



PLANNING COMMISSION

Jay Goyal, Chairman

Kevan Hutchinson, Vice-Chairman

Eugene Bumbera George A. Marquez

Darren Smith Robert Palacio Ramon Castro

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 5, 2018 AT 5:30 P.M.
CITY OF BRAWLEY COUNCIL CHAMBERS
383 MAIN STREET
BRAWLEY, CALIFORNIA**

- 1. CALL TO ORDER / ROLL CALL**
- 2. APPROVE AGENDA**
- 3. APPROVE MINUTES OF NOVEMBER 7, 2018 MEETING**
- 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.** A Conditional Use Permit (CUP 18-03) is requesting to allow for the addition of a 90 foot Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial), and is 1.37 acres in size. The site is currently an accessory parcel to a hotel. Access is proposed via Main Street.

Property Owners: Brawley Investments LP
 c/o Premal Desai

Applicant/Representative: Paul Hokeness, Depratti Inc.

Legal Description: PAR 3 OF PM 13-34 ALSO BEING A POR LOT 27
 BRAWLEY, APN 047-320-097

- 6. ZONING AND CODE ENFORCEMENT**
* October report attached.
- 7. NEXT MEETING DATE**
- 8. ADJOURNMENT**

Supporting documents are available for public review in the Planning Department, 205 S. Imperial Avenue, Brawley, California 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

CITY OF BRAWLEY
November 7, 2018

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 said meeting. The City Clerk attests to the posting of the agenda pursuant to the G.C.54954.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by **Commissioner Castro** @ 5:00 pm

PRESENT: Palacio, Goyal, Smith, Castro
ABSENT: Bumbera, Marquez, Hutchinson

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted updated. m/s/c Palacio/Goyal 4-0

3. APPROVAL OF MINUTES

The minutes of September 5, 2018 were **approved** during the November 2018 Planning Commission meeting. m/s/c Goyal/Palacio 4-0

4. PUBLIC APPEARANCES

5. ZONING AND CODE ENFORCEMENT

6. REVIEW AND ADOPTION OF PLANNING COMMISSION RULES 2018-2019

The Commission **adopted** the Planning Commission Rules 2018-2019 as presented. m/s/c Palacio/Goyal 4-0

8. ELECTION OF OFFICERS 2018-2018

The Commission elected Commissioner Goyal as **Chairman**. m/s/c Palacio/Smith 4-0

The Commission elected Commissioner Hutchinson as **Vice-Chairman**. m/s/c Smith/Goyal 4-0

9. ADJOURNED TO December 5, 2018.

10. ADJOURNMENT @ 5:26 pm

Gordon R. Gaste AICP CEP, Development Services Director

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit #: CUP 18-03 – AT&T Stealth Tower

Property Owner(s): Brawley Investments LP
c/o Premal Desai

Representative(s): Depratti Inc
c/o Paul Hokeness

Legal Description: PAR 3 OF PM 13-34 ALSO BEING A POR LOT 27
BRAWLEY, APN 047-320-097

Location: 1562 Main Street, Brawley, CA 92227

Area: 1.37 Acres (59,677 Square Feet)

Zoning: C-2 (Medium Commercial)

Existing Use: Vacant Lot (Retention Basin) Accessory to Hotel

Proposed Use: Addition of a Stealth Wireless Communication Tower

Surrounding Land Uses:

North - C-2 (Medium Commercial)/ Hotels
South – R-3 (Residential Medium Density)/ Single Family Homes
East - C-3 (Heavy Commercial)/ Legal Non-Conforming Residences
West- R-3 (Residential Medium Density) / Sonterra Apartments

General Plan Designation: Commercial

**PLANNING COMMISSION HEARING, DECEMBER 5, 2018, 5:30 P.M.
CITY COUNCIL CHAMBERS, 383 MAIN STREET,
BRAWLEY, CALIFORNIA**

Conditional Use Permit: CUP 18-03 – AT&T Stealth Tower

General Information:

The applicant is requesting a conditional use permit to allow for Addition of a Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial). The site is currently Vacant Lot Accessory to Hotel and is 1.37 acres in size. Access is proposed via Main Street. There are no zoning conditions currently imposed on this property.

Information to the Committee:

Although an RF report have been provided, 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:

If approved, the Planning Department recommends 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.

Conditional Use Permit: CUP 18-03

12. Tower shall not exceed a height of **90** feet.
13. The Conditional Use Permit shall expire on December 30, 2068.
14. The applicant shall disassemble and remove the tower from the site by December 30, 2068, 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 puposes, 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 Mitigated 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.

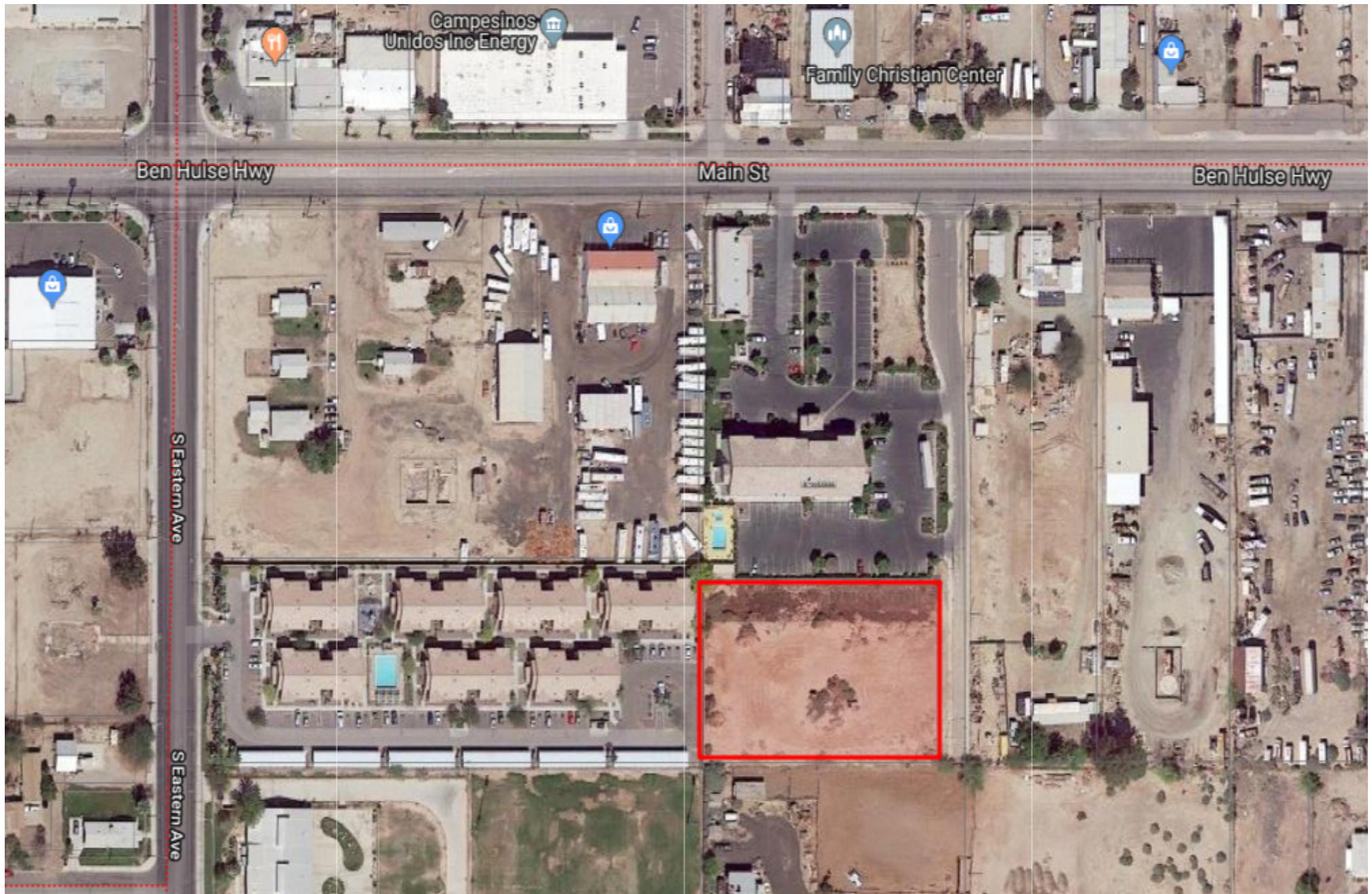
The Brawley General Land Use Map designates this property for **Commercial** land uses.

C-2 (Medium Commercial) zoning permits Wireless Communication Towers by **Conditional Use Permit** only.

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.

CUP 18-02 Project Location



1" = 188 ft

10/26/2018

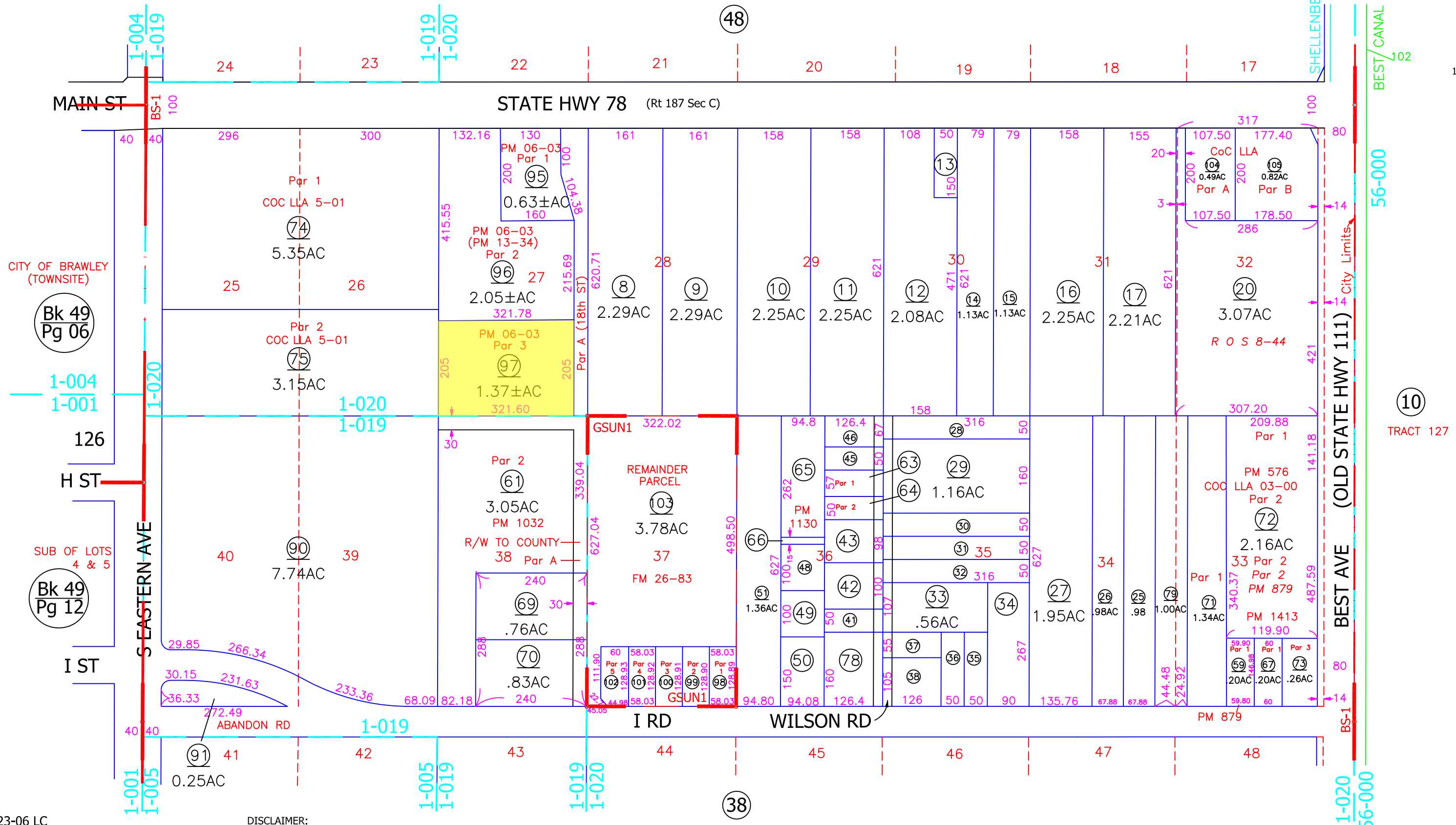
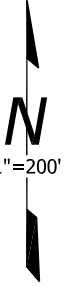


This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

POR BRAWLEY SUB 1 & GARCIA SUB UNIT NO.1
 POR TRACT 45 T13S R14E FM 26-83
 OM 1-40

Tax Area Code
 1-019
 1-020

47-32



03-23-06 LC	
03-11-04 AR	12-21-12 MF
07-25-01 AR	11-23-09 MF
04-04-01 AR	10-14-09 MF
11-27-91 DP	10-30-08 MF
01-3-90 LS	02-27-08 MF
	9-28-15 MF

DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)



CITY OF BRAWLEY
 Assessor's Map Bk.47-Pg.32
 County of Imperial, Calif.

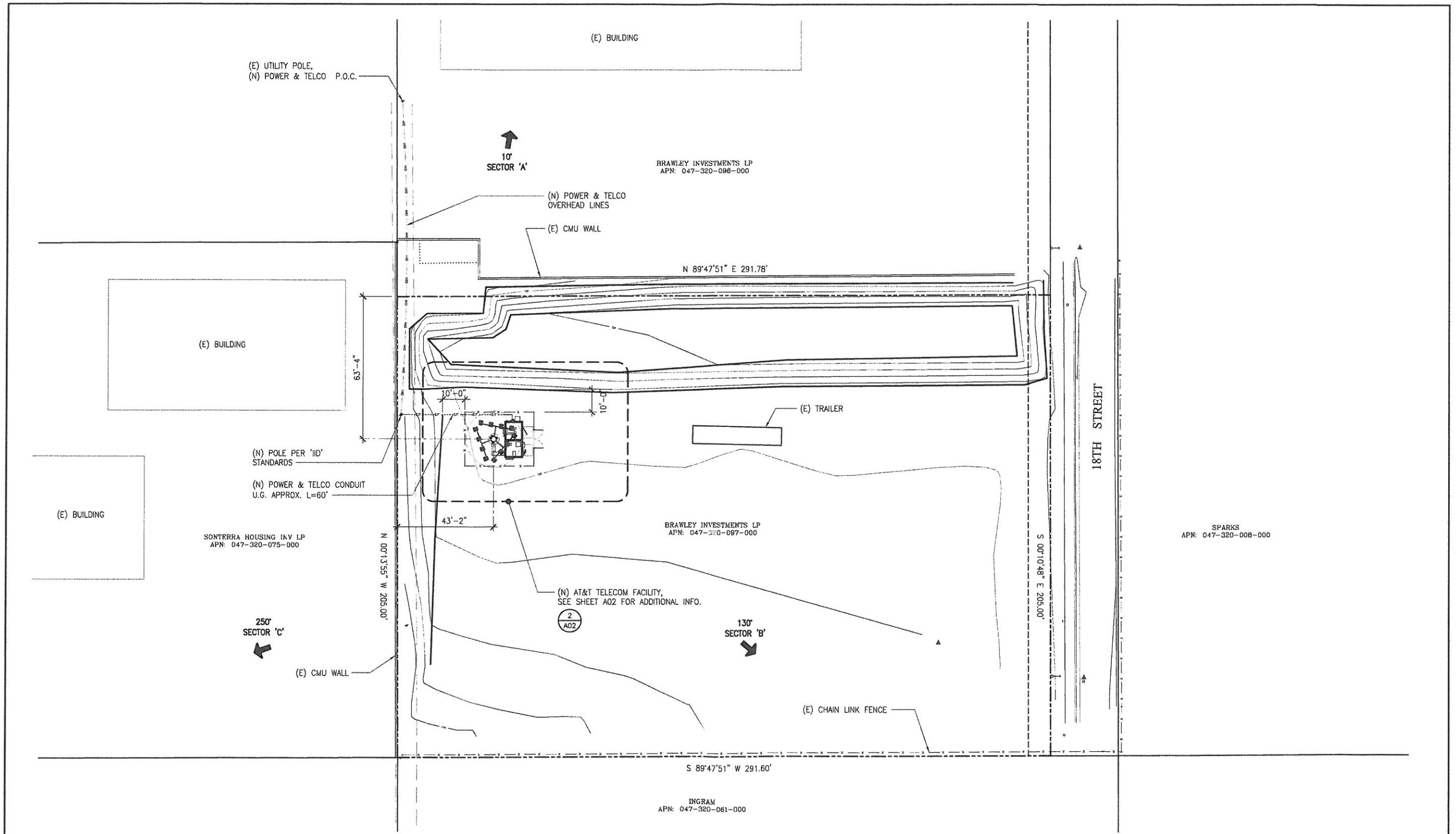


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SITE NAME: EAST BRAWLEY
FA # 14639474

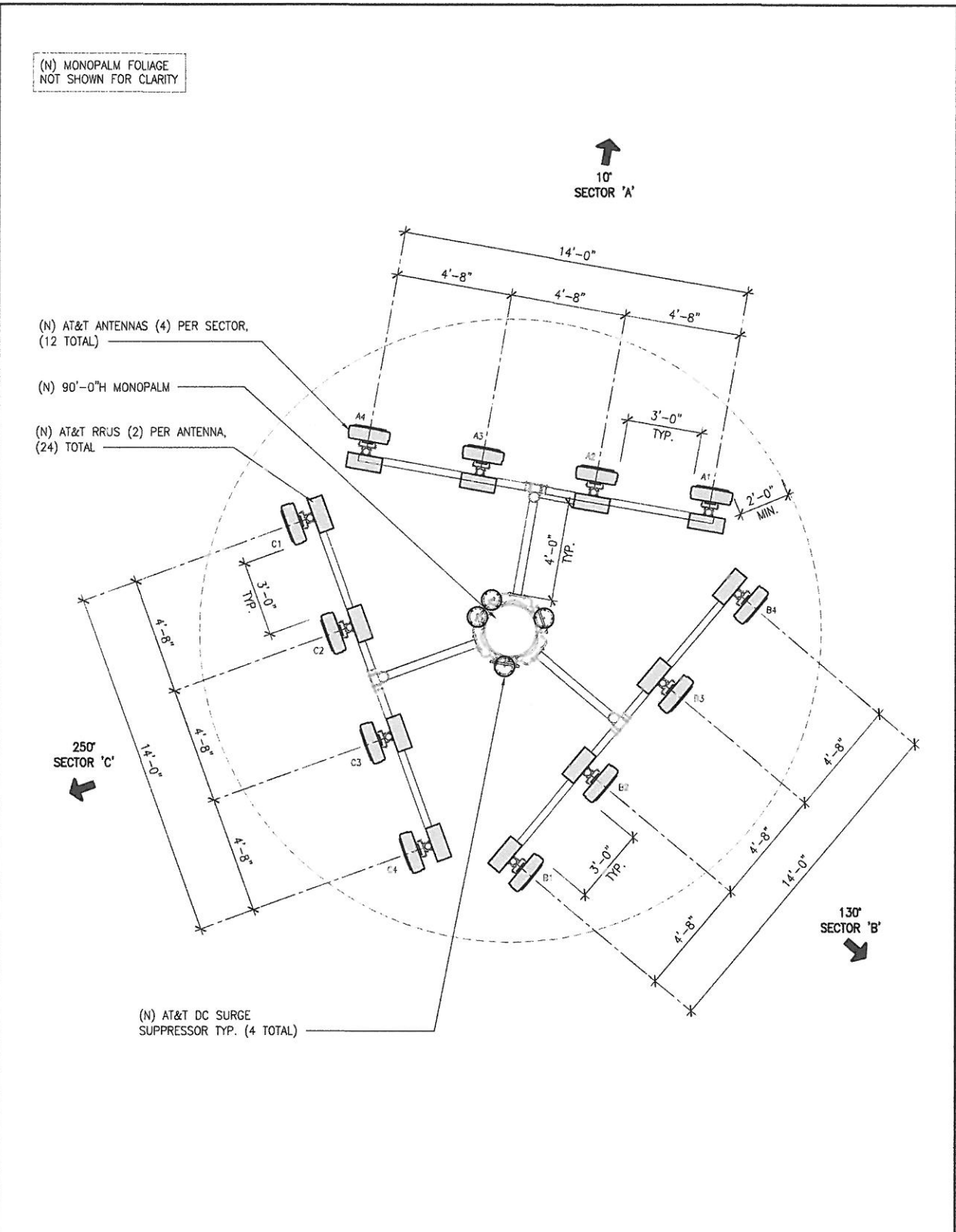
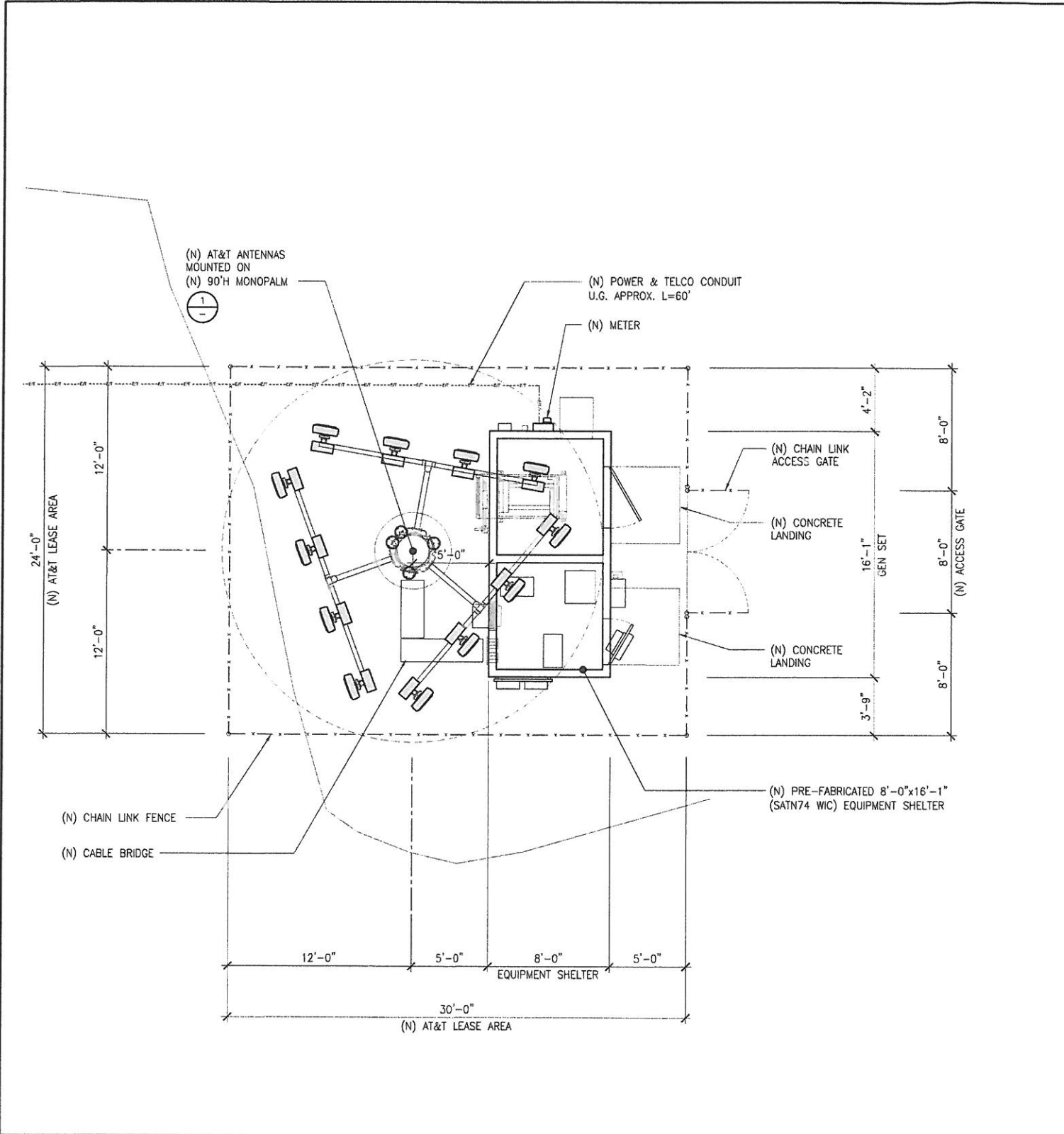
APPROVAL	DATE	SIGNATURE
P.M. :		
C.M. :		
S.A.C. :		
R.F. :		
ZONING :		

DRAWING INDEX (ZONING)	REV.	DIRECTIONS	DEVELOPMENT SUMMARY	
T01 TITLE SHEET A01 SITE PLAN A02 ENLARGED SITE PLAN & ANTENNA LAYOUT PLAN A03 ELEVATIONS A04 ELEVATIONS D01 ANTENNA & RRUS SCHEDULE B01 TOPOGRAPHIC SURVEY B02 TOPOGRAPHIC SURVEY	0 0 0 0 0 A A	FROM AT&T SAN DIEGO OFFICE 7337 TRADE ST, SAN DIEGO, CA 92121 1. DEPART TRADE ST TOWARD CARROLL WAY 2. TURN RIGHT ONTO CARROLL WAY 3. TURN LEFT ONTO CARROLL RD 4. TURN LEFT ONTO MIRAMAR RD 5. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-15 SOUTH 6. AT EXIT 11, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-52 EAST 7. AT EXIT 18B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-67 SOUTH 8. TAKE RAMP RIGHT FOR N MAGNOLIA AVE TOWARD EL CAJON / EL CENTRO 9. TAKE RAMP RIGHT FOR I-8 EAST TOWARD EL CENTRO 10. AT EXIT 118B, TAKE RAMP RIGHT FOR CA-111 NORTH TOWARD BRAWLEY 11. TURN LEFT ONTO E MAIN ST 12. ARRIVE AT 1562 E MAIN ST BRAWLEY, CA 92227	PROJECT SCOPE OF WORK: THIS PROJECT ENTAILS THE INSTALLATION OF: 1. EQUIPMENT CABINET AND (1) EMERGENCY BACK UP GENERATOR INSIDE NEW PRE-FABRICATED 8'-0" x 16'-1" EQUIPMENT SHELTER 2. 90'-0" HIGH MONOPALM 3. (12) PANEL ANTENNAS, (24) RRU'S & (4) SURGE SUPPRESSORS 4. (1) GPS ANTENNA 5. POWER, TELCO & CABLES RUNS	
		VICINITY MAP 		

REVISIONS FOR 2018 ZONING APPROVAL



SITE PLAN		SCALE: 1"=20'-0"	SHEET NUMBER: 1																		
 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		CAL02228 EAST BRAWLEY SOUTH OF 1562 MAIN STREET BRAWLEY, CA 92227	DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>10/02/18</td> <td>ISSUED FOR ZONING APPROVAL (100% ZD)</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>A</td> <td>9/11/18</td> <td>ISSUED FOR ZD REVIEW AND COMMENTS (90% ZD)</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> </tbody> </table>		NO.	DATE	REVISIONS	BY	CHK	APP'D	0	10/02/18	ISSUED FOR ZONING APPROVAL (100% ZD)	HH	BOK	DKD	A	9/11/18	ISSUED FOR ZD REVIEW AND COMMENTS (90% ZD)	HH	BOK	DKD	SITE PLAN	A01
NO.	DATE	REVISIONS	BY	CHK	APP'D																
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SCALE AS SHOWN		DESIGNED	DRAWN																		



ENLARGED SITE PLAN SCALE: 1/4"=1'-0" 2 ANTENNA LAYOUT PLAN SCALE: 3/8"=1'-0" 1



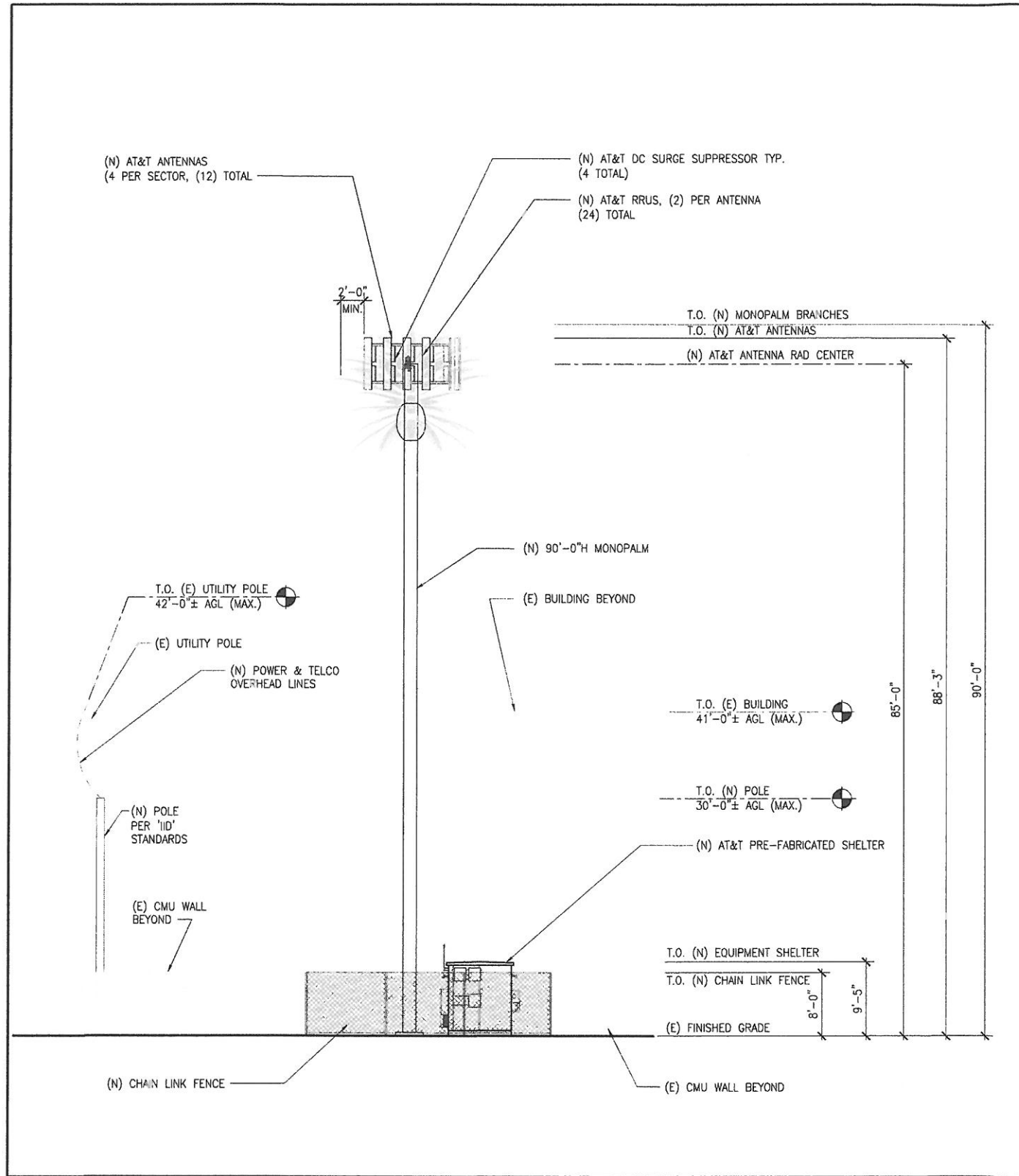
CAL02228
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DCI PACIFIC
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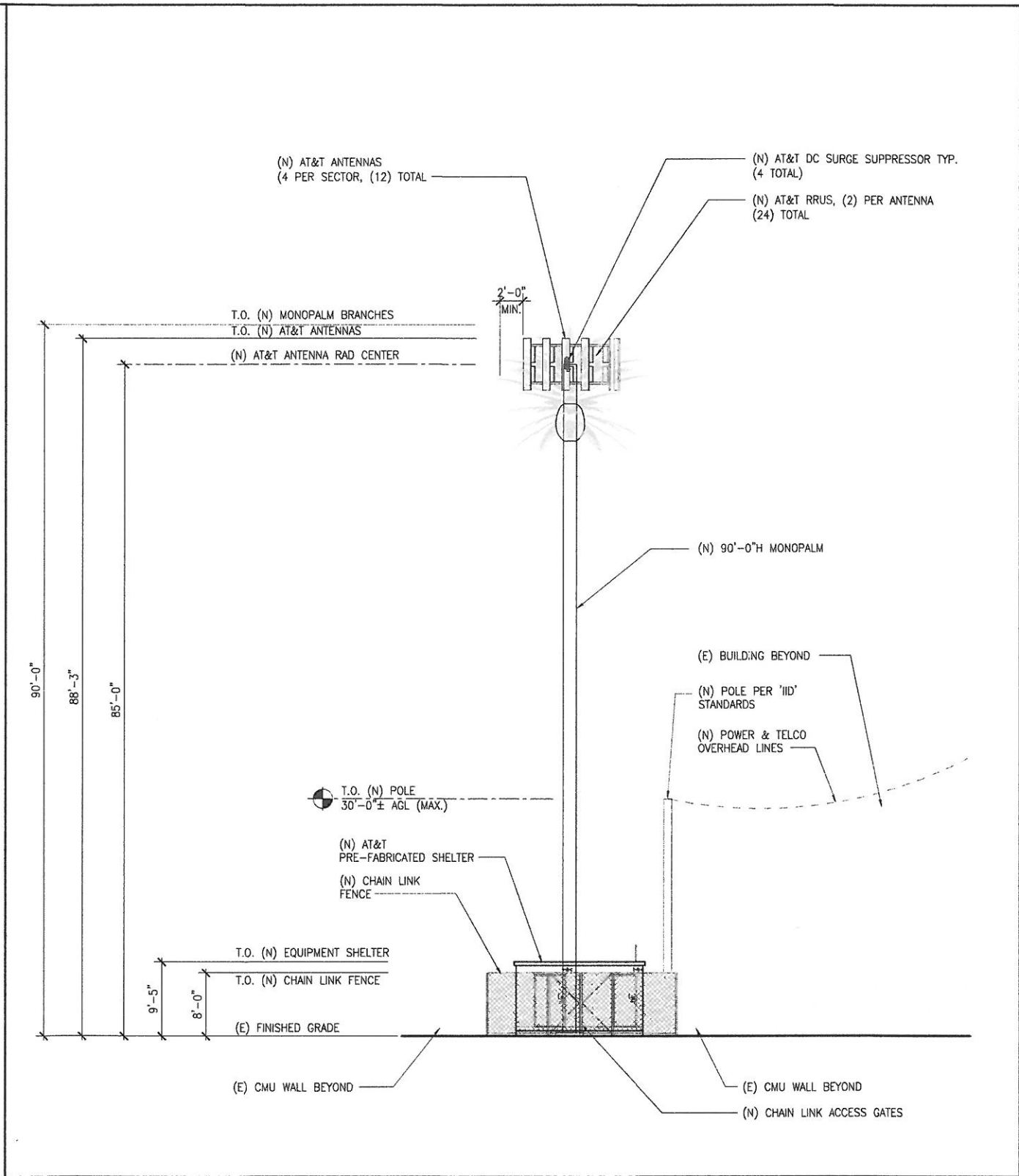
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A	9/11/18	ISSUED FOR ZD REVIEW AND COMMENTS (90% ZD)	HH	BOK	DKD

SHEET TITLE	SHEET NUMBER
EQUIPMENT & ANTENNA LAYOUT PLANS	A02

SCALE: AS SHOWN DESIGNED DRAWN



SOUTH ELEVATION SCALE: 1/8"=1'-0" 0 4' 8' **2**



EAST ELEVATION SCALE: 1/8"=1'-0" 0 4' 8' **1**

at&t
 Mobility - San Diego
 7337 TRADE STREET, 3 EAST, ROOM 3684
 SAN DIEGO, CA 92121-4202

DePratti Inc.

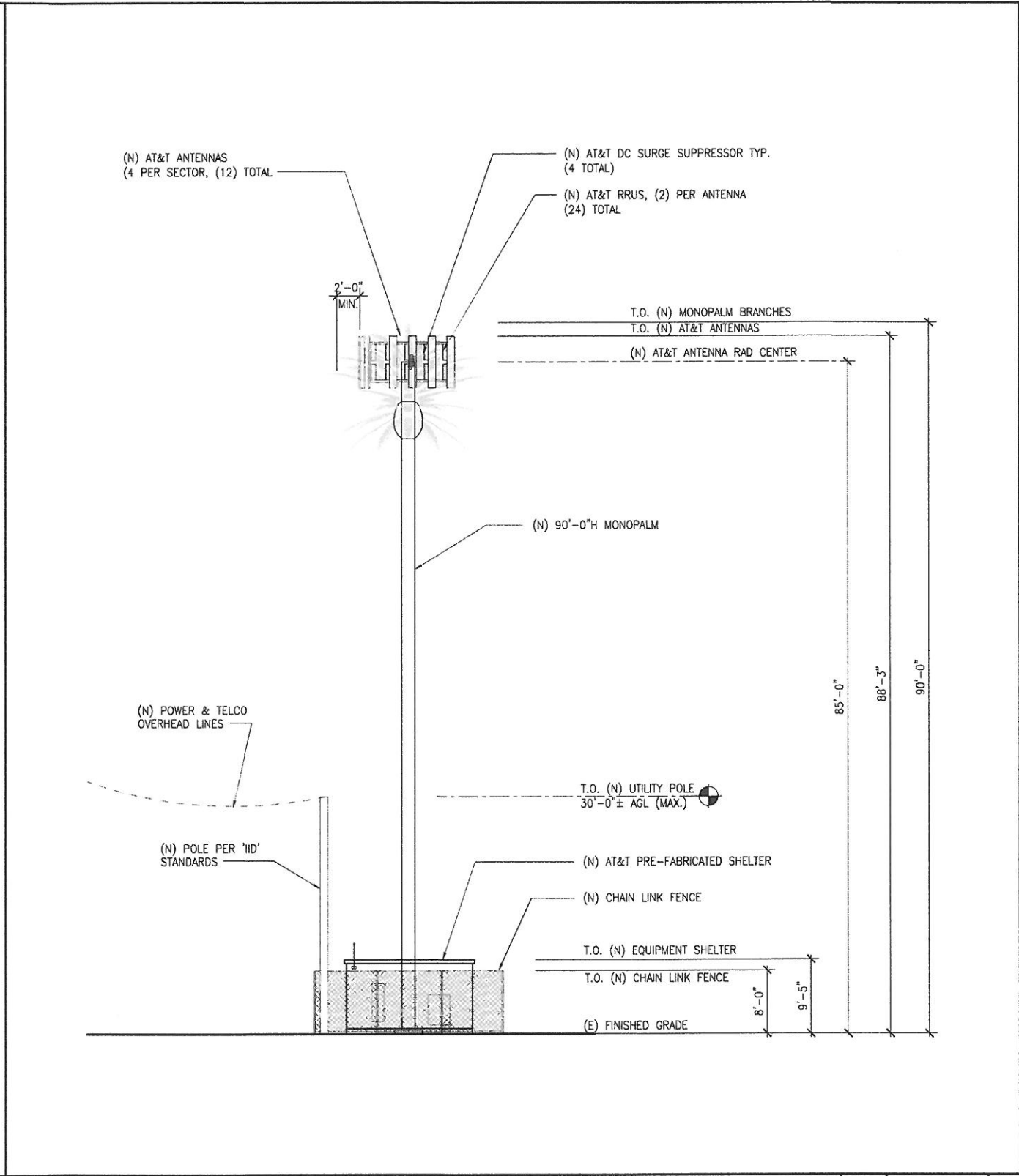
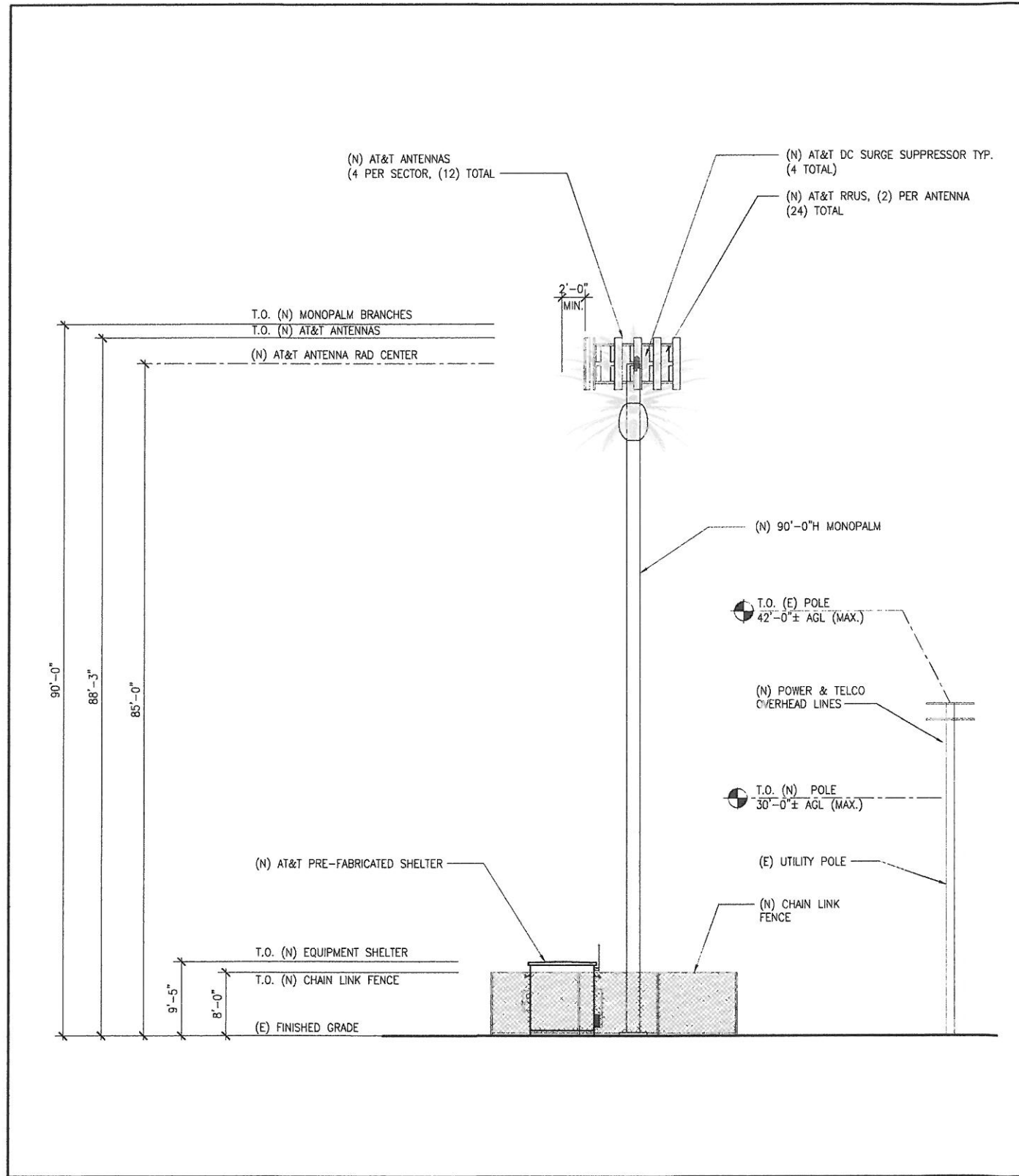
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SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE: **ELEVATIONS**
 SHEET NUMBER: **A03**



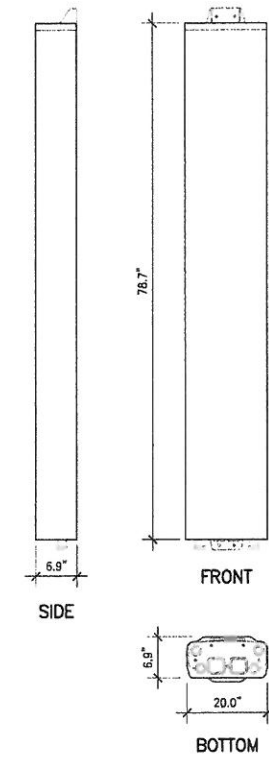
NORTH ELEVATION	SCALE: 1/8"=1'-0"	2	WEST ELEVATION	SCALE: 1/8"=1'-0"	1																			
 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		CAL02228 EAST BRAWLEY SOUTH OF 1562 MAIN STREET BRAWLEY, CA 92227	DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>10/02/18</td> <td>ISSUED FOR ZONING APPROVAL (100% ZD)</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>A</td> <td>9/11/18</td> <td>ISSUED FOR ZD REVIEW AND COMMENTS (90% ZD)</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	CHK	APP'D	0	10/02/18	ISSUED FOR ZONING APPROVAL (100% ZD)	HH	BOK	DKD	A	9/11/18	ISSUED FOR ZD REVIEW AND COMMENTS (90% ZD)	HH	BOK	DKD	SHEET TITLE ELEVATIONS	SHEET NUMBER A04
NO.	DATE	REVISIONS	BY	CHK	APP'D																			
0	10/02/18	ISSUED FOR ZONING APPROVAL (100% ZD)	HH	BOK	DKD																			
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10/2/18 10:00 AM 10/2/18 10:00 AM 10/2/18 10:00 AM

KATHREIN 800-10991

DIMENSIONS, HxWxD: 78.7"x20.0"x6.9"

WEIGHT: 111.9 lbs



NEW ANTENNA AND TRANSMISSION CABLE SCHEDULE									
SECTOR	ANTENNA						RRUS MODEL (QTY)	DC-6 SURGE SUPPRESSOR (QTY)	TRANSMISSION LINES TYPE LENGTH (±5')
	MAKE/MODEL	SIZE WEIGHT	AZIMUTH	TIP HEIGHT	RAD CENTER				
ALPHA SECTOR	A1	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	10'	88'-3"	85'-0"	4449 4415 B25	2	FIBER/DC POWER 125'
	A2	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	10'	88'-3"	85'-0"	8843 8843		FIBER/DC POWER 125'
	A3	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	10'	88'-3"	85'-0"	B14 4478 4426 B66		FIBER/DC POWER 125'
	A4	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	10'	88'-3"	85'-0"	4478 B5 4415 B30+FILTER		FIBER/DC POWER 125'
BETA SECTOR	B1	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	130'	88'-3"	85'-0"	4449 4415 B25	2	FIBER/DC POWER 125'
	B2	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	130'	88'-3"	85'-0"	8843 8843		FIBER/DC POWER 125'
	B3	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	130'	88'-3"	85'-0"	B14 4478 4426 B66		FIBER/DC POWER 125'
	B4	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	130'	88'-3"	85'-0"	4478 B5 4415 B30+FILTER		FIBER/DC POWER 125'
GAMMA SECTOR	C1	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	250'	88'-3"	85'-0"	4449 4415 B25	2	FIBER/DC POWER 125'
	C2	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	250'	88'-3"	85'-0"	8843 8843		FIBER/DC POWER 125'
	C3	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	250'	88'-3"	85'-0"	B14 4478 4426 B66		FIBER/DC POWER 125'
	C4	KATHREIN 800-10991	78.7" X 20.0" X 6.9 111.9 LBS	250'	88'-3"	85'-0"	4478 B5 4415 B30+FILTER		FIBER/DC POWER 125'
TOTAL		12					24	6	

ANTENNA AND RRUS SCHEDULE

1



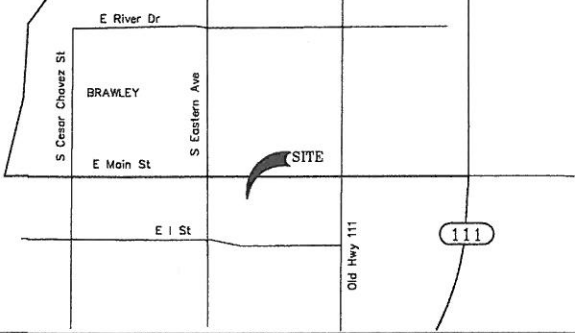
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0	10/02/18	ISSUED FOR ZONING APPROVAL (100% ZD)	HH	BOK	DKD
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SCALE AS SHOWN DESIGNED DRAWN

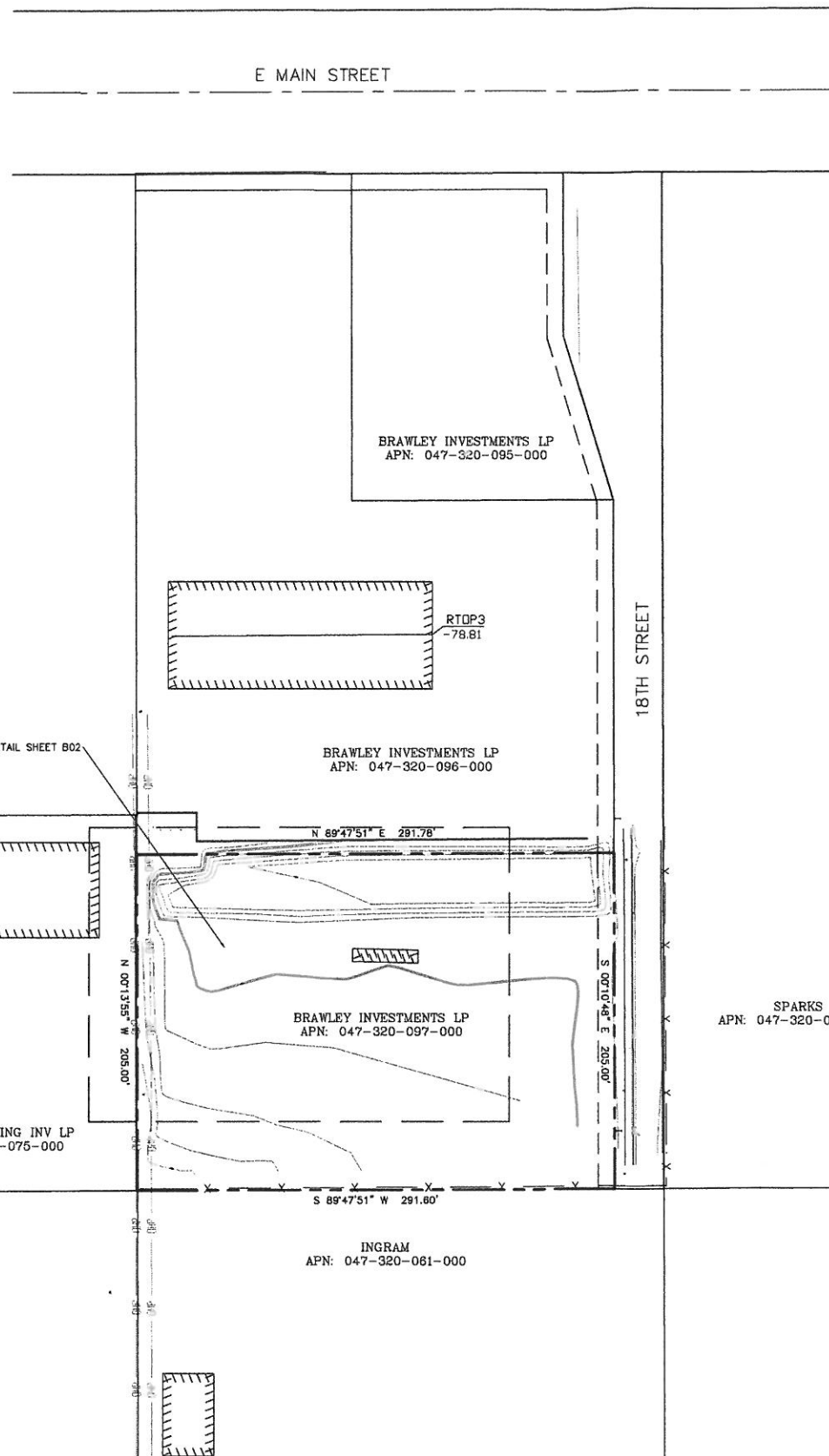
SHEET TITLE	SHEET NUMBER
ANTENNA AND RRUS SCHEDULE	D01



VICINITY MAP

SCALE:
N.T.S.

(WAITING FOR TITLE)



(WAITING FOR TITLE)



LEGEND

These standard symbols will be found in the drawing.

- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ LIGHT POLE STREET
- ⊙ STORM DRAIN MANHOLE
- ⊙ SIGN
- ⊙ TREE TOP DECIDUOUS
- ⊙ UTILITY POLE
- ⊙ WATER VALVE
- EP EDGE OF PAVEMENT
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP LIP OF GUTTER
- LP LIGHT POLE TOP
- NG GROUND SPOT ELEVATION
- RFOH ROOF OVERHANG
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TW TOP OF WALL
- UP UTILITY POLE TOP
- WROH WIRE OVERHEAD
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X- FENCE LINE
- ▨ BUILDING EDGE
- OVERHEAD WIRES

TITLE REPORT NOTES

OWNER'S NAME: BRAWLEY INVESTMENT LP
ASSESSOR'S PARCEL NUMBER(S) 047-320-097-000

BASIS OF BEARINGS: (NAD83; EPOCH 2010)
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.
BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM NGS CONTROL POINT MONP. ELEVATION = 6152.68' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE DATA

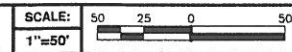
FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
County: IMPERIAL Effective Date: 9/26/2008
Map/Panel: 06025C1375C
The Flood Zone Designation for this site is: ZONE: X

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on September 5, 2018

PROPERTY LEGAL DESCRIPTION

OVERALL SITE PLAN



FEMA FLOOD ZONE INFORMATION

GENERAL NOTES

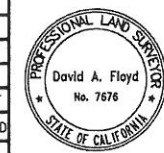
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EAST BRAWLEY
CSL02228
SOUTH OF 1562 MAIN STREET
BRAWLEY, CA 92227

at&t
Mobility
1462 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	9/09/18	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE		AS SHOWN	DESIGNED	DRAWN	



SHEET TITLE	SHEET NUMBER
TOPOGRAPHIC SURVEY	B01

BRAWLEY INVESTMENTS LP
APN: 047-320-096-000

TV
-114.00

RFDH
-109.70

N 89°47'51" E 291.78'

-120

-124

RTDP2
-86.89

NG
-116.96

NG
-120.50

NG
-120.09

NG
-120.11

RTDP-STDR
-111.22

NG
-119.45

BRAWLEY INVESTMENTS LP
APN: 047-320-097-000

NG
-119.08

NG
-119.17

SONTERRA HOUSING INV LP
APN: 047-320-075-000

N 00°13'56" W 205.00'

TW3
-108.89

NG
-116.28

NG
-118.42

NG
-118.31

NG
-118.54

UP
-78.19

WRDH
-78.12

NG
-115.42



LEGEND

These standard symbols will be found in the drawing.

- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- LIGHT POLE STREET
- ⊙ STORM DRAIN MANHOLE
- ⊙ SIGN
- TREE TOP DECIDUOUS
- ⊙ UTILITY POLE
- ⊙ WATER VALVE
- EP EDGE OF PAVEMENT
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP LIP OF GUTTER
- LP LIGHT POLE TOP
- NG GROUND SPOT ELEVATION
- RFOH ROOF OVERHANG
- RTOP ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TRTP TREE TOP DECIDUOUS
- TW TOP OF WALL
- UP UTILITY POLE TOP
- WROH WIRE OVERHEAD
- BOUNDARY LINE
- - - CENTER LINE
- MISC. PROPERTY LINE
- - - MISC. TIE LINE
- RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- x - FENCE LINE
- ▨ BUILDING EDGE
- OVERHEAD WIRES

LEGEND

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DETAIL SITE PLAN

SCALE: 1"=10'
10 5 0 10

GENERAL NOTES

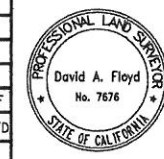
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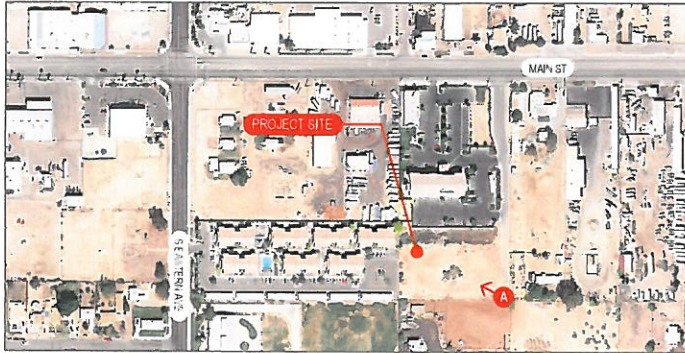
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NO.	DATE	REVISIONS	BY	CHK	APP'D
0	9/09/18	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
SCALE		AS SHOWN	DESIGNED	DRAWN	



SHEET TITLE	SHEET NUMBER
TOPOGRAPHIC SURVEY	B02

AERIAL MAP



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EXISTING



PROPOSED



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CAL02228
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BRAWLEY, CA 92227

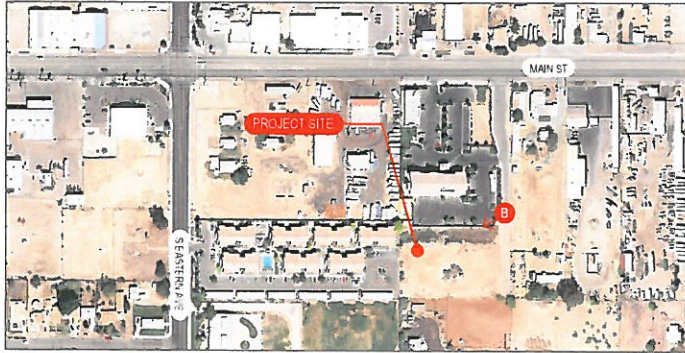
VIEW

A

SHEET

1 / 2

AERIAL MAP



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EXISTING



PROPOSED



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EAST BRAWLEY
CAL02228
SOUTH OF 1562 MAIN STREET
BRAWLEY, CA 92227

VIEW

B

SHEET

2 / 2

City of Brawley

Environmental Information Form

- 1. Project title:** CUP18-03 – AT&T Wireless Communication Facility- 1562 Main Street
- 2. Lead agency names and addresses:**
City of Brawley
Planning Division
205 S. Imperial Avenue
Brawley, CA 92227
(760) 344-8822
(760) 351-2656 (FAX)
- 3. Contact person:** Gordon R. Gaste, AICP CEP, Development Services Director
- 4. Project location:** PAR 3 OF PM 13-34 ALSO BEING A POR LOT 27 BRAWLEY, APN 047-320-097, 1562 Main Street.

5. Project sponsor's name and address:

Brawley Investments LP	Depratti Inc
c/o Premal Desai	c/o Paul Hokeness
P O BOX 1420	7990 New Salem St.
Brawley, CA 92227	San Diego , CA 92126

6. General plan designation: Commercial

7. Zoning: C-2 (Medium Commercial)

8. Description of project: The applicant is requesting a conditional use permit to allow for the addition of a 90 foot stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-2 (Medium Commercial). The site is currently a commercial plaza and is 1.37 acres in size.

9. Surrounding land uses and setting:

North - C-2 (Medium Commercial)/ Hotels
South – R-3 (Residential Medium Density)/ Single Family Homes
East - C-3 (Heavy Commercial)/ Legal Non-Conforming Residences
West- R-3 (Residential Medium Density) / Sonterra Apartments

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.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology /Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- 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.

Signature

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):

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

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?

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 55 feet in height; 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?

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?

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.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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))?

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?

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?

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.

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?

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?

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)?

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?

Same as III b).

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

The project would no generate objectionable odors and therefore, there would create no impact.

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?

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?

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?

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?

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.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project would not conflict with any local policy or ordinance protecting biological resources; thus, there would be no impact.

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?

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.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

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.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?

The site is adjacent to an existing structure and has been disturbed and there are no identified archaeological resources located on the project site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The site is adjacent to an existing structure and has been disturbed and there are no identified paleontological resources located on the project site.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

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

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?

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?

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.

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.

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).

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?

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?

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?

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?

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?

The project site is not located adjacent to wildlands; therefore, there would be no impact.

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements?

The proposed project will not discharge any water or wastewater and therefore, have no impact.

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)?

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?

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?

Same as IX c).

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?

The project is designed such that runoff is properly managed onsite, therefore, there would be no impact.

f) Otherwise substantially degrade water quality?

The project will not otherwise substantially degrade water quality creating no impact.

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?

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.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Same as IX g).

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?

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.

j) Inundation by seiche, tsunami, or mudflow?

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.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

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?

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?

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?

The project site is not within an area identified

as containing mineral resources and there would be no impact.

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?

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?

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?

Same as XII a).

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

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?

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?

The project is located within 2 miles of the Brawley Municipal Airport, however, it does not produce noise and thus, have no impact.

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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.

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.

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)?

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?

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?

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)?

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?

Adequate emergency access shall be provided creating no impacts.

f) Result in inadequate parking capacity?

The project does not require parking, and therefore has no impact.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The project would not conflict with adopted

policies, plans, or programs supporting alternative transportation. Thus, there would be no impact.

XVII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

The project is proposed to be located on previously disturbed land not listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The project is proposed to be located on previously disturbed that does not hold historical value.

XVII. UTILITIES AND SERVICE

SYSTEMS. Would the project:

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

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?

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?

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?

Existing resources will provide sufficient water creating no impacts.

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?

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?

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?

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)?

Cumulative impacts are expected to be less than significant.

jc) 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)**

**CITY OF BRAWLEY
NEGATIVE DECLARATION
CUP18-03 (ATT WIRELESS COMMUNICATIONS FACILITY)
CONDITIONAL USE PERMIT**

I. DESCRIPTION OF PROJECT

The applicant is requesting a conditional use permit to allow for Addition of a Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial). The site is currently Vacant Lot Accessory to Hotel and is 1.37 acres in size

II. DESCRIPTION OF ENVIRONMENTAL SETTING

North - C-2 (Medium Commercial)/ Hotels

South – R-3 (Residential Medium Density)/ Single Family Homes

East - C-3 (Heavy Commercial)/ Legal Non-Conforming Residences

West- R-3 (Residential Medium Density) / Sonterra Apartments

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 November 1, 2018. 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.

Gordon R. Gaste
Development Services Director
City of Brawley

**CODE ENFORCEMENT REPORT
OCTOBER 2018**

PROPERTY ADDRESS	VIOLATION TYPE	DATE CHECKED	COMMENTS
605 West "H" Street	Code Enforcement	10/02/18	Business had no trash account, no power in restrooms and bees in the roof-sent letter-closed 10/12/18
506 Willard Avenue	Waste Nuisance	10/03/18	Tree waste in alley-sent letter-pending
1603 Malan Street	Vacant Lot	10/03/18	Lot full of weeds-sent letter-pending
454 West "K" Street	Waste Nuisance	10/03/18	Dirt and concrete in alley-sent letter-pending
535 Marilyn Street	Waste Nuisance	10/03/18	Tree waste in alley-sent letter-closed 10/17/18
476 West "K" Street	Waste Nuisance	10/03/18	Tree waste in alley-sent letter-closed 10/17/18
365 Sycamore Drive	Waste Nuisance	10/03/18	Tree waste in alley-sent letter-closed 10/10/18
405 Sycamore Drive	Waste Nuisance	10/03/18	Tree waste in alley-sent letter-closed 10/10/18
400 Willard Avenue	Waste Nuisance	10/03/18	Tree waste in alley-sent letter-closed 10/08/18
1028 East "B" Street	Code Enforcement	10/24/18	Illegal structure built without permit-sent letter-pending
402 North First Street	Housing	10/27/18	Structural hazard rail-sent letter-pending
701 East "C" Street	Vacant Lot	10/28/18	Tree waste and weeds on lot-sent letter-pending
450 West "B" Street	Code Enforcement	10/28/18	Weeds in alley-sent letter-closed 11/08/18
226 South Imperial Avenue	Vacant Building	10/29/18	Weeds and tree waste-sent letter-pending
147 West "C" Street	Waste Nuisance	10/29/18	Broken concrete and trash in alley-sent letter-pending
125 West "C" Street	Code Enforcement/Waste Nuisance	10/29/18	Illegal shade built without permit/trash in alley-sent letter/pending
190 "A" Street	Waste Nuisance	10/29/18	Landscaping waste in the alley-sent letter-closed 11/08/18
465 West "C" Street	Waste Nuisance	10/29/18	Waste in alley-sent letter-pending
455 West "C" Street	Waste Nuisance	10/29/18	Weeds in alley-sent letter-pending
222 South Imperial Avenue	Waste Nuisance	10/29/18	Tree waste in alley-sent letter-pending
624 Main Street	Code Enforcement	10/29/18	Illegal sign on building-sent letter-pending