



PLANNING COMMISSION

Ramon Castro, Chairman

Jay Goyal , Vice-Chairman

Eugene Bumbera Kevan Hutchinson

George A. Marquez Darren Smith Robert Palacio

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 6, 2017 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 1st, 2017 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 variance (VAR17-02) submitted by Gilberto Z. Pompa on property currently zoned R-1 (Residential Single Family) and is 0.21 acres in size. The variance is requested to allow for the reduction of the rear yard setback from 20 feet to 8 feet for property to add an additional room.**

Applicant: Gilberto Z. Pompa

Location: 773 Birch Street, Brawley, CA 92227 legally decribed as Lot 5, Parkside Estates
Subdivision Unit #4, City of Brawley, County of Imperial, State of California,
APN 046-335-005.

6. A negative declaration and conditional use permit (CUP17-05) for the construction of a wireless tower at a property currently zoned C-3 (Heavy Commercial) and is 1.07 acres in size. A negative declaration was conducted to review environmental impacts. The conditional use permit is to allow for the construction of an 80 foot stealth wireless tower disguised as a palm tree.

Applicant: Zenon Gonzales

Representative: Andréa Urbas, AICP, Zoning and Compliance Manager, J5IP

Location: 1627 Main Street, Brawley, CA 92227 legally described as Parcel 2 of COC of a portion of Lot 20, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-480-040.

7. **ZONING AND CODE ENFORCEMENT**

*October 2017 report attached.

8. **NEXT MEETING DATE**

9. **ADJOURNMENT**

Supporting documents are available for public review in the Community Development Services office, 205 S. Imperial Avenue, Brawley, Monday through Friday, during regular posted business hours. Individuals who require special accommodations are requested to give 24-hour prior notice.

Contact: Alma Benavides, City Clerk, 760-351-3080

CITY OF BRAWLEY
November 1, 2017

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 **Chairman Castro** @ 5:31pm

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

2. APPROVAL OF AGENDA

The agenda was **approved** as submitted. m/s/c Hutchinson/Goyal 6-0

3. APPROVAL OF MINUTES

The minutes of September 6, 2017 were approved during the November 2017 Planning Commission meeting.
m/s/c Smith/Goyal 6-0

4. PUBLIC APPEARANCES There were none.

5. PUBLIC HEARING CUP 17-04

The applicant is requesting a conditional use permit (CUP 17-04) to allow for an accessory building to an existing motel be used for a sports bar. The property is currently zoned Medium Commercial (C-2) and is 3.69 acres in size.

Applicant: Bharat K. Kumar

Representative: Harry Madera

Location: 590 West Main Street, Brawley, CA 92227, legally described as the West 350 feet of Block 13, Rio Vista Ranch Subdivision, south of Highway 86 excepting the south 300 feet, City of Brawley, County of Imperial, State of California, APN 048-020-022.

Planning Director Gaste gave an overview of the project as presented in the staff report and informed the commissioners that the proposed project will be located in an existing building at the current Motel 6 located at 590 West Main Street. The project will need a conditional use permit to allow for a sports bar. This will allow the accessory building to be utilized instead of being vacant.

OPEN PUBLIC HEARING @ 5:32PM

Harry Madera introduced himself and informed the Planning Commission that he has previous bar experience included the now closed Aspen Bar and the Dogwood Sports Bar in El Centro. He mentioned that he has request

from his Dogwood patrons to come back to Brawley. He also mentioned that at the time he closed Aspen the owners from Motel 6 offered the accessory building for a bar but he was not interested at the time.

Chairman Castro asked Mr. Madera if the limited transportation in Brawley would be an issue.

Harry. Madera mention that in the past he had a good relationship with the Police Department and had a contract with the Brawley Cab which may be negotiated. He also mentioned that if he has patrons that are out of control he calls a taxi and foots the bill.

Katie B. Luna the Executive Director from the Brawley Chamber of Commerce expressed her support for the proposed bar.

Pablo Cortez from La Gente Boxing also expressed his support of Mr. Madera. He also mentioned that the Madera's are sponsor for their club and often open up their facilities for events.

Harry Madera mentioned that in the past he had a good relationship with the Brawley Police Department and coordinated events with them to maintain public safety.

Commissioner Hutchinson asked if they would be hosting events at the location.

Harry Madera said that events would be coordinated with Motel 6.

Commissioner Goyal asked when the expected opening date would be.

Harry Madera said that he hopes to open in 2018, but he is not sure. He mentioned that he is currently in the plan check phase with the Building Department and was coordinating with the Planning Commission now to see if the Sports Bar would be approved.

PUBLIC HEARING CLOSED@ 5:48PM

The Commission **approved** the variance as proposed. m/s/c Hutchinson/Palacio 6-0

6. PUBLIC HEARING PM 17-01

The applicant is requesting a tentative parcel map (PM17-01) in order to subdivide the current two parcels into four parcels in order to construct additional single or multi-family dwelling. Parcel is zoned R-3 Residential Medium Density.

Applicant: Alma L. Stiff

Representative: Raymond Todd Dial, RTD Consulting

Location: 1512 and 1514 River Drive, Brawley, CA 92227, legally described as a portion of Lots B and C, Brawley Subdivision No. 2, City of Brawley, County of Imperial, State of California, APN 047-430-010 and 012.

Planning Director Gaste gave an overview of the project as presented in the staff report and informed the commissioners that The property is currently zoned R-3 (Residential Medium Density). The site is currently contains two single family dwellings and is 1.85 acres in size. Access is proposed River Drive. There are previous zoning conditions currently imposed on this property from an inactive multi-family project.

OPEN PUBLIC HEARING @ 5:48PM

Commissioner Smith recused himself.

Ray Todd Dial presented the planning commission a color coded parcel map to better review the proposed project. He added that the proposed project is a parcel shift to adjust the deeded land. A brief discussion was had to explain the color coded map.

Commissioner Goyal asked Mr. Dial if the existing single family houses would be removed.

Ray Todd Dial informed the Commission that the existing houses will remain. The adjustments to the parcel will be to confirm with City setbacks.

PUBLIC HEARING CLOSED @ 5:56PM

The Commission **approved** the parcel map as proposed. m/s/c Goyal/Hutchinson 5-0

7. PUBLIC HEARING TM 17-02

The applicant is requesting a tentative tract map (TM 17-02) submitted to subdivide the property into 8 parcels to allow for the construction of single family dwellings. The property is currently zoned Residential Low Density (R-2) and is 2.72 acres in size.

Applicant: R. Garcia Construction, Inc,

Representative: Raymond Todd Dial, RTD Consulting

Location: 1592 and 1618 A Street, Brawley, CA 92227, legally decribed as the West 189 Feet of the north 317 feet of Lot 4 and the East 222 Feet of the north 317 feet of Lot 5, Brawley Subdivision No. 1, excepting the north 30 feet, City of Brawley, County of Imperial, State of California, APN 047-250-038 and 047-240-065

Planning Director Gaste gave an overview of the project as presented in the staff report and informed the commissioners that the property is currently zoned R-2 (Residential Low Density). The site is currently vacant and is 2.72 acres in size.

OPEN PUBLIC HEARING @ 6:00 PM

Commissionor Goyal recused himself.

Ray Todd Dial informed the commission that only the north 126 feet of the property are being subdivided. There will be a 31 foot wide separation between parcels 4 and 5 to avoid landlocking the bottom portion of the project site. Additionall a 30 foot right of way parcel will be created as a separation between the original parcels and the southernmost parcels to be utilized at a later time for an apartment complex.

PUBLIC HEARING CLOSED @ 6:08PM

The Commission **approved** the parcel map as proposed. m/s/c Smith/Hutchinson 5-0

8. ZONING CODE ENFORCEMENT

Planning Director Gaste presented the August and September 2017 code enforcement reports. *Please see attached document..

Commissioners Marquez and Goyal both mentioned there were properties seen with violations. They were advised by City Manager Bayon-Moore to forward property addresses to Planning Secretary Montaña.

10. NEXT MEETING DATE

The Planning Commission **adjourned** to December 6, 2017.

11. ADJOURNMENT @ 6:15pm

Gordon R. Gaste AICP CEP, Interim Development Services Director

PLANNING COMMISSION STAFF REPORT

Variance #: VAR17-02 – 773 Birch Street

**Property Owner/
Applicant:** Gilberto Z. Pompa

Legal Description: Lot 5, Parkside Estates Subdivision Unit #4, City of Brawley, County of Imperial, State of California, APN 046-335-006

Location: 773 Birch Street

Area: 0.21 Acres (9,179 Square Feet)

Zoning: R-1 (Residential Single Family)

Existing Use: Single Family Dwelling

Proposed Use: Addition of an enclosed rear patio

Surrounding Land Uses:

North -	R-1 (Residential Single Family) / Single Family Dwelling
South -	R-1 (Residential Single Family) / Single Family Dwelling
East -	R-1 (Residential Single Family) / Single Family Dwelling
West-	R-1 (Residential Single Family) / Single Family Dwelling

General Plan Designation: Low Density Residential

CEQA Status: Exempt

**PLANNING COMMISSION MEETING, DECEMBER 6, 2017
5:30 P.M., BRAWLEY CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Variance: VAR17-02

General Information:

The applicant is requesting a variance to allow for the enclosure of a rear patio which will reduce the required 20 rear yard setback to 8 feet. The property is currently zoned R-1 (Residential Single Family) and is 0.21 acres in size. Access will remain via Birch Street. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

If approved, the following conditions shall apply:

1. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall pay all fees associated with review and approval of the site plan, parcel map, and variance.
4. The applicant shall pay fees to record the final parcel map.
5. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.
7. Provide sewer and water, curb and gutter, sidewalks and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel.

The recommendation is based on the following findings:

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

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

R-1 (Residential Single Family) zoning permits encroachment into a rear yard setback by variance only.

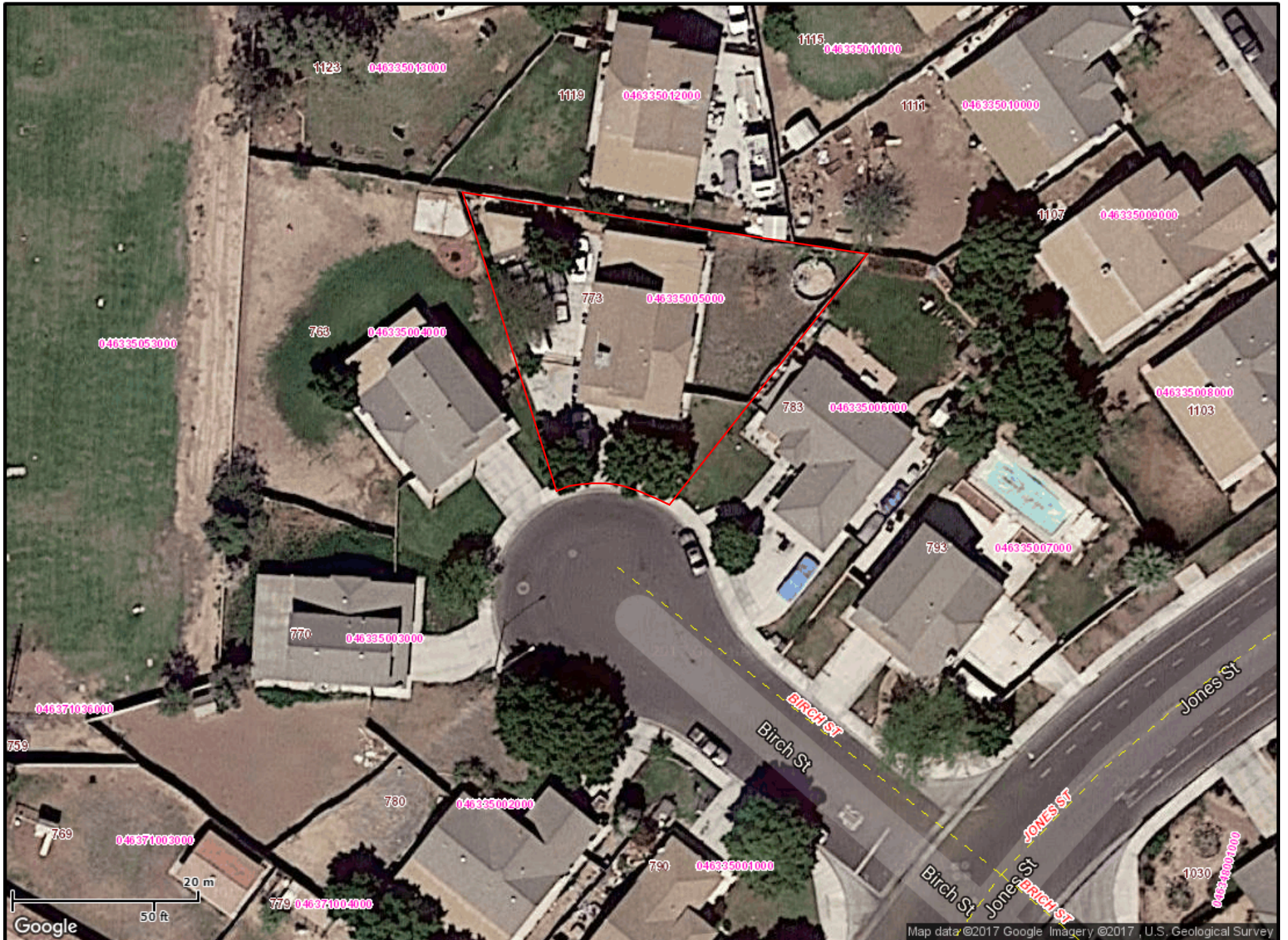
The Commission must determine the following:

- A. The variance protects the best interest, health, safety and welfare of the public in general.
- B. The variance complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.
- C. This variance 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, and any approved concept plan.
- D. The proposed variance 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 variance on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the variance mitigates substantial environmental problems.
- G. The variance is compatible with adjacent structures and uses.
- H. The proposed variance is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps; Plot 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.

VAR 17-02

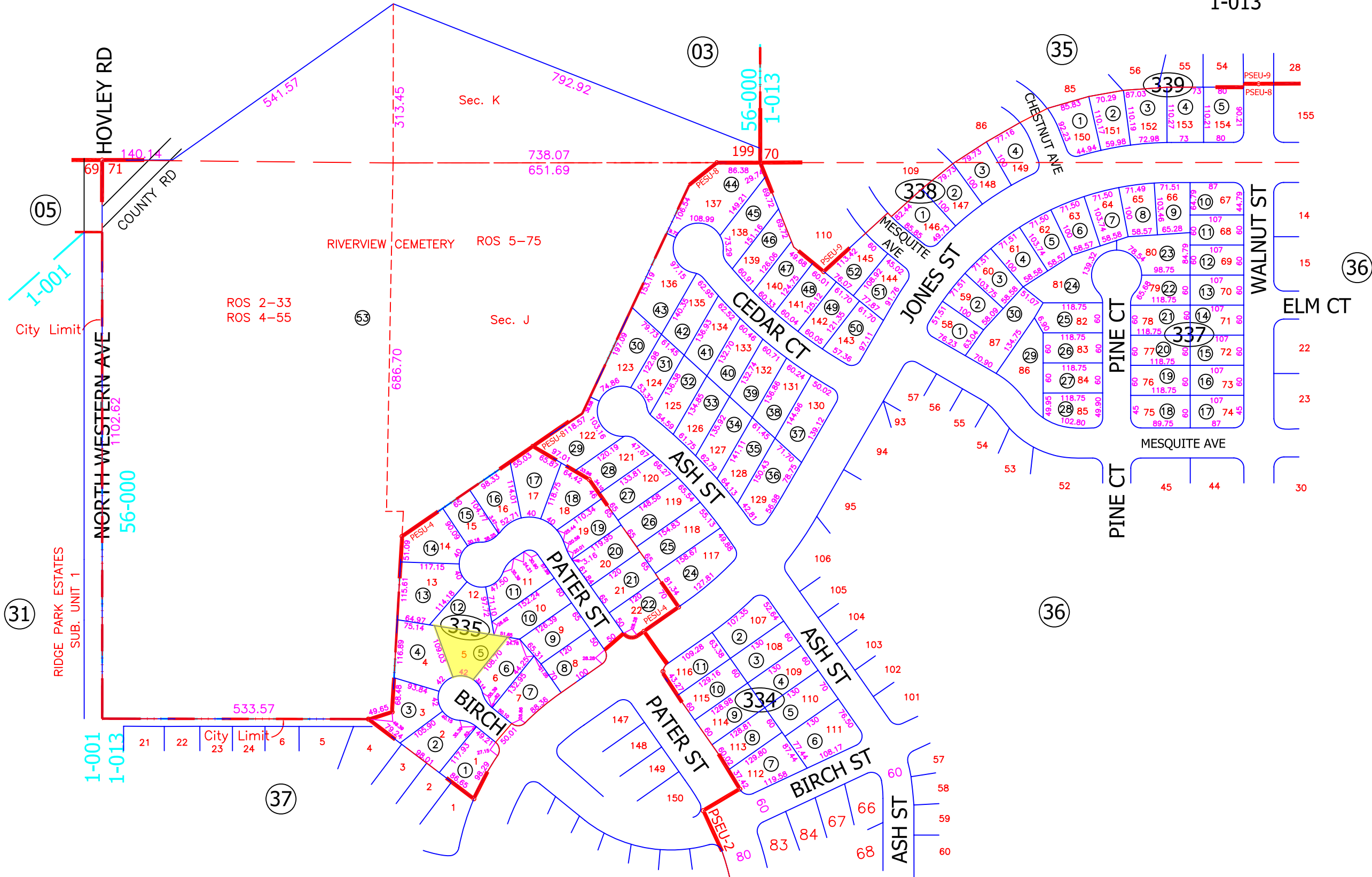


POR. PARKSIDE ESTATES SUB. UNIT NO.1 & UNIT NO.2 & UNIT NO.3 & UNIT NO.4 & UNIT NO. 8

FM 15-33 FM 15-77 FM 17-33 FM 18-12 FM 20-91

Tax Area Code
1-013

46-33



21	22	City Limit	6	5	4	3	2	1
23	24							

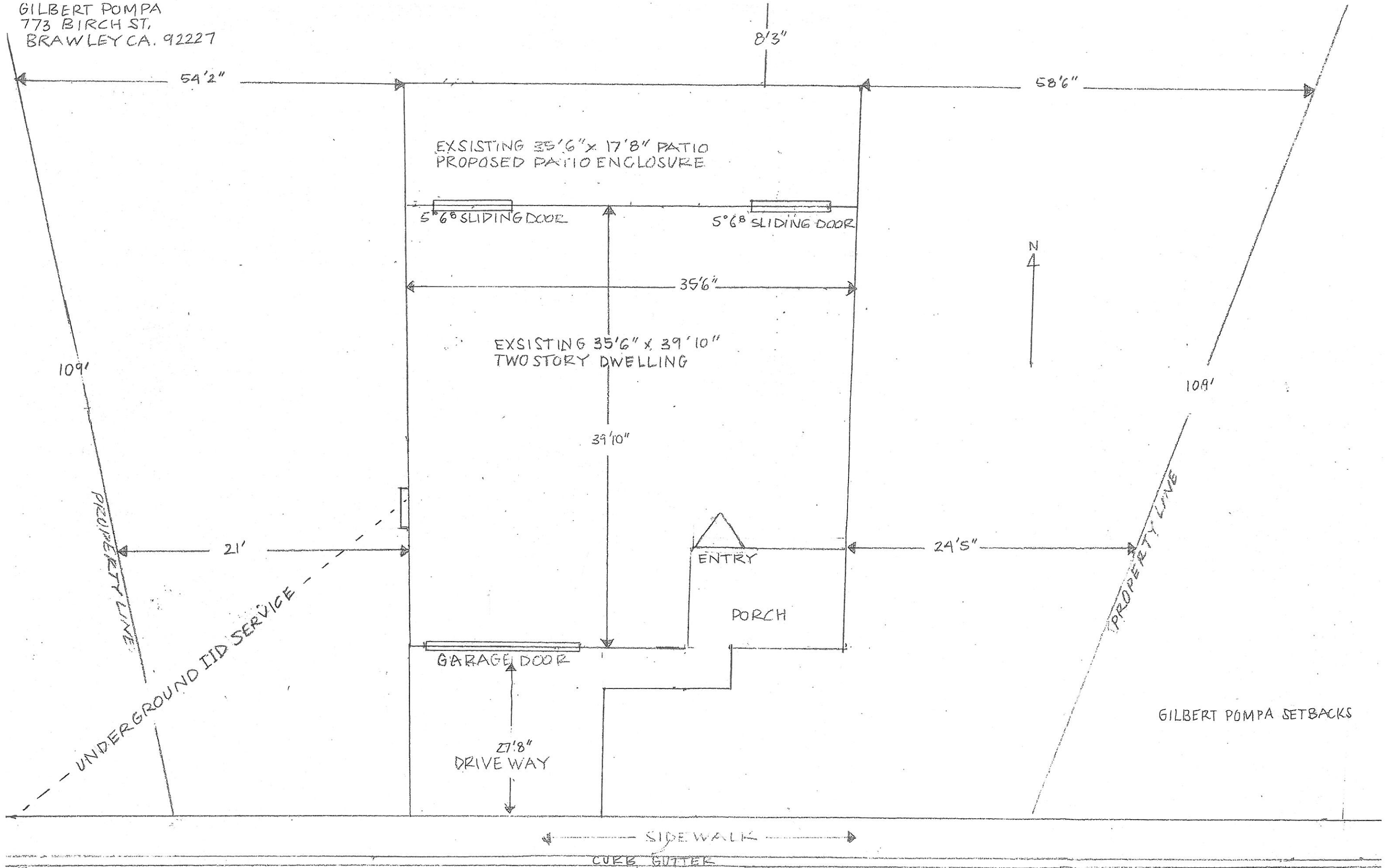
10-09-07 MF
06-04-07 MF
12-27-05 RM
05-04-05 AR
01-06-05 RM
06-01-04 AR
12-23-08 MF
03-10-03 AR

DISCLAIMER:
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~~046-330-01 STREETS IN PSEU-8 10.89AC DELETED 8-28-03~~



GILBERT POMPA
773 BIRCH ST,
BRAWLEY CA. 92227



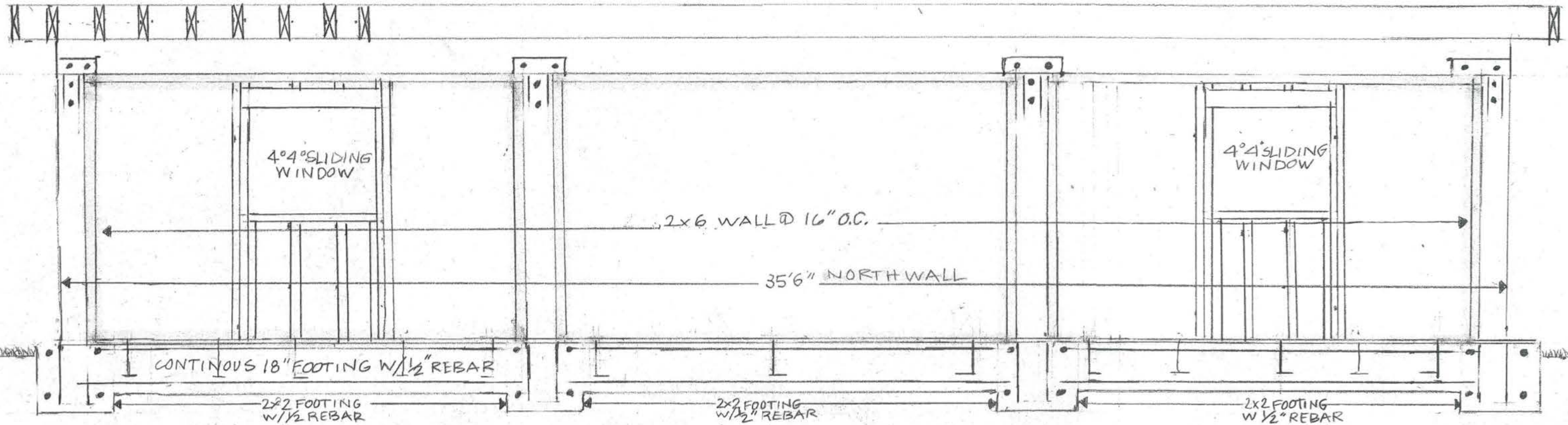
STREET

773 BIRCH ST. ~ CULDESAC

STREET

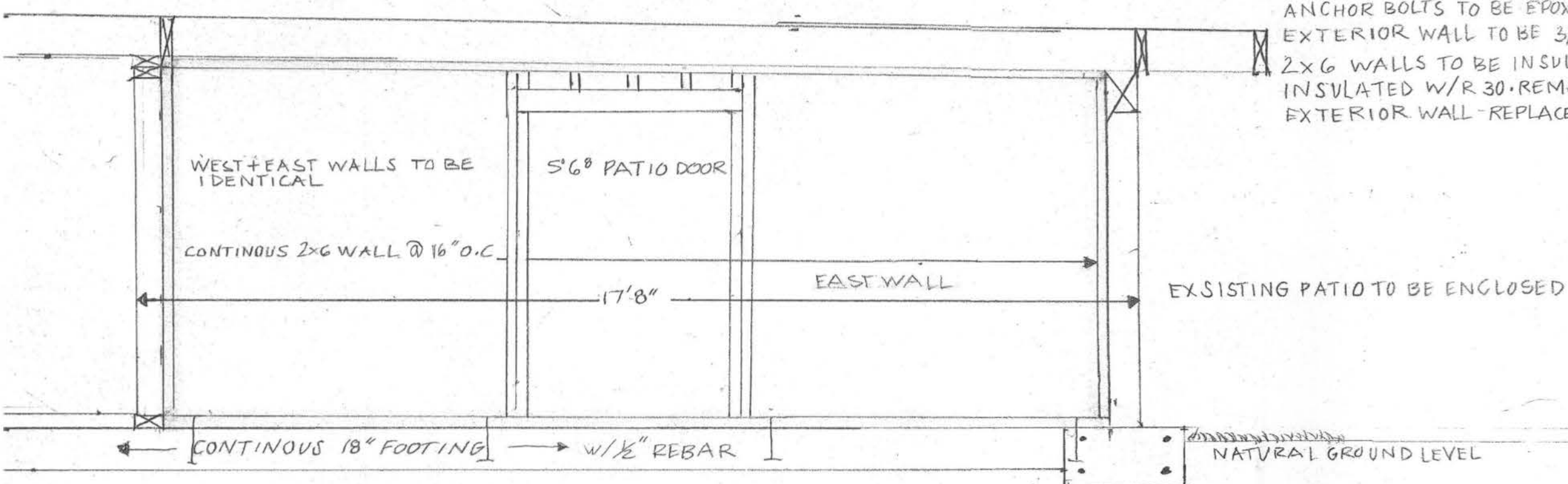
GILBERT POMPA
773 BIRCH ST.
BRAWLEY 92227

EXISTING PATIO TO BE ENCLOSED



NOTES:

35'6" x 17'8" EXSISTING PATIO TO BE ENCLOSED WITH 2x6 WALLS AT 16" O.C. TREATED PLATE W/ 1/2 ANCHOR BOLTS TO BE EPOXED AT 42" APART. NORTH EXTERIOR WALL TO BE 3/8 SHEARED BRACED WALL. 2x6 WALLS TO BE INSULATED W/R19. CEILING TO BE INSULATED W/R 30. REMOVE EXISTING NORTH STUCCO EXTERIOR WALL - REPLACE W 1/2" WALLBOARD.



PLANNING COMMISSION STAFF REPORT

Conditional Use Permit #: CUP17-05

**Property Owner/
Applicant:** Zenon Gonzalez

Representative(s): Andrea Urbas, AICP, Zoning and Compliance
Manager, J5IP

Legal Description: Parcel 2 of COC of a portion of Lot 20, Brawley
Subdivision No. 1, City of Brawley, County of Imperial,
State of California, APN 047-480-040

Location: 1627 Main Street, Brawley, CA 92227

Area: 1.07 Acres (46,504 Square Feet)

Zoning: C-3 (Heavy Commercial)

Existing Use: Vehicle Repair and Storage

Proposed Use: Addition of a Stealth Wireless Communication Tower

Surrounding Land Uses:

North -	R-3 (Residential Medium Density) / Proposed Apartments
South -	C-3 (Heavy Commercial) / Towing Business
East -	C-3 (Heavy Commercial) / Towing Business
West-	C-2 (Medium Commercial) / Equipment Rental Center

General Plan Designation: Commercial

CEQA Status: Negative Declaration

**PLANNING COMMISSION MEETING, DECEMBER 6, 2017
5:30 P.M., BRAWLEY CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Conditional Use Permit: CUP17-05

General Information:

The applicant is requesting a conditional use permit to allow for the addition of a stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-3 (Heavy Commercial). The site is currently an auto painting and body shop with a single family dwelling and is 1.07 acres in size. Access is proposed via Malan Street. There are no zoning conditions currently imposed on this property.

Information to the Committee:

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. Imperial County Airport Land Use Commission may hear this item and imposed any additional conditions or restrictions.
11. Any modifications to the structure or use of the structure shall require approval from the Planning Commission.
12. Tower shall not exceed a height of 80 feet.
13. The Conditional Use Permit shall expire on December 31, 2067.
14. The applicant shall disassemble and remove the tower from the site by December 31, 2067, or

Conditional Use Permit: CUP17-05

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. As a requirement of Article XIV Section 8C.15 of the Brawley Municipal Code regarding Public Benefit of Communications Facilities, the applicant shall allow all public entities to use the tower for communications purposes at their request. Fees will not be assessed by the applicant for these public entity users.

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

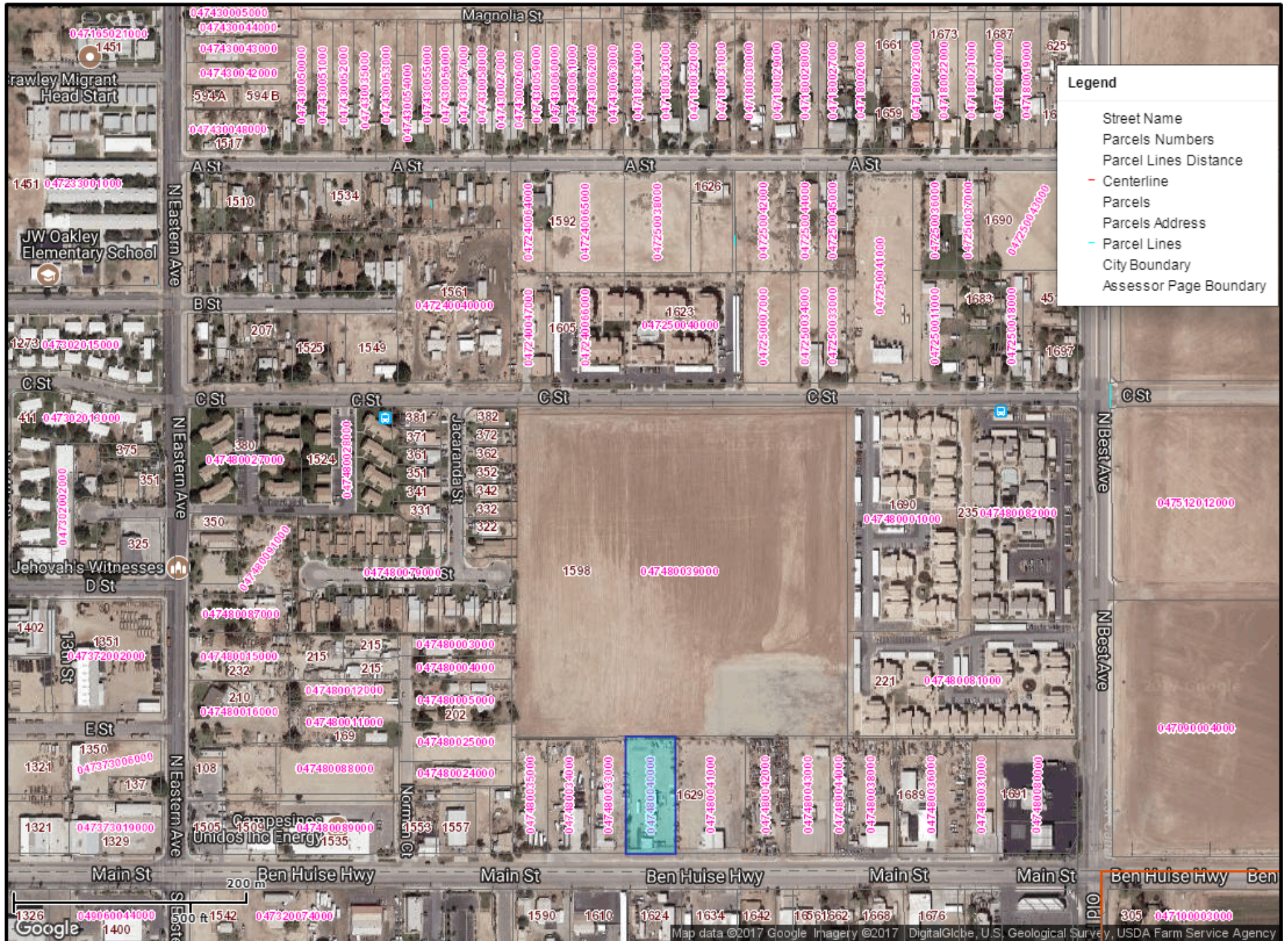
The Commission must determine the following:

- A. The conditional use permit for the Wireless Communication Tower protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit for the Wireless Communication Tower complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.
- C. This conditional use permit for the Wireless Communication Tower is in accordance with and in furtherance of the Brawley General Plan, any special neighborhood plans or policies adopted by the City regarding the development area, or any approved concept plan.
- D. The proposed Addition of the Wireless Communication Tower is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity.
- E. Any impacts created by the Wireless Communication Tower on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Wireless Communication Tower mitigates substantial environmental problems.
- G. The Addition of the Wireless Communication Tower provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The Addition of the Wireless Communication Tower is compatible with adjacent structures and uses.
- I. The proposed Wireless Communication Tower is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

ATTACHMENT: Location Maps, Environmental Initial Study, Plot Plan, Visual 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 17-05



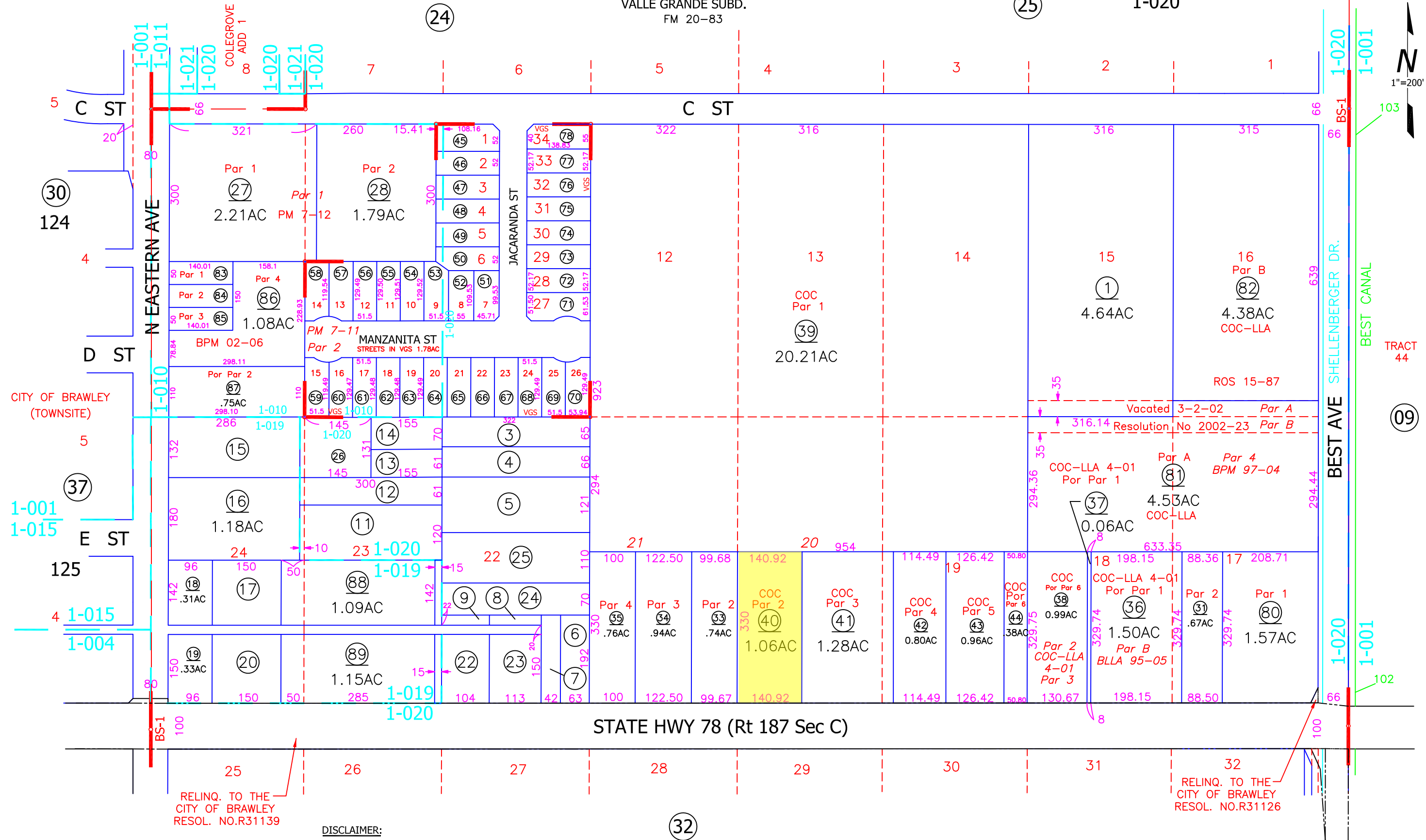
POR BRAWLEY SUB 1

POR TRACT 45 T13S R14E
OM 1-40
VALLE GRANDE SUBD.
FM 20-83

Tax Area Code
1-019
1-020

47-48

1"=200'



RELINQ. TO THE CITY OF BRAWLEY
RESOL. NO.R31139

RELINQ. TO THE CITY OF BRAWLEY
RESOL. NO.R31126

DISCLAIMER:

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~~STREETS IN VGS 047-480-079-1.78AC DELETED 7-30-04~~



- 02-24-06 RM
- 12-28-05 RM
- 07-26-04 AR
- 03-11-04 AR
- 02-09-04 AR
- 10-16-12 MF
- 1-26-12 MF
- 10-12-11 MF
- 7-13-11 MF
- 6-9-09 MF

**CITY OF BRAWLEY
NEGATIVE DECLARATION
CUP17-05 (T-MOBILE WIRELESS COMMUNICATIONS FACILITY)
CONDITIONAL USE PERMIT**

I. DESCRIPTION OF PROJECT

The applicant is requesting a conditional use permit to allow for the addition of a stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-3 (Heavy Commercial). The site is currently an auto painting and body shop with a single family dwelling and is 1.07 acres in size.

II. DESCRIPTION OF ENVIRONMENTAL SETTING

<i>North -</i>	R-3 (Residential Medium Density) / Proposed Apartments
<i>South -</i>	C-3 (Heavy Commercial) / Towing Business
<i>East -</i>	C-3 (Heavy Commercial) / Towing Business
<i>West-</i>	C-2 (Medium Commercial) / Equipment Rental Center

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, 2017. 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, AICP CEP
Planning Director
City of Brawley

City of Brawley

Environmental Information Form

1. **Project title:** CUP17-05 – T-Mobile Communication Facility - 1627 Main Street

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

City of Brawley
Planning Department
205 S. Imperial Ave.
Brawley, CA 92227
(760) 344-8822
(760) 344-0907 (FAX)

3. **Contact person:** Gordon R. Gaste, AICP CEP, Development Services Director

4. **Project location:** Parcel 2 of COC of a portion of Lot 20, Brawley Subdivision No. 1, City of Brawley, County of Imperial, State of California, APN 047-480-040, 1627 Main Street

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

Zenon Gonzales & Martha Villaseñor
1627 Main Street
Brawley, CA 92227

Andréa Urbas, AICP, Zoning and Compliance Manager, J5IP
25745 Barton Road, #428
Loma linda, CA 92354

6. **General plan designation:** Commercial

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

8. **Description of project:** The applicant is requesting a conditional use permit to allow for the addition of a stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-3 (Heavy Commercial). The site is currently an auto painting and body shop with a single family dwelling and is 1.07 acres in size.

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

North -	R-3 (Residential Medium Density) / Proposed Apartments
South -	C-3 (Heavy Commercial) / Towing Business
East -	C-3 (Heavy Commercial) / Towing Business
West-	C-2 (Medium Commercial) / Equipment Rental Center

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

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Consultation with Native American tribes will be conducted.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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
- Tribal Cultural Resources
- 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?

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 80 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?

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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).

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Create objectionable odors affecting a substantial number of people?

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

IV. BIOLOGICAL RESOURCES. Would the project:

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

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

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

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

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

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

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

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

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is adjacent to an existing structure 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is adjacent to an existing structure that has been disturbed and the proposed project will not impact any human remains. Additionally, there are no known cemeteries located within the vicinity of the project site. Thus, there would be no impact.

VI. GEOLOGY AND SOILS. Would the project:

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no faults identified by the Alquist-Priolo Fault Zoning Map on or within the vicinity of the project site. The project site is within a seismically active area; however, the proposed structure shall be in adherence to the California Building Code resulting in a less than significant impact.

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

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would implement project design measures required by the California Building

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

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

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

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

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

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

Same as VIII a).

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

Same as VIII a).

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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?</p> <p><i>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.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p><i>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.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p><i>The project site is not within two miles of a private airport, and therefore, would have no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p><i>The project will not impair or interfere with any emergency response and evacuation plan, and therefore, would have no impact.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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?

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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,

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

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?

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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?

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)?

The project will not induce growth which creates any impact.

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

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?

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?

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No 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?

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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 site is not located on a site listed on 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 site has previously been disturbed and is not expected to contain tribal cultural resources. Consultation with Native American Tribes will be done to ensure a less than significant impact.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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?

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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.

j) 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)**

GENERAL NOTES:

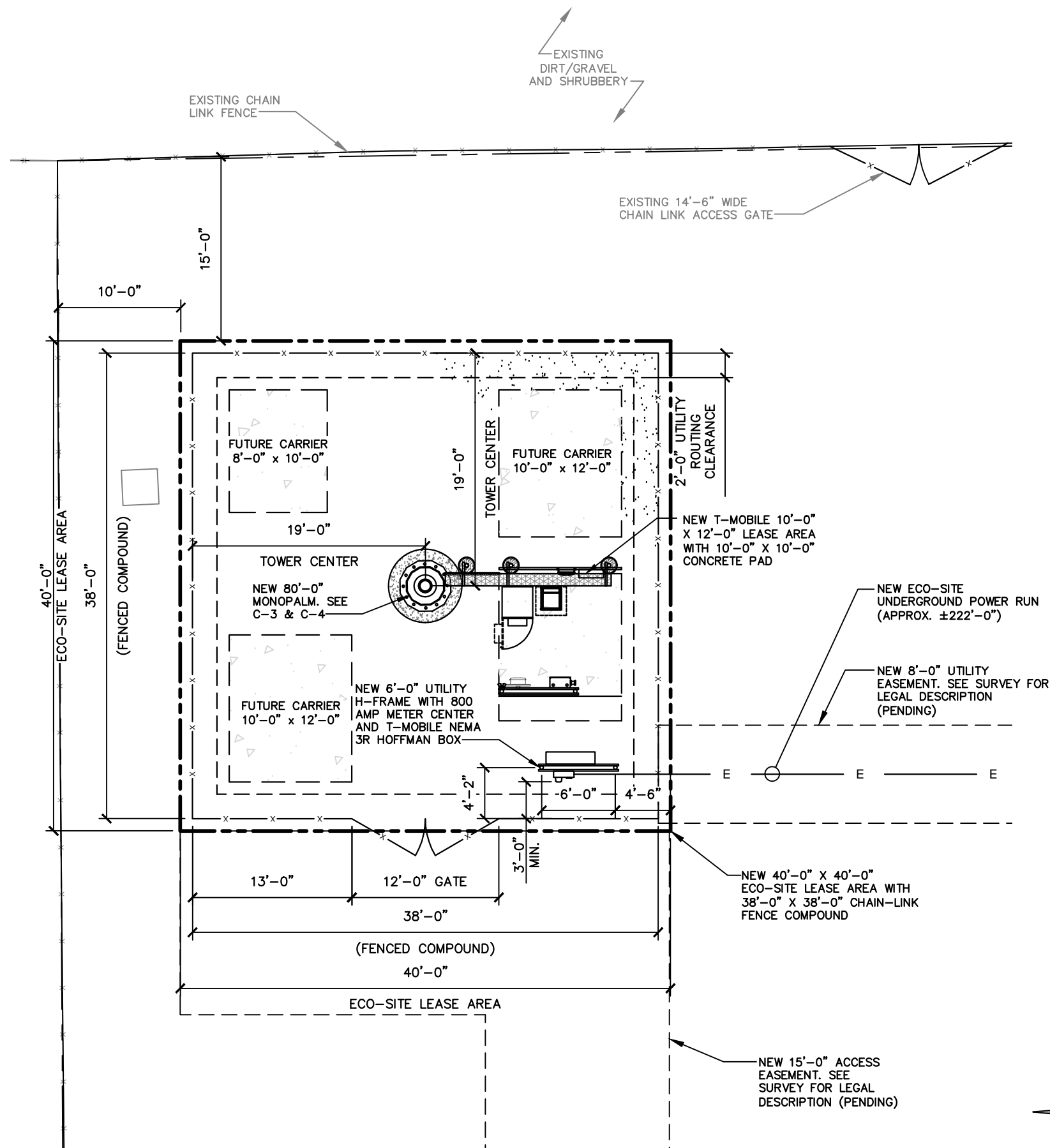
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 72 NUMBER OF HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (312)-744-7000. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

SURVEY NOTE:

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY "DIAMONDBACK LAND SURVEYING" DATED 8/8/17 AND SITE VISIT ON 7/26/17.

COAX NOTE:

- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.



ENLARGED SITE PLAN

SCALE: 1" = 10'-0" (1" = 5'-0" ON 24"X36" SHEET)

PROJECT INFORMATION:

IMPERIAL CO.
CA-0062
SD07056

1627 MAIN ST.,
BRAWLEY, CA 92227
IMPERIAL COUNTY
T1701240

CURRENT ISSUE DATE:

09/22/17

ISSUED FOR:

ZONING DRAWINGS

REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
A	08/31/17	ZONING DRAWINGS	BLW
B	09/19/17	REVISED ZONING	DYP
C	09/22/17	REVISED ZONING	ERM

CONSULTANT:



W-T COMMUNICATION
DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
8560 S. Eastern Ave. Suite 220
Las Vegas, NV 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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DRAWN BY: CHK: APV:

BLW RJG JKR

LICENSER:

NOT FOR CONSTRUCTION

SHEET TITLE:

**ENLARGED
SITE PLAN**

SHEET NUMBER: REVISION:

C-2 B

PROJECT INFORMATION:

IMPERIAL CO.
CA-0062
SD07056
1627 MAIN ST.,
BRAWLEY, CA 92227
IMPERIAL COUNTY
T1701240

CURRENT ISSUE DATE:

09/22/17

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ZONING DRAWINGS

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BLW RJG JKR

LICENSER:

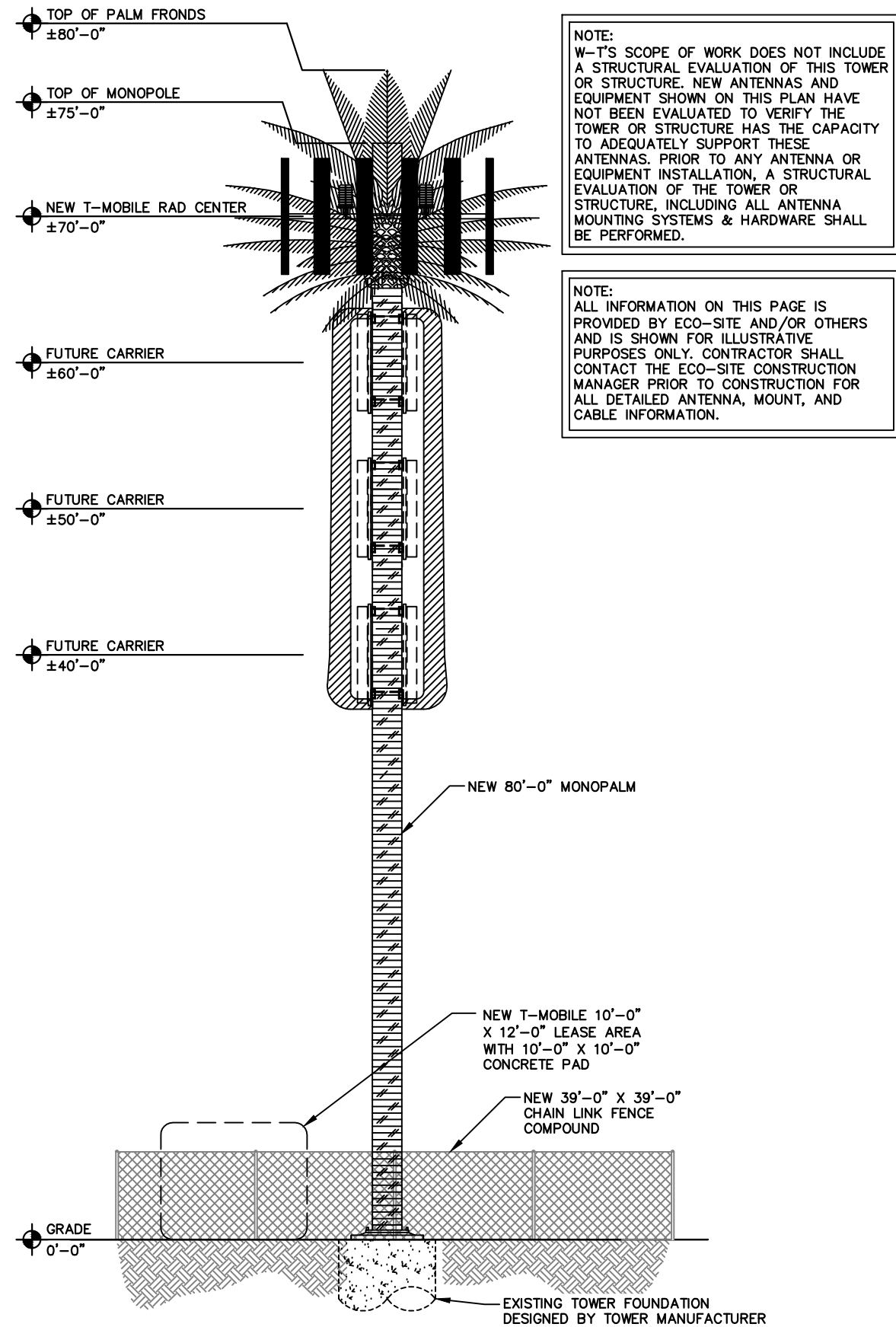
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

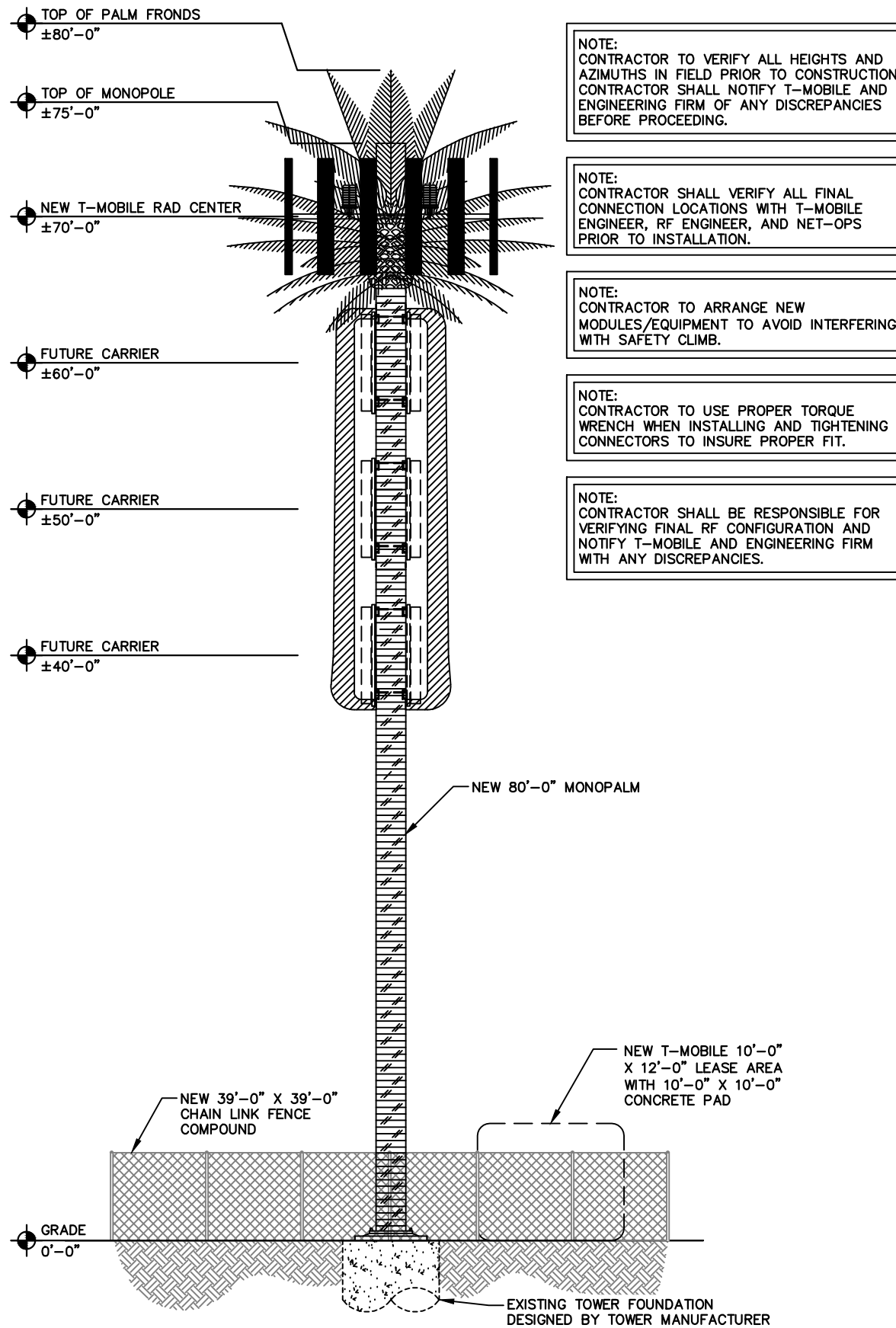
C-3 B



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND CABLE INFORMATION.

NORTH ELEVATION
SCALE: 1" = 10'-0" (1" = 5'-0" ON 24"X36" SHEET) **1**



NOTE:
CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

NOTE:
CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.

NOTE:
CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

NOTE:
CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.

SOUTH ELEVATION
SCALE: 1" = 10'-0" (1" = 5'-0" ON 24"X36" SHEET) **2**

CA-0062 / IMPERIAL CO.

1627 MAIN STREET - BRAWLEY, CA 92227

LOCATION



PROPOSED



EXISTING



T-Mobile West Corp.
3257 E. Guasti Rd. STE 200
Ontario, CA 91761



J5 Infrastructure Partners
2030 Main Street, Suite 200
Irvine, CA 92614

SOUTH LOOKING NORTH

Sheet No.

1

CODE ENFORCEMENT REPORT OCTOBER 2017

PROPERTY ADDRESS	VIOLATION TYPE	DATE CHECKED	COMMENTS
275 "E" Street, Apartment #125	Housing	10-05-17	Items repaired-work completed
1086 Pater Street	Abandoned Vehicles	10-06-17	Trailer removed
668 South 2 nd Street	Code Enforcement	10-06-17	Overgrown trees-civil matter
1148 "E" Street	Abandoned Vehicles	10-09-17	Cars parked in front yard removed
Riverview Cemetery	Code Enforcement	10-09-17	Trash-in process
1137 Main Street	Vacant Building	10-12-17	Vacant house-in process
1684 "I" Street	Housing Inspection	10-12-17	No air conditioning, no power- in process
224 "H" Street	Vacant Building	10-12-17	Vacant house- in process
1627 Main Street	Code Enforcement	10-13-17	Trailer in business area-in process
Alley Located at Grapefruit Drive	Code Enforcement	10-16-17	Trash in alley-in process
1065 "K" Street	Code Enforcement	10-16-17	Trash in alley-in process
1077 Pater Street	Abandoned Vehicles	10-17-17	Abandoned vehicle removed
525 Main Street	Code Enforcement	10-19-17	Gas meter fence removed-in process
486 Magnolia Street	Code Enforcement	10-20-17	Work without permit-permit obtained
Across From 587 Magnolia Street	Code Enforcement	10-20-17	Trash, sofas- in process
Alley Between J & K 1100 Block	Code Enforcement	10-20-17	Trash all over alley-in process
223 West "G" Street	Abandoned Vehicles	10-20-17	Abandoned vehicles- in process
300 Block "K" Street	Abandoned Vehicles	10-20-17	Truck parked in front yard-in process
108 "G" Street-Alley Behind Property	Code Enforcement	10-24-17	Trash in alley- in process
991 "H" Street	Code Enforcement	10-24-17	Trash in alley-in process
1129 Pecan Street	Code Enforcement	10-24-17	Trash cans on street-in process
206 "B" Street	Code Enforcement	10-24-17	Trash along fence, rats, cockroaches-in process
306 North 1 st Street	Code Enforcement	10-25-17	Addition to house without permit-in process
919 "G" Street	Vacant Building	10-25-17	Vacant building-in process
1137 Main Street	Vacant Building	10-25-17	Vacant house-in process
1087 Pater Street	Abandoned Vehicles	10-27-17	Abandoned vehicle-in process
219 "E" Street	Vacant Building	10-31-17	Vacant house-in process
919 Pater Street	Abandoned Vehicles	10-31-17	Abandoned vehicle- in process