

PLANNING COMMISSION

Kevan Hutchinson, Chairman

Darin Smith, Vice-Chairman

Eugene Bumbera Jay Goyal George A. Marquez

Ramon M. Sagredo Robert Palacio

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 1, 2015 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 FEBRUARY 4, 2015
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 HEARINGS

5. An application for a conditional use permit (CUP15-01) to allow for the use of an existing building as an Imperial County Behavioral Health Services Clinic.
Applicant: The Hartford Center, LLC
 4425 Brandt Road
 Brawley, CA 92227
Location: 860 Main Street, more particularly described as Lots 1 through 3 & a
 portion of Lot 4 and the West 85.64 feet of Lot 4 and 5, Block 99,
 Townsite of Brawley, City of Brawley, County of Imperial, State of
 California, APN 049-031-002

6. An application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

Applicant: Jay Goyal and David Ramirez for
RSG Capital, LLC
512 Broadway Street
El Centro, CA 92243

Location: Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

REGULAR BUSINESS

7. ZONING CODE ENFORCEMENT
8. ADJOURNMENT

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

The meeting was called to order by Chairman Hutchison at 5:30 p.m.

Present: Hutchinson, Bumbera, Goyal, Smith

Absent: Marquez, Sagredo

Mr. Gaste introduced new commissioner appointed by the City Council Mr. Robert Palacio.

APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented. m/s/c Bumbera/Goyal 5-0

APPROVAL OF MINUTES

Motion: The Planning Commission approves the minutes of January 7, 2015 as presented. m/s/c Goyal/Bumbera 5-0

PUBLIC APPEARANCES

Chairman Hutchison called for Public appearances. There were none.

PUBLIC HEARING

Due Notice having been given, now is the time to consider an application for a site plan (SP14-02), conditional use permit (CUP14-02), parcel map (PM14-01) zone change (ZC14-01) from R-1 (Residential Single Family) to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing), a general plan amendment (GPA14-01) changing the land use designation from low density residential to medium density residential, commercial and industrial and an environmental mitigated negative declaration to allow for a mobile home and RV park, a convenience store and a mini-storage facility.

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512 Broadway Street
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Location: Northwest corner of River Drive and North Palm Avenue, more particularly described as Lot 8, Subdivision of tract 77, Township 13 South, Range 14 East, S.B. M. excepting the south 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-031

Gordon Gaste, Planning Director gave an overview of the project. Location is the Northwest corner of River Drive and North Palm Avenue. South of the airport, north of River Drive, where Caesar Chavez Avenue turns to the east. What the applicant is proposing are several different uses on that parcel the major one being an RV and mobile home park, with the continue which the smaller spaces that will be rented those are for the RVs. The applicant is resubmitting application with revisions and renderings, recommended by Commissioners. I also received email from Mike Rosales for parcel to remain R-1.

Mr. Goyal, co-applicant, visited several RV Parks in the Valley. Added more parking, trash cans, recreational area, club house, landscaping. Do exceed the requirements and keep it low cost. Solar panels are better rates.

Mr. Smith, what kind of Ramada?

Mr. Goyal, BBQ area.

Mr. Smith, is solar going on every space?

Mr. Goyal, Solar is less expensive, some areas will have solar and other areas will have electrical. We are meeting in-house fire department requirements.

Mr. Ramirez, Engineer Records, if you see rendering by the gates it shows Ocotillo plants and rocks for landscape.

Ms. Lydia Duarte, is this going to be gated RV and enough lighting?

Mr. Ramirez, yes, it will be gated all around and solar not in all the spaces. Grocery store will need electricity.

Mr. Smith, describe the structure of the shade?

Mr. Ramirez, it's a medal structure.

Ms. Perez, 682, N. 11th, is there going to be trees?

Mr. Ramirez, No trees, only shade and panels. There will be minimal vegetation.

Mr. Hutchison, how does the Airport Commission feel about the solar panels?

Mr. Gaste, already ran through Airport Commission and they are fine with this project.

Mr. Hutchinson, will there be master meter?

Mr. Ramirez, yes.

Mr. Hutchinson, I have trash issue. Where are the trash bin areas?

Mr. Ramirez, there are 4 locations.

Mr. Hutchinson, what is the club house size?

Mr. Ramirez, bigger than RV.

Mr. Hutchinson, I still have concerns, do not see area for dogs and doesn't look attracting.

Mr. Goyal, stepped down from the dais as he is the applicant for the project.

Chairman Hutchinson opened the public hearing at 6:00 p.m.

Lydia Duarte, 1229 River Dr., is this place going to be cement or grass areas?

Mr. Ramirez, no grass, payment and crush rock materials. Some vegetation that are not sun sensitive and no plants in the RV area.

Ms. Duarte, still have concerns of hazardous waste.

Mr. Ramirez, project is 30 feet away from property line.

Ms. Duarte, this is very close to the hazardous waste and on the west side of the railroad tracks look like a dump there.

Mr. Hutchinson, is there a legal dumping there?

Mr. Gaste, no, people have just been dumping there. Not the project issue.

Ms. Duarte, I'm still concern for the hazardous waste, air pollution and dumping there.

Rosanna Bayon Moore, City Manager, point of clarifications; state submits quarterly monitoring reports and available to the public to view and on the dumping issue will bring it up to the Code Enforcement Officer and please call the illegal dumping to the police department.

Thomas Perez, 682, N. 11th, disagree with Mr. Gaste, it was dug deep but chemicals still there.
Mr. Gaste, have letters from the State.
Mr. Perez, concerns on the panels, does the panel have glare?
Mr. Ramirez, No.
Mr. Perez, where does the trailer start?
Mr. Ramirez, depending what trailers you are talking RV or mobile home?
Mr. Smith, 24 feet from the fence.
Mr. Perez, on the east side?
Mr. Smith, 100 feet from fence.
Mr. Perez, I mean from PureGro area how far?
Mr. Ramirez, 100 feet from the fence.
Mr. Perez, how bad is lighting going to be?
Mr. Ramirez, there will be some lighting.
Mr. Gaste, lighting not like the parks. It will be more like apartment complex. The solar panels are black color and doesn't glare.
Mr. Perez, don't like changes and don't want glare to go to our area. Good Luck.

Lupe Navarro, 671 18th Street, this is near the PureGro use to be?
Mr. Gaste, No, it's on the east of PureGro.
Mr. Navarro, still contamination there?
Mr. Gaste, No, signs need to be there, it's on the last phase. Quarterly monitor reports are submitted to us and available to the public.
Mr. Navarro, like the idea but had the concern of the hazardous area. Is this for to bring Snowbirds?
Mr. Ramirez, Yes.
Mr. Navarro would like to see this project next to the express way. Do need snowbirds in Brawley. On the solar panels will they be on top.
Mr. Ramirez, Yes.

Mike Jaramillo, 1160 River Drive, have some concerns on the fence, foliage, zero landscaping, lighting, structure, solar panels and pavement.
Mr. Jaramillo, zero landscape?
Mr. Ramirez, Yes, next to fence will plant Ocotillo and minimal vegetation.
Mr. Jaramillo, what is the street lighting requirements?
Mr. Gaste, requires street lights on the corners.
Mr. Jaramillo, how tall is the structure?
Mr. Ramirez, 14-14½ tall.
Mr. Jaramillo, what is the height with the installed panels?
Mr. Ramirez, 16-17 height.
Mr. Jaramillo, you mention no glare from the solar panels and I know about that and okay. Is the project going to be cement or pavement?
Mr. Ramirez, pavement.
Mr. Gaste, there will be some pavement and cement.
Mr. Jaramillo, how many entrances?
Mr. Ramirez, 2 on River Drive and 2 on Palm Avenue.
Ms. Duarte, how high is the fence going to be?
Mr. Ramirez, 6 foot fence, wrought iron fence.

Mr. Hutchinson, I don't see a management plan?

Mr. Ramirez, yes, we produced it, title 25, it goes into it.

Mr. Palacio, what happens when the solar panels get deteriorated, will they get replaced?

Mr. Ramirez, yes, panel will be replaced and any other deterioration to the park.

Mr. Palacio, will the grocery store be open to the public?

Mr. Ramirez, yes.

Mr. Perez, police or sheriff going to be dispatch to this area?

Mr. Gaste, Police.

Mr. Hutchinson, does Fire Department have any issues?

Mr. Gaste, No issues.

Mr. Perez, it will be a nice place when it starts but is there going to be requirements for old broken down trailers?

Mr. Hutchinson, that's everyone's concerns.

Mr. Smith, what is the age limitation?

Mr. Ramirez, looking at 10-25 years.

Mr. Smith, that should be in the management plan.

Mr. Hutchinson, the issue is how long it sits there too.

Mr. Smith, this is a big issue and need something in writing that this is not going to happen, like the other parks.

Mr. Navarro, cannot discriminate but of all the open land, why that area?

Mr. Ramirez, will need to ask my partner but that's where he can get a deal.

Mr. Gaste, that was discussed at the staff level.

Mr. Hutchinson, in the San Diego area, I know that they require age limitation for the RV and mobile homes.

Mr. Perez, looks like it's going to be a good thing. The rules and regulations sound good now. This project is going to help calm the dust but still have my concerns.

Ms. Duarte, how do they go about handling the area and how many go in.

Mr. Ramirez, at occupancy, will need to pay for count.

Ms. Duarte, who will police the area?

Mr. Ramirez, Manager will police the area.

Mr. Navarro, how many full time will be employed?

Mr. Ramirez, 6 employees.

Mr. Jaramillo, one parking spot for the space. How about for visitor parking?

Mr. Gaste, there is visitor parking area.

Public hearing Closed: 6:45 pm

Mr. Hutchinson, there is still a number of concerns to me.

Motion: The Planning Commission denied project as presented. m/s/c Bumbera/Hutchinson 3-0, Goyal/Palacio abstain.

Ms. Moore, project was denied, Mr. Gaste can re-caption the denial.

Mr. Gaste, re-caption, project was denied even though it meets the zoning. There are some issues with more parking, management plan, enforcement, rules & regulations. Applicant can re-submit revisions for Planning Commission or for an appeal on current proposal to City Council.

ZONING CODE ENFORCEMENT

Mr. Gordon Gaste, Planning Director, gave variable report on projects, banners and signs.

Mr. Bumbera, there is a fifth wheel truck park for a long time on the 100 Block of West "D" Street.
Mr. Gaste, will report it to Mr. Soto and Police Department.

Mr. Hutchinson, how can the existing RV Parks situations be fix?

Mr. Gaste, working with the County and they have to review individual units for upgrades. City takes care of the zoning area.

Mr. Hutchinson, does the owner re-rent space with older trailers?

Mr. Gaste, working with County to review units and say if it's livable or not.

Ms. Moore, obligation to fulfill livable homes. There are 3 mobile homes parks.

Mr. Smith, received document from DVHA. Reviewing the development impact fees, Brawley has the highest in the County.

Ms. Moore, council phased it in, 2 capacity fees.

Mr. Smith, is this coming to Planning Commission?

Ms. Moore, going to City Council on February 17th, it's on the agenda for council direction.

Mr. Hutchinson, is fees for project of any size?

Mr. Goyal, impact fees sheet calculation is a typo.

Mr. Smith, this needs to be addressed.

Mr. Goyal, needs to be clarify, connection for square feet.

Mr. Gaste, it's for connection and yes it needs clarification.

Mr. Gaste, the One Stop building pulled conditional use permit.

Ms. Moore, announced the State of the City Address/Mayor's Breakfast schedule for February 27th.

NEXT MEETING DATE

The Commission adjourned to the next regular meeting on Wednesday, April 1, 2015.

ADJOURNMENT

Motion: The meeting of the Planning Commission adjourned at 7:20 p.m. /s/c Goyal/Bumbera 5-0

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit: CUP15-01- Imperial County Behavioral Health Services Clinic

**Property Owner/
Applicant:** The Hartford Center, LLC

Representative: Imperial County Behavioral Health

Legal Description: Lots 1 through 3 & a portion of Lot 4 and the West 85.64 feet of Lot 4 and 5, Block 99, Townsite of Brawley, City of Brawley, County of Imperial, State of California, APN 049-031-002

Location: 860 Main Street

Area: 0.89 Acres (38,906 Square Feet)

Zoning: East Village Enterprise

Existing Use: Imperial County Offices

Proposed Use: Addition of Imperial County Behavioral Health Services Clinic

Surrounding Land Uses:

North - East Village Enterprise / Insurance Offices
South - East Village Enterprise / Vacant Truck Scales
East - East Village Neighborhood / Vacant Lot
West- Transportation / Union Pacific Railroad

General Plan Designation: Mixed Use

CEQA Status: Exempt

PLANNING COMMISSION HEARING, APRIL 1, 2015, 5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET, BRAWLEY, CALIFORNIA

Conditional Use Permit: CUP15-01

General Information:

The applicant is requesting a conditional use permit to allow for the addition of a Imperial County Behavioral Health Services Clinic in an existing building. The property is currently zoned East Village Enterprise. The site is currently Imperial County Offices and is 0.89 acres in size. The site is currently home to other Imperial County offices. Access is proposed via Main Street and G Street. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

The Development Review Committee (DRC), on March 5, 2015, voted unanimously 5-0 to recommend approval of this conditional use permit with the following conditions:

1. Applicant/Property Owner shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards adjacent to the parcel before the City issues certificate of occupancy for the structure. This includes, but is not limited, to improvements to the sidewalk on Main Street and South 9th Street and includes improvements which shall comply with the Americans with Disabilities Act (ADA).
3. The structure shall be brought up to current California Building and Fire Codes.
4. Applicant/Property Owner 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 Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
5. The applicant 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. This include any applicable Development Impact Fees, Capacity Fees, Plan Check and/or Inspection Fees, Air Pollution Control District (APCD) Fees, Environmental Filing Fees and Building Permit Fees.
6. The applicant 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.
7. 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.

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 153301 Existing Facilities and 15332 In-Fill Development.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Granting of the conditional use permit 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 conditional use permit is consistent with the General Plan, Downtown Specific Plan and the character of the area for that type of land use.
5. The site plan meets the standards of Article XIX of the Brawley Zoning Ordinance.

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

East Village Enterprise zoning permits medical clinics by **conditional use permit**.

The Commission must determine the following:

- A. The conditional use permit for the Imperial County Behavioral Health Services Clinic protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit for the Imperial County Behavioral Health Services Clinic 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 the Imperial County Behavioral Health Services Clinic 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 Imperial County Behavioral Health Services Clinic 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 Imperial County Behavioral Health Services Clinic on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Imperial County Behavioral Health Services Clinic mitigates substantial environmental problems.
- G. The Imperial County Behavioral Health Services Clinic is compatible with adjacent structures and uses.
- H. The proposed Imperial County Behavioral Health Services Clinic is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps.

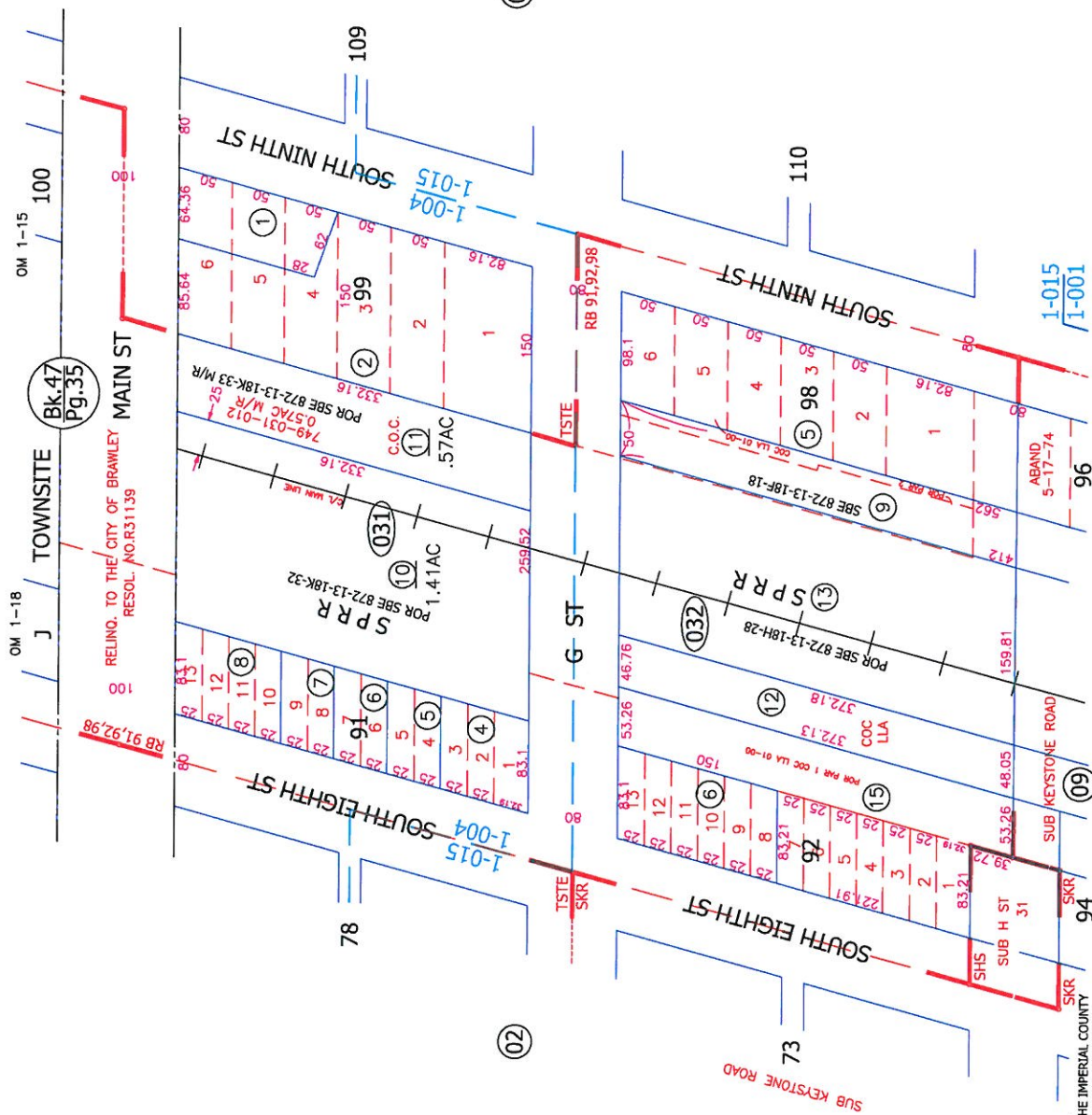
NOTE TO THE PROPERTY OWNER: PLANNING COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (760) 344-8822.

Tax Area Code
1-004
1-015

49-03



POR. RESUB. BLOCK 91, 92, 98 & BLOCK 99



- 10-16-12 MF
- 7-24-08 MF
- 7-10-08 MF
- 3-14-07 MF
- 2-01-07 MF
- 1-19-01 AR
- 11-14-94 RM
- 7-21-91 DP
- 7-11-90 RM
- 11-4-77 DM

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)

6-18-14 MF

CITY OF BRAWLEY
Assessor's Map Bk.49-Pg.03
County of Imperial, Calif.

PLANNING COMMISSION STAFF REPORT

Zone Change/General Plan

Amendment/Site Plan/

Conditional/Use Permit/Parcel

Map: ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01
River Palm Mobile Home and RV Park/Mini-Storage/Convenience Market

Property Owner: RSG Capital, LLC

Applicant/

Representative: David L. Ramirez, P.E.

Legal Description: Lot 8, Subdivision of Tract 77, Township 13 South, Range 14 East, S.B.M. excepting the South 40 feet, City of Brawley, County of Imperial, State of California, APN 047-060-31

Location: Northwest corner of River Drive and North Palm Avenue

Area: 24.49 Acres (1,066,784 Square Feet)

Existing Zoning: R-1 (Residential Single Family)

Proposed Zoning: MHP (Mobile Home Park) / M-1 (Light Manufacturing) / C-1 (Neighborhood Commercial)

Existing Use: Parcel 1: Vacant

Proposed Use: Parcel 1: Mobile Home and RV Park
Parcel 2: Mini-Storage
Parcel 3: Convenience Market

Surrounding Land Uses:

North - M-1 (Light Manufacturing) / Vacant
South - R-1 (Residential Single Family) / Single Family Dwellings
East - R-1 (Residential Single Family) / Vacant
West- M-1 (Light Manufacturing) / Vacant

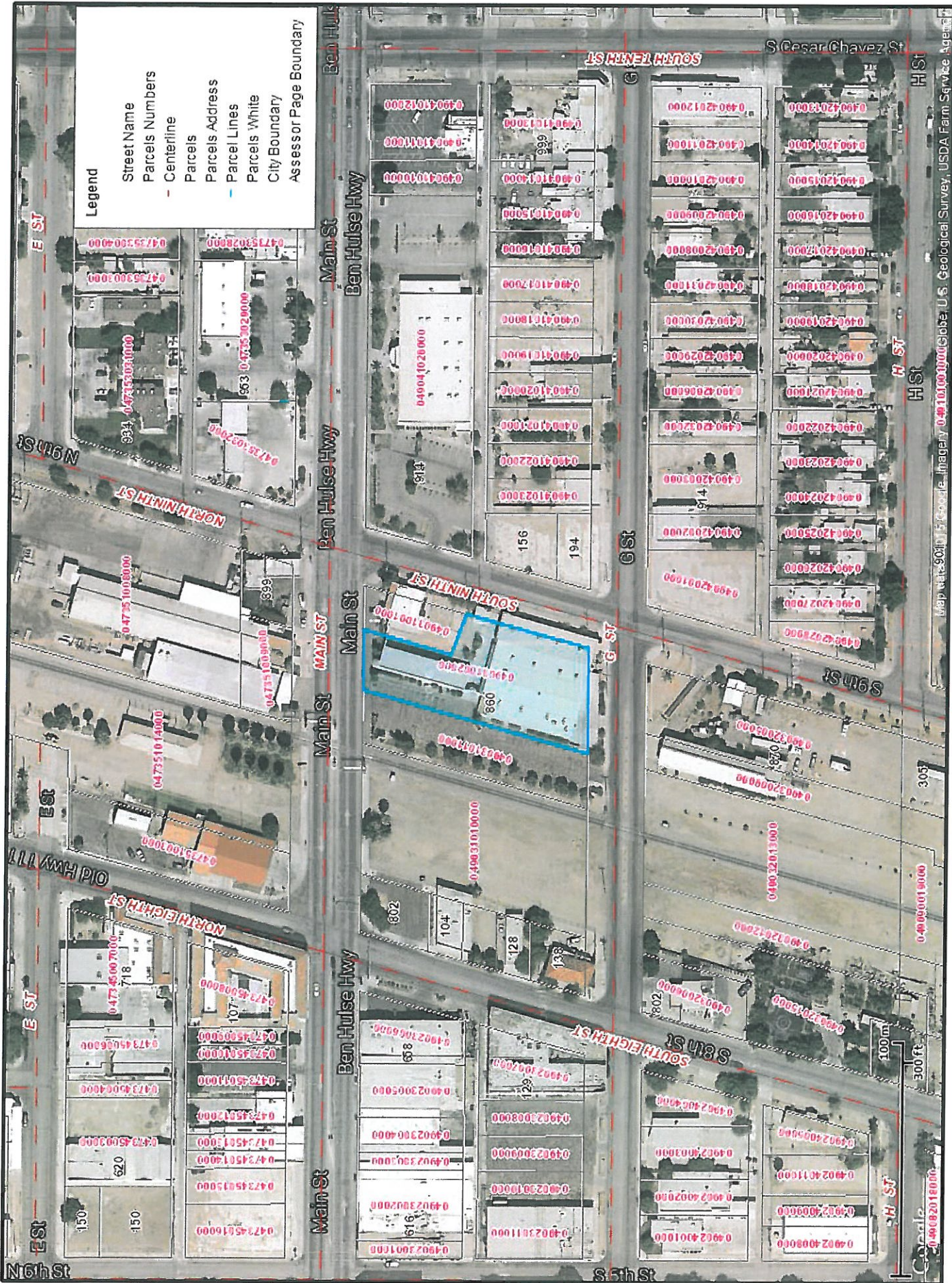
Current General Plan Designation: Low Density Residential

Proposed General Plan Designation: Medium Density Residential, Commercial

CEQA Status: Mitigated Negative Declaration

**PLANNING COMMISSION HEARING, APRIL 1, 2015,
5:30 P.M., CITY COUNCIL CHAMBERS, 383 MAIN STREET,
BRAWLEY, CALIFORNIA**

CUP15-01



**Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:
ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01**

General Information:

The applicant is requesting a rezoning to MHP (Mobile Home Park), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) in order to permit a mobile home and RV park, a convenience store and a mini-storage facility. The property is currently zoned R-1 (Residential Single Family). The project also includes a General Plan Amendment changing the land use from Low Density Residential to Medium Density Residential, Commercial and Light Manufacturing and a parcel map subdividing the lot into three parcels. The site is currently vacant and is 24.49 acres in size. Access is proposed via River Drive, North Palm Avenue and Duarte Street. The applicant is also required to obtain a conditional use permit for the mini-storage facility. There are previous zoning conditions currently imposed on this property for a single family tentative tract map.

Information to the Commission:

Since the last review of this project, the applicant has amended the site plan to include more landscaping, open space areas and other amenities per the Planning Commission's recommendations.

Staff Recommendation:

The Development Review Committee (DRC), on January 8, 2015, recommends approval of this request for rezoning, general plan amendment, site plan, conditional use permit, and adoption of the proposed Mitigated Negative Declaration on the basis of the whole record before it, including the initial study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City of Brawley's independent judgment and analysis. The following conditions shall apply:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. Obtain, pay for and comply with all permits required from the Imperial Irrigation District (IID) for improvements within, adjacent or across these agencies rights-of-way and/or facilities, as required to serve this Project.
4. Offer for dedication all rights-of-way, easements or parcels of land required for the improvements of streets, underground pipelines, and utilities.
5. Approval or conditional approval of the site plan shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
6. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Brawley Landscaping Ordinance and shall be installed per the approved landscape plan.
7. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel. This includes half street improvements to the northern half of River Drive, the western half of North Palm Avenue and the south half of Duarte Street. The west half of North Palm Avenue shall be constructed in phases that match the northern boundary of the development. The south half of Duarte Street shall require a fair share for each phase of the Mobile Home Park and shall be designed per Local Industrial design requirements. During the interim, both North Palm Avenue and Duarte shall be improved as a 20 foot all-weather road for use by emergency vehicles.
8. Pretreatment of wastewater shall be required per Public Works standards.

Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:
ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01

9. Hydraulics, drainage and grading details to City standards provided to the City Engineer. Project must comply with local, state and federal storm drainage discharge permits regulations. 100 percent retention shall be provided. The retention basin shall also be landscaped (xeriscape permitted). A driveway for maintenance and an ADA ramp shall be provided for access to the recreational retention basin. An agreement shall be provided for by the property owners of the three parcels for joint use of the retention facility.
10. Applicant/Property Owner shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
11. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 75 watts elsewhere.
12. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.
13. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.
14. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost. All onsite utilities shall be underground.
15. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company.
16. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-I. Installation of fire hydrants shall be prior to construction of each respective phase of the development.
17. All parking spaces for passenger vehicles and recreation vehicles shall be paved.
18. A wrought iron fence or masonry wall is required on the south and east sides of the MHP property adjacent to residential zoning. A masonry wall shall be required between the C-1 parcel and the MHP parcel. Trash enclosures shall also be enclosed with a masonry well.
18. Close coordination with the Imperial County Development Services Department's Building Division is required since building permits shall be obtained through that entity.
19. Applicant/Property Owner shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.
20. The applicant 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.
21. 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.
22. Quimby fees shall be paid prior to final map recordation or issuance of building permits for the mobile home/recreational vehicle park parcel in the amount of \$27,629.34.
23. A "Deed Notice" required for parcels in the ALUC's D zone.

The recommendation is based on the following findings:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Section 15164(b).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the Mitigated Negative Declaration, zone change, general plan amendment, site plan, and conditional use permit 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 zone change, general plan amendment, site plan, conditional use permit and Mitigated Negative Declaration are consistent with the character of the area for the types of surrounding land uses.

Zone Change/General Plan Amendment/Site Plan/Conditional Use Permit/Parcel Map:
ZC14-01/GPA14-01/SP14-02/CUP14-02/PM14-01

The General Plan Land Use Map designates this property for **Low Density Residential** land uses. **Medium Density Residential, Commercial** and **Industrial** land uses are required for the intended use. **MHP (Mobile Home Park) zoning** permits mobile home and RV parks, **C-1 (Neighborhood Commercial) zoning** permits convenience markets and **M-1 (Light Manufacturing) zoning** permits mini-storage facilities with a **Conditional Use Permit**.

The Commission must determine the following:

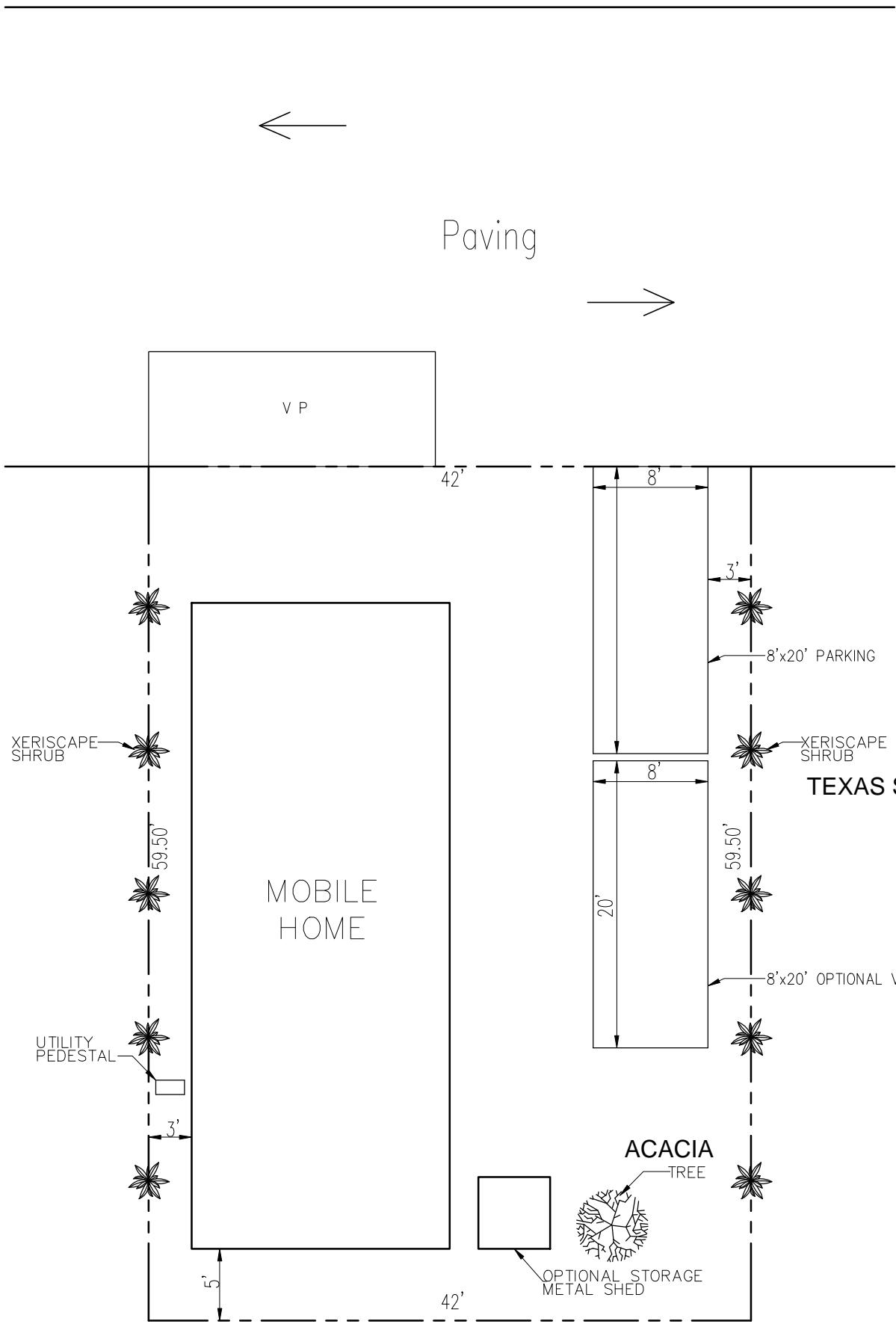
- A. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed uses of this property complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are 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 Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are adequately served by and will not impose an undue burden upon the public improvements and rights - of - way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts of the proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The development of the Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map mitigates substantial environmental problems.
- G. The proposed new use provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are compatible with adjacent structures and uses.
- I. The Site Plan/Zone Change/General Plan Amendment/Conditional Use Permit/Parcel Map are not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Draft Negative Declaration, Updated Site Plan.

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.

PALM RIVER MOBILE HOME/RV PARK

- 91 MOBILE HOME SPACES WITH SHRUBS AND TREE
- 189 RV SPACES WITH SHRUBS AND TREE (19 SPACES WITH PHOTO VOLTAIC SOLAR PANELS)
- 280 TOTAL SPACES
- 286 VISITOR PARKING SPACES
- CONVIENENT GREEN SPACE PINIC AREAS
- CLUB HOUSE
- BASKETBALL ½ COURT
- GROUP PINIC AREA (WITH PHOTO VOLTAIC SOLAR PANELS)
- PERIMETER FENCING WITH LANDSCAPE SHRUBS AND TREES
- CONVIENENT TRASH ENCLOSURE LOCATIONS
- RESIDENT MANAGER

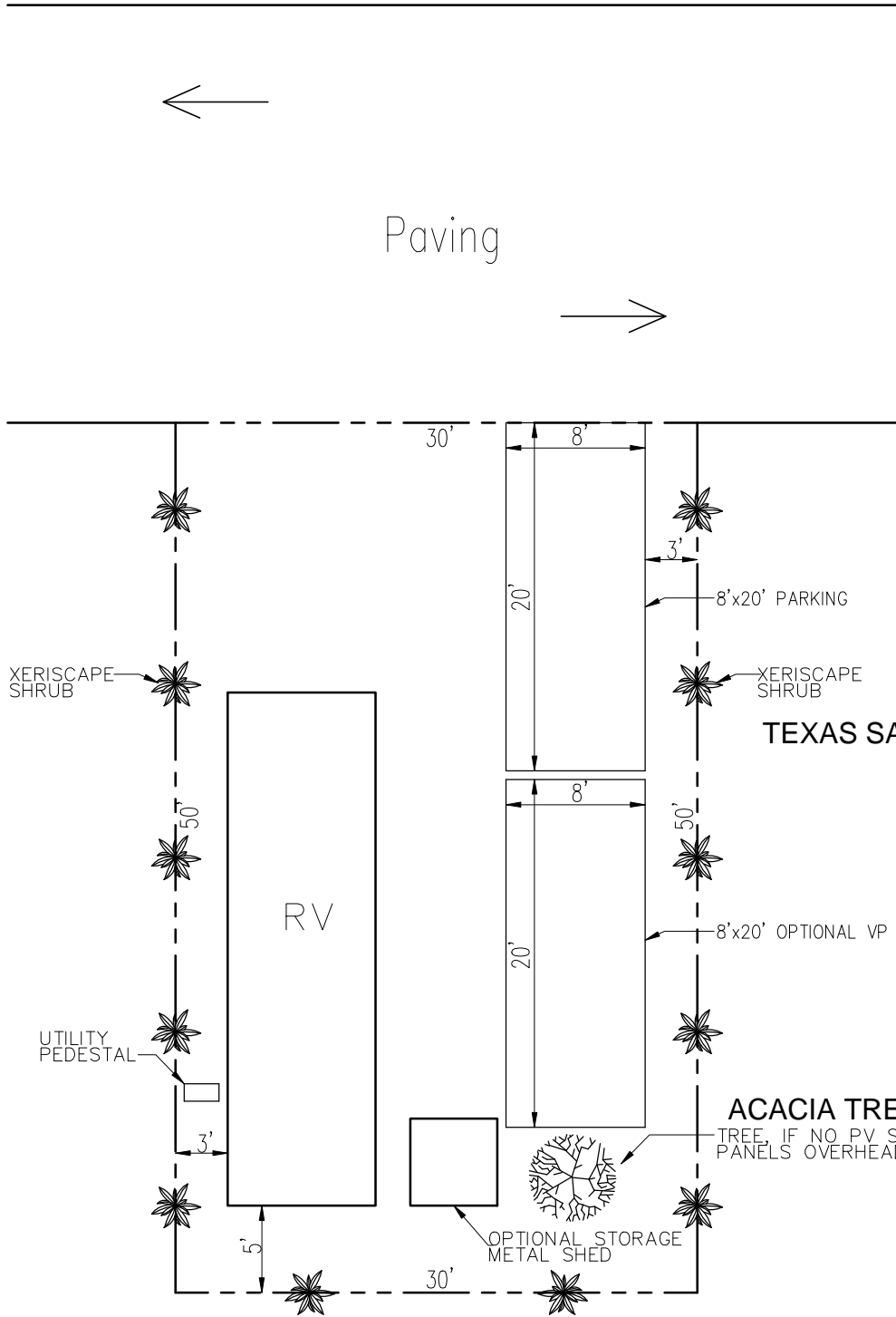


SCALE: 1"=10'

TYPICAL MOBILE HOME SPACE

Engineer: David L. Ramirez, PE, PO Box 906, Heber, CA. 92249
 P.: 760-587-6168
 Date: 03-08-2015

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SCALE: 1"=10'

TYPICAL RV SPACE

Engineer: David L. Ramirez, PE, PO Box 906, Heber, CA. 92249
 P.: 760-587-6168
 Date: 03-08-2015

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