



## PLANNING COMMISSION

George A Marquez, Chairman

Kevan Hutchinson, Vice-Chairman

Eugene Bumbera    Jay Goyal    Eric M. Reyes

Ramon M. Sagredo    Darren Smith

### AGENDA

**PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, APRIL 2, 2014 AT 5:30 P.M.  
CITY COUNCIL CHAMBERS  
383 MAIN STREET  
BRAWLEY, CALIFORNIA**

1. CALL TO ORDER / ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF MARCH 5, 2014
4. PUBLIC APPEARANCES

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

#### PUBLIC HEARING

5. An application for a conditional use permit (CUP14-01) and the adoption of an environmental Negative Declaration to allow for the addition of a stealth wireless communication tower disguised as a palm tree in a C-3 (Heavy Commercial) zone.

Applicant: M&M Telecom, Inc for Verizon Wireless and  
Jimmy & Camille Nuckles  
699 South Best Avenue  
Brawley, CA 92227

Location: 699 South Best Avenue, more particularly described as South 148.35 feet of  
Lot 49, Brawley Subdivision No. 1 excluding a portion in Hwy 111,  
APN047-380-025

## COMMISSION ACTION

6. ZONING CODE ENFORCEMENT
7. NEXT MEETING DATE
8. ADJOURNMENT

Supporting documents are available for public review in the Planning Department, 400 Main Street, Suite 2, Brawley, Monday through Friday, during regular posted business hours. Individuals who require special accommodations are requested to give 24-hour prior notice.  
Contact: Alma Benavides, City Clerk, 760-351-3080

**DRAFT**

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

#### CALL TO ORDER/ROLL CALL

Due to Chairman Marquez's temporary illness making it difficult to speak, the meeting was called to order by Vice Chairman Hutchinson at 5:35 p.m.

**Present:** Hutchinson, Marquez, Sagredo, Bumbera, Smith, Goyal (5:36 p.m.)

**Absent:** Reyes

#### APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented. m/s/c Marquez/Sagredo 6-0

#### APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of November 6, 2013 as presented. m/s/c Marquez/Smith 6-0

#### PUBLIC APPEARANCES

Vice Chairman Hutchinson called for public appearances. There were none.

#### PUBLIC HEARING

Due notice having been given, now is the time to consider an application for a variance (VAR14-01) from the standard requirement of a masonry wall in commercial areas to allow for the installation of a chain link in a P-D (Planned Development) zone located within the Downtown Specific Plan-Civic Center Neighborhood zone.

Applicant: Kalina Rebollar on behalf of  
Alan D. Huber, Elms Equipment Rental  
P.O. Box 371  
Brawley, CA 92227

Location: 245 North 8th Street more particularly described as Lots 10 to 15 Inclusive, Block 80, Townsite of Brawley, City of Brawley, State of California, APN 047-344-001

Gordon Gaste, Planning Director gave an overview of the project.

Mr. Hutchinson opened the public hearing at 5:39 p.m.

Kalina Rebollar, representative spoke in support of the project. She mentioned the see through fence will help prevent graffiti and theft.

Mr. Smith commented that the improvements on the property are much better than the way it looked before.

Commander Bret Hauser, Brawley Police Department, stated it was an advantage from a security point of view to leave the fencing unobstructed.

Mr. Hutchinson closed the public hearing at 5:42 p.m.

Motion: The Planning Commission makes findings consistent with the Planning Commission Staff Report and approves the variance (CUP14-01) allowing the installation of a chain link fence in lieu of a masonry wall subject to compliance with the conditions of approval. m/s/c Bumbera/Smith 6-0

**DRAFT**REASONABLE ACCOMODATION ORDINANCE

Mr. Gaste gave an overview of the ordinance and the requirements of the State to place the wording into local municipal codes.

Mr. Goyal asked if it was only for new properties or also existing properties.

Mr. Gaste stated it applied to both and that if the request is valid, the applicant will not be required to obtain a variance.

Motion: The Planning Commission makes findings consistent with the Planning Commission Staff Report and recommends approval of the Brawley Municipal Code, Chapter 27-Zoning Ordinance, Article XII-Special Development Standards and Uses, adding Section 27.183 for the purpose of establishing procedures to assure fair housing protections for individuals with disabilities. m/s/c Segredo/Marquez 6-0

ZONING CODE ENFORCEMENT

Francisco Soto, Building Official, from the Community Development Services Department followed up on Mr. Goyal's question regarding annual backflow certification from a previous meeting. Mr. Goyal's question was related to the notification of business owners on the pricing for the inspection. Mr. Soto recommended that he work with the Chamber of Commerce in the negotiation of the inspection pricing.

Mr. Bumbera asked about the status of the Von's Fueling Station.

Mr. Soto stated that they had recently received building permits from the applicant and that they are in the plan check process.

NEXT MEETING DATE

The Commission voted to adjourn to the next regularly scheduled meeting on April 2, 2014.

ADJOURNMENT

Motion: The meeting of the Planning Commission adjourns at 6:05 p.m. m/s/c Reyes/Segredo 6-0

## **PLANNING COMMISSION STAFF REPORT**

**Conditional Use Permit #:** CUP14-01 (Verizon Wireless Communication Facility - 699 South Best Avenue)

**Property Owners:** Jimmy & Camille Nuckles

**Applicant:** Verizon Wireless (VAW) LLC dba Verizon Wireless

**Representative:** M&M Telecom, Inc., Lisa Mecurio

**Legal Description:** South 148.35 feet of Lot 49, Brawley Subdivision No. 1 excluding a portion in Hwy 111, APN 047-380-025

**Location:** 699 South Best Avenue

**Area:** 1.05 Acres (45,738 Square Feet)

**Zoning:** C-3 (Heavy Commercial)

**Existing Use:** Auto Painting and Body Shop, Single Family Dwelling

**Proposed Use:** Addition of a Stealth Wireless Communication Tower

**Surrounding Land Uses:**

- North -** C-3 (Heavy Commercial) / Mini-Storage Facility
- South -** P-D (Planned Development), La Paloma MF-17 (Multi-Family no greater than 17 units/acre) / Vacant
- East -** P-D (Planned Development), Rancho Porter R-CV (Residential Caravilla (Mobile Home Park)) / Agriculture
- West-** R-3 (Residential Multi-Family) / Vacant Single Family Dwelling

**General Plan Designation:** Commercial

**PLANNING COMMISSION HEARING, APRIL 2, 2014, 5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET, BRAWLEY, CALIFORNIA**

## **Conditional Use Permit: CUP14-01**

### **General Information:**

The applicant is requesting a conditional use permit to allow for the addition of a stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-3 (Heavy Commercial). The site is currently an auto painting and body shop with a single family dwelling and is 1.05 acres in size. Access is proposed via Malan Street. There are no zoning conditions currently imposed on this property.

### **Information to the Commission:**

Per the City of Brawley Telecommunications Ordinance, the facility does not require an RF Evaluation report because it does not meet the thresholds for this requirement.

1. Facilities Requiring an RF Environmental Evaluation Report. Wireless communication facilities meeting any of the following criteria require an RF Environmental Evaluation Report before they may be permitted under these regulations:
  - a. Facilities described in Table I Section 1.1307 "Transmitters, Facilities and Operations Subject to Routine Environmental Evaluation" of the FCC Rules and Regulations, 47 C.F.R. § 1.1307, or any superseding regulation.
  - b. Facilities proposed to be installed within fifty feet of an existing communication facility.
  - c. Facilities with one or more antenna to be installed less than ten feet above any area that is accessible to untrained workers or the public.

### **Staff Recommendation:**

The Development Review Committee (DRC), on February 6, 2014, voted unanimously 6-0 to recommend approval of this conditional use permit with the following conditions:

1. The applicants shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply.
2. The applicants 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.
3. Applicants shall, to the fullest extent permitted by law, indemnify and save the City of Brawley and its respective agents, officers, and employees, free and harmless of and from all claims, demands, losses and liability, including costs and legal fees arising directly or indirectly out of the process associated with issuance of this permit or activities undertaken in connection with issuance of this permit, excepting only claims arising from solo negligence or misconduct.
4. 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.
5. Any flashing lights for night and/or white high intensity strobe beacon for daytime shall be required per FAA Regulations.
6. Emergency power is to be provided by the applicant.
7. Lights, if required shall be replaced as necessary within 24 hours.
8. Tower shall be camouflaged as a palm tree as depicted in the illustrations.
9. At the applicant's expense, the Building Official may require periodic inspections of the facility to ensure the structural stability of the tower. The applicant shall ensure the tower is maintained and structurally stable and abide by the recommendations of the Building Official.
10. The facility shall not cause electrical interference with aircraft communications or navigation.
11. Any modifications to the structure or use of the structure shall require approval from the Planning Commission.
12. Tower shall not exceed a height of 80 feet.
13. The Conditional Use Permit shall expire on May 1, 2064.
14. The applicant shall disassemble and remove the tower from the site by May 1, 2064, or within 60 days after the facility ceases to operate, unless an extension is granted by the Planning Commission.

15. The applicant shall notify the Planning Director within 30 days if any person or party succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means.

16. The applicant is permitted to use the facility as stated on the application; no other use is allowed.

17. The City of Brawley or other public agency shall be entitled to use the tower for their communications purposes, if desired.

The recommendation is based on the following findings:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Article 6.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the conditional use permit and Negative Declaration 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 site plan is consistent with the General Plan and the character of the area for that type of land use.
5. The conditional use permit meets the standards of Article XIX of the Brawley Zoning Ordinance.

**The Brawley General Land Use Map** designates this property for **Commercial** land uses.

**C-3 (Heavy Commercial)** zoning permits wireless communication towers by **Conditional Use Permit** only.

The Commission must determine the following:

- A. The conditional use permit for the addition of a stealth wireless communication tower protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit for an addition of a stealth wireless communication tower complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.
- C. This conditional use permit for addition of a stealth wireless communication tower 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 addition of a stealth wireless communication tower 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 created by the proposed addition of a stealth wireless communication tower on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the addition of a stealth wireless communication tower mitigates substantial environmental problems.

- G. The addition of a stealth wireless communication tower provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The addition of a stealth wireless communication tower is compatible with adjacent structures and uses.
- I. The proposed addition of a stealth wireless communication tower is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

**ATTACHMENT:** Location Maps, Environmental Initial Study, Draft Negative Declaration, Plot Plan, Projections.

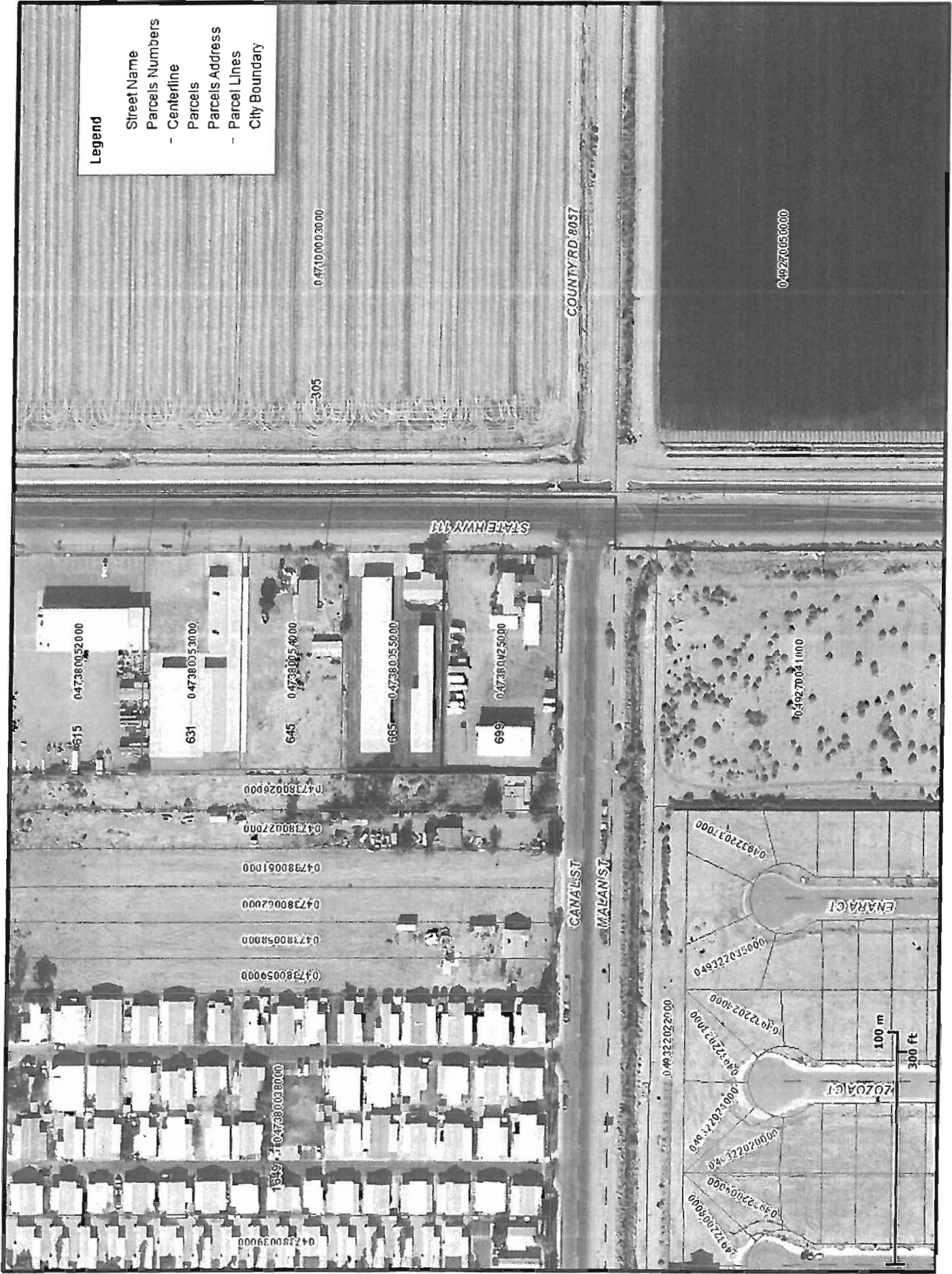
**NOTE TO THE PROPERTY OWNER:** PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.



CUP14-01

Legend

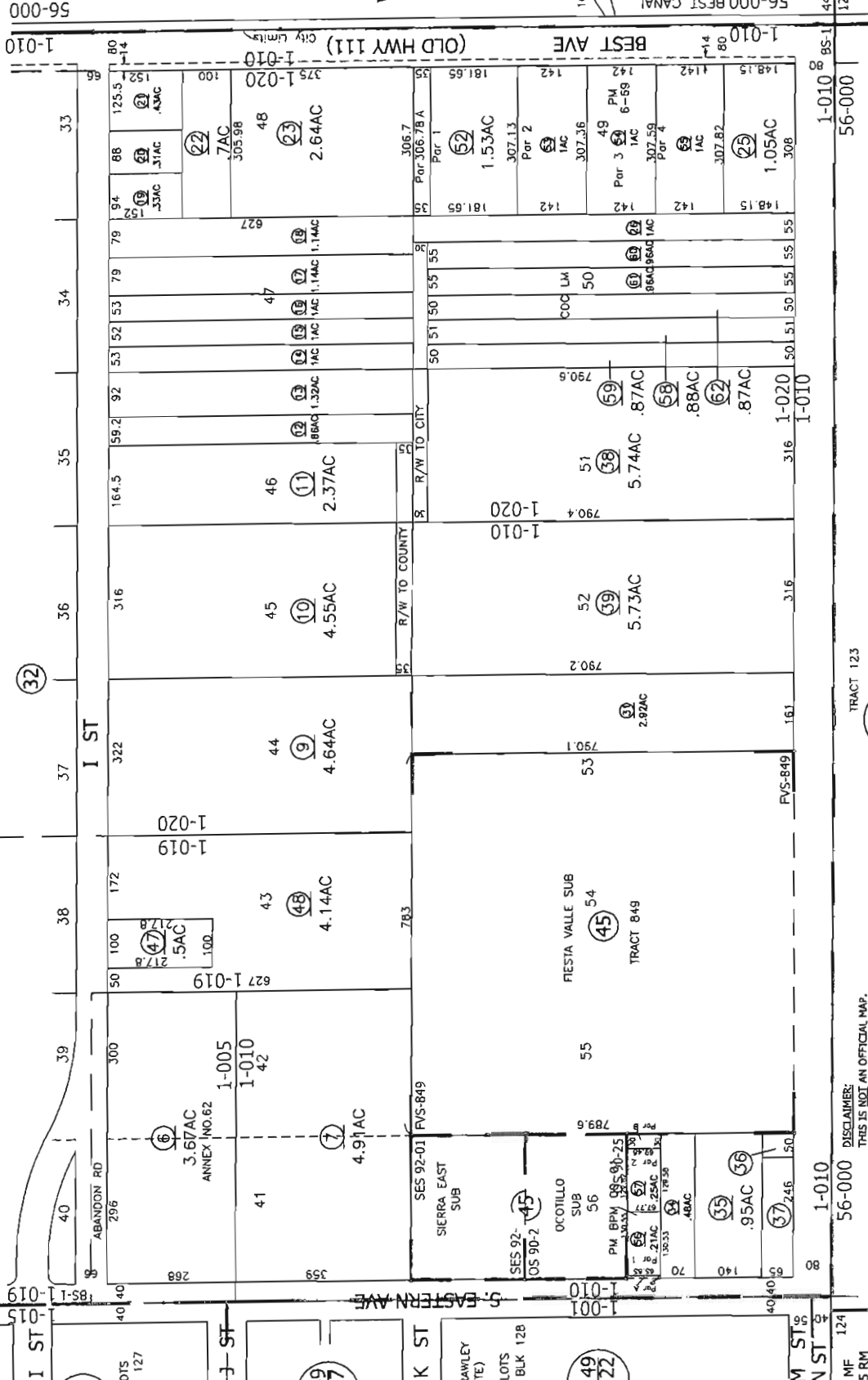
- Street Name
- Parcels Numbers
- Centerline
- Parcels
- Parcels Address
- Parcel Lines
- City Boundary



47-38

Tax Area Code  
1-010  
1-019  
1-020

POR BRAWLEY SUB 1  
POR TRACT 45 T13S R14E  
OM 1-40



56-000  
1-010

1-019  
85-1

Bk 49  
Pg 12

SUB OF LOTS  
4 & 5 BLK 127

Bk 49  
Pg 17

CITY OF BRAWLEY  
(TOWNSITE)  
SUB OF LOTS  
3, 4, 5 & 6 BLK 128

Bk 49  
Pg 22

MALAN ST  
124  
1-010  
56-000

1-010  
56-000

TRACT 123

Bk 49  
Pg 27

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)

3-21-07 MF  
12-28-05 RM  
12-9-03 AR  
10-8-12 MF  
6-6-91 DP  
9-2-11 MF  
7-24-89 RM  
2-27-08 MF  
6-04-07 MF  
11-15-12 MF

CITY OF BRAWLEY  
Assessor's Map Bk.47-Pg.38  
County of Imperial, Calif.



TRACT 44  
100

100-A  
100

56-000 BEST CANAL

1-010  
85-1  
122

56-000

1-010

1-020

1-010

1-010

1-019

1-010

1-010

1-010

1-010

**CITY OF BRAWLEY  
NEGATIVE DECLARATION  
CUP14-01 (VERIZON WIRELESS COMMUNICATIONS FACILITY)  
CONDITIONAL USE PERMIT**

**DRAFT**

**I. DESCRIPTION OF PROJECT**

The applicant is requesting a conditional use permit to allow for the addition of a stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-3 (Heavy Commercial). The site is currently an auto painting and body shop with a single family dwelling and is 1.05 acres in size.

**II. DESCRIPTION OF ENVIRONMENTAL SETTING**

*North* - C-3 (Heavy Commercial) / Mini-Storage Facility

*South* - P-D (Planned Development), La Paloma MF-17 (Multi-Family no greater than 17 units/acre) / Vacant

*East* - P-D (Planned Development), Rancho Porter R-CV (Residential Caravilla (Mobile Home Park)) / Agriculture

*West*- R-3 (Residential Multi-Family) / Vacant Single Family Dwelling

The setting is adjacent to development and planned for urban uses the General Plan.

**III. ENVIRONMENTAL IMPACT AND PHYSICAL EFFECT**

The Brawley Planning Director prepared a draft Initial Study and the Brawley Development Review Committee (DRC) reviewed the project on March 6, 2014. The DRC and the applicant's representatives provided input.

1. There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.
2. Feasible mitigation measures or alternatives will be incorporated to revise the proposed later project, before the Negative Declaration is released for public review, such that the potential significant effects are eliminated or reduced to a level of insignificance.
3. The project is consistent with the general plan and zoning of the applicable city or county; and
4. The project is designated for public facilities land uses, is designated for urban development and is consistent with environmental plans and goals of the community.
5. The project will not have a demonstrable negative aesthetic effect because development standards included in the Brawley Zoning Ordinance will assure a high quality of architectural and landscape design.
6. The developer will provide adequate public services to serve the project and will perform any improvements required.

7. There are no unusual geologic hazards or flooding problems that would not be adequately addressed by compliance with city development requirements and the Uniform Building Code.

**VI. POTENTIAL SIGNIFICANT IMPACTS**

There were no potential significant impacts found.

**VII. REASONS TO SUPPORT FINDING OF A NEGATIVE DECLARATION**

On the basis of this analysis, it is determined that any environmental impacts of this project are nonexistent or would not be potentially significant.

**A NEGATIVE DECLARATION IS THEREFORE APPROVED FOR THIS PROJECT.**

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Gordon R. Gaste  
Planning Director  
City of Brawley

# City of Brawley

## Environmental Information Form

1. **Project title:** CUP14-01 - Verizon Wireless Communication Facility - 699 South Best Avenue

2. **Lead agency names and addresses:**

City of Brawley  
Planning Department  
400 Main St.  
Brawley, CA 92227  
(760) 344-8822  
(760) 344-0907 (FAX)

**DRAFT**

3. **Contact person:** Gordon R. Gaste, Planning Director

4. **Project location:** South 148.35 feet of Lot 49, Brawley Subdivision No. 1 excluding a portion in Hwy 111, APN 047-380-025, 699 South Best Avenue

5. **Project sponsor's name and address:**

Jimmy & Camille Nuckles  
699 South Best Avenue  
Brawley, CA 92227

Verizon Wireless (VAW) LLC  
15505 Sand Canyon Road  
Irvine, CA 92618

M&M Telecom, Inc.  
ATTN: Lisa Mecurio  
6886 Mimosa Drive  
Carlsbad, CA 92011

6. **General plan designation:** Commercial

7. **Zoning:** C-3 (Heavy Commercial)

8. **Description of project:** The applicant is requesting a conditional use permit to allow for the addition of a stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-3 (Heavy Commercial). The site is currently an auto painting and body shop with a single family dwelling and is 1.05 acres in size.

9. **Surrounding land uses and setting:**

*North* - C-3 (Heavy Commercial) / Mini-Storage Facility

*South* - P-D (Planned Development), La Paloma MF-17 (Multi-Family no greater than 17 units/acre) / Vacant

*East* - P-D (Planned Development), Rancho Porter R-CV (Residential Caravilla (Mobile Home Park)) / Agriculture

*West*- R-3 (Residential Multi-Family) / Vacant Single Family Dwelling

The setting is adjacent to development and planned for urban uses in the General Plan.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

City of Brawley:

-Conditional Use Permit

-Planning Commission Approval

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils         |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning    |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing   |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

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Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

**Issues (and Supporting Information Sources):**

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**I. AESTHETICS -- Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

*There are no scenic vistas on or adjacent to the project site.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*There are no scenic resources on the proposed project site; therefore, there will be no impact.*

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The communications tower would slightly change the existing visual character of the site and its surroundings. The tower will be camouflaged as a palm tree 80 feet in height. There are also real palm trees surrounding the site with the same height and character; therefore, there the impact will be less than significant.*

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Lighting in the area is associated with existing development. Light for the proposed project would be consistent with City of Brawley standards. Any lighting shall be shielded from residential areas.*

**II. AGRICULTURE RESOURCES.**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The proposed project is designated heavy commercial within an urbanized area that is currently adjacent to existing structures. As such, there would be no impact to agriculture due to the implementation of the project.*



**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The proposed project site is not designated or zoned for agricultural uses. Additionally, there are no Williamson Act contracts on the project site or in the vicinity. Therefore, there would be no impact.*

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is located within an urban area with no timberland activity occurring within the project vicinity. There would not be any direct, indirect, or cumulative impacts to the environment which could cause conversion of timberland to non-timberland uses.*

d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is located within an urban area with no forest land activity occurring within the project vicinity. There would not be any direct, indirect, or cumulative impacts to the environment which could cause conversion of forest land to non-forest uses.*

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is located within an urban area with no agricultural activity occurring within the project vicinity. There would not be any direct, indirect, or cumulative impacts to the environment which could cause conversion of farmland to non-agricultural uses or forest land to non-forest uses.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not conflict with or obstruct implementation of air quality plan.*

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The project will have a less than significant amount of diesel emissions during construction Any standby generators greater than 50 horsepower shall be permitted through the Air Pollution Control District.*

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The proposed project very slightly contributes air emissions in an air basin which is in non-attainment of standards. The ICAPCD's Operational Development Fee (Rule 310) would be required to provide; (1) off-site mitigation; (2) an operational development fee; or (3) a combination of both for any future site development. The development fee for the proposed project would reduce cumulative impacts to a level that is less than significant.*

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Same as III b).*

e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project would no generate objectionable odors and therefore, there would create no impact.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES.** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The project site is an urban parcel with existing structures and therefore, will have a less than significant impact on wildlife.*

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*No riparian habitats exist on the property.*

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*There are no wetland resources as defined by the Clean Water Act located on-site and therefore there will be no impact.*

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The project is adjacent to existing structures and on developed land and therefore would not be used for foraging or as a major movement corridor for any native wildlife or bird species; therefore, there would be a less than significant impact.*

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The project would not conflict with any local policy or ordinance protecting biological resources; thus, there would be no impact.</i>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>There are no Habitat Conservation Plans or Natural Community Conservation Plans on or within the vicinity of the project site. Therefore, there would be no impact.</i>				
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The project is adjacent to a existing structures with improvements on-site which would not be considered historical resources as defined by the four criterion listed by the California Register of Historic Resources. Therefore, there would be no impacts.</i>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The site is adjacent to an existing structure and has been disturbed and there are no identified archaeological resources located on the project site.</i>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The site is adjacent to an existing structure and has been disturbed and there are no identified paleontological resources located on the project site.</i>				

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The site is adjacent to an existing structure that has been disturbed and the proposed project will not impact any human remains. Additionally, there are no known cemeteries located within the vicinity of the project site. Thus, there would be no impact.*

**VI. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*There are no faults identified by the Alquist-Priolo Fault Zoning Map on or within the vicinity of the project site. The project site is within a seismically active area; however, the proposed structure shall be in adherence to the California Building Code resulting in a less than significant impact.*

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The project area is seismically active, and development would require implementation of project design measures and adherence to the California Building Code. The proposed structure is designed to reduce the impacts to a level that is less than significant.*

iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project would implement project design measures required by the California Building Code and any other required ground improvement measures needed to reduce the level that have no impact.*

**Issues (and Supporting Information Sources):**

**Potentially Significant Impact**

**Less Than Significant with Mitigation Incorporation**

**Less Than Significant Impact**

**No Impact**

iv) Landslides?





*Due to the completely flat and level nature of the project site, there is no potential for a landslide incident and there would be no impact.*

b) Result in substantial soil erosion or the loss of topsoil?





*The project will utilize Best Management Practices that produce no impacts.*

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?





*The project is a structure which shall meet the requirements of a geotechnical study which will result in no impact.*

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?





*The project is a structure which shall meet the requirements of a geotechnical study which will result in a less than significant impact to expansive soils.*

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?





*Not applicable to project.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

**VII. GREENHOUSE GAS EMISSIONS.**

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?





*The project would not generate significant additional greenhouse gas emissions per transportation standards. Any mitigation required per the APCD shall produce a level which has a less than significant impact.*

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?





*The project would not conflict with any plan, policy or regulation adopted for the purpose of reducing emission of greenhouse gases, and therefore, would have no impact.*

**VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?





*No hazardous materials would be handled and therefore would not create an impact.*

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?





*Same as VIII a).*

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?





*Same as VIII a).*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site does not contain any hazardous materials that are compiled pursuant to the Government Code that would create a potential hazard to the public.*

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The proposed project is not located within an airport land use plan, but is within two miles of the Brawley Municipal Airport. With adherence to FAA rules and regulation regarding height and lighting, the project would have a less than significant impact.*

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is not within two miles of a private airport, and therefore, would have no impact.*

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not impair or interfere with any emergency response and evacuation plan, and therefore, would have no impact.*

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is not located adjacent to wildlands; therefore, there would be no impact.*



**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IX. HYDROLOGY AND WATER QUALITY.**

Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*The proposed project will not discharge any water or wastewater and therefore, have no impact.*

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Groundwater is not used in Brawley, nor in the surrounding agricultural area, because it is too brackish for agricultural use or human consumption. Therefore, the proposed project would use City water if required rather than ground water; and as such would not result in the net deficit of aquifer volume or a lowering of the water table.*

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Since drainage patterns have already been established in this urban area, and all drainage shall be per Public Works standards with no significant alteration is expected; therefore the impact would be less than significant.*

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Same as IX c).*

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> <p><i>The project is designed such that runoff is properly managed onsite, therefore, there would be no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Otherwise substantially degrade water quality?</p> <p><i>The project will not otherwise substantially degrade water quality creating no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p><i>The project is not located within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map. Therefore, there would be no impacts.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p><i>Same as IX g).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p><i>The project is not located in an area identified to be at risk of flooding from dam or levee failure and there would be no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>j) Inundation by seiche, tsunami, or mudflow?</p> <p><i>The project site is located inland and is far from any large bodies water bodies. Therefore, the risk of inundation is considered to be very low and there would be no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Issues (and Supporting Information Sources):**

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**X. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is properly zoned for the proposed use with a Conditional Use Permit and would not divide an established community creating no impact.*

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The proposed use of the project is consistent with the General Plan. The project would also be consistent with the Zoning Ordinance with a Conditional Use Permit. Therefore, there are no impacts.*

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The site is not subject to a habitat conservation plan or natural community conservation plan, and does not contain any significant vegetation, habitat nor wildlife resources. Therefore, there would be no impact.*

**XI. MINERAL RESOURCES.** Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is not within an area identified as containing mineral resources and there would be no impact.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*There are no mineral resource recovery sites within the vicinity of the project site identified on the General Plan and thus, there would be no impact.*

**XII. NOISE.** Would the project result in:

a) Exposure of persons to generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not generate noise levels in excess of local standards or affect any sensitive receptors. Therefore, the impact is not significant.*

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Same as XII a).*

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Same as XII a).*

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Same as XII a).*

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project is located within 2 miles of the Brawley Municipal Airport, however, it does not produce noise and thus, have no impact.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project is not located within two miles of a private airstrip. There would, therefore, be no impact.*

**XIII. POPULATION AND HOUSING.**

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not induce growth which creates any impact.*

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not displace any housing and therefore, has no impact.*

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not displace any people and therefore, there is no impact.*

**XIV. PUBLIC SERVICES.**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project site is already protected by fire services and therefore has no impact.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Police protection?





*The site is already served by police service and the proposed project will not affect the ability of the City to provide police protection, therefore, there would be no impact.*

Schools?





*The project will not impact schools.*

Parks?





*The project will not impact parks.*

Other public facilities?





*No impacts to other public facilities from the proposed project are anticipated.*

**XV. RECREATION.**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?





*The proposed project would not cause an impact on existing parks or recreational facilities. Thus, there would be no impact.*

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?





*The project does not propose any recreational facilities and would therefore, not have an impact.*

**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC.**

Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not generate any traffic that results in an impact.*

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*See XVI a).*

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The proposed project would not result in a change of air traffic patterns and there would, therefore, be no impact.*

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The construction plan shall be reviewed by the Building Department and City's engineering division for compliance with City standards and requirements to not create any design impacts.*

e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Adequate emergency access shall be provided creating no impacts.*

f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project does not require parking, and therefore has no impact.*

**Issues (and Supporting Information Sources):**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Thus, there would be no impact.*

**XVII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not create wastewater and will not have any impacts.*

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*No new construction is required resulting in no impact.*

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*The proposed project would utilize onsite storm water drainage facilities designed to accommodate this site, therefore creating a less than significant impact.*

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Existing resources will provide sufficient water creating no impacts.*



**Issues (and Supporting Information Sources):**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

*The project will not create wastewater and therefore have no impacts.*

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*The project will not produce solid waste and therefore have no impact.*

g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

*See XVII f)*

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

*The project is on a developed urban parcel and will have a less than significant impact to sensitive species.*

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

*Cumulative impacts are expected to be less than significant.*

**Issues (and Supporting Information Sources):**

**Potentially Significant Impact**

**Less Than Significant with Mitigation Incorporation**

**Less Than Significant Impact**

**No Impact**

]c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

*No substantial adverse environmental effects on human beings are expected and therefore have a less than significant impact.*

**XVIII. EARLIER ANALYSES.**

Earlier analyses may be used where, pursuant to the tiering, program EIR or other CEQA process, on or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D).

1. **City of Brawley General Plan and Mitigated Negative Declaration (2008)**
2. **City of Brawley Water Master Plan (2013)**
3. **City of Brawley Wastewater Master Plan (2013)**



PREPARED FOR

**verizon wireless**

P.O. BOX 18702  
 IRVINE, CA 92621-9702  
 (949) 266-7000

APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE
11/27/13	11/27/13	11/27/13	11/27/13	11/27/13	11/27/13
11/27/13	11/27/13	11/27/13	11/27/13	11/27/13	11/27/13
11/27/13	11/27/13	11/27/13	11/27/13	11/27/13	11/27/13
11/27/13	11/27/13	11/27/13	11/27/13	11/27/13	11/27/13
11/27/13	11/27/13	11/27/13	11/27/13	11/27/13	11/27/13
11/27/13	11/27/13	11/27/13	11/27/13	11/27/13	11/27/13

PROJECT NAME

**EAST BRAWLEY**

699 US HWY 111 #699  
 BRAWLEY, CA 92227  
 IMPERIAL COUNTY

DRAWING DATES

11/27/13  
 11/27/13  
 11/27/13  
 11/27/13

SHEET TITLE

TITLE SHEET  
 &  
 PROJECT DATA

PROJECT NUMBER

T-1



**EAST BRAWLEY**

**699 US HIGHWAY 111 #699**

**BRAWLEY, CA 92227**

CONSULTANT TEAM

ARCHITECT:  
 BOOTH & SUAREZ ARCHITECTURE INC.  
 174 CALIFORNIA STREET, SUITE 101  
 CHANDLER, CA 94501  
 (916) 237-2477 (TX)  
 (714) 434-8474

LEASING/PLANNING:  
 WAVE TELECOM INC.  
 10000 WILSON AVENUE  
 FID BOX 35  
 IRVINE, CA 92618  
 (949) 255-1418  
 (949) 255-1418  
 (949) 255-1418  
 (949) 255-1418

PLANNING:  
 WAVE TELECOM INC.  
 10000 WILSON AVENUE  
 FID BOX 35  
 IRVINE, CA 92618  
 (949) 255-1418  
 (949) 255-1418  
 (949) 255-1418  
 (949) 255-1418

SURVEYOR:  
 JIM OWEN ENGINEERS  
 237 ARDEN PARADISE DRIVE, LOT 107  
 CHANDLER, CALIFORNIA 94501  
 (916) 237-2477  
 (916) 237-2477

PROJECT SUMMARY

APPLICANT:  
 VERIZON WIRELESS  
 15000 SAM CANTON AVENUE  
 IRVINE, CA 92618  
 (949) 255-1418  
 (949) 255-1418

OWNER:  
 JIMMY & CAVALLI WIRELESS  
 10000 WILSON AVENUE, SUITE 111 C  
 BRAWLEY, CA 92227  
 CONTACT: ARMY MICHAELS  
 PHONE: (916) 946-3938

PROJECT DESCRIPTION:  
 INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA  
 EQUIPMENT MOUNTED ON A NEW CONCRETE PRECASTED  
 BLOCK WALL FOUNDATION.  
 INSTALLATION OF FOUR (4) VERIZON WIRELESS ANTENNA  
 EQUIPMENT MOUNTED ON A NEW CONCRETE PRECASTED  
 BLOCK WALL FOUNDATION.  
 INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA  
 EQUIPMENT MOUNTED ON A NEW CONCRETE PRECASTED  
 BLOCK WALL FOUNDATION.  
 INSTALLATION OF TWO (2) VERIZON WIRELESS ANTENNA  
 EQUIPMENT MOUNTED ON A NEW CONCRETE PRECASTED  
 BLOCK WALL FOUNDATION.  
 INSTALLATION OF TWO (2) NEW VERIZON WIRELESS 4-7/11  
 9% ANTENNAS.  
 INSTALLATION OF A NEW CONCRETE BLOCK WALL FOUNDATION  
 TO SUPPORT THE ANTENNAS.  
 INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE  
 TO THE SITE.  
 NO LANDSCAPING OR IRRIGATION IS PLANNED FOR THIS PROJECT.

PROJECT ADDRESS:  
 699 US HIGHWAY 111 #699  
 BRAWLEY, CA 92227

ASSESSOR'S PARCEL NUMBER:  
 047-380-028

EXISTING ZONING:  
 C-1 (HEAVY COMMERCIAL)

TOTAL SITE AREA:  
 48,339 S.F.  
 1.1 ACRES

PROPOSED PROJECT AREA:  
 134 S.F.  
 0.003 ACRES

PROPOSED TYPE OF CONSTRUCTION:  
 TYPE 4B

PROPOSED OCCUPANCY:  
 U

NOTE: THESE ARE NO COSTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

SHEET SCHEDULE

TITLE SHEET AND PROJECT DATA
T-1
A-0
A-1
A-2
A-3
A-4
A-5
C-1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS PART OF THE TRACT IN THE  
 COUNTY OF IMPERIAL, AND IS DESCRIBED AS FOLLOWS:  
 BLOCK 48, BRAWLEY SUBDIVISION NO. 1, IN AN UNINCORPORATED  
 AREA OF THE COUNTY OF IMPERIAL, CALIFORNIA, AS SHOWN ON THE  
 COUNTY RECORDS OF IMPERIAL COUNTY.  
 EXCEPTING THEREFROM THE NORTH 40.00 ACRES (SEE PROJECT).

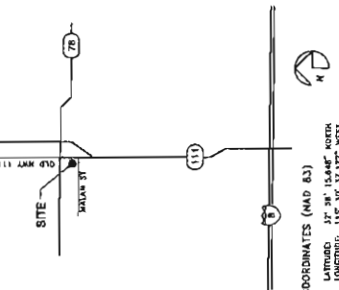
ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNINCORPORATED WIRELESS PCS  
 TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITER'S  
 BEST KNOWLEDGE AND BELIEF, DOES NOT CONSTITUTE A  
 "DISCRIMINATED ACCESSIBLE FACILITY" AS DEFINED IN  
 CALIFORNIA ELECTRONIC CODE, SECTION 25102.01, AND  
 THEREFORE IS EXEMPT FROM DISCRIMINATED ACCESS REQUIREMENTS.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
 CALIFORNIA STATE ELECTRICAL CODE, TITLE 26, 2010 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
 CALIFORNIA MECHANICAL CODE, 2010 EDITION  
 CALIFORNIA PLUMBING CODE, 2010 EDITION  
 CALIFORNIA FIRE CODE, 2010 EDITION  
 CALIFORNIA LAND USE CODE, 2010 EDITION  
 IN THE ABSENCE OF CONTACT, THE MOST RESTRICTIVE CODE  
 SHALL PREVAIL.

VICINITY MAP



COORDINATES (NAD 83)  
 LATITUDE: 37° 30' 15.44" NORTH  
 LONGITUDE: 119° 30' 37.177" WEST

ADDRESS  
 699 US HIGHWAY 111 #699  
 BRAWLEY, CA 92227

DIRECTIONS:

FROM JOHN'S SERVICE IN BRAWLEY, WISSE DRIVE, W-485 E.,  
 DRIVE 1/4 M. S. TOWARD E. TURN RIGHT ON STATE ROUTE 111  
 DRIVE 1/4 M. S. TOWARD E. TURN RIGHT ON STATE ROUTE 111  
 DRIVE 1/4 M. S. TOWARD E. TURN RIGHT ON STATE ROUTE 111  
 DRIVE 1/4 M. S. TOWARD E. TURN RIGHT ON STATE ROUTE 111  
 DRIVE 1/4 M. S. TOWARD E. TURN RIGHT ON STATE ROUTE 111  
 DRIVE 1/4 M. S. TOWARD E. TURN RIGHT ON STATE ROUTE 111

SCALE

THE DRAWING SCALE SHOWN IN THIS SET REFLECTS THE  
 SCALE OF THE ORIGINAL DRAWING. THE SCALE OF THIS SET  
 IS 1" = 20'. ALL DIMENSIONS ARE IN FEET AND INCHES. THE  
 DIMENSIONS OF ANY SET SHALL NEVER BE SCALED FOR ANYTHING  
 OTHER THAN ORIGINAL REFERENCE.

PERMITS REQUIRED

• CUP FROM PLANNING COMMISSION





PREPARED FOR



P.O. BOX 15707  
 IRVINE, CA 92615-7070  
 (949) 261-7000

APPROVALS

DATE	DATE	DATE	DATE	DATE	DATE
____	____	____	____	____	____
____	____	____	____	____	____
____	____	____	____	____	____
____	____	____	____	____	____
____	____	____	____	____	____
____	____	____	____	____	____

PROJECT NAME

**EAST BRAWLEY**  
 658 US HWY 111, #899  
 BRAWLEY, CA 92227  
 IMPERIAL COUNTY

DRAWING DATES

11/23/13  
 12/06/13  
 01/17/14

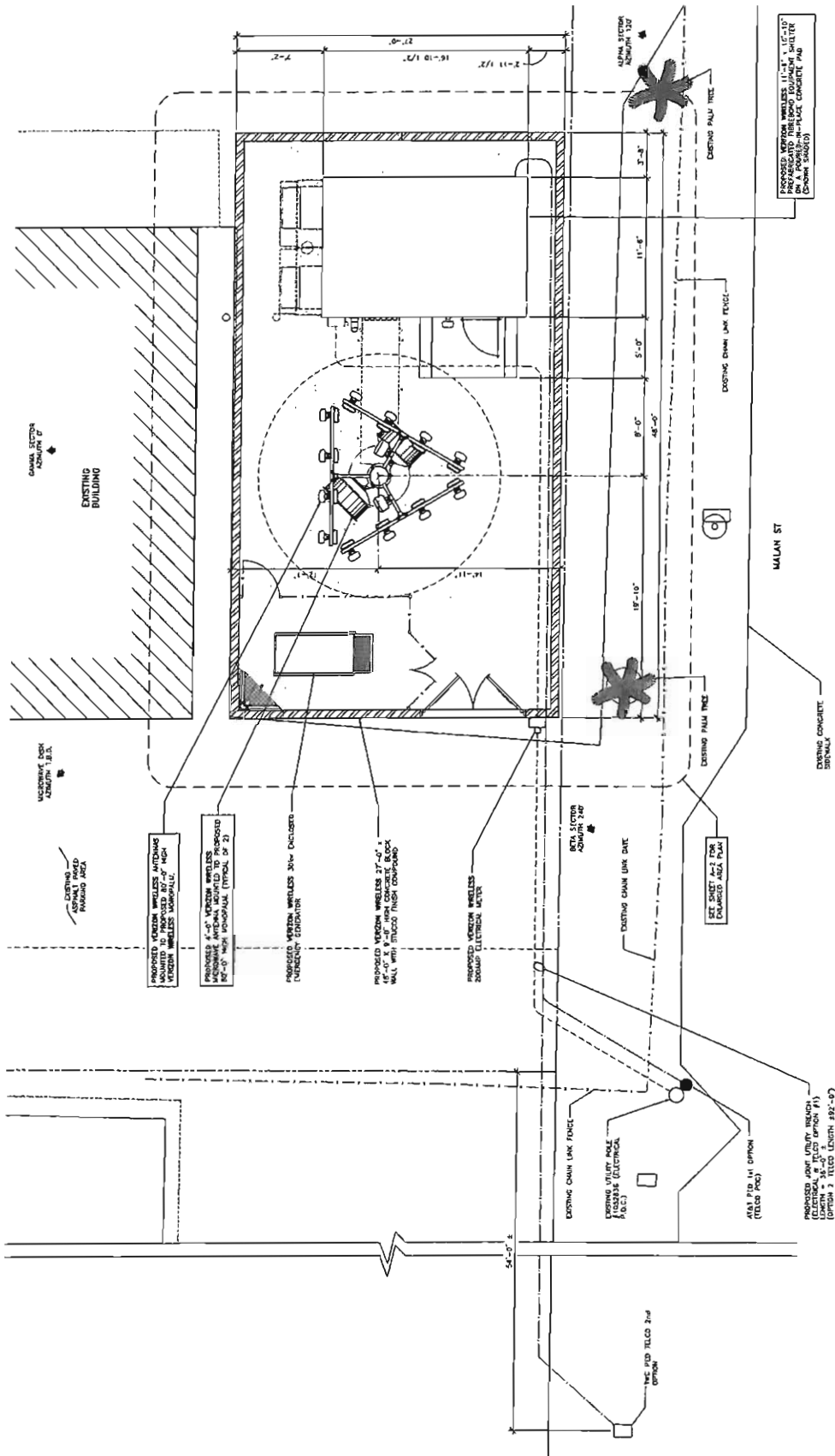
NO. 20 (REV)  
 NO. 21 (REV)  
 NO. 22 (REV)

SHEET TITLE

**ENLARGED SITE PLAN**

PROJECT: VERIZON\1353A

**A-1**



PROPOSED VERIZON WIRELESS 27'-0" ANTENNA TO BE INSTALLED ON EXISTING 27'-0" HIGH CONCRETE WALL WITH FINISHED FINISH CONCRETE PAVEMENT

PROPOSED VERIZON WIRELESS 27'-0" ANTENNA TO BE INSTALLED ON EXISTING 27'-0" HIGH CONCRETE WALL WITH FINISHED FINISH CONCRETE PAVEMENT

PROPOSED VERIZON WIRELESS 27'-0" ANTENNA TO BE INSTALLED ON EXISTING 27'-0" HIGH CONCRETE WALL WITH FINISHED FINISH CONCRETE PAVEMENT

PROPOSED VERIZON WIRELESS 27'-0" ANTENNA TO BE INSTALLED ON EXISTING 27'-0" HIGH CONCRETE WALL WITH FINISHED FINISH CONCRETE PAVEMENT

PROPOSED VERIZON WIRELESS 27'-0" ANTENNA TO BE INSTALLED ON EXISTING 27'-0" HIGH CONCRETE WALL WITH FINISHED FINISH CONCRETE PAVEMENT

PROPOSED VERIZON WIRELESS 27'-0" ANTENNA TO BE INSTALLED ON EXISTING 27'-0" HIGH CONCRETE WALL WITH FINISHED FINISH CONCRETE PAVEMENT



**ENLARGED SITE PLAN**  
 SCALE: 1/4" = 1'-0"





PREPARED FOR  
**Verizon Wireless**  
 P.O. BOX 45787  
 BRANLEY, CA 92022-5707  
 (949) 386-7000

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME  
**EAST BRAWLEY**  
 899 US HWY 111 #689  
 BRANLEY, CA 92227  
 IMPERIAL COUNTY

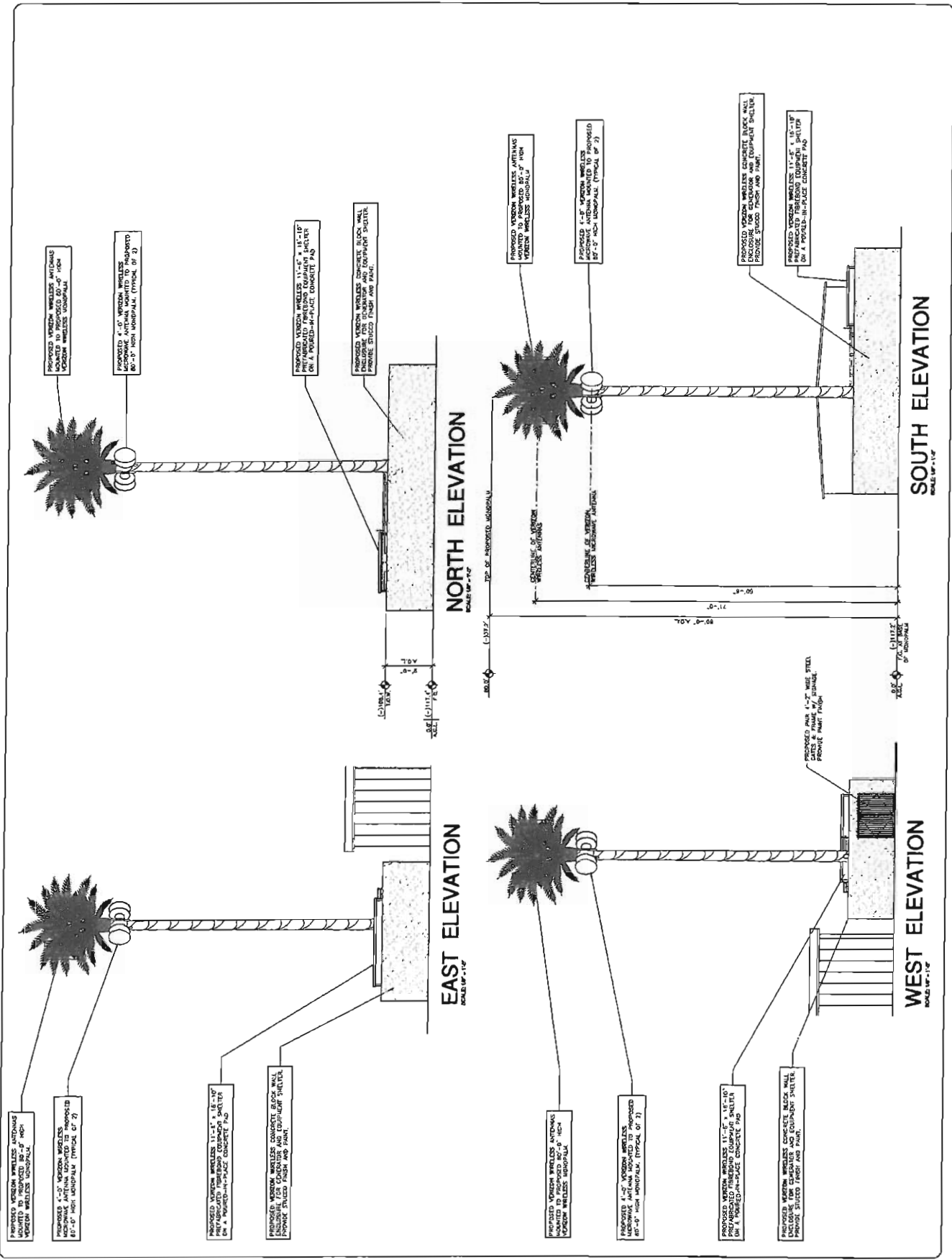
DRAWING DATES  
 11/27/13  
 12/16/13  
 12/16/13  
 01/14/14

SHEET TITLE

EXTERIOR  
 ELEVATIONS

PROJECT: VERIZON 1313A

**A-3**





APPROVALS

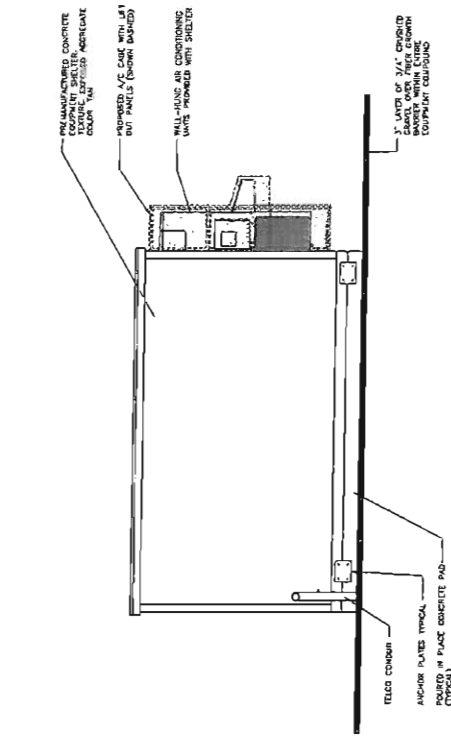
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DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

PROJECT NAME  
**EAST BRAWLEY**  
 659 US HWY 111 #659  
 BRAWLEY, CA 92227  
 IMPERIAL COUNTY

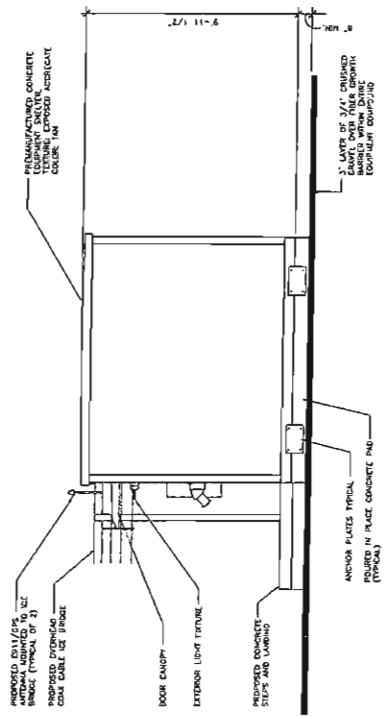
DRAWING DATES  
 11/23/13  
 12/09/13  
 01/14/14

SHEET TITLE  
**EQUIPMENT SHELTER  
 ELEVATIONS**

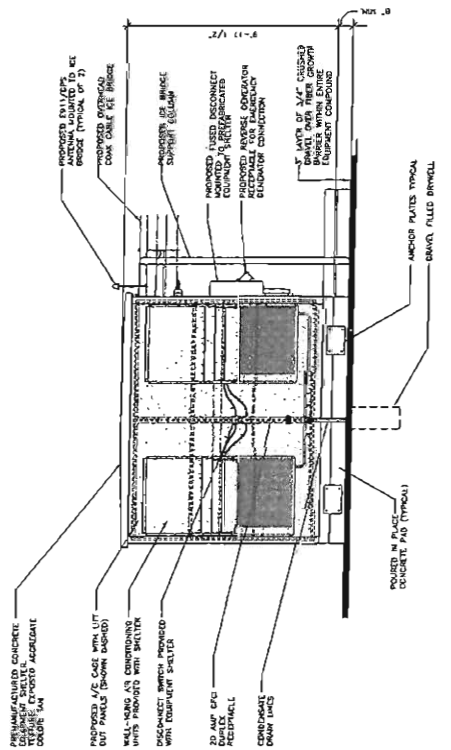
PROJECT'S VERIFIED 1333A  
 11



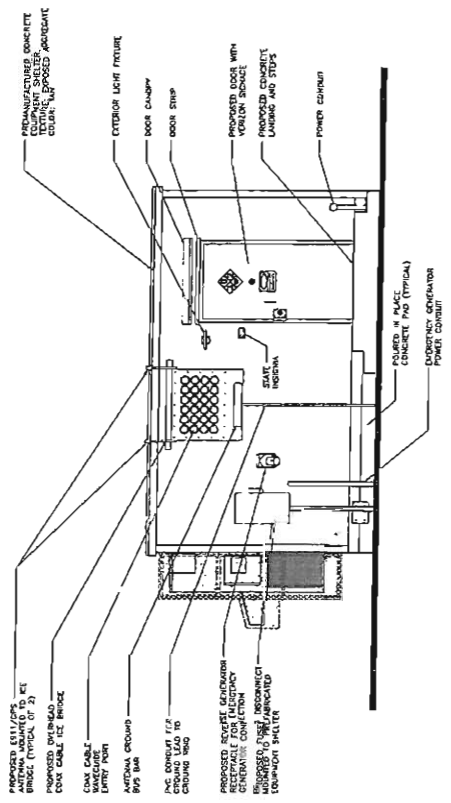
**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"





PREPARED FOR

**verizon wireless**  
 P.O. BOX 18165  
 IRVINE, CA 92615-0167  
 (949) 286-1000

APPROVALS

NAME	DATE

PROJECT NAME

**EAST BRAWLEY**  
 699 US HWY 111 #699  
 BRAWLEY, CA 92227  
 IMPERIAL COUNTY

DRAWING DATES

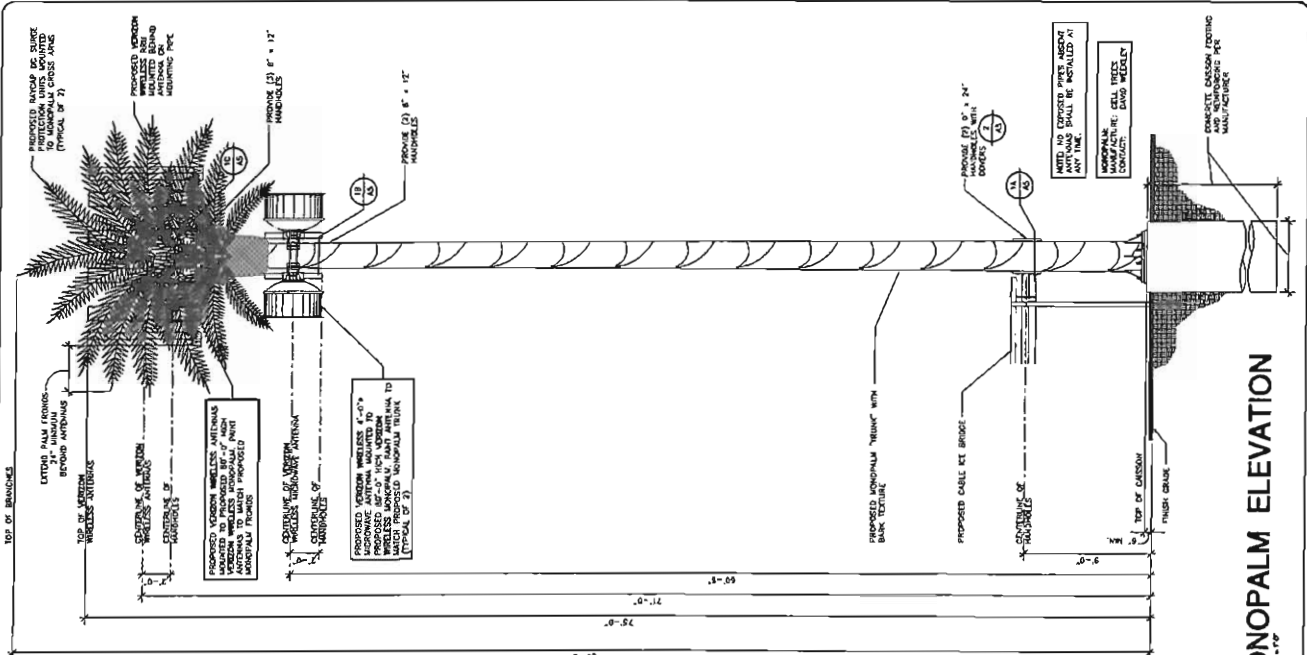
11/23/13  
 12/02/13  
 01/14/14

SHEET TITLE

**MONOPALM ELEVATION,  
 ANTENNA PLAN & DETAILS**

PROJECT'S VERIZON LOGO

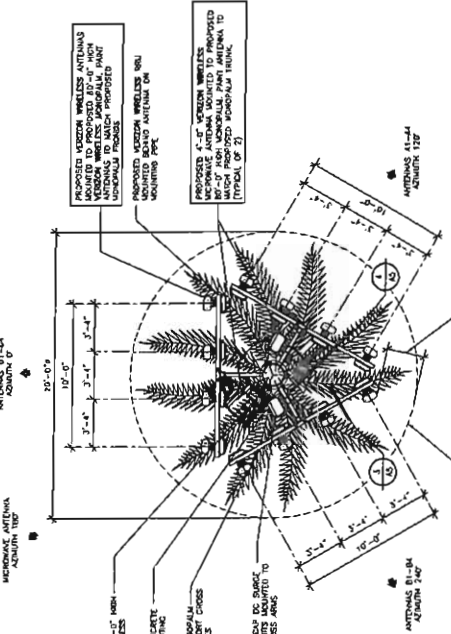
**A-5**



**MONOPALM ELEVATION**  
 SCALE 1/4" = 1'-0"

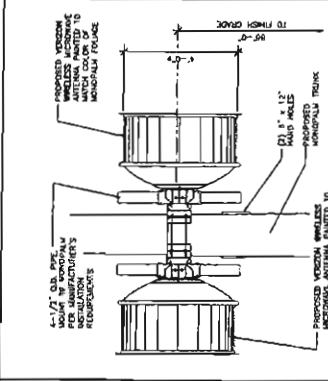
ANTENNA AND COAXIAL CABLE SCHEDULE

SYSTEM	ANTENNA	HEIGHT (CONCRETE) FEET	SEE	COAXIAL CABLE TYPE	LENGTH (FEET)	CONDUCTOR TYPE	CONDUCTOR SIZE (AWG)
MONOPALM	4-1/2" VISION WIRELESS	12'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	10'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	8'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	6'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	4'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	2'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	0'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	12'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	10'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	8'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	6'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	4'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	2'-0"	N/A	RG-214	150'-0"	4	12
MONOPALM	4-1/2" VISION WIRELESS	0'-0"	N/A	RG-214	150'-0"	4	12

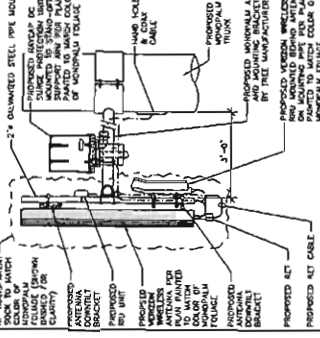
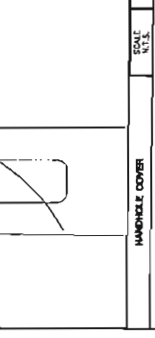
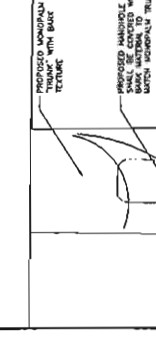
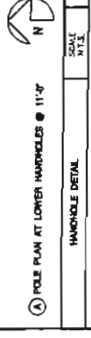
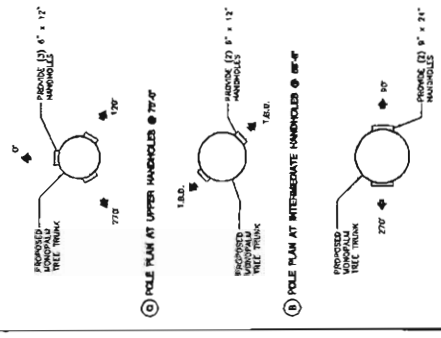


**ANTENNA PLAN**  
 SCALE 1/4" = 1'-0"

MONOPALM NOTE:  
 ALL TOTAL HEAVY DUTY PALM FROND DIAMETER.



MONOPALM ANTENNA MOUNT SCALE 1/2" = 1'-0"



TYPICAL ANTENNA MOUNT SCALE 1/2" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PREPARED FOR



P.O. BOX 18977  
SAN JOSE, CA 95132-8977  
(408) 222-7000

CONSULTANT

**JRN**  
**CIVIL ENGINEERS**  
232 AVENUE FABRICANTE,  
SAN CLEMENTE, CA 92672  
(949) 248-4685

PROJECT NAME

VERIZON E BRAWLEY  
899 US HIGHWAY 111 #899  
BRAWLEY, CA 92227

IMPERIAL COUNTY

DRAWING DATES

11/29/2011

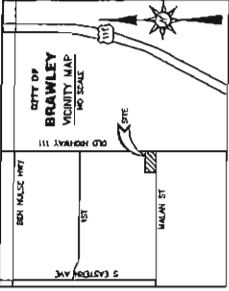
SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECT/VERSION NUMBER

VERIZON/VERIZON 110001 001

C1



**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED  
CITY OF BRAWLEY, IMPERIAL COUNTY, CALIFORNIA, AND IS  
DESCRIBED AS FOLLOWS:  
BLOCK 40, BRAWLEY SUBDIVISION NO. 1, AS INCORPORATED INTO THE  
COUNTY RECORDS OF IMPERIAL COUNTY, CALIFORNIA, ACCORDING TO MAP NO. 58,  
AS FILED IN THE OFFICE OF THE COUNTY CLERK OF IMPERIAL COUNTY,  
CALIFORNIA, THROUGH THE NORTH 8425 FEET MERIDIAN,  
APN: 047-380-025-000

- LEGEND:**
- FEASIBLE SERVICE
  - CRUISE SERVICE
  - NORTH
  - NORTHWEST
  - WEST
  - WEST-SOUTHWEST
  - SOUTH
  - SOUTHWEST
  - SWEEP CLEARANCE
  - TOP OF CURB
  - TOP OF GROUND
  - METRIC
  - METRIC

**ITEMS CORRESPONDING TO SCHEDULE "B":**

1. ALL NEARBY UTILITIES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, TELEPHONE, AND CABLE TV.
2. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
3. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
4. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
5. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
6. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
7. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
8. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
9. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.
10. ALL NEARBY RECORDS, INCLUDING BUT NOT LIMITED TO: PLATS, DEEDS, MAPS, AND RECORDS OF IMPERIAL COUNTY, CALIFORNIA.

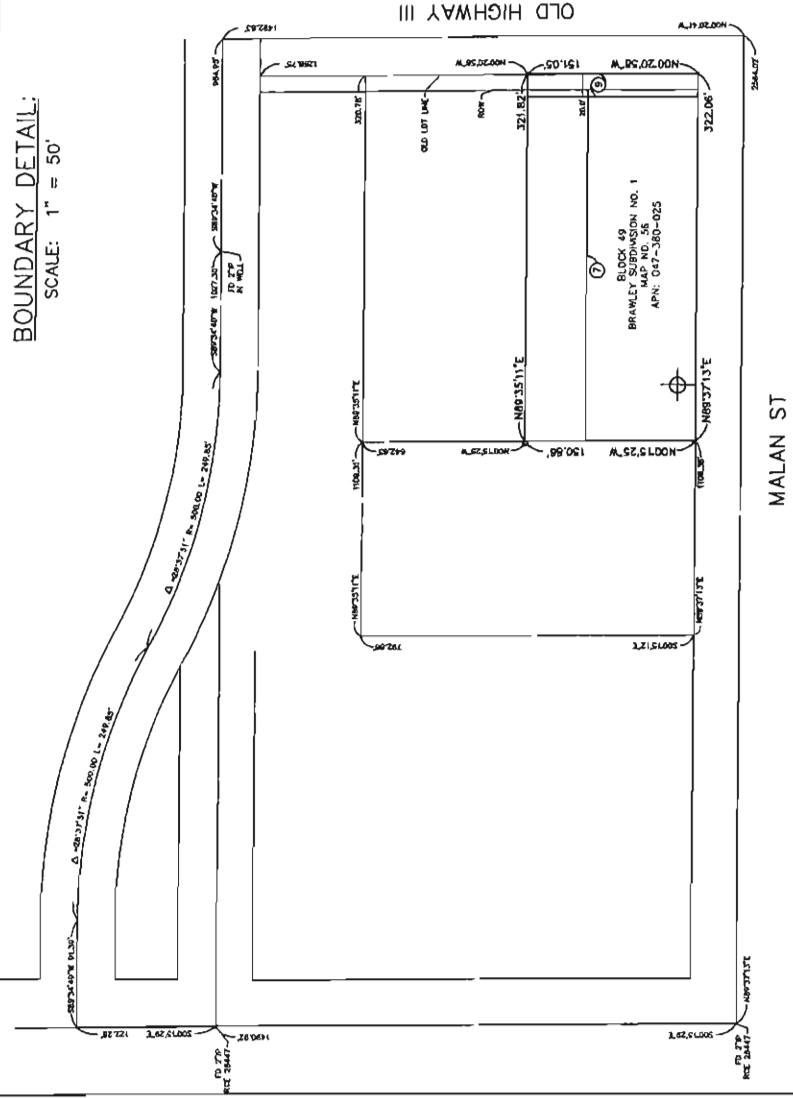


**DATE STATEMENT:**  
THIS STATEMENT IS MADE BY THE SURVEYOR AND IS SUBJECT TO THE PROVISIONS OF THE SURVEYING ACTS OF THE STATE OF CALIFORNIA, AND TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING.

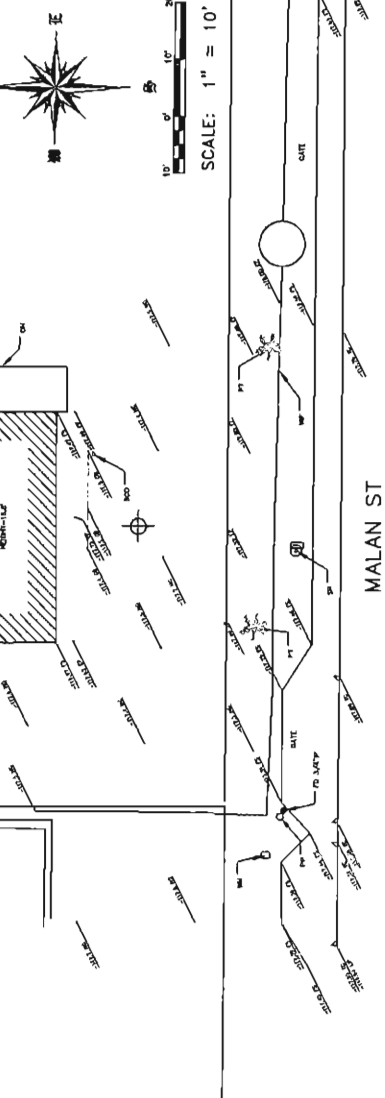


VERIZON E BRAWLEY  
899 US HIGHWAY 111 #899  
BRAWLEY, CA 92227

**BOUNDARY DETAIL:**  
SCALE: 1" = 50'



**PROJECT AREA:**  
SCALE: 1" = 10'



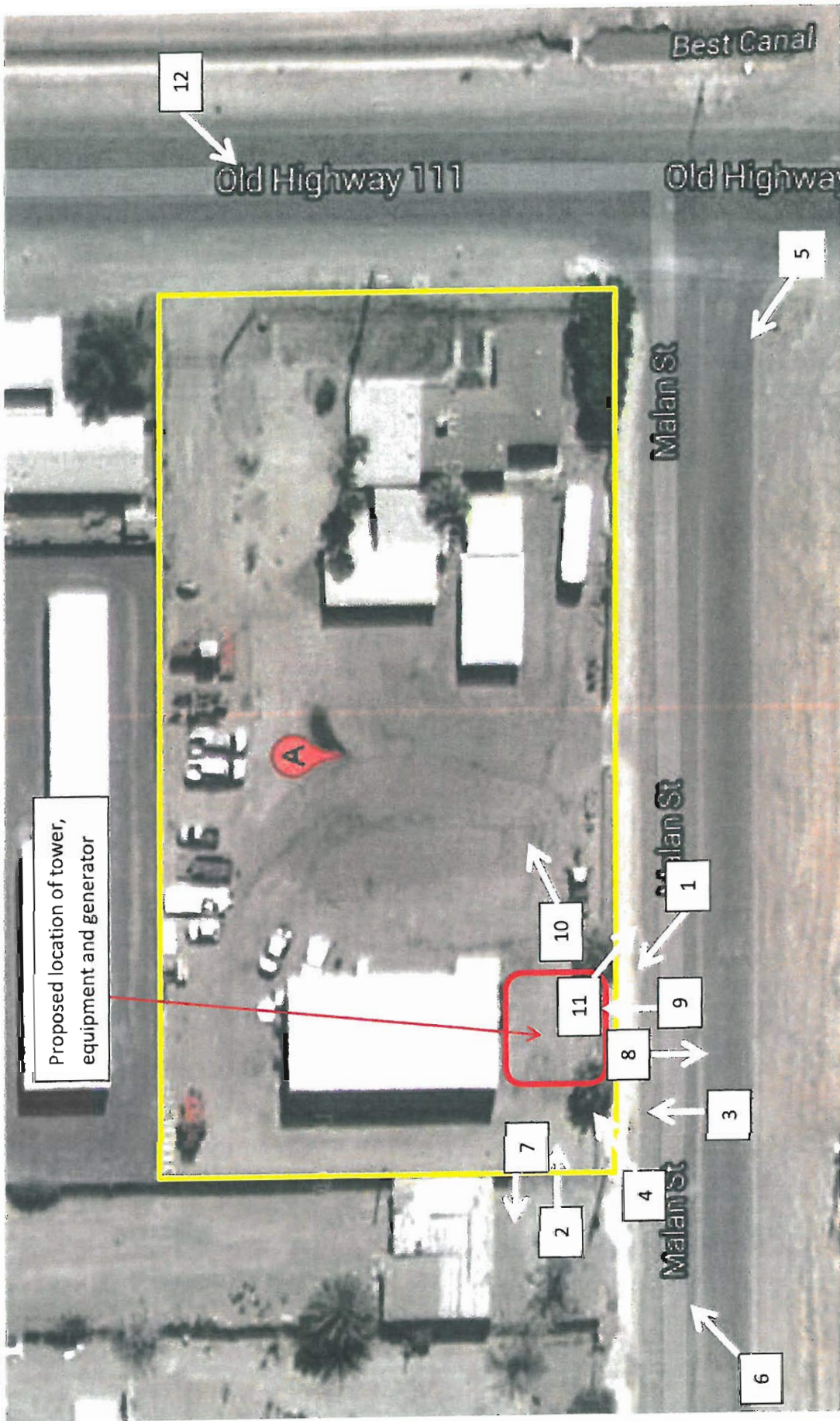
## **Verizon Wireless**

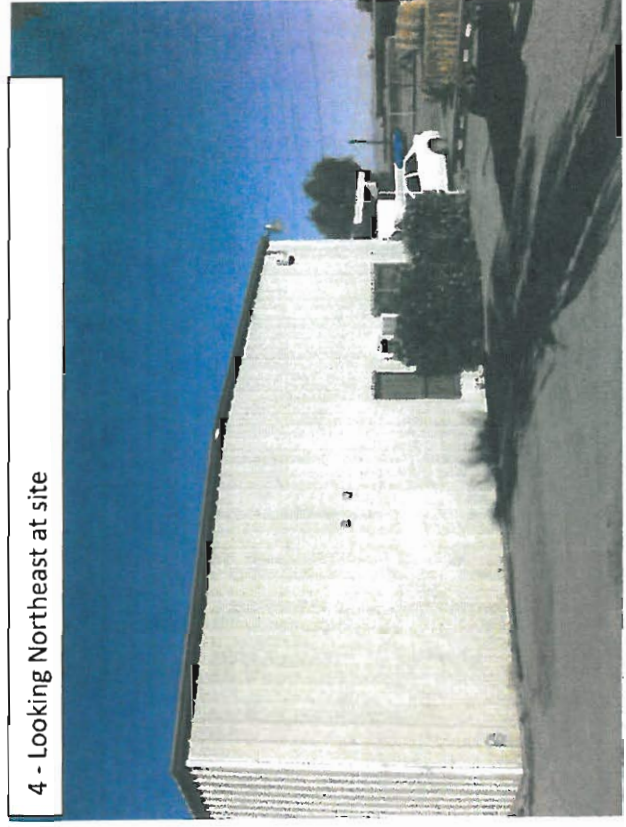
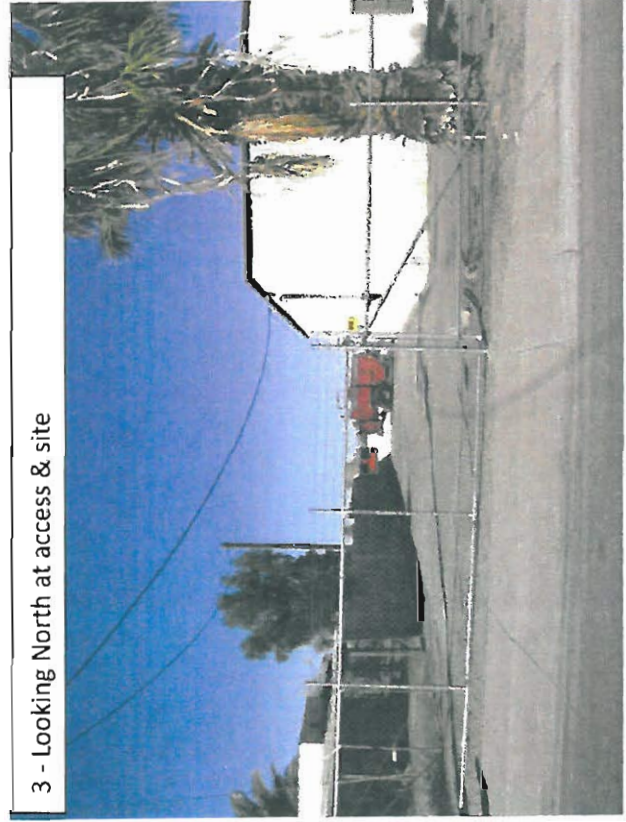
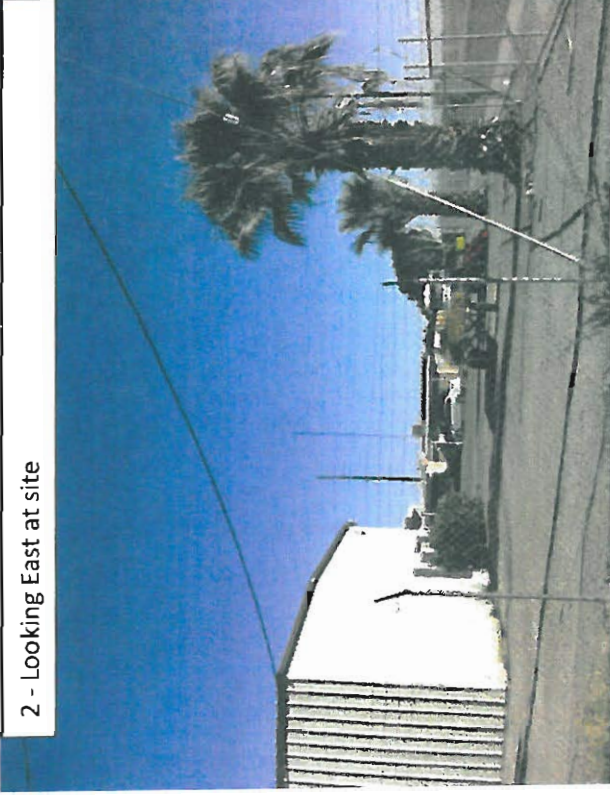
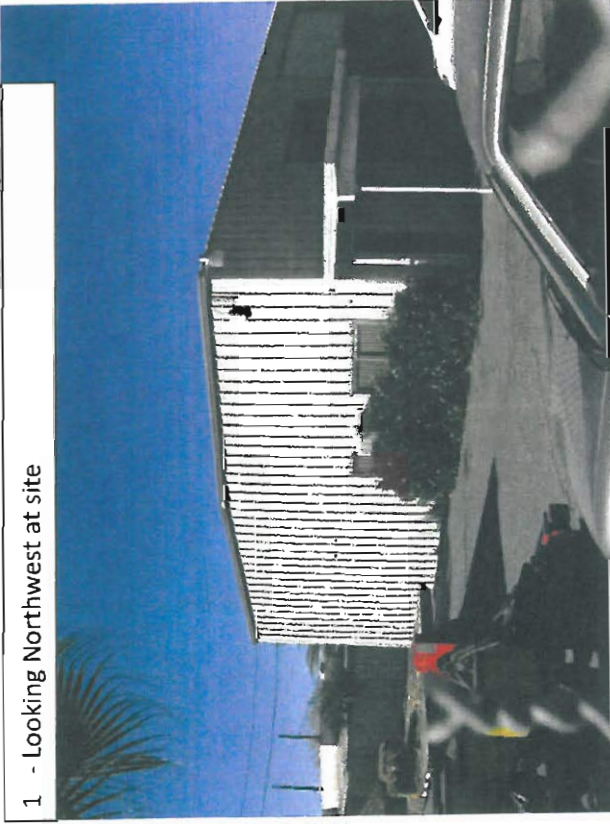
E Brawley site

699 State Hwy 111

Photo Survey







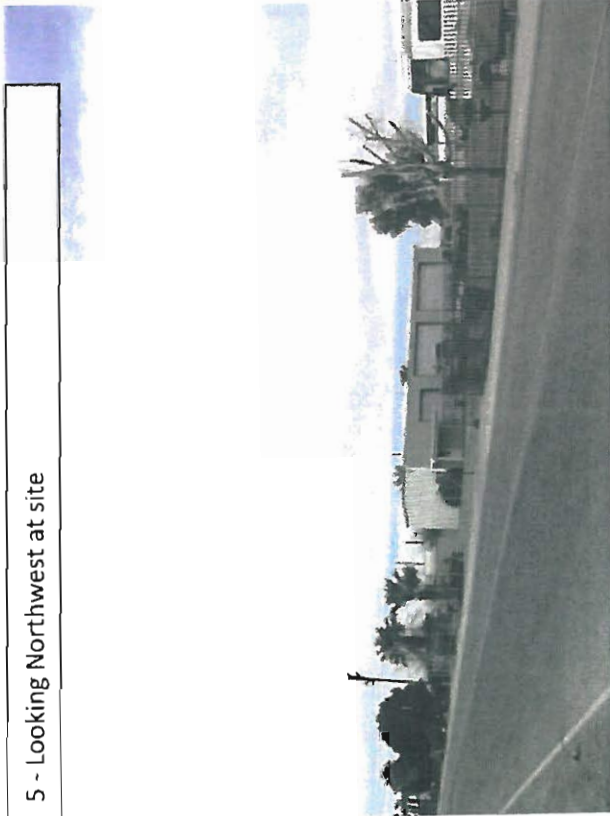
2 - Looking East at site

4 - Looking Northeast at site

1 - Looking Northwest at site

3 - Looking North at access & site

5 - Looking Northwest at site



6 - Looking Northeast to site



7 - Looking West from site



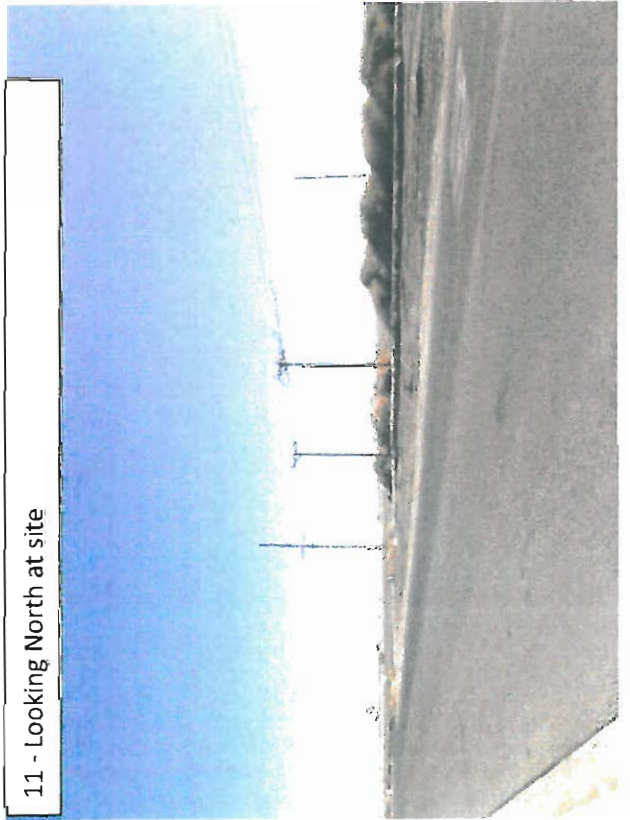
8 - Looking South from site



9 - Looking North at site



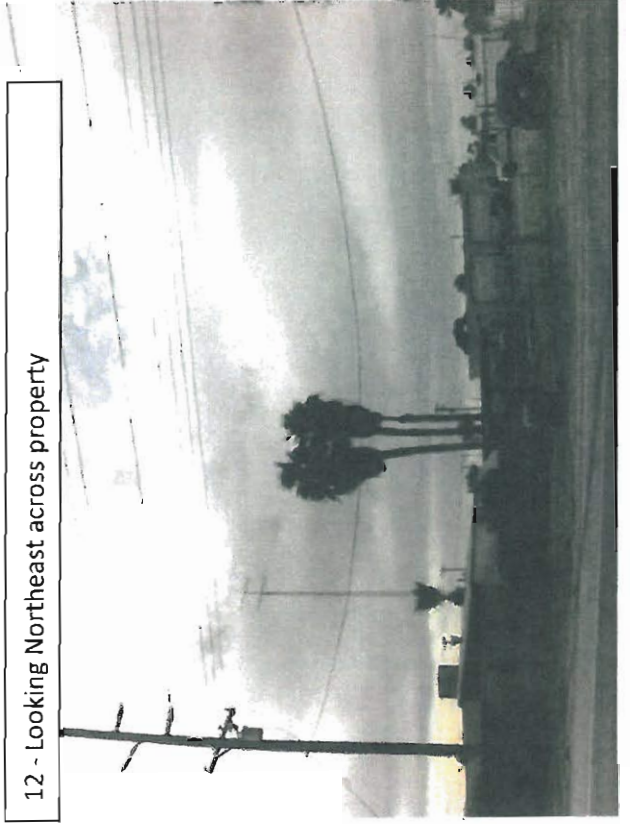
11 - Looking North at site



10 - Looking Northeast across property



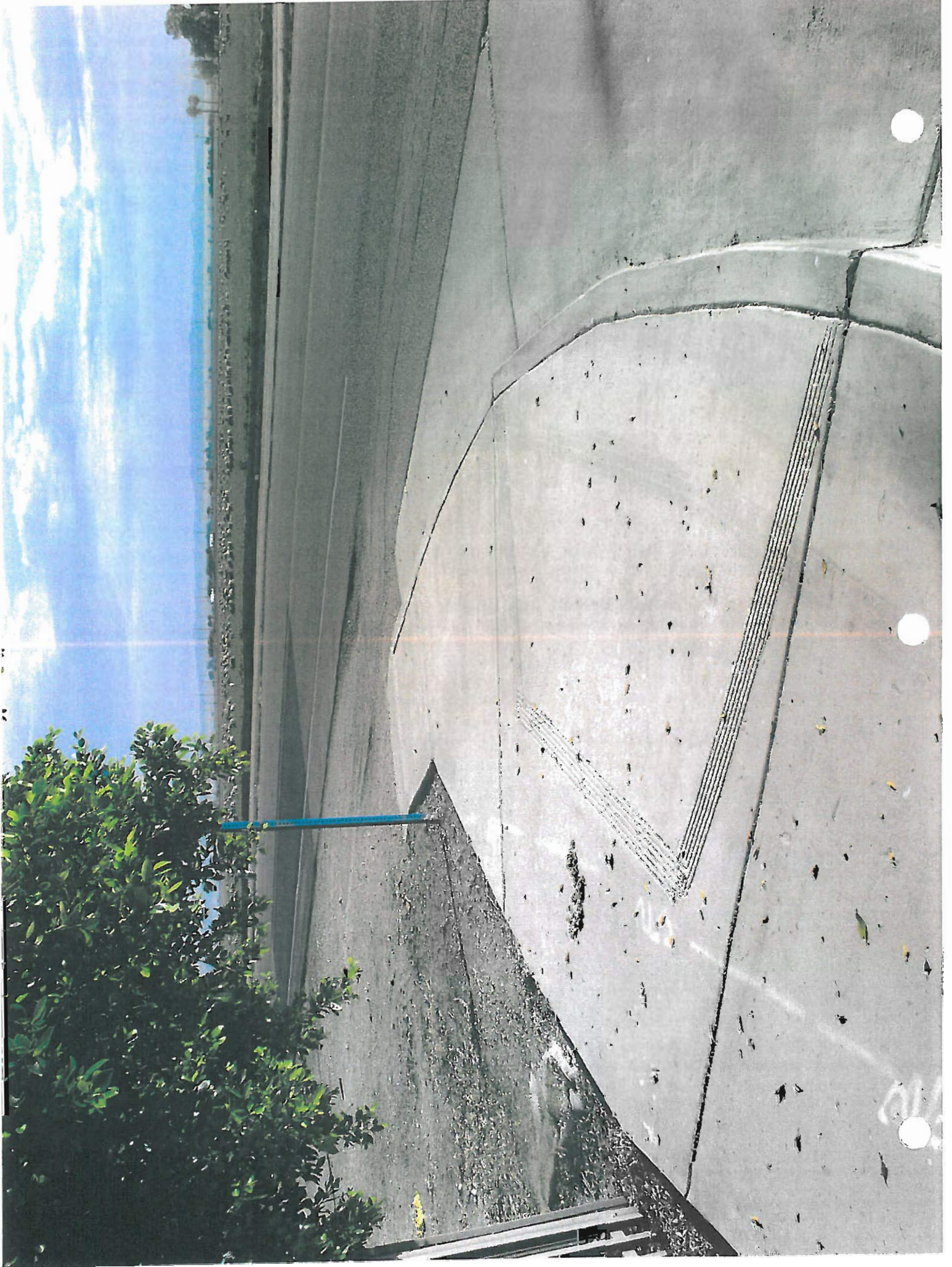
12 - Looking Northeast across property

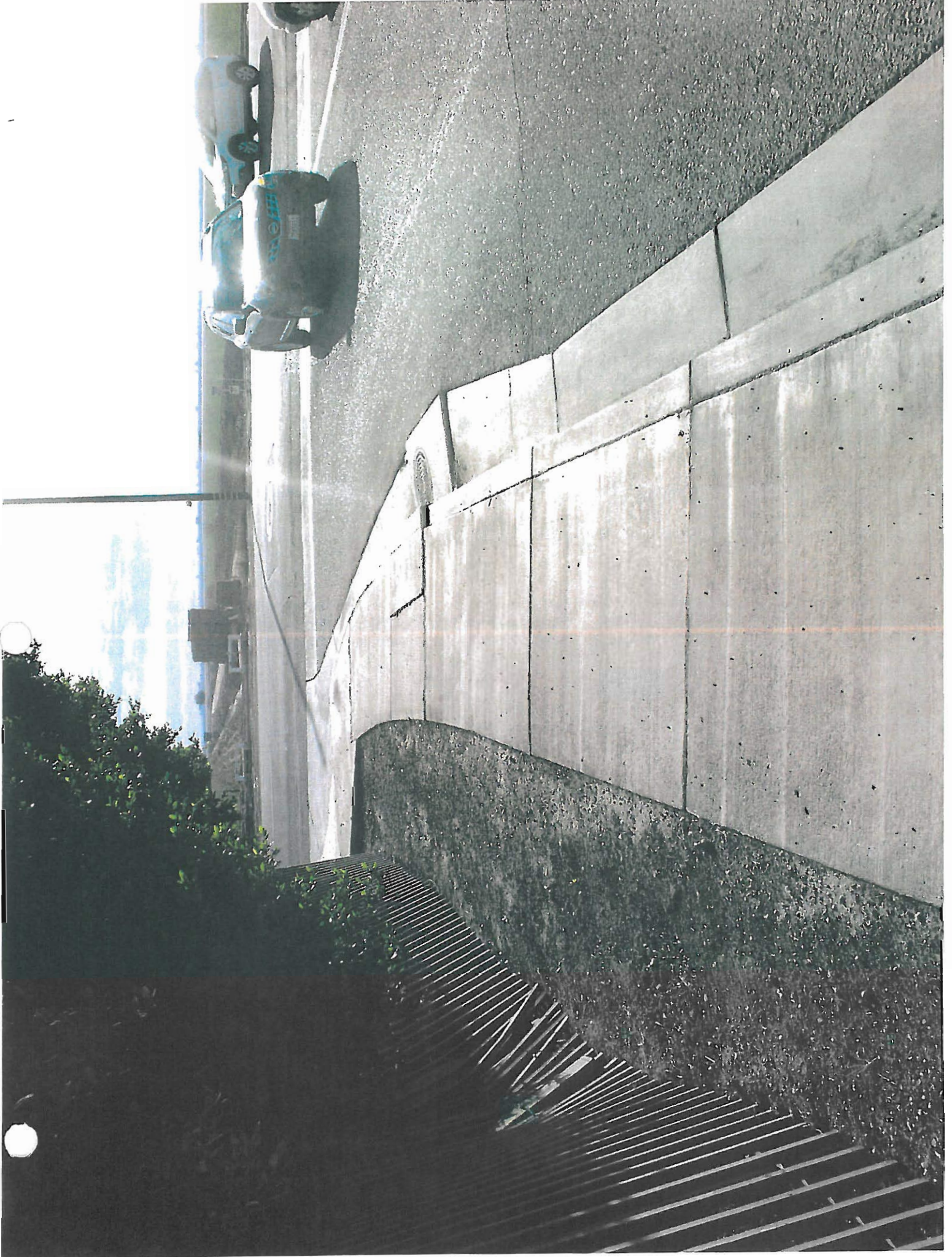


Malan ST  
1600









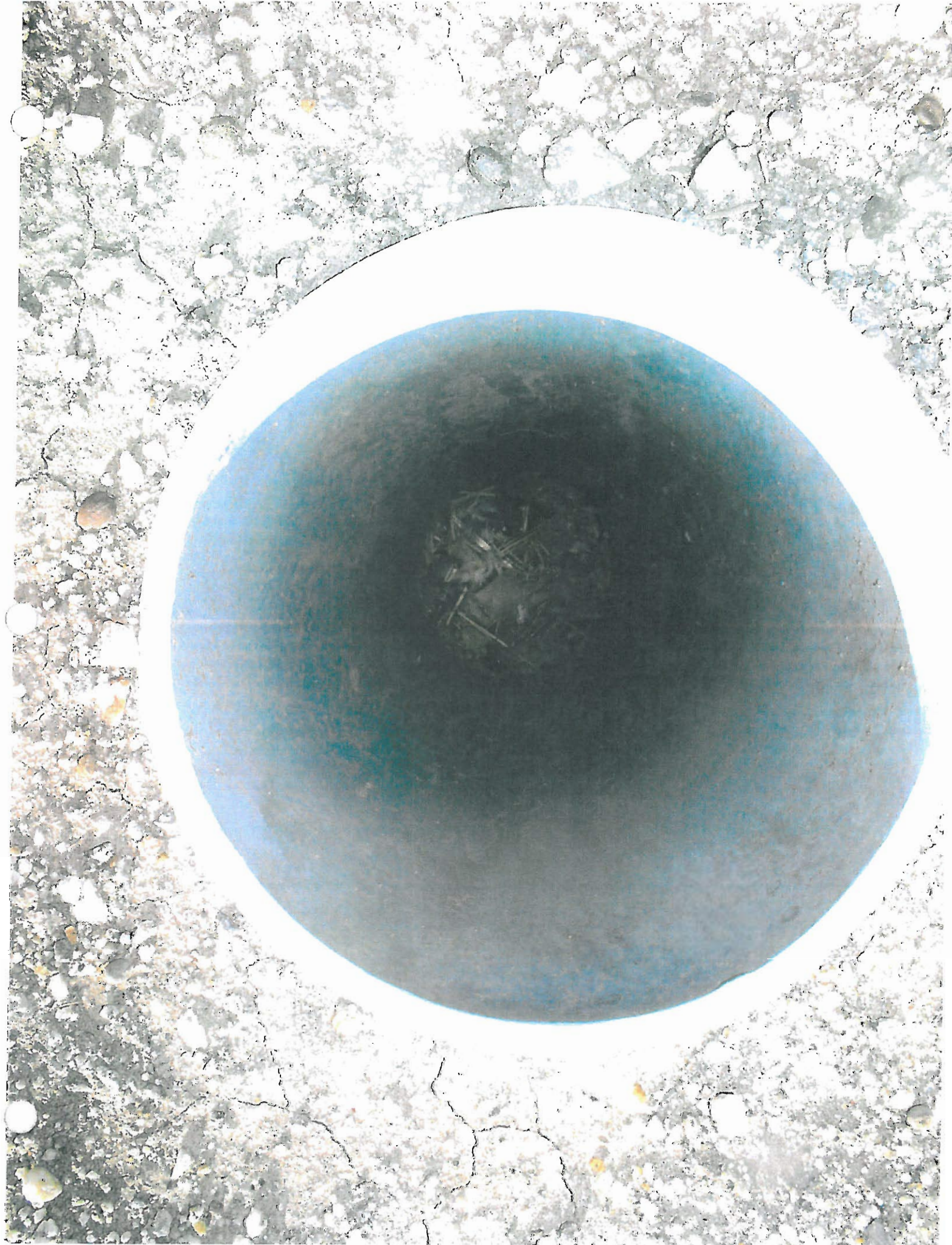




















1665 Mulholland Street



Exit Street View

N

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3.0

Report a problem

Google earth

2014-09-18 11:58:01 PM PST by user camera alt: 480 ft