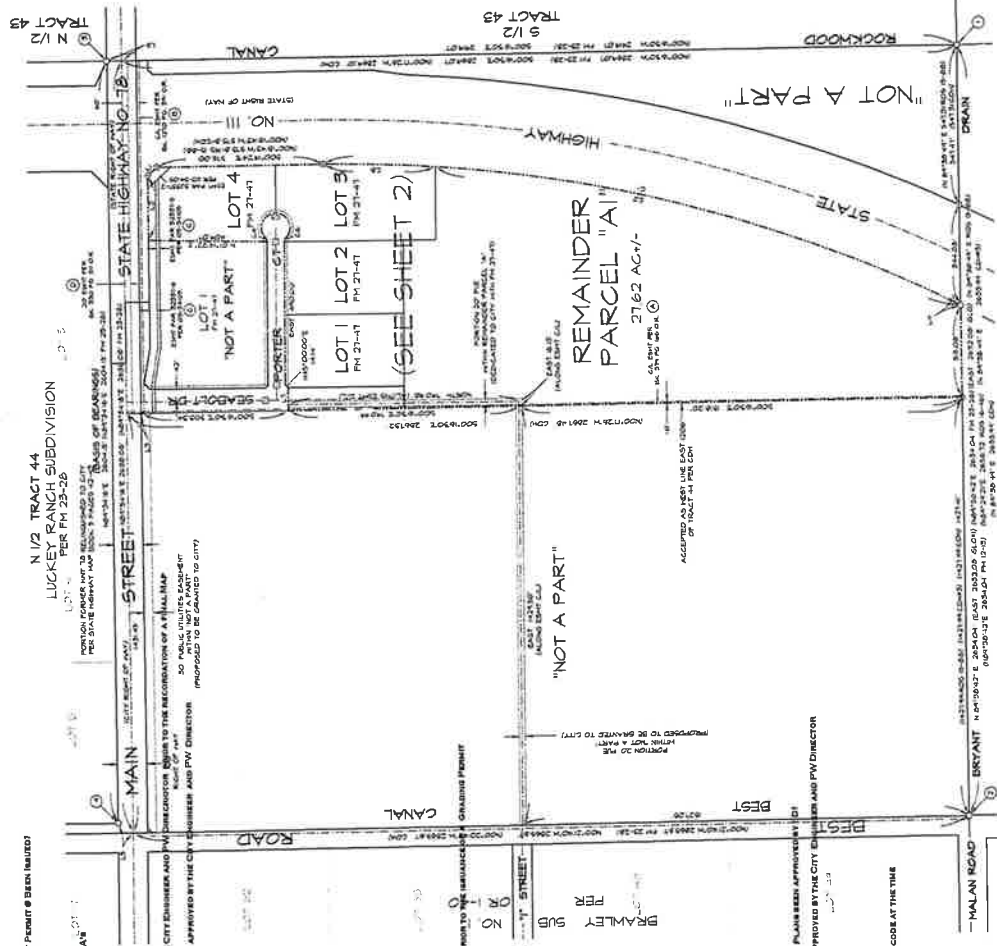


TENTATIVE TRACT MAP - PORTER FARMS SUBDIVISION

IN THE CITY OF BRANLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA
BEING A PORTION OF TRACT 44 OF T13S, R14E, S8M AND TRACT 122 OF T14S, R14E, S8M.

GENERAL NOTES:

- [illegible]

[illegible]

LEGAL DESCRIPTION:

[illegible]

REGISSED PAYMENTS AND RESERVATIONS:

RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 26, 1911 IN BOOK 3, PAGE 25 OF PATENTS
THE FOLLOWING ENDORSEMENTS WERE LISTED IN PATENTARY TITLE REPORT NO. 10000000 ISSUED BY THE PATENT OFFICE ON APRIL 26, 1911 AS PART OF THIS PROJECT.

- [illegible]

ENGINEER/SURVEYOR:

SUBMITTER:
ANDERSON & GILSON, INC., P.O. BOX 608
CROCKETT AVENUE, ENGINEERING
AND E. 32ND STREET SUITE 40
TUMAH, AZ 85364

CITY/STATE:

ENGINEER:

DEVELOPMENT CONSULTANT:

CITY/STATE:
PORTER FARM, LLC
304 EAST SHORE RD.
SMOULTRY, CA 93271

[illegible]

FLOOD ZONE:
 ACCORDING TO FLOOD INSURANCE RATE MAP SEPTEMBER 26, 2005, MAP NO. 08021C-030C, THE SITE IS
 LOCATED IN ZONE A (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE OF AN ANNUAL CHANCE
 FLOODPLAIN)

PROXIMITY CONTROL STATEMENT:

EROSION CONTROL AND RELATED IMPROVEMENTS THEREOF ARE TO BE THOSE PROVIDED FOR AS

May

047100-007-000

BASIC OF READING:

BASED ON BEHAVIOR:
The following information was obtained from the records of the FBI in the Bureau of

[illegible]

SURVEYOR'S MONUMENTATION NOTES:

SOUTHEAST CORNER TRACT 41, T19 S., R14 E., S8M

THIS
FOUND 9-20-53 SANDSTONE, 8' DEEP ON #1 BANK, SET 3-23'-INT OVER IT PER IMPERIAL COUNTY SURVEY
THIS
FOUNDER'S CORNER, TRACT 2, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834,

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Agriculture, Commerce and Public Administration

עבודת ה' (מלך) מלך המלכים

Journal of Management Inquiry

It is not a good idea to use a single value for the entire population. The value of the population is different for different groups.

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