



PLANNING COMMISSION

Robert Palacio, Chairman

Ramon Castro, Vice-Chairman

Eugene Bumbera Jay Goyal Kevan Hutchinson

George A. Marquez Darren Smith

AGENDA

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 5th, 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 MAY 3rd, 2017 & JUNE 7th, 2017 MEETINGS**
4. **PUBLIC APPEARANCES**

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

PUBLIC HEARINGS

5. An application for a Conditional Use Permit (CUP17-02) requesting to allow usage of 171 Main Street as a Place of Assembly. Parcel is zoned West Village Main Street (WM) which allows Places of Assembly with a Conditional Use Permit.

Applicant: Norma Schoonover
 1067 Calle Luna,
 Brawley, CA 92227

Location: 171 Main St., More Particularly known as Lots 9 & 10 BLK 21, City of Brawley, County of Imperial, State of California, APN: 046-204-018.

6. An application for a Tentative Tract Map was submitted in order to permit single family dwellings. The property is currently zoned R-1 (Residential Single Family). The site is currently vacant and is 47.88 acres in size. The proposed tentative map shows the property to be subdivided to allow for construction of 178 single family detached units.

Applicant: Imperial Valley Builders, LP

Location: Portion of Tract 115, Sections 4 & 5, Township 14 South, Range 14 East, City of Brawley, County of Imperial, State of California, APN 048-250-103 & 104

7. **ZONING AND CODE ENFORCEMENT**

*June 2017 report attached.

8. **NEXT MEETING DATE**

9. **ADJOURNMENT**

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

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

DRAFT

**CITY OF BRAWLEY
May 4, 2017**

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., Community Valley Bank, 310 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 **Vice-Chairman Castro @ 5:30pm**

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

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

The minutes of April 5, 2017 were **approved** as submitted. m/s/c Hutchinson/Smith 6-0

4. PUBLIC APPEARANCES There was none.

5. PLANNING COMMISSIONERS TRAINING WORKSHOP

Planning Director, Gordon Gaste introduced the Trainer for the workshop- Brain Mooney. Mr. Gaste gave a brief history of Mr. Mooney's previous work with the City of Brawley. Mr. Mooney proceeded to give the training workshop to the Planning Commissioners.

The training information that was presented and given to the Planning Commissioners is available for pick-up to anyone interested, at the Planning Department.

6. ADJOURNMENT @ 8:00pm



Lisa Tylenda, Planning Technician

DRAFT

CITY OF BRAWLEY

June 7, 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 Palacio** @ 5:30pm

PRESENT: Palacio, Bumbera, Marquez, Goyal

ABSENT: Castro, Hutchinson, Smith

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

The minutes of May 3rd, 2017 will be approved during the July 2017 Planning Commission meeting.
m/s/c Goyal/Marquez 4-0

4. PUBLIC APPERANCES There was none.

5. PUBLIC HEARING

The applicant is requesting a conditional use permit to allow the expansion of their existing church on an adjacent parcel and utilize this currently vacant building for assembly, outreach and service purposes. The property is currently zoned P-D (Planned Development), Downtown Specific Plan - West Village Main Street. The site is currently a vacant building. There are no zoning conditions currently imposed on this property.

Applicant: Norma Schoonover
1067 Calle de Luna
Brawley, CA 92227

Location: Lots 9 & 10 BLK 21 City of Brawley, County of Imperial, State of California. APN: 046-204-018

Planning Director Gaste gave an overview of the project. Planning Director Gaste informed the commissioners that the applicant is proposing the expansion of their existing church on an adjacent parcel, to utilize the currently vacant building for assembly, outreach and service purposes. The property is currently zoned P-D (Planned Development), Downtown Specific Plan - West Village Main Street, zoning requires a conditional use permit to allow for places of assembly/churches.

DRAFT

OPEN PUBLIC HEARING @ 5:36PM

Commissioner Bumbera asked the applicant what type of activities the building would be used for.

Pastor Richard Rodriguez informed the commission that the building will be used for outreach services, youth activities, and similar functions for the ministry.

Commissioner Goyal asked the applicant what type of improvements would be done to the location.

Pastor Rodriguez informed the commission that the improvements that will be done are all outlined within the Conditions of Approval discussed during the Development Review Committee meeting.

Commissioner Marquez asked the applicant if they have had any problems at the current location.

Pastor Rodriguez informed the commission that the only problems they have encountered lately at the location, have been break-ins and theft.

Commissioner Bumbera inquired about how parking would be dealt with at the location.

Pastor Rodriguez informed the commission, that there is a provided parking area behind the building access via the alley.

PUBLIC HEARING CLOSED@ 5:48PM

The commission **approved** the conditional use permit. m/s/c Goyal/Marquez 4-0

6. ZONING CODE ENFORCEMENT

Building Official Francisco Soto provided a code enforcement report for the month of May 2017.

*Please see attached document.

7. NEXT MEETING DATE

The Planning Commission **adjourned** to July 5, 2017.

8. ADJOURNMENT @ 6:05pm

Lisa Tylenda, Planning Technician

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit #: CUP 17-02

Property Owner: Norma Schoonover

**Applicants/
Representatives:** Norma Schoonover/Richard Rodriguez

Legal Description: Lots 9 & 10 BLK 21 City of Brawley, County of Imperial, State of California. APN: 046-204-018.

Location: 171 Main Street, Brawley, CA 92227

Area: 0.34 Acres (14912.94 Square Feet)

Zoning: P-D (Planned Development)
Downtown Specific Plan - West Village Main Street

Existing Use: Vacant Building

Proposed Use: Church/Place of Assembly

Surrounding Land Uses:

North -	WN (West Village Neighborhood)
South -	WM (West Village Main Street)
East -	WM (West Village Main Street)
West-	WM (West Village Main Street)

General Plan Designation: Mixed Use

**PLANNING COMMISSION HEARING, JULY 5, 2017,
5:30 P.M., CITY COUNCIL CHAMBERS,
383 MAIN STREET, BRAWLEY, CALIFORNIA**

Conditional Use Permit: 17-02

General Information:

The applicant is requesting a conditional use permit to allow expansion of their existing church on an adjacent parcel and utilize this currently vacant building for assembly, outreach and service purposes. The property is currently zoned P-D (Planned Development), Downtown Specific Plan - West Village Main Street. The site is currently a vacant building. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

The Development Review Committee (DRC), on May 4, 2017, voted unanimously to recommend approval of this conditional use permit with the following conditions:

1. Landscaping will be required as per Sec. 27.180 of the Zoning Ordinance and the Downtown Specific Plan.
2. Hydraulics, drainage and grading details to City standards provided to the City Engineer. The percentage of retention shall be determined by the City Engineer.
3. Applicant/Property Owner shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street.
4. Provide sewer and water, curb and gutter, sidewalk, street and other improvements to City standards before City issues certificate of occupancy for any structure for each parcel. This shall include, but may not be limited to:
 - a. Install water meter.
 - b. It appears that more than one water service connects to the building. Further investigation needs to be done to determine the size and location of pipes.
 - c. If food preparation will occur a backflow preventer and a grease trap may be required.
 - d. Repair broken curb and gutter on the east side of the property.
 - e. Street Light adjacent to the driveway has been hit multiple times, protect it with bollards. Install wires cover.
 - f. Install "right turn only" sign on the way out from the parking lot.
 - g. Repair concrete chips and spalls on the sidewalk and seal the wide joints. Grind raised joint on the west boundary.
 - h. Remove short steel post on the middle on the sidewalk.
 - i. Remove and replace the asphalt concrete on the parking lot.
 - j. Remove and replace broken concrete car bumpers on the parking lot.
 - k. Install striping on the parking lot.
 - l. Rehabilitate the lights on the parking lot.
5. Applicant/Property Owner shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Development Review Committee, Planning Commission or City Council concerning the project. The City of Brawley shall promptly notify the applicant of any claim, action or proceedings and shall cooperate fully in the defense.
6. The applicant shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply. This include any applicable Development Impact Fees, Capacity Fees, Plan Check and/or Inspection Fees, Air Pollution Control District (APCD) Fees, Environmental Filing Fees and Building Permit Fees.
7. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
8. 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.

Conditional Use Permit: CUP 17-02

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15303(a).
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Granting of the conditional use permit will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The conditional use permit is consistent with the General Plan and the character of the area for that type of land use.

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

West Village Main Street zoning of the Downtown Specific Plan permits churches/places of assembly by **Conditional Use Permit** only.

The Commission must determine the following:

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

ATTACHMENTS: Location Maps.

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

POR. OF TOWNSITE

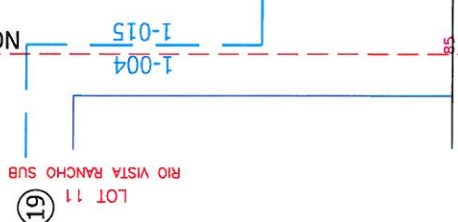
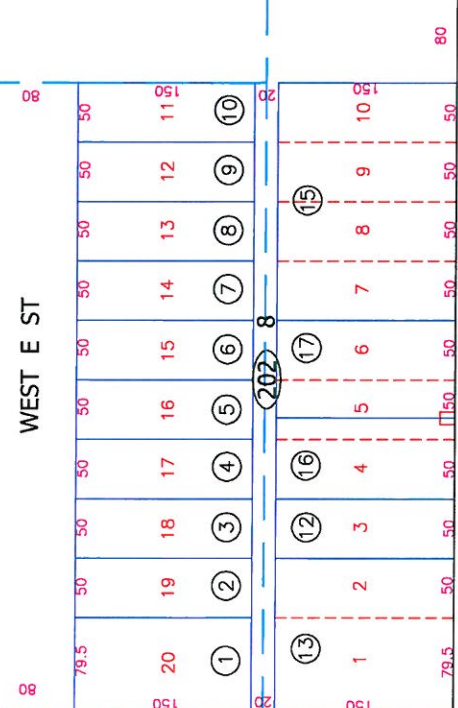
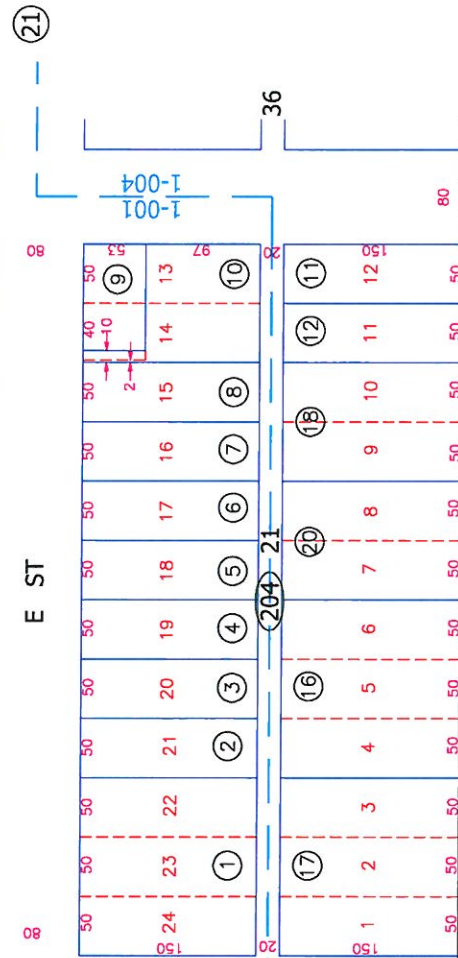
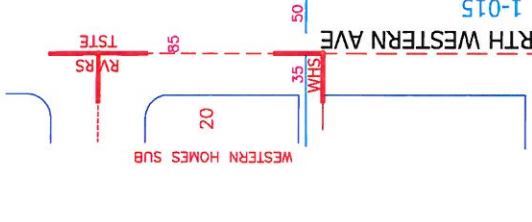
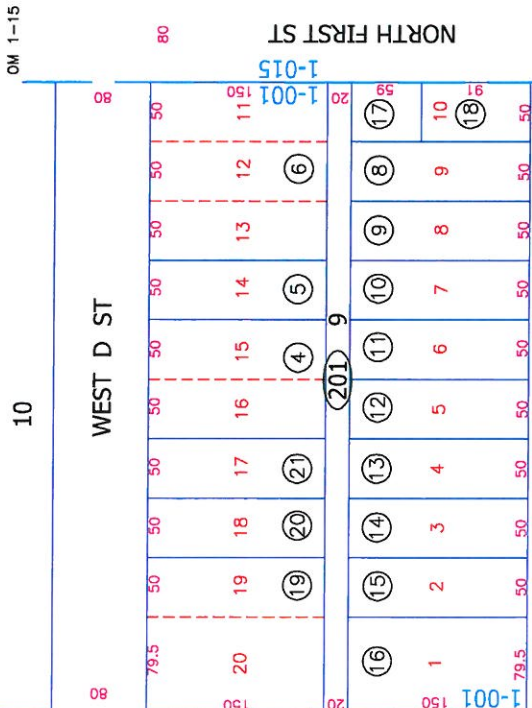
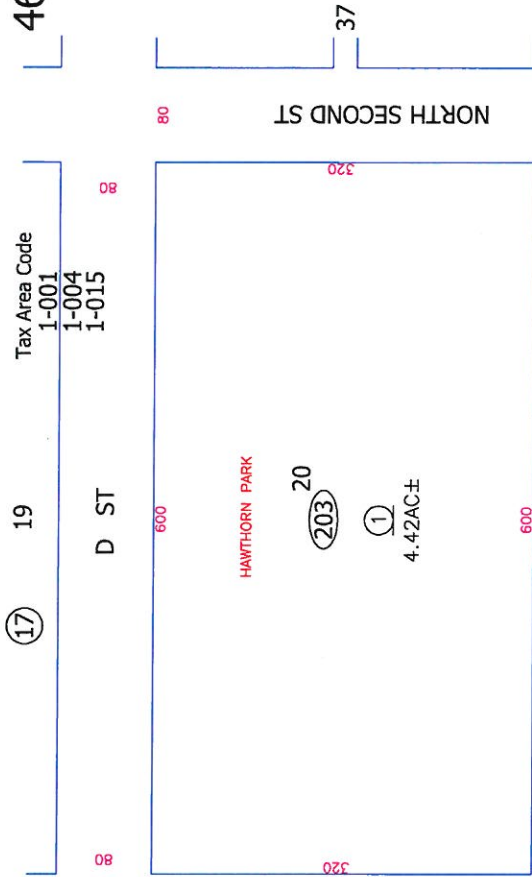
46-20

Tax Area Code
1-001
1-004
1-015

19

OM 1-15

10



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

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)

1-6-00 L5
10-4-82 RW
9-1-81 RW
7-5-77 DJ

10-17-12 MF

Bk. 48
Pg. 05

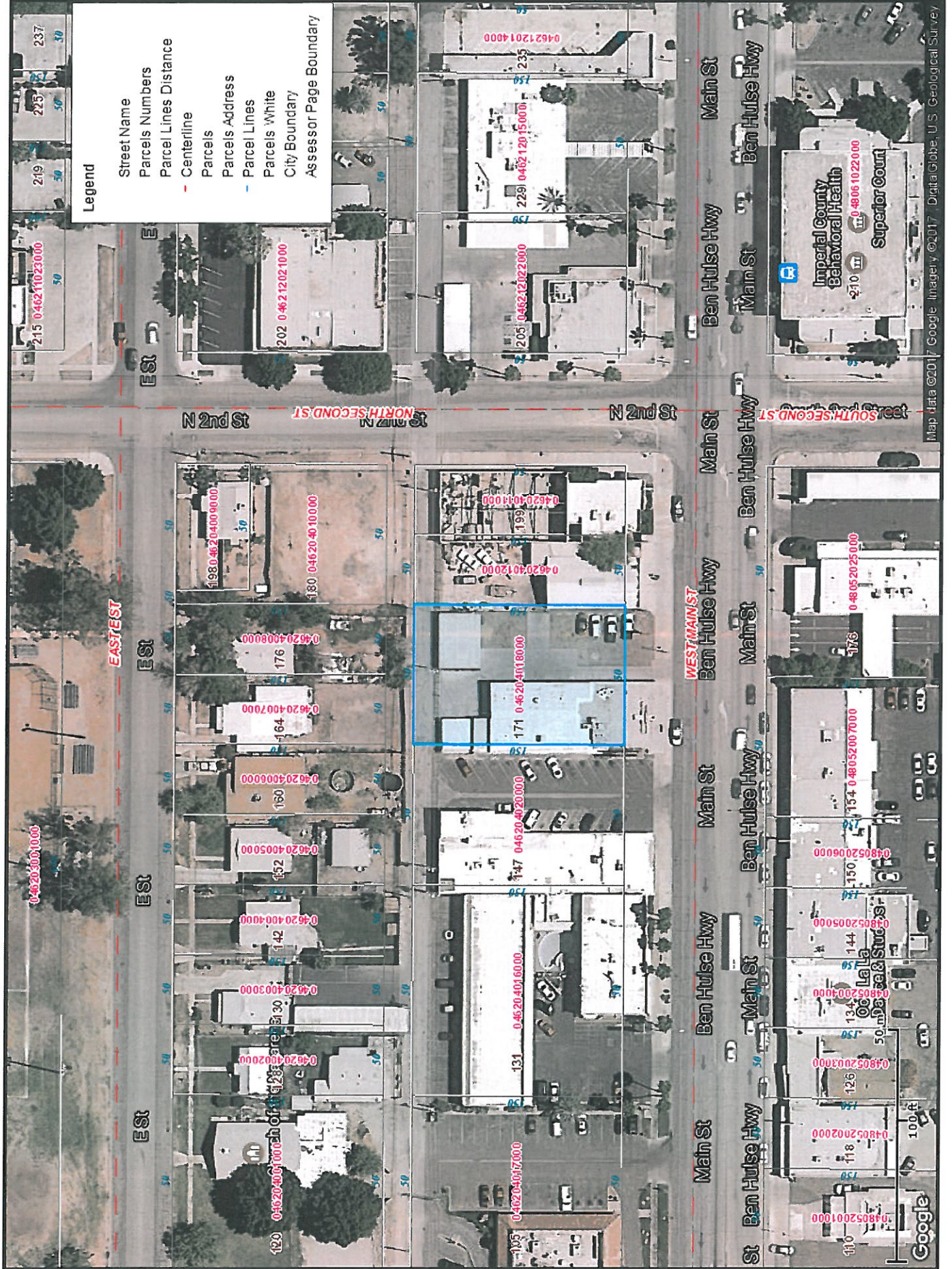
CITY OF BRAWLEY
Assessor's Map Bk. 46-Pg. 20
County of Imperial, Calif.



7

22

CUP17-02



Legend

- Street Name
- Parcel Numbers
- Parcel Lines Distance
- Centerline
- Parcels
- Parcels Address
- Parcel Lines
- Parcels White
- City Boundary
- Assessor Page Boundary

PLANNING COMMISSION STAFF REPORT

Major Subdivision/

Tentative Tract Map: TM17-01 - Victoria Park Units #2, #3 and #4

Property Owner/

Applicant: Imperial Valley Builders, LP

Representative(s): Raymond Todd Dial, RTD Consulting

Legal Description: Portion of Tract 115, Sections 4 & 5, Township 14 South, Range 14 East, City of Brawley, County of Imperial, State of California, APN 048-250-103 & 104

Location: Northwest corner of South Imperial Avenue and Wildcat Drive

Area: Total: 47.88 Acres (2,085,653 Square Feet)
Parcel 1: 4.94 Acres (215,186 Square Feet)
Parcel 2: 42.94 Acres (1,870,466 Square Feet)

Zoning: R-1 (Residential Single Family)

Existing Use: Vacant

Proposed Use: Single Family Dwellings

Surrounding Land Uses:

North - R-1 (Residential Single Family) / Single Family Dwellings

South - R-1 (Residential Single Family) / Vacant

East - P-F (Public Facilities) / IID Electrical Facility

West - R-1 (Residential Single Family) / Single Family Dwellings/Vacant

General Plan Designation: Low Density Residential

CEQA Status: Mitigated Negative Declaration

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

Major Subdivision/Tentative Tract Map: TM17-01

General Information:

A Tentative Tract Map was submitted in order to permit single family dwellings. The property is currently zoned R-1 (Residential Single Family). The site is currently vacant and is 47.88 acres in size. The proposed tentative map shows the property to be subdivided to allow for construction of 178 single family detached units. Access is proposed via Malan Street, Wildcat Drive and South Imperial Avenue. There are no zoning conditions currently imposed on this property since the previous tentative tract map expired.

Staff Recommendation:

If approved, the Planning Department recommends that the following conditions shall apply:

1. The Developer shall comply with all local, state & federal laws, rules, regulations, ordinances, resolutions and standards applicable to this Project, whether specified herein or not. Where conflicts occur, the most stringent requirements as interpreted by the City shall apply.
2. Obtain City Engineer's review and approval (stamp & signature) for all final maps, improvement plans, studies, soils reports, cost estimates, designs including pipe diameters/materials and manholes for all underground utilities, calculations, Subdivision Agreement(s), related documents, and amounts of fees required for this Project.
3. All improvements required for each final map and/or phase of development for this Project shall be constructed, or in lieu thereof, an improvements security be provided to insure their construction. The City Engineer and the City Attorney shall review the improvements security format, content and amounts. The type of improvement security shall be approved by City Council.
4. Obtain, pay for and comply with all permits required from the City of Brawley and the Imperial Irrigation District (IID) for improvements within, adjacent or across these agencies rights of way and/or facilities, as required to serve this Project.
5. Offer for dedication all rights of way, easements or parcels of land required for the improvements of streets, underground pipelines, utilities and the storm drainage retention basin.
6. Approval or conditional approval of the tentative map shall not constitute the waiver of any requirement of the City's ordinances or resolutions, regulations or standards; except, where a condition herein specifically provides a waiver.
7. High Pressure Sodium street safety lighting shall be provided at 300 ft. maximum spacing and at all street intersections, according to the IID Standards. Streetlights shall be of 150 watts at street intersections and of 100 watts elsewhere.
8. Stop signs, stop bars and legend, shall be provided at locations determined by the City Engineer.
9. All private drainage and all private facilities, which are installed, operated, and maintained within Imperial Irrigation District right of way, require an IID encroachment permit.
10. Developer shall provide the Project's electrical load calculations to the Imperial Irrigation District Power Department in order to determine the electrical power facilities needed and their cost.
11. Developer shall provide to the Project, underground utility services such as: natural gas, telephone and cable television in coordination with the corresponding utility company. Conduit shall also be required at the request of the Imperial Valley Telecommunications Authority (IVTA).
12. The type, quantity and location of new fire hydrants shall be subject to the review and approval of the City Engineer and the Fire Chief. Fire hydrants shall be no farther apart than what is required by the Uniform Fire Code, table A-III-B-I. Installation of fire hydrants shall be prior to construction of each respective phase of the development.
13. Project must comply with local, state and federal storm drainage discharge permits regulations.
14. Provide adequate drainage to prevent runoff into agricultural land and subsequent erosion of soils.
15. Water shall be applied to active grading areas, unpaved surfaces used for vehicle access, and other areas of dust generation to prevent or suppress airborne particulates during site development to the satisfaction of the Brawley Department of Public Works.
16. Implementation of Best Management Practices and a Storm Water Pollution Prevention Plan to prevent soil erosion and polluted runoff.
17. Water, sewer, and storm drain systems to be installed shall be as a result of master water, sewer and storm drain designs prepared and submitted to the Engineer for review and approval prior the preparation of the improvement plans.

Major Subdivision/Tentative Tract Map: TM17-01

18. The developer shall construct the retention basin and necessary drainage facilities per City Engineer's standards. The west retention basin shall be developed prior to Certificate of Occupancy of either Lots 1 – 13 or 21 -26 of Unit #1 or prior to Certificate of Occupancy for any of the 17 units of Unit #2, whichever comes first. The east retention basin shall be developed prior to Certificate of Occupancy of Unit #3. The retention basin shall be designed to store 100% of 100-year storm. Conveyance system shall be designated to a 100-year frequency storm.
19. The retention basin shall be landscaped and maintained by the developer until the City accepts the property and improvements to be maintained by the Community Facilities District.
20. Any deficiencies in Unit#1 such as paving, concrete improvements, water, sewer, and storm drain facilities including storm drain lift station or any other installed improvements shall be repaired prior to occupancy of Unit#2.
21. The Bryant Drain shall be undergrounded in conjunction with the improvements to Wildcat Drive by the Developer at their expense.
22. A block wall shall be constructed on the outside residences of the subdivision. This shall include the area on the north along the alley, on the east along South Imperial Avenue and to the south along the retention basins.
23. Pretreatment of wastewater shall be required per Public Works standards.
24. Subdivider shall obtain all stormwater drainage permits from the Regional Water Quality Control Board, if required.
25. A qualified biologist shall conduct a survey of the property for the presence of burrowing owls, and a written report on the results of the survey shall be provided for review by the Brawley Planning Department before commencement of each phase of site grading. The City shall require mitigation for potential impacts if burrowing owls or their burrows are present onsite and would be impacted by the grading.
26. Quimby fees will be calculated using the appraised or purchase price to be provided by the Developer.
27. Developer shall perform all necessary half street improvements, including landscaping, to South Imperial Avenue and to Wildcat Drive. Wildcat Drive shall be developed prior to Certificate of Occupancy of Lots 1 – 13 or 21 -26 of Unit #1 or prior to Certificate of Occupancy of any unit in Unit #3, whichever comes first. South Imperial Avenue shall be developed prior to occupancy of any unit in Unit #4 or 127 units. Improvements plans shall show all improvements including paving, medians, utilities, striping and street lighting. Dogwood Road is designated as a Secondary Arterial in the Infrastructure Element. Construction of improvements along South Imperial Avenue and along Wildcat Drive shall include the relocation of all necessary existing utilities and improvements at developer's expense.
28. Construction shall only occur during daylight hours (from 7 A.M to evening twilight) excluding Sundays and Holidays where no construction shall occur.
29. Developer shall contribute a "fair share" to signalize the Wildcat Drive and South Imperial Avenue intersection.
30. Developer shall restripe South Imperial Avenue Malan Street intersection as necessary per Public Works requirements.
31. Subdivider shall pay fees to record and process the tentative map and related environmental documents.
32. All mitigation listed in the Mitigated Negative Declaration shall also be completed as stated in the document.
33. 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.

Major Subdivision/Tentative Tract Map: TM17-01

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 as referenced in the Mitigated Negative Declaration
3. Approval of the Mitigated Negative Declaration, tentative tract map will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The tentative map is consistent with the character of the area for that type of land use.
5. The size of the new parcels is consistent with the Zoning ordinance.
6. The size of the new parcels is consistent with the General Plan.
7. The Tentative Tract Map was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

The Commission must determine the following:

- A. The proposed Tentative Tract Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Tentative Tract Map complies with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area.
- C. The proposed Tentative Tract Map 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 Tentative Tract Map 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. A traffic study is required to determine the effects of the proposed development on the public right-of-way and traffic control.
- E. Any impacts of the proposed Tentative Tract Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Tentative Tract Map mitigates substantial environmental problems.
- G. The proposed Tentative Tract Map provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses.
- H. The proposed Tentative Tract Map is compatible with adjacent structures and uses.
- I. The Tentative Tract Map is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

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

R-1 (Residential Single Family) zoning permits single family detached dwellings.

ATTACHMENT: Location Maps; Tentative Tract Map; Phasing Map; Environmental Initial Study; Mitigated Negative Declaration.

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.

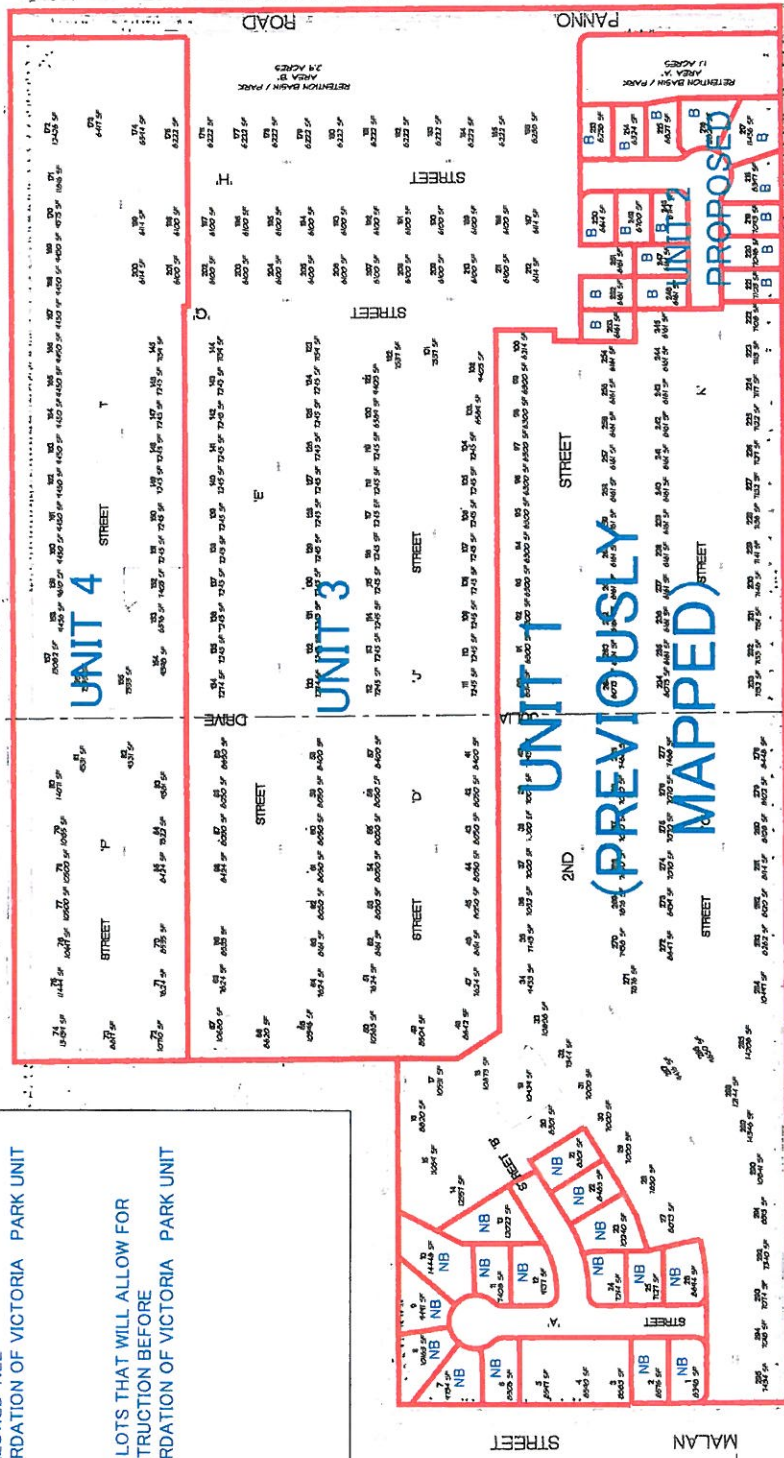
PHASING MAP

NB- LOTS IN UNIT 1 THAT WILL NOT BE ALLOWED TILL RECORDATION OF VICTORIA PARK UNIT #3

B- LOTS THAT WILL ALLOW FOR CONSTRUCTION BEFORE RECORDATION OF VICTORIA PARK UNIT 3



DOGWOOD ROAD



048-250-77

048-250-77



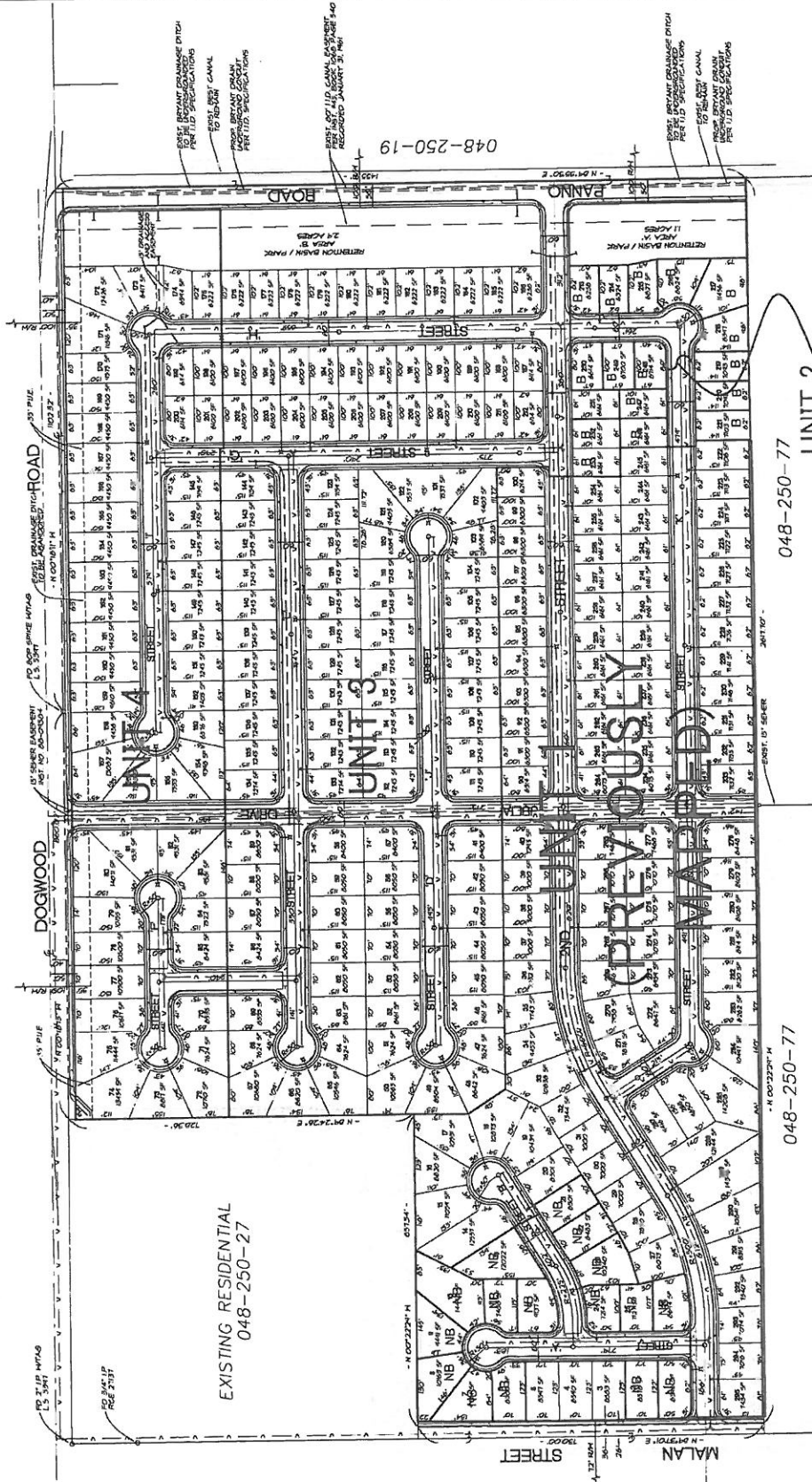


Sanders, Inc
 Architects/Engineers
 103 CENTURY WAY, SUITE A
 E. CENTRO, CA 92243
 760 553 5440 FAX 760 553 5442

Drawings Date: 04-18-17
 Date Last Revised: 05-22-17

PROJECT TITLE: VICTORIA PARK SUBDIVISION UNIT 2 AND 3
 TENTATIVE SUBMISSION MAP

PROJECT NUMBER: 17-015U
 SHEET NUMBER: 2 OF 2



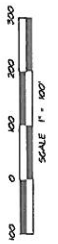
UNIT 2
 048-250-77

UNIT 3
 048-250-77

NB- LOTS IN UNIT 1 THAT WILL NOT BE ALLOWED TILL RECORDATION OF VICTORIA PARK UNIT #3

B- LOTS THAT WILL ALLOW FOR CONSTRUCTION BEFORE RECORDATION OF VICTORIA PARK UNIT 3

- NOTES:**
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE DATUM SHOWN ON SHEET 17-015U.
 2. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE PRELIMINARY, AND MAY BE SUBJECT TO CHANGE DURING THE RECORDATION PROCESS.
 3. SEE THE SEPARATE GEOTECHNICAL REPORT FOR GRADING DETAILS AND SETBACK INFORMATION.
 4. ELEVATIONS SHOWN HEREON HAVE BEEN ADJUSTED BY AN ADDITIVE FACTOR OF 1.000.



EXISTING RESIDENTIAL
 048-250-27

City of Brawley

CEQA Environmental Information Study

1. **Project title:** TM17-01 (Tentative Tract Map) – Victoria Park Units #2, #3 and #4
2. **Lead agency names and addresses:**

City of Brawley
Planning Department
400 Main St.
Brawley, CA 92227
(760) 344-8822
(760) 344-0907 (FAX)
3. **Contact person:** Gordon R. Gaste, AICP CEP, Planning Director
4. **Project location:** Portion of Tract 115, Sections 4 & 5, Township 14 South, Range 14 East, City of Brawley, County of Imperial, State of California, APN 048-250-103 & 104
5. **Project sponsor's name and address:**

Imperial Valley Builders, LP
124 West Main Street, Suite 240
El Cajon, CA 92020
6. **General plan designation:** Low Density Residential
7. **Zoning:** R-1 (Residential Single Family)
8. **Description of project:** A Tentative Tract Map was submitted in order to permit single family dwellings. The property is currently zoned R-1 (Residential Single Family). The site is currently vacant and is 47.88 acres in size. The proposed tentative map shows the property to be subdivided to allow for construction of 178 single family detached units. Access is proposed via Malan Street, Wildcat Drive and South Imperial Avenue. There are no zoning conditions currently imposed on this property since the previous tentative tract map expired.
9. **Surrounding land uses and setting:**

North - R-1 (Residential Single Family) / Single Family Dwellings
South - R-1 (Residential Single Family) / Vacant
East - P-F (Public Facilities) / IID Electrical Facility
West - R-1 (Residential Single Family) / Single Family Dwellings/Vacant

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:

-Tentative Tract Map

County of Imperial:

-Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no scenic vistas or designated scenic highways in the project area that could be affected by the project; therefore, there will be no impact.

Issues (and Supporting Information Sources):

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project will be consistent with the general plan, zoning ordinance and surrounding land uses and would not degrade the existing visual character or quality of the site; therefore, there will be no impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Lighting in the area is associated with existing development. Light for the proposed project would be consistent with City of Brawley standards per the Zoning Ordinance for residential subdivisions.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Resources Board. 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 low density residential within an urbanized area that is currently adjacent to development. Also, the property has not been farmed in over 15 years.

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.

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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d) Result in the loss of forest land or conversion of forest land to non-forest use?

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

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

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

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The regional plan for Brawley is the Air Quality Attainment Plan for Imperial County. The California Air Resources Board (CARB) provides criteria for determining whether a project conforms to the Air Quality Attainment Plan. The Air Quality Analysis indicates less than significant impacts that would be mitigated and would not obstruct the implementation of the air quality attainment plan for Imperial County.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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

Emissions due to operation of the project will emit some CO2. The proposed project is classified as a Tier 2 project(to be verified with APCD). According to the ICAPCD CEQA Air Quality Handbook, Tier 2 projects are required to implement all standard and discretionary mitigation measures. Construction emissions are shall be restricted to less than the ICAPCD thresholds for all criteria pollutants.

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 would contribute 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. These measures 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 not generate objectionable odors. Therefore, there would be no impact.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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 site was surveyed for the existence of burrowing owls or any other protected or sensitive species several years ago. No sensitive species were found. A follow-up survey shall be performed prior to construction activities. If these species are present, avoidance, minimization and mitigation shall be performed.

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 habitat or sensitive communities are present.

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 site will be surveyed for the existence of burrowing owls or any other protected or sensitive species. If these species are present mitigation measures could include avoidance and/or relocation measures.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

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

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 vacant parcel is adjacent to existing urban development which would not be considered historical as defined by the four criterion listed by the California Register of Historic Resources therefore, creating no impacts.

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

The site is adjacent to existing development and has been disturbed and there are no identified archaeological resources located on the project site. The site has been disturbed by agriculture previously for many years.

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

The site is adjacent to existing development and has been disturbed and there are no identified paleontological resources located on the project site. The site has been disturbed by agriculture previously for many years.

Issues (and Supporting Information Sources):

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is adjacent to existing development 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, all structures shall be in adherence to the California Building Code.

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 current and proposed buildings are designed to reduce the impacts to a level that is less than significant.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

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

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Due to the completely flat and level nature of the project site, there is no potential for a landslide incident and would have no impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Soil at the project site could be subject to wind and water erosion during construction. Erosion control requirements and Best Management Practices would be incorporated into the project design at the time of development that produces less than significant 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project shall meet the requirements of geotechnical report for construction which will mitigate impacts to a less than significant level.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project shall meet the requirements of a geotechnical studies for construction which has no 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site would be connected to City wastewater disposal systems and onsite treatment system. Pretreatment shall be required to meet Public Works standards, and therefore, there would have less than significant impacts.

Issues (and Supporting Information Sources):

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project will generate some additional traffic which will have less than significant impacts. Any Mitigation per the APCD shall be required to 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?

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

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Hazardous materials would not be transported for this project. Therefore, it would have no 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is greater than one-quarter mile from a schools and will not emit or handle any hazardous materials. Therefore, there will be no impact.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The property in question is not on such a list.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not within two miles of a public airport and there would be no impact.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is an existing urban parcel and shall comply with any emergency response and evacuation plan, and therefore, would have no impact.

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

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

IX. HYDROLOGY AND WATER QUALITY. Would the project:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB). An approved, landscaped retention basin shall be incorporated bringing impact to less than significant.

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Since drainage patterns have already been established in this urban area, and all drainage shall be per the Retention Basin Calculations and Public Works standards, no significant alteration is expected; therefore the impact would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Additional paved surface area will have some effect on runoff and drainage. An on-site retention basin is proposed per the drainage study for the project creating a less than significant impact.

Issues (and Supporting Information Sources):

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site is currently undeveloped land. The proposed project would increase the amount of impervious surface at the project site. Contaminants from parking lots and other paved areas would create new sources of polluted runoff from the project site. The implementation of BMPs (Best Management Practices) and a SWPPP (Storm Water Pollution Prevention Plan) shall be required prior to construction. The project shall incorporate a retention basin per the drainage study to properly manage stormwater onsite, therefore, there would be a less than significant impact.

f) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No other issues would substantially degrade the water quality that would create any impacts.

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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map. Therefore, there would be no impacts.

i) 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?

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

Issues (and Supporting Information Sources):

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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j) Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located inland and is far from any large 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is an infill of a parcel designated for urban development and would not divide an established community.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project shall is consistent with the Zoning Ordinance and the General Plan. Therefore, there would be no impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is not subject to a habitat conservation plan or natural community conservation plan, and does not contain any significant vegetation, habitat or wildlife resources. Therefore, there would be no impact.

XI. MINERAL RESOURCES. Would the project:

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

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

Issues (and Supporting Information Sources):

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

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

XII. NOISE. Would the project result in:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The noise levels will need to be acceptable for the type of land use and surrounding land uses. Minimal noise level increases may result as the result of traffic. A masonry wall is required around the perimeter of the subdivision and adjacent to retention basins bringing the impact to less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will produce minor noise levels, but will remain within the parameters of a residential area and will not have a significant affect to any sensitive receptors. Construction shall only occur during daylight hours (morning twilight to evening twilight) excluding Sundays and Holidays. Therefore, the impact is less than significant.

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

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

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

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

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located within any airport land use plan. Therefore, there is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposal will induce some population growth with the addition of new single family residences; however, the growth is not be above projected population growth and capacity of the General Plan.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no existing housing on-site. Therefore, there would not be a displacement of existing housing or people as a result of this project.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See XII b).

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

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?

The project will require additional fire protection. A Community Facilities District is in place to offset costs bring the impact to less than significant.

Police protection?

The project will require additional police protection. A Community Facilities District is in place to offset costs bring the impact to less than significant.

Schools?

The project will create additional residence with school age individuals. School impact fees will be collected and therefore, there will be a less than significant impact.

Parks?

The project may create an additional need for a park. The project will have some passive onsite recreational opportunities and Quimby Fees will also be collected.

Other public facilities?

The need for electrical service and other utilities will be required. Close coordination between these agencies is essential.

Issues (and Supporting Information Sources):

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will create additional residences. Quimby Fees and Parks & Recreation Fees shall be paid to bring the impact to less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Any construction or expansion of recreational facilities will not have an adverse physical effect on the environment.

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account for all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project will increase traffic in the region around the project site. To maintain an acceptable Level of Service (LOS), Wildcat Drive improvements need to be completed prior to Unit #3 and South Imperial Avenue improvements need to be completed prior to Unit #4. Mitigation includes paving of all internal and abutting streets, striping and signage. Offsite improvements shall include improvements to the half of Wildcat Drive and South Imperial Avenue and a "fair share to signalize the South Imperial Avenue/Wildcat Drive intersection to bring the impacts to less than significant.

Issues (and Supporting Information Sources):

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

See XV 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 therefore, would have 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 project shall be reviewed by the City's engineering division for compliance with City standards and requirements to not create any design impacts.

e) Result in inadequate emergency access?

Implementation of the project would not result in inadequate emergency access, as it is adjacent to an existing development and designed to meet the City of Brawley standards and would have multiple ingress/egress points.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Thus, there would be no impact.

Issues (and Supporting Information Sources):

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed project would adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed project would be serviced by the existing capacity of the City of Brawley's water and wastewater facilities. The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The proposed project would utilize the two existing onsite storm water retention basins. These basins shall be developed into passive parks. This facility would result in a less than significant impact. The Bryant Drain shall be undergrounded concurrently with Wildcat Drive.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The new use will require additional water, but will not exceed the capacity parameters set by the City, therefore, the impacts will be less than

Issues (and Supporting Information Sources):

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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significant.

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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See XVII b).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Allied Imperial Landfill has capacity sufficient for the next 15 years. There would be no impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would comply with all applicable federal, state, and local statutes and regulations pertaining to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Biological Study show no presence of endangered or protected species and therefore, have a less than significant impact on any form of wildlife. Follow up surveys are required prior to construction of each unit.

Issues (and Supporting Information Sources):

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project will contribute additional carbon dioxide (CO2) and effluent into the wastewater system, but shall be mitigated per APCD, City of Brawley and RWQCB requirements and standards. Therefore, a less than significant cumulative impact is expected with the mitigation incorporation.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project will contribute additional carbon dioxide (CO2) and effluent into the wastewater system, but shall be mitigated per APCD, City of Brawley and RWQCB requirements and standards. Therefore, a less than significant cumulative impact is expected with the mitigation incorporation.

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 (2012)**
3. **City of Brawley Wastewater Master Plan (2013)**
4. **Victoria Park Mitigated Negative Declaration (June 2044)**
5. **Geotechnical Report (February 2016)**
6. **Air Quality Report (To be submitted and approved by APCD prior to Mitigated Negative Declaration Adoption)**
7. **Assessment of Greenhouse Gas Emissions and Impacts from EMD (To be submitted and approved by APCD prior to Mitigated Negative Declaration Adoption)**
8. **Biological Resources Evaluation (Follow up required).**
9. **Traffic Study (June 2014)**

**CITY OF BRAWLEY
MITIGATED NEGATIVE DECLARATION FOR TENTATIVE TRACT MAP (TM17-01)
– VICTORIA PARK UNITS #2, #3 AND #4**

I. DESCRIPTION OF PROJECT

A Tentative Tract Map was submitted in order to permit single family dwellings. The property is currently zoned R-1 (Residential Single Family). The site is currently vacant and is 47.88 acres in size. The proposed tentative map shows the property to be subdivided to allow for construction of 178 single family detached units. Access is proposed via Malan Street, Wildcat Drive and South Imperial Avenue. There are no zoning conditions currently imposed on this property since the previous tentative tract map expired.

II. DESCRIPTION OF ENVIRONMENTAL SETTING

North - R-1 (Residential Single Family) / Single Family Dwellings

South - R-1 (Residential Single Family) / Vacant

East - P-F (Public Facilities) / IID Electrical Facility

West - R-1 (Residential Single Family) / Single Family Dwellings/Vacant

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 CEQA draft Initial Study and the Brawley Development Review Committee (DRC) reviewed the project on June 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 project, before the Mitigated 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, any specific plans and zoning ordinance for the City of Brawley.
4. The project is designated for heavy manufacturing 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 City will provide adequate public services to serve the project and will perform any improvements required.
7. The developer will provide adequate public services to serve the project and will perform any improvements required.

8. There are no unusual geologic hazards or flooding problems that would not be adequately addressed by compliance with city development requirements and the California Building Code (CBC).

VI. POTENTIAL SIGNIFICANT IMPACTS

AIR QUALITY

The regional plan for Brawley is the Air Quality Attainment Plan for Imperial County. The California Air Resources Board (CARB) provides criteria for determining whether a project conforms to the Air Quality Attainment Plan. The Air Quality Analysis indicates less than significant impacts that would be mitigated and would not obstruct the implementation of the air quality attainment plan for Imperial County.

Emissions due to operation of the project will emit some CO₂. The proposed project is classified as a Tier 2 project (to be verified with APCD). According to the ICAPCD CEQA Air Quality Handbook, Tier 2 projects are required to implement all standard and discretionary mitigation measures. Construction emissions shall be restricted to less than the ICAPCD thresholds for all criteria pollutants.

The proposed project would contribute 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. These measures for the proposed project would reduce cumulative impacts to a level that is less than significant.

BIOLOGICAL RESOURCES

The site was surveyed for the existence of burrowing owls or any other protected or sensitive species. No sensitive species were found. A follow-up survey shall be performed prior to construction activities. If these species are present, avoidance, minimization and mitigation shall be performed.

GREENHOUSE GAS EMISSIONS

The project will generate some additional traffic which will have less than significant impacts. Any Mitigation per the APCD shall be required to produce a level which has a less than significant impact.

HYDOLOGY AND WATER QUALITY

The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB).

The project site is currently undeveloped land. Additional paved surfaces will have some effect on runoff and drainage. The proposed project would increase the amount of impervious surface at the project site. Contaminants from paved and concrete areas would create new sources of polluted runoff from the project site. The implementation of BMPs (Best Management Practices) and a SWPPP (Storm Water Pollution Prevention Plan) shall be required prior to construction. An approved, landscaped retention basin shall be constructed per the approved drainage study, bringing impact to less than significant.

NOISE

The noise levels will need to be acceptable for the type of land use and surrounding land uses. Construction shall only occur during daylight hours (morning twilight to evening twilight) excluding Sundays and Holidays. Minimal noise level increases may result as the result of traffic. A masonry wall is required around the perimeter of the subdivision and adjacent to retention basins bringing the impact to less than significant.

TRANSPORTATION AND TRAFFIC

The project will increase traffic in the region around the project site. To maintain an acceptable Level of Service (LOS), Wildcat Drive improvements need to be completed prior to Unit #3 and South Imperial Avenue improvements need to be completed prior to Unit #4. Mitigation includes paving of all internal and abutting streets, striping and signage. Offsite improvements shall include improvements to the half of Wildcat Drive and South Imperial Avenue and a “fair share to signalize the South Imperial Avenue/Wildcat Drive intersection to bring the impacts to less than significant.

UTILITIES AND SERVICE SYSTEMS

The proposed project would be serviced by the existing capacity of the City of Brawley’s water and wastewater facilities. The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.

The proposed project would utilize the two existing onsite storm water retention basins. These basins shall be developed into passive parks. This facility would result in a less than significant impact. The Bryant Drain shall be undergrounded concurrently with Wildcat Drive.

MANDATORY FINDINGS OF SIGNIFICANCE

The project will contribute additional carbon dioxide (CO₂) and effluent into the wastewater system, but shall be mitigated per APCD, City of Brawley and RWQCB requirements and standards. Therefore, a less than significant cumulative impact is expected with the mitigation incorporation.

VII. REASONS TO SUPPORT FINDING OF A MITIGATED 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 MITIGATED NEGATIVE DECLARATION IS THEREFORE APPROVED FOR THIS PROJECT.

Gordon R. Gaste, AICP CEP
Planning Director
City of Brawley

DRAFT

Issue Area	Impact	Mitigation Measure	Schedule for Implementation			Monitoring Agency	Monitoring Mechanism				Compliance and Reporting		
			Pre-Construction	During Construction	Post-Construction		Shown in Conditions	Req'd	Shown on Plans	Verified Date/Init	Req'd	Installed on Site	Verified Date/Init
Air Quality	<p>1. The regional plan for Brawley is the Air Quality Attainment Plan for Imperial County. the California Air Resources Board (CARB) provides criteria for determining whether a project conforms to the Air Quality Attainment Plan.</p> <p>2. Emissions due to operation of the project will emit some CO2. The proposed project is classified as a Tier 2 project (to be verified with APCD). According to the ICAPCD CEQA Air Quality Handbook, Tier 2 projects are required to implement all standard and discretionary mitigation measures.</p> <p>3. The proposed project would contribute 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.</p>	<p>1. The Air Quality Analysis indicates less than significant impacts through mitigation and would not obstruct the implementation of the Air Quality Attainment Plan for Imperial County.</p> <p>2. Maximum daily construction emissions are projected to be less than the ICAPCD thresholds for all criteria pollutants except ROG. Mitigation measures would reduce the air quality impacts to a level of insignificance.</p> <p>3. The development fee for the proposed project would reduce cumulative impacts to a level that is less than significant.</p>	X	X		City of Brawley Planning; APCD	TM, MND					A, B, C	a, b
Biological Resources	The site was surveyed for the existence of burrowing owls and other protected or sensitive species.	No sensitive or protected species were found. A follow up survey shall be performed prior to construction activities. If these species are present, avoidance, minimization and mitigation shall be performed.	X			City of Brawley Planning; CDFW	TM, MND					A	a
Greenhouse Gases	The project will generate some additional traffic which would not generate significant additional greenhouse gas emissions causing significant impacts.	Mitigation per the APCD shall be required to produce a level which has a less than significant impact with recommended mitigation.	X	X		City of Brawley Planning; APCD	TM, MND					A, B, C	a, b

Hydrology and Water Quality	<p>1. The project will introduce new effluent into the wastewater system stream.</p> <p>2. The project site is currently undeveloped land. Additional paved surfaces will have some effect on runoff and drainage. The project would increase the amount of impervious surface at the project site. Contaminants from parking lots and other paved areas would create new sources of polluted runoff from the project site.</p>	<p>1. The project shall adhere to all requirements of the City of Brawley Pre-Treatment Ordinance and State discharge requirements per the RWQCB bringing the project to a less than significant impact with the appropriate mitigation.</p> <p>2. The implementation of BMPs (Best Management Practices) and a SWPPP (Storm Water Pollution Prevention Plan) shall be submitted prior to construction. An approved, landscaped retention basin shall be constructed per the approved drainage study, bringing the impacts to less than significant.</p>	X	X	X	City of Brawley Planning and Public Works, RWQCB	TM, RC, MND		A, B, C, D, E	a, b, c
Noise	<p>The noise levels shall be acceptable for the type of land use and surrounding land uses per the General Plan.</p>	<p>The noise levels will need to be acceptable for the type of land use and surrounding land uses. Minimal noise level increases may result as the result of traffic. A masonry wall is required around the perimeter of the subdivision and adjacent to retention basins bringing the impact to less than significant.</p>	X	X	X	City of Brawley Planning and Community Development Services (Building Division)	TM, RC, MND		A, B, C	a
Transportation and Traffic	<p>The project will somewhat increase traffic in the region around the project site.</p>	<p>1. The traffic study and General Plan Infrastructure Element indicate the Level of Service (LOS) to remain at A upon build-out of the project.</p> <p>2. Wildcat Drive improvements need to be completed prior to Unit #3 and South Imperial Avenue improvements need to be completed prior to Unit #4. Mitigation includes paving of all internal and abutting streets, striping and signage. Offsite improvements shall include improvements to the half of Wildcat Drive and South Imperial Avenue and a "fair share to signalize the South Imperial Avenue/Wildcat Drive intersection to bring the impacts to less than significant.</p>	X	X	X	City of Brawley Planning and Public Works	TM, RC, MND		A, B, C	a

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Utilities and Service Systems	<p>The proposed project would be serviced by the existing capacity of the City of Brawley's water and wastewater facilities.</p>	<p>1. The proposed project shall adhere to all applicable regulations regarding water discharge and water quality per the Brawley Pre-Treatment Ordinance and Regional Water Quality Control Board (RWQCB) requirements and would have a less than significant impact with appropriate mitigation.</p> <p>2. The proposed project would utilize the two existing onsite storm water retention basins. These basins shall be developed into passive parks. This facility would result in a less than significant impact. The Bryant Drain shall be undergrounded concurrently with Wildcat Drive.</p>	X	X	X	City of Brawley Public Works; RWQCB	TM, RC, MND	A, B, C, D, E	a, b, c
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Shown in Conditions of Approval:

- TM – Tentative Tract Map
- RC – Required by Code
- MND – Mitigated Negative Declaration

Monitoring Frequency:

- A - Prior to Construction
- B – Throughout Construction
- C – On Completion
- D – Operating
- E – On Violation

Reporting Frequency:

- a - Once, On Completion
- b – On Violation
- c – Ongoing

CODE ENFORCEMENT June 2017

ADDRESS	TYPE	DATE CHECKED	STATUS
908 Martin Place	Vacant Building	6/1/17	Open Building Sending Notice
1124 G Street	Vacant Building	6/1/17	Clean Up in Progress
1062 J Street	Zoning Ordinance	6/1/17	Clean Up in Progress
1080 S. Brawley Ave.	Zoning Ordinance	6/1/17	Landscaping In Violation, Notified Business Manager
1 st Street & G Street	Zoning Ordinance	6/1/17	Fence In Violation, Left Notice
934 Martin Place	Zoning Ordinance	6/1/17	Sent certified Letter
1156 Calle Del Sol	Vacant Building	6/1/17	Still in Violation Refer to Legal
219 E Street	Vacant Building	6/1/17	Weeds, No Violation
521 S. 8 th Street	Housing	6/2/17	Open Building Notified Owner Rep.
1111 D Street	Zoning Ordinance	6/5/17	Complete
Factory 2U	Zoning Ordinance	6/6/17	Unchanged
Latigo Ranch	Zoning Ordinance	6/6/17	Not Repaired, 2 nd Notice Due
607 S. Imperial Avenue	Vacant Lot	6/6/17	Weeds, Unchanged
	Abandoned Vehicle	6/6/17	In Progress
346 A Street	Housing	6/15/17	Some Vehicles Removed
170 C Street	Housing	6/15/17	Correction Letter
260 W. Trail Street	Right of Way	6/15/17	No Access, Will Send Notice
219 E Street	Vacant Building	6/16/17	Alley- Refer to PW
Latigo Ranch	Vacant Lot	6/19/17	Done
266 G Street	Zoning	6/19/17	Open Building Sealed
			Weeds Treated in Progress
			Clean Up in Progress