



## PLANNING COMMISSION

Darren Smith, Chairman

Juan Tavares, Vice-Chairman

Vacant George A. Marquez

Jay Goyal Robert Palacio Kevan Hutchinson

**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JULY 7, 2021 AT 5:30 P.M.  
CITY OF BRAWLEY COUNCIL CHAMBERS  
205 S. IMPERIAL AVENUE  
BRAWLEY, CALIFORNIA**

**This meeting will be broadcast live at [www.facebook.com/cityofbrawley](http://www.facebook.com/cityofbrawley).**

**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. The Planning Commission does not take action on items presented under Public Appearances.

As the Planning Commission is observing social distancing protocols as recommended, social distancing and facemask will be required. Should a member of the public wish to provide verbal or written public comments prior to the meeting, please submit written comments via email to [amontano@brawley-ca.gov](mailto:amontano@brawley-ca.gov) or contact the Planning Division Office at 760/344.8822.

**4. VAR 21-04 183 W. Julia Drive**

A variance (VAR 21-04) was submitted by Daniel property owners Joseph and Maria Ramirez on property located at 682 16th Street. The variance to allow for a room addition to an existing residence in the required side yard setback.

Property Owner: Alma Torres Martinez

Legal Description: PAR 2 BPM 98-08 OF WEST 358.5FT OF TRACT 113  
13/14-14, CITY OF BRAWLEY, COUNTY OF  
IMPERIAL, STATE OF CALIFORNIA, APN 047-250-  
086

**5. PM 21-01 Parcel Map Bended Tree Subdivision**

A parcel map (PM 21-01) was submitted by Dubose Design Group on behalf of Bended Tree, LLC on property located at the Flag Lot on River Drive in between N 7th Street and HWY 111. The parcel map was submitted in order to redistribute two parcels.

Property Owner: Bended Tree, LLC

Legal Description: LOTS 3 AND 4 PER WEBSTER SUBDIVISION NO.1,  
CITY OF BRAWLEY, COUNTY OF IMPERIAL,  
STATE OF CALIFORNIA, APN 047-050-024;-025.

**6. NEXT MEETING DATE**

**7. ADJOURNMENT**

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, CA 92227 Monday through Friday, during regular posted business hours.

## PLANNING COMMISSION STAFF REPORT

**Variance #:** VAR 21-04

**Property Owner(s):** Alma Torres Martinez

**Applicant(s):** Daniel Torres

**Legal Description:** PAR 2 BPM 98-08 OF WEST 358.5FT OF TR 113 13/14-14, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN 047-250-086

**Location:** 183 W. Julia Drive

**Area:** 1.1 Acres (47,916 Square Feet)

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

**Existing Use:** Single Family Dwelling

**Proposed Use:** Install an 8 foot tall fence

**Surrounding Land Uses:**

<b>North -</b>	R-1 Residential Single Family/ House
<b>South -</b>	R-3 Residential Medium Family/ Florentine
<b>East -</b>	R-1 Residential Single Family/ House
<b>West-</b>	R-1 Residential Single Family/ House

**General Plan Designation:** Low Density Residential

**PLANNING COMMISSION MEETING  
WEDNESDAY, JULY 7, 2021  
5:30 P.M. STREAMED VIA ZOOM  
CITY COUNCIL CHAMBERS,  
383 MAIN STREET, BRAWLEY, CA**

**Variance: VAR 21-04**

**General Information:**

The applicant is requesting a variance to allow for install an 8-foot tall fence to be installed on the eastern side yard property line. A variance has been previously issues to the neighbors along the western side yard setback at 183 Julia Drive. The affected property owners adjacent to the location have all submitted letters in favor of the 8-foot fence. The property is currently zoned R-1 (Residential Single Family). The site is currently Single Family Dwelling and is 1.1 acres in size. There are no zoning conditions currently imposed on this property.

**Staff Recommendation:**

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 15301(e).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. The lot variance does not grant special privileges to the proponent.
4. Granting of the variance will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
5. The variance is consistent with the character of the area for that type of land use.

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

R-1 (Residential Single Family) zoning permits install an 8 foot tall fence by variance.

**ATTACHMENT:** Location Map; Site Plan.

**NOTE TO THE PROPERTY OWNER:** PLANNING COMMISSION 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.

VAR 21-04

Aerial Map



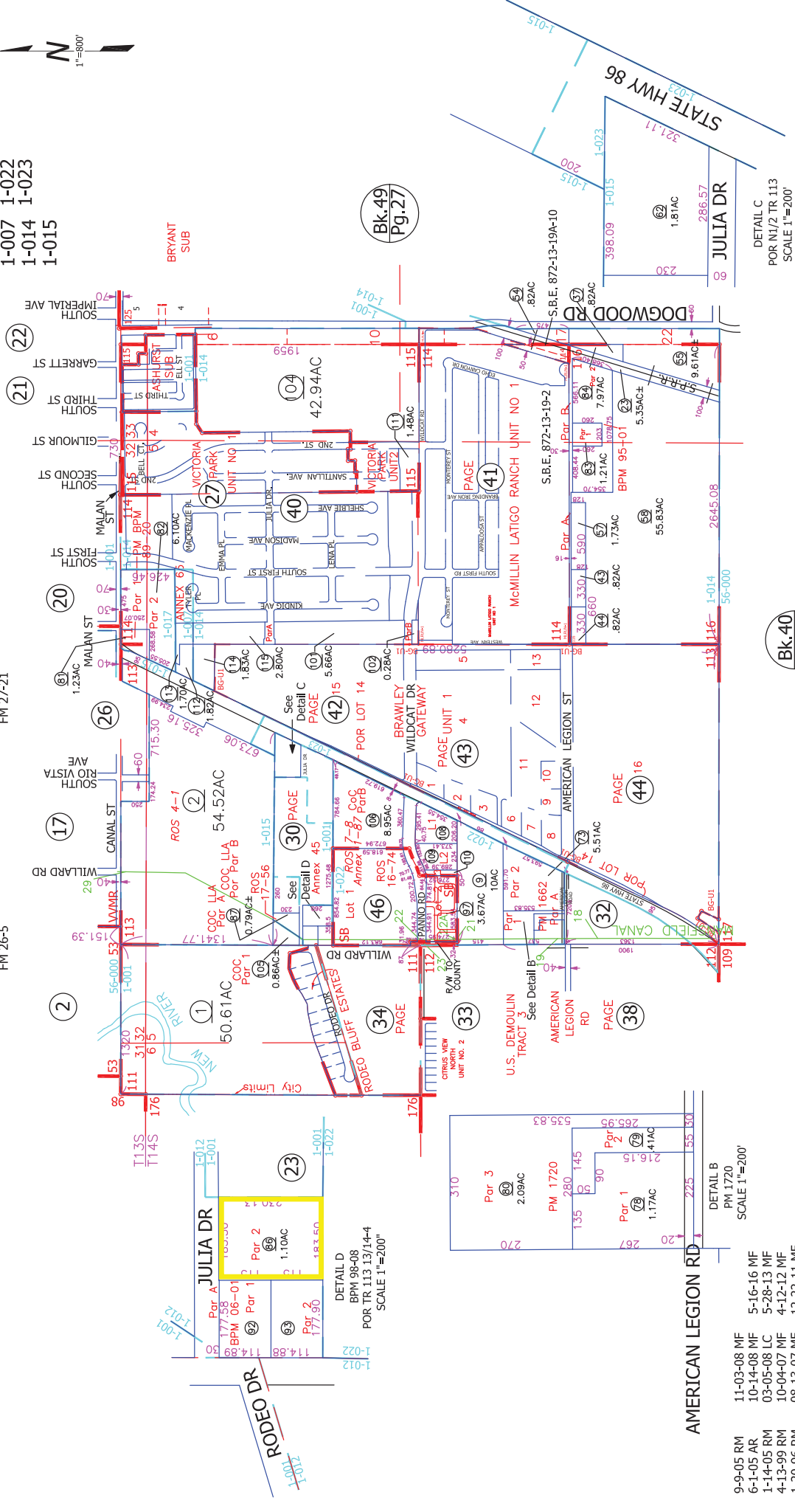
TRACT 111,114,115,116 & POR. TRACT 113, SEC. 4,5,6,31,32,33 &  
 POR. SEC. 4, 33, & SPRINGHOUSE AT BRAWLEY & TRACT MAP NO. 06-06-1, T.13 & 14S., R.14E.

Tax Area Code  
 1-001 1-017  
 1-007 1-022  
 1-014 1-023  
 1-015

48-25

FM 27-21

FM 26-5



9-9-05 RM	11-03-08 MF	5-16-16 MF	7-25-18 MF
6-1-05 AR	10-14-08 MF	5-28-13 MF	6-11-18 MF
1-14-05 RM	03-05-08 LC	4-12-12 MF	3-26-18 MF
4-13-99 RM	10-04-07 MF	12-22-11 MF	11-21-17 MF
1-20-96 RM	08-13-07 MF	05-09-07 MF	3-9-17 MF
4-2-92 DP	05-09-07 MF	01-30-07 LC	
12-16-91 RM	01-30-07 LC	08-11-06 RM	
5-23-91 DP	08-11-06 RM	6-22-10 MF	
1-9-91 RM	03-17-06 RM	1-20-10 MF	
12-24-90 RM	02-22-06 RM	12-29-09 MF	
10-10-88 RM	12-28-05 RM	11-2-09 MF	
11-5-87 RM	10-18-05 RM	6-9-09 MF	

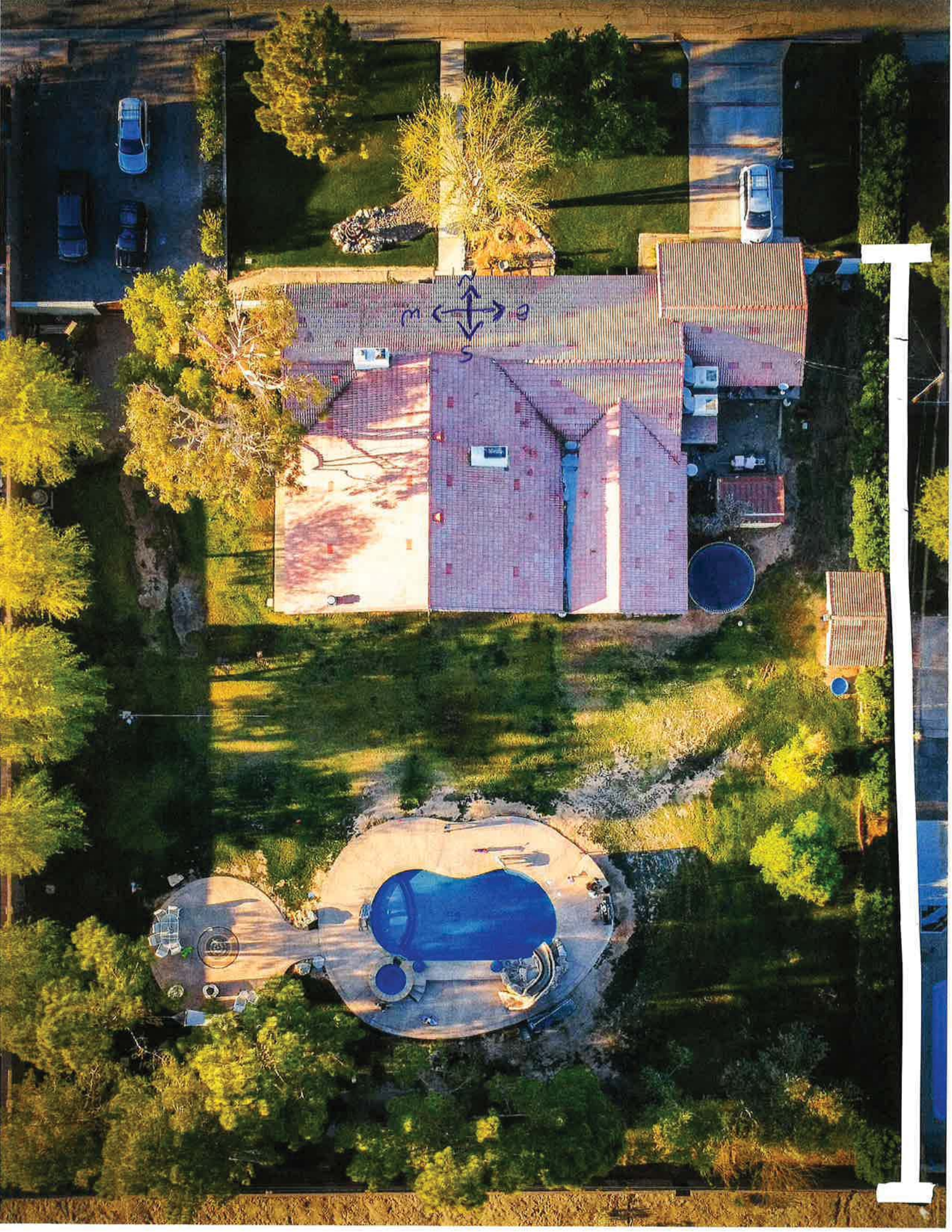
AMERICAN LEGION RD  
 DETAIL B  
 PM 1720  
 SCALE 1"=200'

Bk.40  
Pg.13

DETAIL C  
 POR N1/2 TR 113  
 SCALE 1"=200'

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.48-Pg.25  
 County of Imperial, Calif.



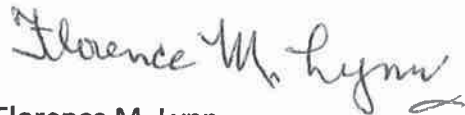
Florence M. LYNN  
831 Edgley Dr.  
Brawley, CA 92227  
(760) 344-4701  
May 21, 2021

To Whom It May Concern:

I, Florence M. Lynn, am the owner of the property located at 831 Edgley Drive, Brawley, CA.

The back property line of my residence comprises part of the side property line of my neighbor, Daniel Torrez and Alma Martinez-Torrez, 183 Julia Drive, in Brawley. It is my understanding that Mr. Torrez wishes to construct an 8' brick (masonry) wall along his side of the property line. I have no objection to his construction of this wall.

Please feel free to contact me if you have any questions concerning this matter.

A handwritten signature in cursive script that reads "Florence M. Lynn". The signature is written in dark ink and includes a small flourish at the end.

Florence M. Lynn



May 22, 2021

To Whom It May Concern:

I, Andrew S. Krutzsch, I am the property owner of 811 Edgley Dr., Brawley CA.

The back property line of my property comprises part of the property line of my neighbor, Alma Martinez-Torrez and Daniel Torrez, 183 Julia Drive, Brawley CA. It's my understanding that Mr. Torrez wishes to construct an 8ft brick wall along his side of the property line. I have no objection to his construction of this wall.

Feel free to call me at 760-344-8121 if you have any questions.

Thank you

Sincerely,



Andrew S. Krutzsch

From: Richard Avila richardavilabrawley@yahoo.com  
Subject: 8 foot fence  
Date: May 20, 2021 at 5:56:23 PM  
To: datnotary@gmail.com

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May 20,2021

To whom it may concern:

My name is Richard Avila and I am the property owner at 849 Edgley Road in Brawley, CA 92227.

I give my approval for my neighbors, Alma Martinez Torres & Daniel Torres, at 183 Julia Dr Brawley, CA 92227 to build an 8 foot fence between our properties.

Any questions you can email me at [richardavilabrawley@yahoo.com](mailto:richardavilabrawley@yahoo.com) or call me at [760-604-2959](tel:760-604-2959).

Thank you.

Richard Avila

[Sent from Yahoo Mail on Android](#)

**PLANNING COMMISSION STAFF REPORT**

**Minor Subdivision:** PM 21-01 Parcel Map Bended Tree Subdivision

**Property Owner(s):** Bended Tree, LLC

**Representative(s):** Dubose Design Group

**Legal Description:** LOTS 3 AND 4 PER WEBSTER SUBDIVISION NO.1, CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, APN 047-050-024;-025.

**Location:** Flag Lot on River Drive in between N 7th Street and HWY 111

**Area:** Total: 26.8 Acres (1,167,408 Square Feet)  
Parcel 1: 21.6 Acres (940,896 Square Feet)  
Parcel 2: 5.19 Acres (226,076 Square Feet)

**Zoning:** Parcel 1: M-1 Light Manufacturing  
Parcel 2: M-1 Light Manufacturing

**Existing Use:** Vacant Agricultural Land

**Proposed Use:** Parcel 1: Future Industrial Manufacturing Development  
Parcel 2: Vacant

**Surrounding Land Uses:**

**North -** M-1 Light Manufacturing/ Vacant  
**South -** R-2 Residential Low Density/ Single Family Homes  
**East -** M-1 Light Manufacturing/ Single Family Homes  
**West-** R-1 Residential Single Family/ Warehouse

**General Plan Designation:** Industrial

**CEQA Status:** Exempt

**PLANNING COMMISSION MEETING  
WEDNESDAY, JULY 7, 2021  
5:30 P.M. STREAMED VIA ZOOM  
CITY COUNCIL CHAMBERS,  
383 MAIN STREET, BRAWLEY, CA**

**Minor Subdivision: PM 21-01**

**General Information:**

The parcel map for this Parcel Map was submitted in order to redistribute two parcels. The property is currently zoned M-1 Light Manufacturing. The site is currently used as agricultural uses and is 21.6 acres in size. The proposed parcel map shows to redistribute two parcels to better serve the proposed land use in order to better served future proposed development. Access is proposed via River Drive. There are no zoning conditions currently imposed on this property.

**Staff Recommendation:**

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 applicant shall acquire necessary easements for legal access to Parcel A noted on the tentative map.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15315.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts (as referenced in the Exempt).
3. Approval of the Exempt and 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 parcel(s) is consistent with the Zoning ordinance.
6. The size of the new parcel(s) 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 Industrial land uses.

**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.

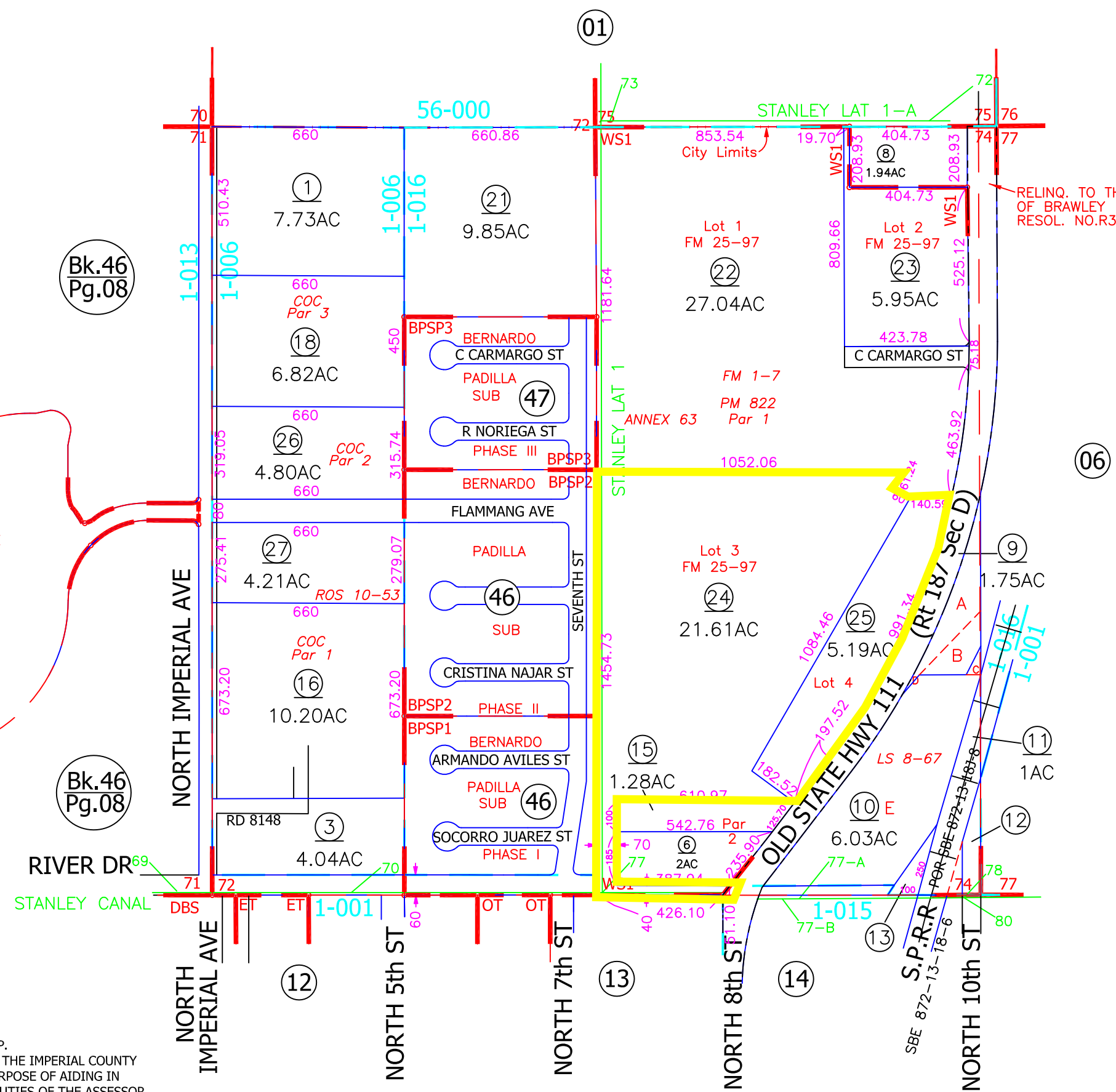
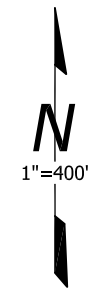
WEBSTER SUB. NO.1 & TRACT 74 & POR TRACT 72, SEC 28, T13S R14E

FM 25-97

Tax Area Code

1-006  
1-016

47-05



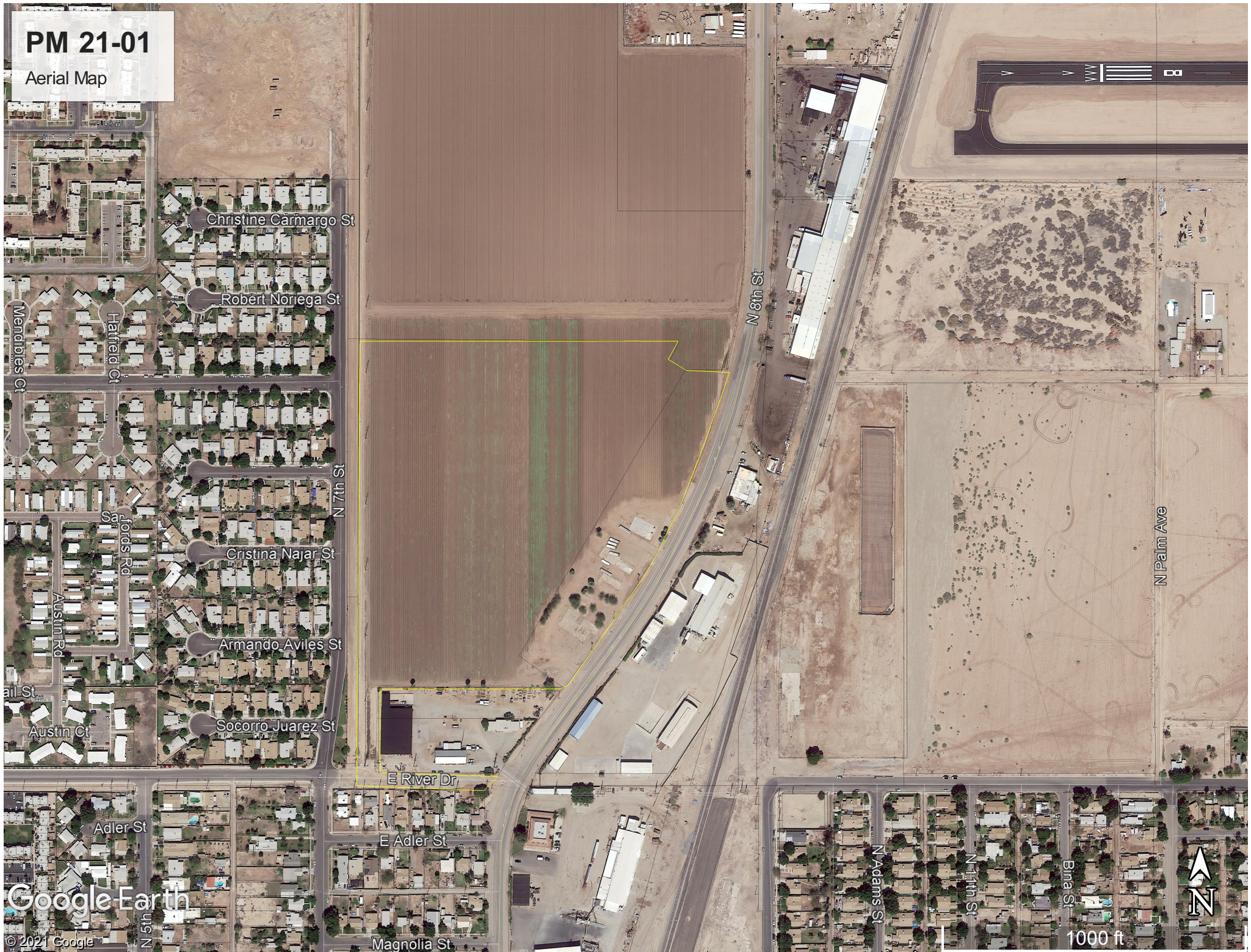
- 9-25-07 MF
- 9-19-07 MF
- 8-01-07 MF
- 6-04-07 MF
- 7-25-95 DP
- 1-26-95 LS
- 10-27-94 LS
- 2-9-93 DP
- 10-3-91 DP
- 8-20-93 LS
- 8-9-94 RM
- RETRACED 9-28-77 DM
- 12-16-13 MF
- 9-6-11 MF
- 6-1-11 MF
- 1-27-09 MF

**DISCLAIMER:**  
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# PM 21-01

Aerial Map



Google Earth

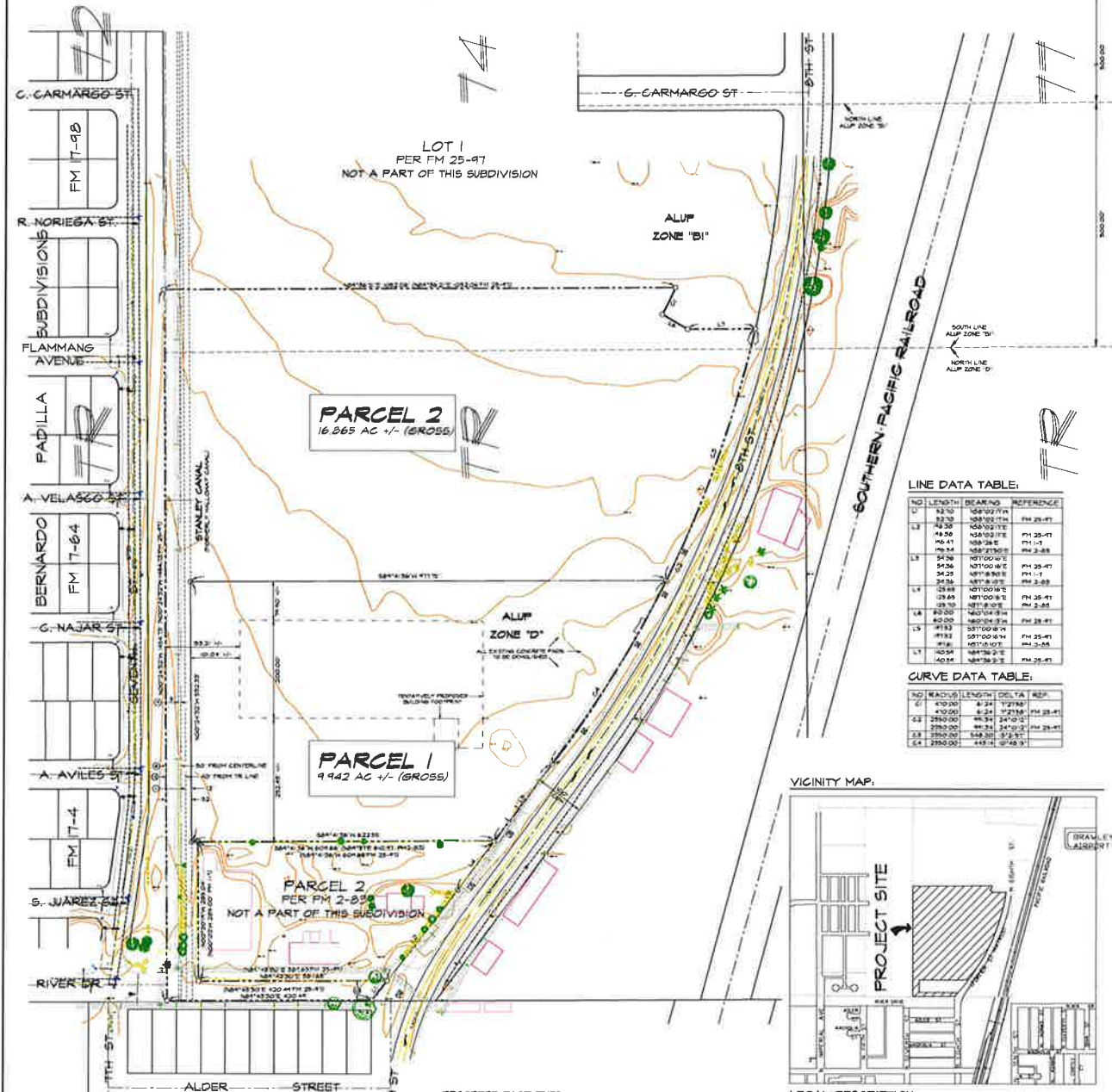
© 2021 Google

1000 ft



# TENTATIVE PARCEL MAP NO. 047-050-024 & 047-050-025

IN CITY OF BRANLEY, COUNTY OF IMPERIAL STATE OF CALIFORNIA



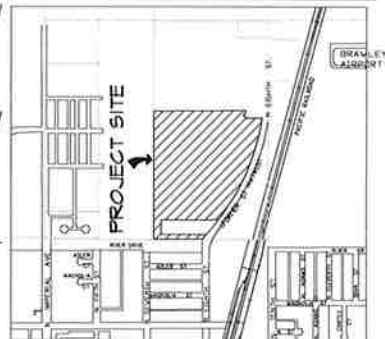
LINE DATA TABLE:

NO.	LENGTH	BEARING	REFERENCE
1	13.30	S89°02'37" W	FM 25-47
2	13.30	S89°02'37" W	FM 25-47
3	19.50	N38°01'17" E	FM 25-47
4	40.41	N58°28'28" E	FM 1-1
5	19.84	N87°27'05" E	FM 23-85
6	54.36	N70°00'47" E	FM 25-47
7	54.36	N70°00'47" E	FM 25-47
8	34.23	N71°30'30" E	FM 1-1
9	48.15	N71°30'30" E	FM 2-89
10	28.88	N70°00'47" E	FM 25-47
11	28.88	N70°00'47" E	FM 25-47
12	82.00	N40°14'31" W	FM 25-47
13	82.00	N40°14'31" W	FM 25-47
14	118.3	S57°00'30" W	FM 25-47
15	118.3	S57°00'30" W	FM 25-47
16	105.4	N84°38'27" E	FM 2-85
17	105.4	N84°38'27" E	FM 25-47

CURVE DATA TABLE:

NO.	RADIUS	LENGTH	DELTA	REF.
1	430.00	8.24	1.7218	FM 25-47
2	430.00	8.24	1.7218	FM 25-47
3	280.00	11.31	2.4107	FM 25-47
4	280.00	11.31	2.4107	FM 25-47
5	280.00	11.31	2.4107	FM 25-47
6	280.00	11.31	2.4107	FM 25-47

VICINITY MAP:



LEGAL DESCRIPTION:

A RE-SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:  
 LOTS 3 AND 4 HEREIN SUBDIVISION NO. 11, IN THE CITY OF BRANLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 23, PAGE 41 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.  
 EXCEPTING THEREFROM ALL OIL, GAS, MINERAL AND GEOTHERMAL SUBSTANCES AND MATERIALS UNDER THE LAND, TOGETHER WITH THE RIGHT OF SURFACE AND SUBSURFACE ENTRY ONTO AND UNDER THE LAND TO EXTRACT THE SAME, ALL OIL AND GEOTHERMAL MINERALS (HEREIN FROTHING OR NON-FROTHING), NATURAL GAS AND OTHER HYDROCARBONS BY WHATEVER NAME COMMON, GEOTHERMAL, STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE MINERAL OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF SURFACE AND SUBSURFACE ENTRY FOR DRILLING, MINING, EXPLORE AND OPERATING TO REMOVE THE SAME FROM SAID LAND.  
 THE FOREGOING RIGHTS SHALL INCLUDE THE RIGHT TO SURFACE DRILL AND TO HORIZONTAL DRILL OR DIRECTLY DRILL AND USE THE LAND FROM LAND FROM LAND FROM LAND FROM LAND TO HORIZONTAL OIL AND GAS WELLS, TANKS AND SHEDS AND TO INSTALL, MAINTAIN, OPERATE AND USE HORIZONTAL WELLS, TANKS AND SHEDS UNDER AND THROUGH THE LAND, AND TO REPAIR, RETURN, DRAIN, MAINTAIN, REPAIR, OPERATE AND USE ANY SUCH WELLS OR OTHER AS CONTAINED IN 8.8.6 FARMS L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY IN DEED RECORDED DECEMBER 11, 2013 AS DOCUMENT NO. 201302189 OF OFFICIAL RECORDS.

ZONING:

PRESENT LAND USE: AGRICULTURAL  
 PRESENT ZONING: R1 (LOW DENSITY MANUFACTURING)  
 PROPOSED ZONING: M1

ASSESSOR'S PARCEL NUMBER:

APN: 047-050-024 & 047-050-025  
 OWNER: VTC Imperial I LLC, a California limited liability company  
 DEVELOPER: DUBOSE DESIGN GROUP  
 10750 S. MOUNTAIN AVENUE, SUITE 100  
 GILBERT, AZ 85233  
 480-555-8100

ENGINEER/SURVEYOR:

THIS TENTATIVE MAP WAS PREPARED BY THE SURVEYOR G. OLSON, PLS. 1/07 ON MARCH 31, 2024, AT THE REQUEST OF DUBOSE DESIGN GROUP, LLC, AND IS BASED ON FIELD SURVEYS CONDUCTED IN MARCH OF 2021.

(PRELIMINARY FOR REVIEW ONLY)

GORDON O. OLSON, PLS. 1/07 DATE: \_\_\_\_\_

**GENERAL NOTES:**

- WATER AND SEWER FACILITIES FROM THE CITY OF BRANLEY.
- WATER PIPES, SANITARY SEWER, STORM DRAIN, ALL PUMP STATIONS TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF BRANLEY.
- A SITE PLAN IS TO BE SUBMITTED AND APPROVED BY THE CITY OF BRANLEY PRIOR TO DEVELOPMENT OF THE SITE.
- ALL IMPROVEMENTS TO MEET AND COMPLY WITH ALL THE STANDARD CODES AND ORDINANCES OF THE CITY OF BRANLEY AND HARBSTER BRANCH SPECIFIC PLAN REQUIREMENTS.
- THE FINAL LOCATION AND NUMBER OF STORM DRAIN LINES AND SPECIFICATIONS SHALL BE THOSE DETERMINED BY THE DESIGN PROCESS AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. STORM WATER RUNOFF FROM INDIVIDUAL LOTS IS TO BE DETAINED VIA ON-SITE DETENTION BASINS WITH A THREE (3) MINUTE DELIVERY TO 10 FACILITIES.
- UNDERGROUNDING OF DRAINS AND CANALS SHALL BE DONE BY THE IMPERIAL IRRIGATION DISTRICT.
- ALL BUILDING SETBACKS ARE TO BE IN COMPLIANCE WITH APPLICABLE ZONING ORDINANCES.
- STREET PAVING, CURBS AND GUTTERS, SIDEWALKS, STORM WATER DITCHES AND LOTS AND TRIM SHALL BE PERFORMED BY THE CITY OF BRANLEY.
- IMPROVEMENTS CALLED FOR OUTSIDE OF THE BOUNDARIES OF THIS SUBDIVISION, IF ANY, SHALL BE SUBJECT TO ACQUISITION OR RIGHTS-OF-WAY AS PROVIDED BY SECTION 66464.1 OF THE SUBDIVISION MAP ACT.
- THE EXACT DESIGN AND LOCATION OF IMPROVEMENTS SHALL BE THOSE DETERMINED BY THE DESIGN PROCESS AND APPROVED BY THE CITY VIA APPROVED PLANS.

**LEGEND:**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(D)	ROAD PAVEMENT	(S)	STREET LIGHT
(O)	RECORDED EASEMENTS (SEE SHEET)	(T)	TERRAIN
(L)	LINE DATA PER LINE TABLE ON THIS SHEET	(V)	VEGETATION
(C)	CURVE DATA PER CURVE TABLE ON THIS SHEET	(W)	WATER
(E)	RECORD DATA PER MAP AS SPECIFIED	(X)	UTILITY
(A)	AIRPORT LAND USE COMPATIBILITY PLAN - LINE AND AREA	(Y)	STORM DRAIN
(ALP)	ALP	(Z)	STORM DRAIN
(---)	SUBDIVISION BOUNDARY		

**BENCHMARK:**  
 NGS STATION 1461  
 NAD 83(95)  
 PUBLISHED ELEVATION = 13.05  
 BENCHMARK ELEVATION = 000 + 13.05 = 270.45'

**RECORDED EASEMENTS:**

- IMPERIAL COUNTY - AN EASEMENT FOR A COUNTY ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1961 IN BOOK 48 OF OFFICIAL RECORDS, PAGE 248. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- UNITED STATES OF AMERICA - A RIGHT OF WAY FOR DITCHES AND CANALS AS REFERRED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED AUGUST 24, 1911 IN BOOK 3 OF PATENT, PAGE 24. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- IMPERIAL IRRIGATION DISTRICT - AN EASEMENT FOR IRRIGATION WATER OR DRAINAGE CANALS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 22, 1931 AS INSTRUMENT NO. 8 IN BOOK 348, PAGE 352 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- IMPERIAL IRRIGATION DISTRICT - AN EASEMENT FOR THE HULLYARD CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 22, 1931 AS INSTRUMENT NO. 11 IN BOOK 348, PAGE 352 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- IMPERIAL IRRIGATION DISTRICT - AN EASEMENT FOR THE HULLYARD CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE OR LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 22, 1931 AS INSTRUMENT NO. 8 IN BOOK 348, PAGE 352 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- IMPERIAL IRRIGATION DISTRICT - AN EASEMENT FOR POWER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1961 AS INSTRUMENT NO. 31 IN BOOK 383, PAGE 408 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- SOUTHERN CALIFORNIA TELEPHONE COMPANY - AN EASEMENT FOR POLES AND ANGLES WITH THE NECESSARY WIRING AND TAPPING, AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1961 AS INSTRUMENT NO. 31 IN BOOK 383, PAGE 408 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- SOUTHERN CALIFORNIA TELEPHONE COMPANY - AN EASEMENT FOR TELEPHONE AND TELEPHONE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1961 AS INSTRUMENT NO. 8 IN BOOK 348, PAGE 352 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- SOUTHERN CALIFORNIA TELEPHONE COMPANY - AN EASEMENT FOR THE RIGHT OF WAY OF EXISTING TELEPHONE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 14, 1945 AS INSTRUMENT NO. 23 IN BOOK 128 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- IMPERIAL IRRIGATION DISTRICT - AN EASEMENT FOR AN UNDERGROUND PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 11, 1961 AS INSTRUMENT NO. 33 IN BOOK 383, PAGE 408 OF OFFICIAL RECORDS. THE EXACT EXTENT AND LOCATION OF SAID EASEMENTS ARE NOT DISCLOSED BY THE RECORD. (NOT PLOTTED)
- IMPERIAL IRRIGATION DISTRICT - EASEMENTS FOR CONDUITING, OPERATING AND MAINTAINING UNDERGROUND AND/OR OVERHEAD POWER LINE OR LINES AND NECESSARY APPURTENANCES ATTACHED HERETO FOR AN AREA FROM TIME TO TIME THAT BE RECORDED, ENLARGED OR OTHERWISE CHANGED IN THE DOCUMENT RECORDED MAY 28, 2008 AS INSTRUMENT NO. 30078 OF OFFICIAL RECORDS. (NOT PLOTTED)
- CITY OF BRANLEY - EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL HERETO AS delineated on an OFFICE PLAN OR SPECIFICATION, ON THE MAP OR PLAN OF HARBSTER SUBDIVISION NO. 1 AND STREETS, HIGHWAYS AND OTHER PUBLICWAYS, EASEMENTS AND APPURTENANCES ATTACHED HERETO FOR AN AREA FROM TIME TO TIME THAT BE RECORDED, ENLARGED OR OTHERWISE CHANGED IN THE DOCUMENT RECORDED MARCH 11, 1961 AS INSTRUMENT NO. 31 IN BOOK 383, PAGE 408 OF OFFICIAL RECORDS. (NOT PLOTTED)

**FLOOD ZONE:**  
 REFERRED TO FEMA FLOOD INSURANCE RATE MAP, PANEL 20185-370C OF REFERENCE 30, 2018, THE FIRM IS A FLOOD INSURANCE RATE MAP. THIS MAP IS BASED ON A FIRM APPROVED TO BE USED TO DETERMINE FLOOD ZONE INFORMATION.

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**TENTATIVE PARCEL MAP**  
 A RE-SUBDIVISION LOTS 3 AND 4 OF HARBSTER SUBDIVISION NO. 1 FM 25-47

DATE: 03/31/24  
 SHEET: 1 OF 1

PREPARED BY: GORDON O. OLSON, PLS. 1/07  
 CHECKED BY: \_\_\_\_\_  
 DATE: 03/31/24