



## PLANNING COMMISSION

Ramon Castro, Chairman

Jay Goyal, Vice-Chairman

Eugene Bumbera      Kevan Hutchinson

George A. Marquez      Darren Smith      Robert Palacio

### **UPDATED AGENDA**

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

- 1. CALL TO ORDER / ROLL CALL**
- 2. APPROVE AGENDA**
- 3. APPROVE MINUTES OF JUNE 6, 2018 MEETING**
- 4. PUBLIC APPEARANCES**

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

#### **PUBLIC HEARINGS**

- 5. A Parcel Map (PM 18-02) was submitted in order to subdivide one parcel into three single family dwellings. The property is currently zoned R-2 (Residential Low Density). The site is currently vacant and is 0.61 acres in size. Access is proposed via A Street.**

Property Owner/Applicant:      Sierra-Mare Enterprises, INC.

Representative:      J. Carlos Romero, ProTerra

Legal Description:      The West 120 Feet, East 127 Feet, South 287 Feet North 317 Feet of Lot 4 excluding PAR A Of Lot Line Adjustment Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-250-047

- 6. A Conditional Use Permit (CUP 18-02) is requesting to allow for the addition of a 55 foot Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial),**

and is 1.2 acres in size. The site is currently a commercial plaza. Access is proposed via 1st Street or Brawley Avenue.

Property Owners:	JRM Development, LLC c/o Jitendra Goyal
Applicant/Representative:	Will Kazimi, Smart Link, LLC
Legal Description:	Northerly 167.53 Foot Strip in Block 1, City of Brawly, County of Imperial, State of California, APN 048-201-003

**7. ZONING AND CODE ENFORCEMENT**

\* June, and July reports attached.

**8. NEXT MEETING DATE**

**9. ADJOURNMENT**

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

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

# DRAFT

CITY OF BRAWLEY  
June 6, 2018

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

## 1. CALL TO ORDER/ROLL CALL

The meeting was called to order by **Commissioner Hutchinson** @ 5:30 pm

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

## 2. APPROVAL OF AGENDA

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

## 3. APPROVAL OF MINUTES

The minutes of March 7, 2018 were **approved** during the June 2018 Planning Commission meeting. m/s/c Palacio/Marquez 4-0

## 4. PUBLIC APPEARANCES

**Development Services Director Gaste** introduced Council Member Hamby to the Planning Commission as the new City Council Liaison.

## 5. PUBLIC HEARING ZC 18-01 & GPA 18-01

The applicant is requesting a zone change and general plan amendment to construct a future commercial plaza, The General Plan Amendment will change the existing Medium Density Residential land use to Commercial and a zone change from MHP (Mobile Home Park) to C-2 (Medium Commercial). This project is only to change the land use and zoning. No construction will occur, however, the site will be cleared. A detailed site plan shall be required to be submitted to complete the entitlement process and environmental review.

Applicant: Cameron Johnson, AMG Associates, LLC  
Property Owner: Malan Park Investment Group, LLC  
Location: That portion of Block 1, of the Townsite of Brawley, in the City of Brawley, County of Imperial, State of California, as per Map No. 920, excepting therefrom any house trailer or mobile home situated on said land, APN 048-201-002, also known as 650 South Brawley Avenue

**Planning Director Gaste** gave an overview and background information of the project as presented in the staff report. He also added that removal of this housing lot would not be detrimental to the affordable housing needs of the City of Brawley as there are other lots that are able to be developed for affordable housing and some that are already planned for development. Additionally while there is open litigation against closure of the Mobile Home Park the Comissions role in the process is solely to make recommendation to Council who will make a decision after the legal issues are resolved.

## OPEN PUBLIC HEARING @ 5:37PM

# DRAFT

**Cameron Johnson**, AMG Associates, informed the council that it is not in their interest to diminish affordable housing in Brawley. They have planned development caddy corner to the property where there are currently 40 affordable housing apartment units where funding for the second phase was recently approve to build an additional 40 units. They in the process to acquire funding for 72 senior housing apartment units and have acquired a 40 acre site for an additional 80-100 units. Based on the sites close proximity to Highway 86 would be better suited for commercial development. There are aware that this item will not move forward to Council until legal issues are resolved and are aware that might take time. They are only trying to get the process moving.

**Commissioner Hutchinson** asked Mr. Johnson how many units remain on site and if there were any utilities.

**Cameron Johnson**, informed the Commission that there are 6 units remaining that are part of ongoing litigation. The existing mobile home park has been shut down as there are no utilities.

**Beatriz Garcia**, California Rural Legal Assistance, informed the Council that it was their position that approval of the Zone Change is premeditated as there is current legislation. She added that the tenants wish that the park would re-open. She also added that AMG/Malan Park are attempting to circumvent the legal process.

**Commissioner Marquez**, ask who they proposed would take on the costs to reopen the park to habitable condition as there is exposed sewer, bad gas lines, electrical power lines that need to be replaced and the units are not in a modern day condition that would be up to code.

**Beatriz Garcia**, mentioned that is an issue that the still have to consider. She added that relocation assistance provided at the time was not accurate.

**Rosanna Bayon Moore**, City Manager, provided the Commission with background information on the project regarding previous action taken by City Council regarding closure of the park and relocation assistance provided to tenants. Assistance provided included a year's rent set at market rate and if the tenants were trailer owners they would also get the appraised value of the unit. Additionally rent assistance programs at the time existed however there were no completed applications submitted. This site has become of a hot spot for activities resulting in response from the fire department.

**Cameron Johnson**, added that they were in no way attempting to circumvent the legal process. They are trying to move the process along where they can. They have begun to clear the area with the exception of the remaining units. Cleanup measures have included removing the fence to ensure there are no hiding places for illicit activities, cleanup of debris and onsite security.

## **PUBLIC HEARING CLOSED @ 6:04PM**

The Commission **recommended** the zone change and general plan amendment as proposed. m/s/c Marquez/Palacio 4-0

## **8. ZONING CODE ENFORCEMENT**

**Interim Building Official Oscar Escalante** presented the February 2018, March 2018 and May 2018 code enforcement reports.

**Planning Director Gaste** presented Rick Breland, Code Enforcement Officer to the Planning Commission.

## **9. ADJOURNED TO AUGUST 1, 2018.**

## **10. ADJOURNMENT @ 6:28 pm**

*Gordon R. Gaste* AICP CEP, Development Services Director

**PLANNING COMMISSION STAFF REPORT**

**Minor Subdivision:** PM 18-02 Parcel Map A Street Flag Lot Subdivision

**Property Owner/Applicant:** Sierra-Mare Enterprises, INC.

**Representative:** J. Carlos Romero, ProTerra

**Legal Description:** The West 120 Feet, East 127 Feet, South 287 Feet North 317 Feet of Lot 4 excluding PAR A Of Lot Line Adjustment Brawley Subdivision 1, City of Brawley, County of Imperial, State of California, APN 047-250-047

**Location:** Flag Lot in the 1500 to 1600 blocks of A Street.

**Area:** 0.61Acres (26,572 Square Feet)

**Zoning:** R-2 (Residential Low Density)

**Existing Use:** Vacant

**Proposed Use:** Subdivide one parcel into three to construct three single family dwellings

**Surrounding Land Uses:**

**North -** R-2 (Residential Low Density) / Single Family Residence  
**South -** R-3 (Residential Medium Density) / Valle Del Sol Apartments  
**East -** R-2 (Residential Low Density) / Vacant  
**West-** R-2 (Residential Low Density) / Single Family Residence/Vacant Lot

**General Plan Designation:** Low Density Residential

**CEQA Status:** Exempt

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

## **Minor Subdivision: PM 18-02**

### **General Information:**

The parcel map was submitted in order to subdivide one parcel into three single family dwellings. The property is currently zoned R-2 (Residential Low Density). The site is currently vacant and is 0.61 acres in size. Access is proposed via A Street. There are no zoning conditions currently imposed on this property.

### **Staff Recommendation:**

If approved, the Planning Department recommends the following conditions:

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

The recommendation is based on the following findings:

1. The proposal is exempt from CEQA pursuant to Section 15315.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the parcel 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 Parcel Map was performed in compliance with the Subdivision Map Act and Subdivision Ordinance requirements.

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

**R-2 (Residential Low Density)** zoning permits three single family dwellings by **right**.

The Commission must determine the following:

- A. The proposed Parcel Map protects the best interest, health, safety and welfare of the public in general.
- B. The proposed Parcel 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.

**Minor Subdivision: PM 18-02**

- C. The proposed Parcel 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 Parcel 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.
- E. Any impacts of the proposed Parcel Map on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.
- F. The design of the Parcel Map mitigates substantial environmental problems.
- G. The proposed Parcel Map is compatible with adjacent structures and uses.
- H. The Parcel Map is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

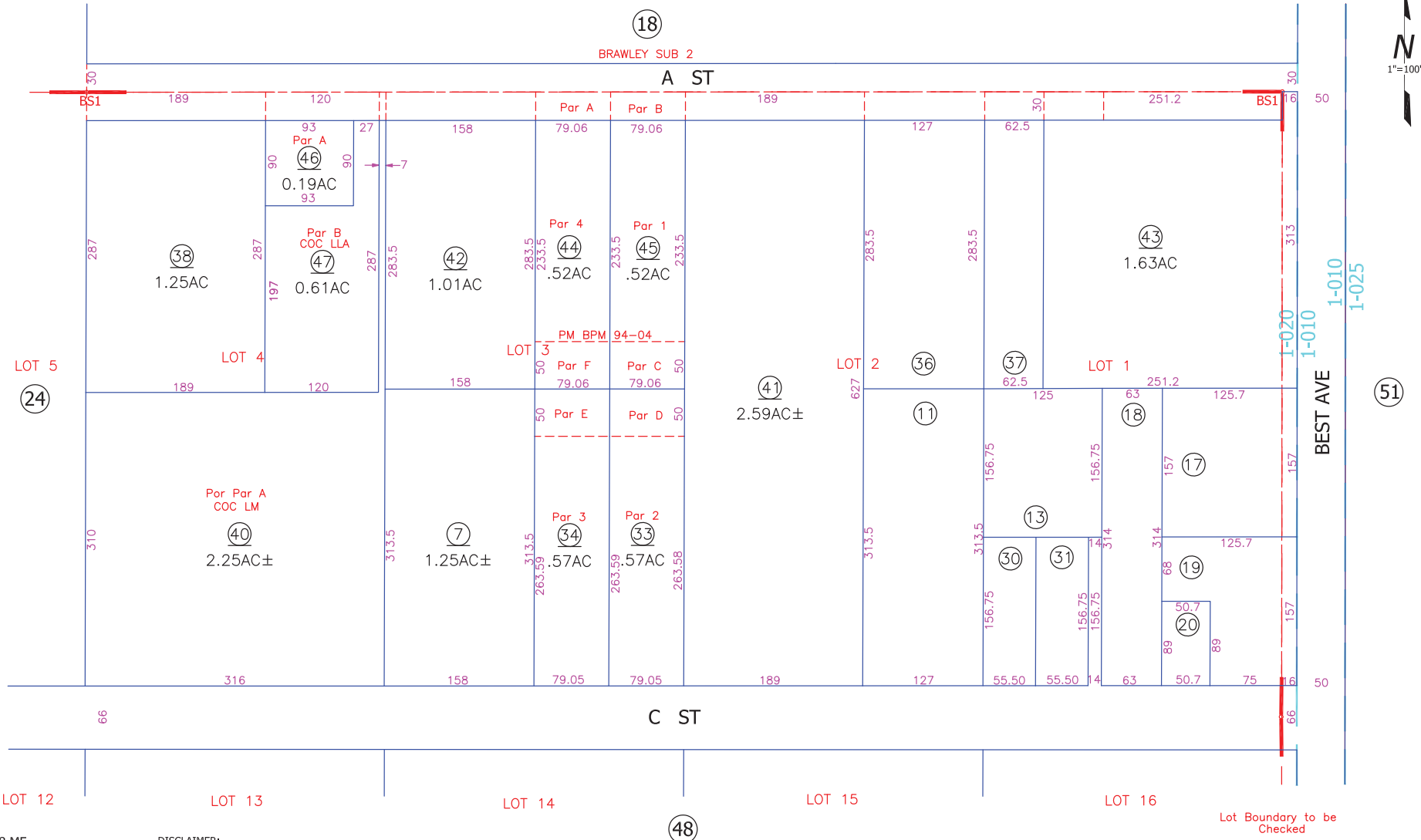
**ATTACHMENT:** Location Map; Proposed Parcel Map.

**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. BRAWLEY SUB. 1  
& POR. SEC. 34, T.13S., R.14E.  
OM 1-40

Tax Area Code  
1-010  
1-020

47-25



7-22-08 MF  
12-27-05 RM  
5-11-05 AR  
8-7-95 RM  
11-12-91 DP  
8-4-82 LS  
10-27-87 LS

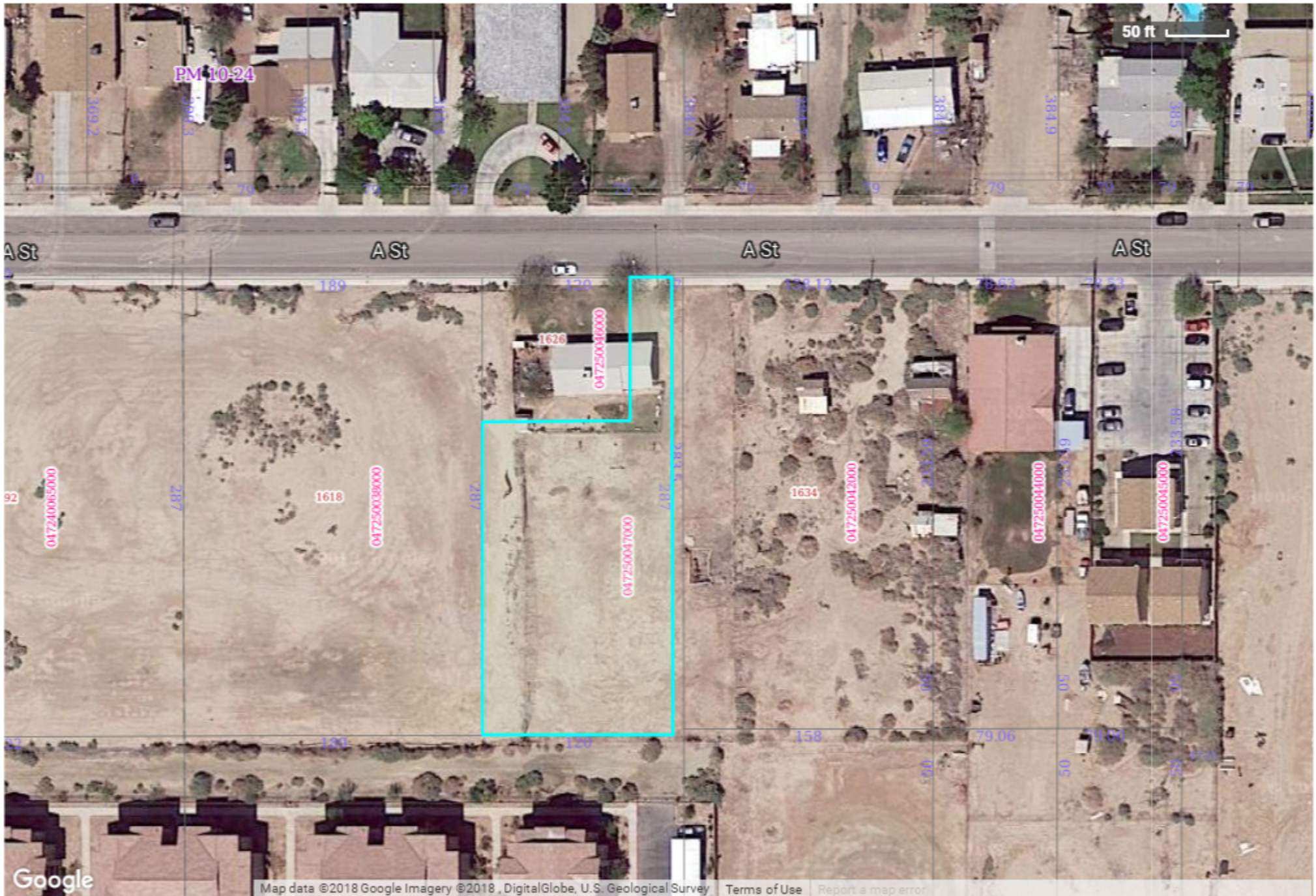
7-13-11 MF  
5-19-10 MF  
7-31-08 MF

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

CITY OF BRAWLEY  
Assessor's Map Bk.47-Pg.25  
County of Imperial, Calif.

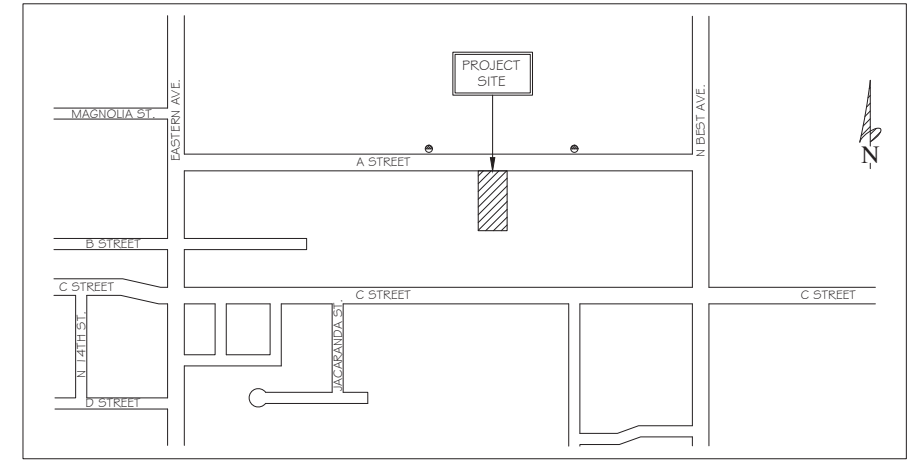


# PM 18-02 Location Map



# TENTATIVE PARCEL MAP

## MINOR SUBDIVISION OF ASSESSOR'S PARCEL NUMBER 047-250-047 INTO THREE NEW PARCELS



VICINITY LOCATION MAP  
NOT TO SCALE

### PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER (APN) : 047 - 250 - 047  
 PROJECT SITE ADDRESS & LOCATION: "A" STREET, BRAWLEY, CA 92227  
 PROPERTY OWNER (S): SIERRA - MARE ENTERPRISES, INC.

#### EXISTING LEGAL DESCRIPTION:

THAT PORTION OF LOT 4, BRAWLEY SUBDIVISION NO. 1, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 5G ON THE FILE IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG THE NORTH LINE 7 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, 317.00 FEET TO A POINT; THENCE WEST AND PARALLEL WITH NORTH LINE OF SAID LOT, 120.00 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 317.00 FEET TO THE NORTH LINE OF LOT 4; THENCE EAST A LONG THE NORTH LINE 120.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL B OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED 04/19/2010 AS INSTRUMENT No. 2010-9832, OFFICIAL RECORDS.

EXISTING ZONING: R2 - RESIDENTIAL LOW DENSITY  
 PROPOSING ZONING: R2 - RESIDENTIAL LOW DENSITY

#### EXISTING "PARCEL 1" DIMENSIONS & AREAS

- PARCEL B = 26,070 S.F. (0.61 AC)

#### PROPOSED DIMENSIONS & AREAS OF 3 NEW PARCELS

- PARCEL 1: 6,000 S.F. (0.14 AC)  
 - PARCEL 2: 10,239 S.F. (0.33 AC)  
 - PARCEL 3: 6,231 S.F. (0.14 AC)  
 TOTAL = 26,070 S.F. (0.61 AC)

#### GENERAL REQUIREMENTS

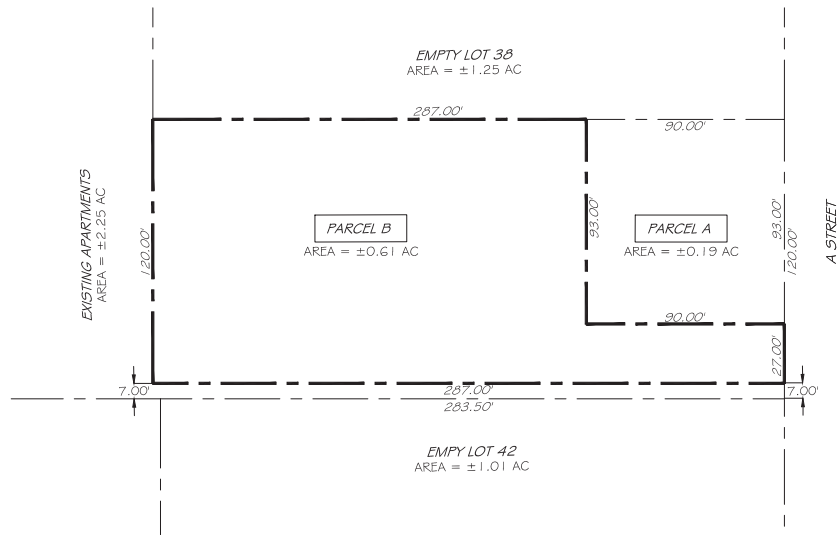
- 1) CONTINGENT UPON PARCEL MAP APPROVAL AND RECORDATION EACH OF THE NEW 3 PARCELS CREATED WILL REQUIRE A SEPARATE SITE PLAN REVIEW PROCESS PRIOR TO THEIR DEVELOPMENT
- 2) EACH OF THE NEW 3 PARCELS WILL REQUIRE SEPARATE UTILITY SERVICES (WATER / SEWER / POWER / GAS / ETC.)

#### LEGEND / EXISTING FEATURES

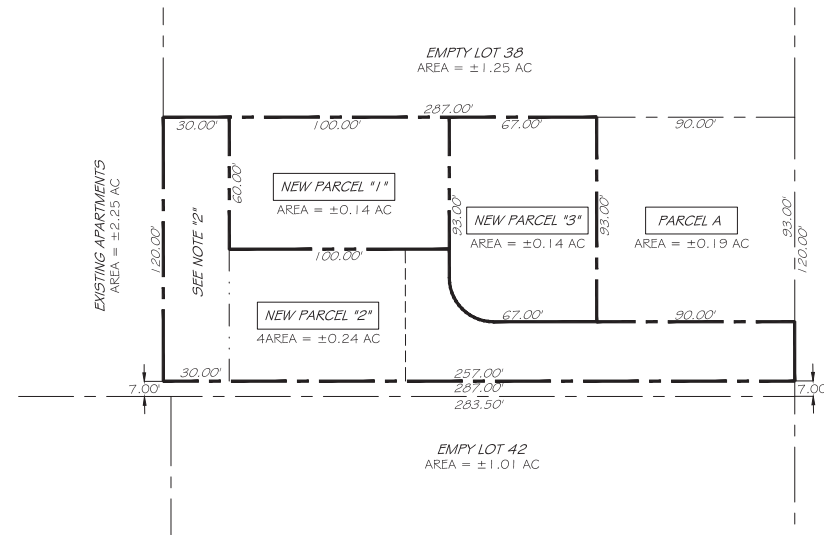
PROJECT BOUNDARY (APPROXIMATE LOCATION)	EXISTING HOUSE
RIGHT OF WAY (APPROXIMATE LOCATION)	POWER POLE (PP NUMBER)
PRIVATE UTILITY EASEMENT	OVERHEAD ELECTRICAL POWER LINE
BENCHMARK (Assumed 1.00.00) "1X2 HT" ON THE S/SIDE OF "A" STREET	WATER MAIN LINE
FLOW LINE ELEVATIONS	WATER SERVICE METER BOX
TOP OF CURB ELEVATIONS	FIRE HYDRANT
NATURAL SURFACE ELEVATIONS	SEWER MAIN LINE
SURFACE WATER FLOW DIRECTION	WOOD FENCE
AC PAVEMENT	CHAIN LINK FENCE
	WIRE FENCE
	BLOCK WALL

#### EASEMENT INFORMATION

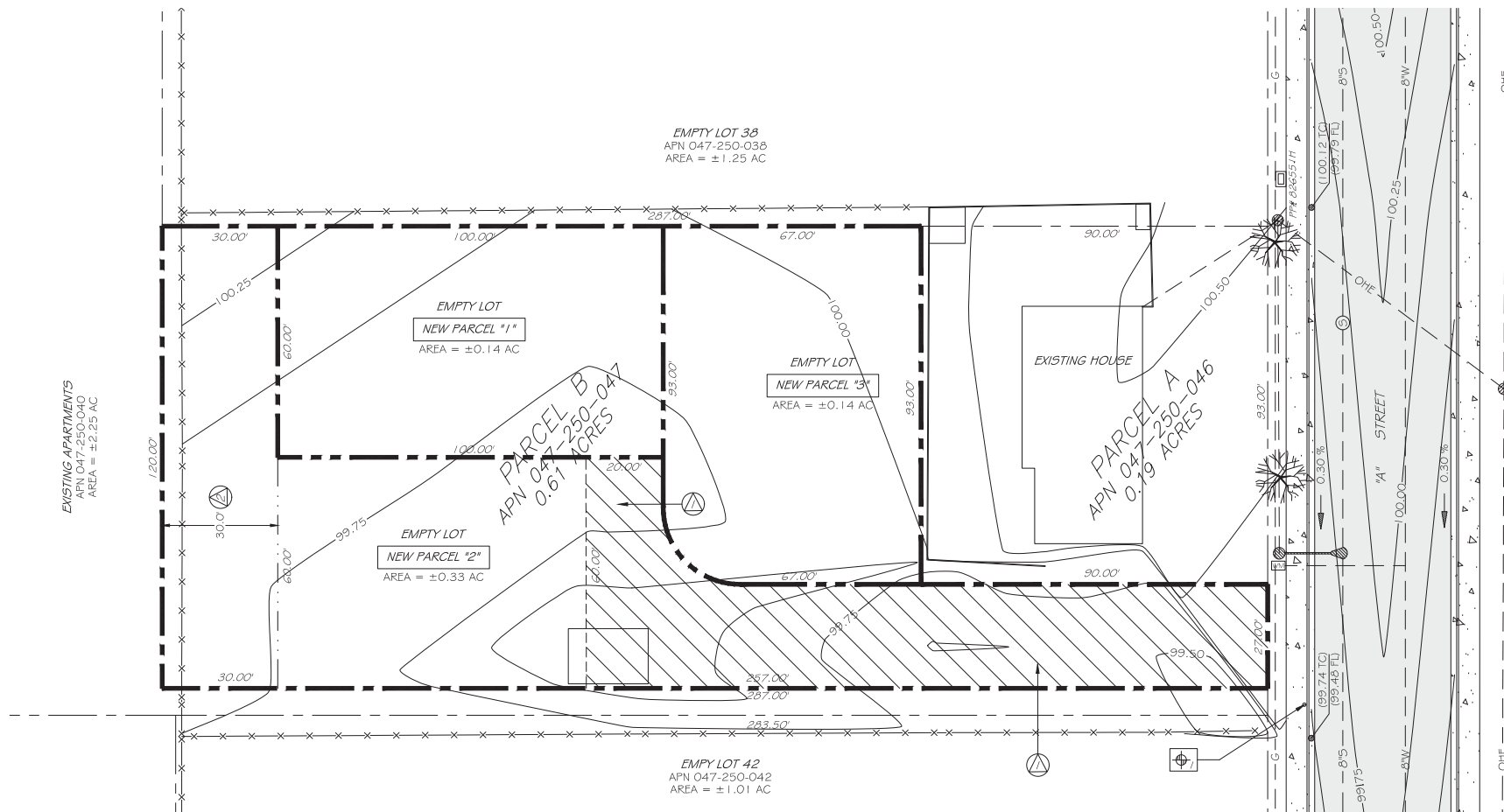
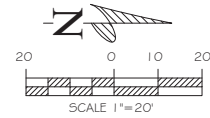
- PROPOSED RECIPROCAL ACCESS AGREEMENT AND UTILITY EASEMENT.
- THIS AREA (30' X 120') IS FOR "B" STREET RIGHT OF WAY TO BE DEDICATED IN THE FUTURE. TO BE SHOWN IN THE PARCEL MAP, AS AN IRREVOCABLE OFFER OF RIGHT OF WAY DEDICATION.



EXISTING LOT LINES  
SCALE 1"=40'



PROPOSED LOT LINES  
SCALE 1"=40'



SITE PLAN  
SCALE 1"=20'

NO.	DESCRIPTION	DATE	BY
PREPARED BY: <i>Jose Carlos Romero</i> JOSE CARLOS ROMERO PE 50429 / 1/571871			
APPROVED FOR THE CITY OF BRAWLEY: SIGNATURE / NAME: _____ DATE: _____ OWNER: SIERRA - MARE ENTERPRISES, INC. (MARIO MARESCA) ADDRESS: 1285 PICO AVENUE, EL CENTRO, CA 92243 TELEPHONE: (619) 972-4797 / (MARIO MARESCA)			
PROJECT DESCRIPTION: TENTATIVE PARCEL MAP SUBDIVISION OF APN 047-250-047 INTO THREE NEW PARCELS DRAWING DESCRIPTION: TENTATIVE PARCEL MAP LOCATION: _____			
PROJECT NO. 18032 SHEET: <span style="font-size: 2em; font-weight: bold;">1 / 1</span>			
DRAWN BY: MD, 08/15/18 LAST REVISED: _____ DATE: MD 08/20/18			

**PLANNING COMMISSION STAFF REPORT**

**Conditional Use Permit #:** CUP 18-02-Sprint Stealth Tower

**Property Owners:** JRM Development, LLC c/o Jitendra Goyal

**Applicant/  
Representative:** Will Kazimi, Smart Link, LLC

**Legal Description:** Northerly 167.53 Foot Strip in Block 1, City of Brawley, County of Imperial, State of California, APN 048-201-003

**Location:** 630 Brawley Avenue, Brawley, CA 92227

**Area:** 1.2 Acres (52,272 Square Feet)

**Zoning:** C-2 (Medium Commercial)

**Existing Use:** Commercial Plaza

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

**Surrounding Land Uses:**

<b>North -</b>	C-2 (Commercial)/ Gas Station
<b>South -</b>	MHP/C-2 (Mobile Home Park zone change to Commercial In Progress)
<b>East -</b>	P-F (Public Facilities) / Whitter Elementary School
<b>West-</b>	C-2 (Commercial) / Waves Restaurant R-3 (Residential Medium Density)/Apartments

**General Plan Designation:** Commercial

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

## **Conditional Use Permit: CUP 18-02-Sprint Stealth Tower**

### **General Information:**

The applicant is requesting a conditional use permit to allow for the addition of a 55 foot Stealth Wireless Communication Tower. The property is currently zoned C-2 (Medium Commercial), and is 1.2 acres in size. The site is currently a commercial plaza. Access is proposed via 1<sup>st</sup> Street or Brawley Avenue. There are no zoning conditions currently imposed on this property.

### **Information to the Committee:**

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

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

### **Staff Recommendation:**

If approved, the Planning Department recommends the following conditions:

1. The applicants shall pay any and all amounts as determined by the city to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, city ordinance and/or any other laws that apply.
2. The applicants shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
3. Applicants shall, to the fullest extent permitted by law, indemnify and save the City of Brawley and its respective agents, officers, and employees, free and harmless of and from all claims, demands, losses and liability, including costs and legal fees arising directly or indirectly out of the process associated with issuance of this permit or activities undertaken in connection with issuance of this permit, excepting only claims arising from solo negligence or misconduct.
4. Any person or party who succeeds to the interest of the present owner by sale, assignment, transfer, conveyance, exchange or other means shall be bound by the conditions of approval.
5. Any flashing lights for night and/or white high intensity strobe beacon for daytime shall be required per FAA Regulations.
6. Emergency power is to be provided by the applicant.
7. Lights, if required shall be replaced as necessary within 24 hours.
8. Tower shall be camouflaged as a palm tree as depicted in the illustrations.
9. At the applicant's expense, the Building Official may require periodic inspections of the facility to ensure the structural stability of the tower. The applicant shall ensure the tower is maintained and structurally stable and abide by the recommendations of the Building Official.
10. The facility shall not cause electrical interference with aircraft communications or navigation.
11. Any modifications to the structure or use of the structure shall require approval from the Planning Commission.
12. Tower shall not exceed a height of 55 feet.
13. The Conditional Use Permit shall expire on September 30, 2068.

### **Conditional Use Permit: CUP 18-02-Sprint Stealth Tower**

14. The applicant shall disassemble and remove the tower from the site by September 30, 2068, or within 60 days after the facility ceases to operate, unless an extension is granted by the Planning Commission.

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

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

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

The recommendation is based on the following findings:

1. The proposal is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Article 6.
2. The location of the project and surrounding land uses make it unlikely the project will cause significant environmental impacts.
3. Approval of the conditional use permit and Mitigated Negative Declaration will not be detrimental to the public welfare or detrimental to the health and safety of the residents of the City of Brawley.
4. The site plan is consistent with the General Plan and the character of the area for that type of land use.
5. The conditional use permit meets the standards of Article XIX of the Brawley Zoning Ordinance.

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

**C-2 (Medium Commercial)** zoning permits Addition of a Stealth Wireless Communication Tower by **Conditional Use Permit** only.

The Commission must determine the following:

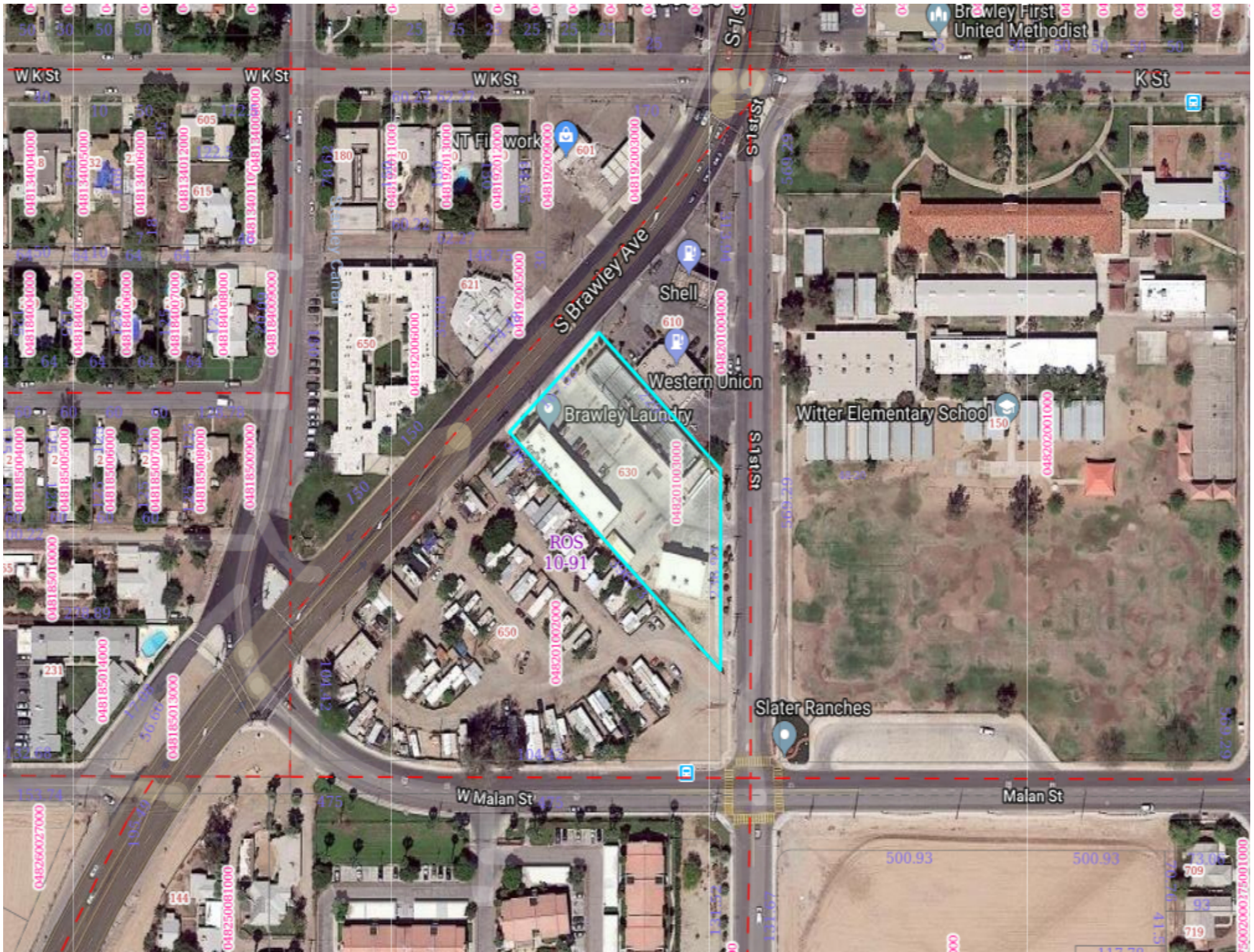
- A. The conditional use permit for the addition of a stealth wireless communication tower protects the best interest, health, safety and welfare of the public in general.
- B. The conditional use permit for an addition of a stealth wireless communication tower complies with all of the standards and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

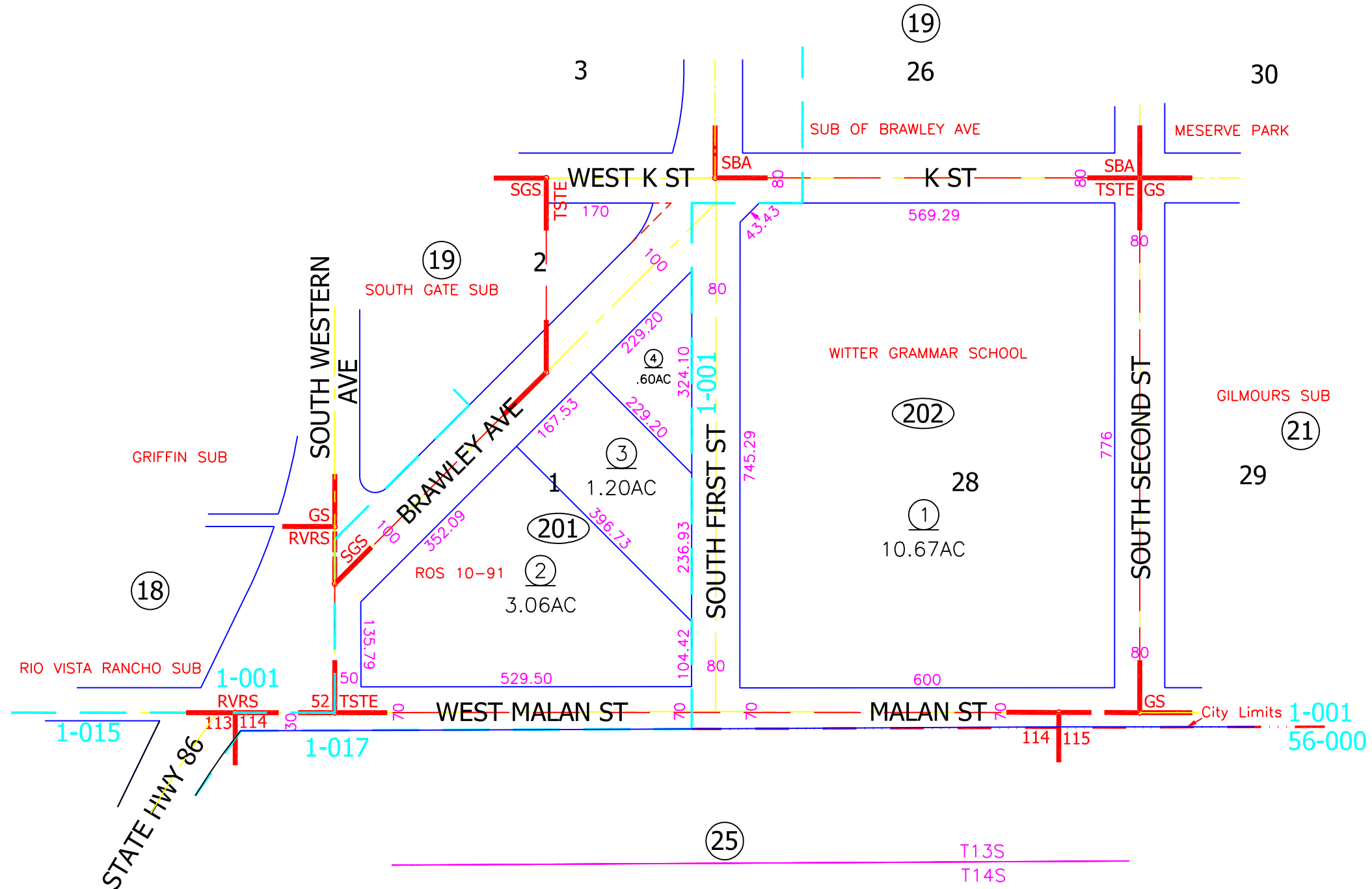
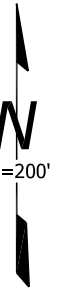
**Conditional Use Permit: CUP 18-02-Sprint Stealth Tower**

- I. The proposed addition of a stealth wireless communication tower is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

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

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





**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  
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8-11-95 DP  
12-16-91 DP  
7-12-77 IJ





# City of Brawley

## Environmental Information Form

1. **Project title:** CUP18-02 – Sprint Wireless Communication Facility- 1627 Main Street

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

City of Brawley  
Planning Division  
205 S. Imperial Avenue  
Brawley, CA 92227  
(760) 344-8822  
(760) 351-2656 (FAX)

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

4. **Project location:** Northerly 167.53 Foot Strip in Block 1, City of Brawley, County of Imperial, State of California, APN 048-201-003, 630 Brawley Avenue.

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

JRM Development, LLC  
890 Brawley Avenue  
Brawley, CA 92227

Will Kazimi, Smart Link LLC  
8219 Calle Nueva  
San Diego, CA 92126

6. **General plan designation:** Commercial

7. **Zoning:** C-2 (Medium Commercial)

8. **Description of project:** The applicant is requesting a conditional use permit to allow for the addition of a 55 foot stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-2 (Medium Commercial). The site is currently a commercial plaza and is 1.2 acres in size.

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

*North* - C-2 (Commercial)/ Gas Station

*South* - MHP/C-2 (Mobile Home Park zone change to Commercial In Progress)

*East* - P-F ( Public Facilities) / Whitter Elementary School

*West*- C-2 (Commercial) / Waves Restaurant & R-3 (Residential Medium Density)/Apartments

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

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

City of Brawley:

-Conditional Use Permit  
-Planning Commission Approval

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

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

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Signature

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Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

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

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

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

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

*There are no scenic resources on the proposed project site; therefore, there will be no impact.*

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

*The communications tower would slightly change the existing visual character of the site and its surroundings. The tower will be camouflaged as a palm tree 55 feet in height; therefore, there the impact will be less than significant.*

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

*Lighting in the area is associated with existing development. Light for the proposed project would be consistent with City of Brawley standards. Any lighting shall be shielded from residential areas.*

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

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

*The proposed project is designated heavy commercial within an urbanized area that is currently adjacent to existing structures. As such, there would be no impact to agriculture due to the implementation of the project.*

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

*The proposed project site is not designated or*

*zoned for agricultural uses. Additionally, there are no Williamson Act contracts on the project site or in the vicinity. Therefore, there would be no impact.*

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

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

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

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

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

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

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

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

*The project will not conflict with or obstruct implementation of air quality plan.*

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

*The project will have a less than significant amount of diesel emissions during construction. Any standby generators greater than 50 horsepower shall be permitted through the Air Pollution Control District.*

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

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

d) Expose sensitive receptors to substantial pollutant concentrations?

*Same as III b).*

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

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

**IV. BIOLOGICAL RESOURCES.** Would the project:

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

*The project site is an urban parcel with*

*existing structures and therefore, will have a less than significant impact on wildlife.*

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

*No riparian habitats exist on the property.*

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

*There are no wetland resources as defined by the Clean Water Act located on-site and therefore there will be no impact.*

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

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

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

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

*There are no Habitat Conservation Plans or Natural Community Conservation Plans on or within the vicinity of the project site. Therefore, there would be no impact.*

**V. CULTURAL RESOURCES.** Would the project:

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

*The project is adjacent to a existing structures with improvements on-site which would not be considered historical resources as defined by the four criterion listed by the California Register of Historic Resources. Therefore, there would be no impacts.*

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

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

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

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

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

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

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

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

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



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

ii) Strong seismic ground shaking?

*The project area is seismically active, and development would require implementation of project design measures and adherence to the California Building Code. The proposed structure is designed to reduce the impacts to a level that is less than significant.*

iii) Seismic-related ground failure, including liquefaction?

*The project would implement project design measures required by the California Building Code and any other required ground improvement measures needed to reduce the level that have no impact.*

iv) Landslides?

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

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

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

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

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

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

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

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

*Not applicable to project.*

**VII. GREENHOUSE GAS EMISSIONS.**

Would the project:

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

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

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

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

**VIII. HAZARDS AND HAZARDOUS**

**MATERIALS.** Would the project:

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

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

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

*Same as VIII a).*

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

*Same as VIII a).*

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

*The project site does not contain any hazardous materials that are compiled pursuant to the Government Code that would create a potential hazard to the public.*

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

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

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

*The project site is not within two miles of a private airport, and therefore, would have no*

impact.

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

*The project will not impair or interfere with any emergency response and evacuation plan, and therefore, would have no impact.*

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

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

### IX. HYDROLOGY AND WATER QUALITY.

Would the project:

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

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

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

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

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

*Since drainage patterns have already been established in this urban area, and all drainage shall be per Public Works standards with no significant alteration is expected; therefore the impact would be less than significant.*

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

*Same as IX c).*

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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

f) Otherwise substantially degrade water quality?

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

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

*The project is not located within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map. Therefore, there would be no impacts.*

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

*Same as IX g).*

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

*The project is not located in an area identified to be at risk of flooding from dam or levee failure and there would be no impact.*

j) Inundation by seiche, tsunami, or mudflow?

*The project site is located inland and is far from any large bodies water bodies. Therefore, the risk of inundation is considered to be very low and there would be no impact.*

**X. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

*The project site is properly zoned for the proposed use with a Conditional Use Permit and would not divide an established community creating no impact.*

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

*The proposed use of the project is consistent with the General Plan. The project would also be consistent with the Zoning Ordinance with a Conditional Use Permit. Therefore, there are no impacts.*

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

*The site is not subject to a habitat conservation plan or natural community conservation plan, and does not contain any significant vegetation, habitat nor wildlife resources. Therefore, there would be no impact.*

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

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

*The project site is not within an area identified*

*as containing mineral resources and there would be no impact.*

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

*There are no mineral resource recovery sites within the vicinity of the project site identified on the General Plan and thus, there would be no impact.*

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

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

*The project will not generate noise levels in excess of local standards or affect any sensitive receptors. Therefore, the impact is not significant.*

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

*Same as XII a).*

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

*Same as XII a).*

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

*Same as XII a).*

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

excessive noise levels?

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

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

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

### **XIII. POPULATION AND HOUSING.**

Would the project:

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

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

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

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

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

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

### **XIV. PUBLIC SERVICES.**

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

Fire protection?

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



*impact.*

Police protection?

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

Schools?

*The project will not impact schools.*

Parks?

*The project will not impact parks.*

Other public facilities?

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

#### **XV. RECREATION.**

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

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

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

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

#### **XVI. TRANSPORTATION/TRAFFIC.**

Would the project:

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

*The project will not generate any traffic that results in an impact.*

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

*See XVI a).*

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

*The proposed project would not result in a change of air traffic patterns and there would, therefore, be no impact.*

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

*The construction plan shall be reviewed by the Building Department and City's engineering division for compliance with City standards and requirements to not create any design impacts.*

e) Result in inadequate emergency access?

*Adequate emergency access shall be provided creating no impacts.*

f) Result in inadequate parking capacity?

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

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

*The project would not conflict with adopted*

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

**XVII. TRIBAL CULTURAL RESOURCES**

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

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

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

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

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

**XVII. UTILITIES AND SERVICE**

**SYSTEMS.** Would the project:

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

*The project will not create wastewater and will not have any impacts.*

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

No new construction is required resulting in no impact.

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

The proposed project would utilize onsite storm water drainage facilities designed to accommodate this site, therefore creating a less than significant impact.

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

Existing resources will provide sufficient water creating no impacts.

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

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

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

The project will not produce solid waste and therefore have no impact.

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

See XVII f)

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

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

periods of California history or prehistory?

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

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

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

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

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

**XVIII. EARLIER ANALYSES.**

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

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

**CITY OF BRAWLEY  
NEGATIVE DECLARATION  
CUP18-02 (SPRINT WIRELESS COMMUNICATIONS  
FACILITY) CONDITIONAL USE PERMIT**

**I. DESCRIPTION OF PROJECT**

The applicant is requesting a conditional use permit to allow for the addition of a 55 foot stealth wireless communication tower disguised as a palm tree. The property is currently zoned C-2 (Medium Commercial). The site is currently a commercial plaza and is 1.2 acres in size.

**II. DESCRIPTION OF ENVIRONMENTAL SETTING**

*North* - C-2 (Commercial)/ Gas Station

*South* - MHP/C-2 (Mobile Home Park zone change to Commercial In Progress)

*East* - P-F (Public Facilities) / Whitter Elementary School

*West*- C-2 (Commercial) / Waves Restaurant & R-3 (Residential Medium Density)/Apartments

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

**III. ENVIRONMENTAL IMPACT AND PHYSICAL EFFECT**

The Brawley Planning Director prepared a draft Initial Study and the Brawley Development Review Committee (DRC) reviewed the project on August 2, 2018. The DRC and the applicant's representatives provided input.

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

**VI. POTENTIAL SIGNIFICANT IMPACTS**

There were no potential significant impacts found.

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

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

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

---

Gordon R. Gaste  
Development Services Director  
City of Brawley



To The city of Brawley:

**RE: (Network Expansion Program - SD90XC993B)  
Proposed Sprint Telecommunications Installation  
630 S. Brawley Ave.  
Brawley CA, 92227  
APN: 048-201-003  
Lat / Long of exact location: 32.971381 North, -115.541983 West**

The purpose of this application is to submit to the City of Brawley and receive approval for a conditional use permit for said proposed Sprint Wireless Installation. Sprint has determined that this area needs significant improvement in wireless coverage to help provide reliable service to the people of the surrounding area. Sprint's RF engineers has determined that this location will significantly help expand coverage.

The proposed project will be located behind a building, on an empty lot (approx. 252 Square Footage), and next to an abandoned mobile park home. This project is situation with City of Brawley's C-2 Zoning. Below you will find the project description & items answered from the Environmental Information Form.

**Project Description:**

- Install (6) new 800/1900 MHZ Panel Antennas (2 Per Sector)
- Install (3) new 2500 MHZ Panel Antennas (1 Per Sector)
- Install (3) new 800 MHZ RRH (2 Per Sector)
- Install (6) new 1900 MHZ RRH (2 Per Sector)
- Install (3) new 2500 MHZ RRH (1 per Sector)
- Install (3) New Hybrid/Fiber Cables
- Install (1) Equipment Cabinet
- Install (1) GPS Antenna
- Install (1) Step Down Transformer
- Install (1) Meter
- Install Power & Telco Cabinets
- Install Elevated Grated Platform
- Install 55' Tall Monopalm
- Install 5' Tall Wrought Iron Enclosure

**'Additional Sheet' – Environmental Information Form**

**Item 22 – Change in scenic views or vistas from existing residential areas or public lands or roads.**

- From S 1<sup>st</sup> Street (facing West) will change slightly due to the addition of Sprint's proposed wireless facility





**Item 33 - Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.**

- The existing site is an empty lot located at 630 S. Brawley Ave.; West of S 1<sup>st</sup> Street. There are no rare plants or animals on this property. This property is void of any cultural, historical and scenic aspects. Existing uses on this property include general office buildings and a parking lot for the office buildings. Photos of the property are included.

**ITEM 34 - Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.**

- There are no rare plants or animals nor are there any cultural, historical or scenic aspects of the surrounding properties. Surrounding land uses include Medium Commercial (C-2), Mobile Home Park (MHP), Public Facilities (P-F), and Residential Medium Density (R-3). Surrounding properties include 2-story apartment homes, gas station, an abandoned mobile home park, and a public school. None of these uses will be adversely affected by a new wireless facility in the area. Photos of the surrounding area have been included.

**Thank you,**

**Will Kazimi**

**Site Overview Facing North West:**



**Site Overview 2 Facing South East:**



**Facing North from Center of Site:**



**Facing East from Center of Site:**



**Facing South from Center of Site:**



**Facing West from Center of Site:**





PROJECT: NETWORK EXPANSION  
 SITE NAME: BRADI PLAZA  
 SITE CASCADE: SD90XC993B  
 SITE ADDRESS: 630 S. BRAWLEY AVE  
 BRAWLEY, CA 92227  
 SITE TYPE: MONOPALM

PLANS PREPARED FOR:  
**Sprint**  
 6591 Irvine Center Drive, Suite 100  
 Irvine, California 92618

PLANS PREPARED BY:  
**INFINIGY**  
 FROM ZERO TO INFINIGY  
 the solutions are endless  
 26455 RANCHO PARKWAY SOUTH  
 LAKE FOREST, CALIFORNIA 92630  
 JOB #499-059

CONSULTANT:  
  
 18401 Von Karman Ave, Suite 400  
 Irvine, CA 92612

ENGINEERING LICENSE:

DRAWING NOTICE:  
 THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
90% ZD's		05/22/18	HL	0
100% ZD's		06/15/18	HL	1

SITE NAME:  
**BRADI PLAZA**

SITE CASCADE:  
**SD90XC993B**

SITE ADDRESS:  
 630 S. BRAWLEY AVE  
 BRAWLEY, CA 92227

SHEET DESCRIPTION:  
**TITLE SHEET**

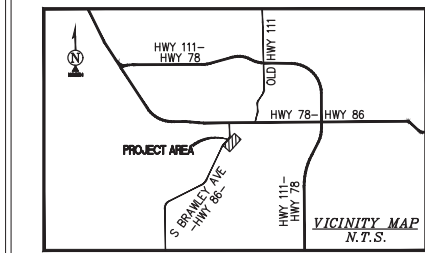
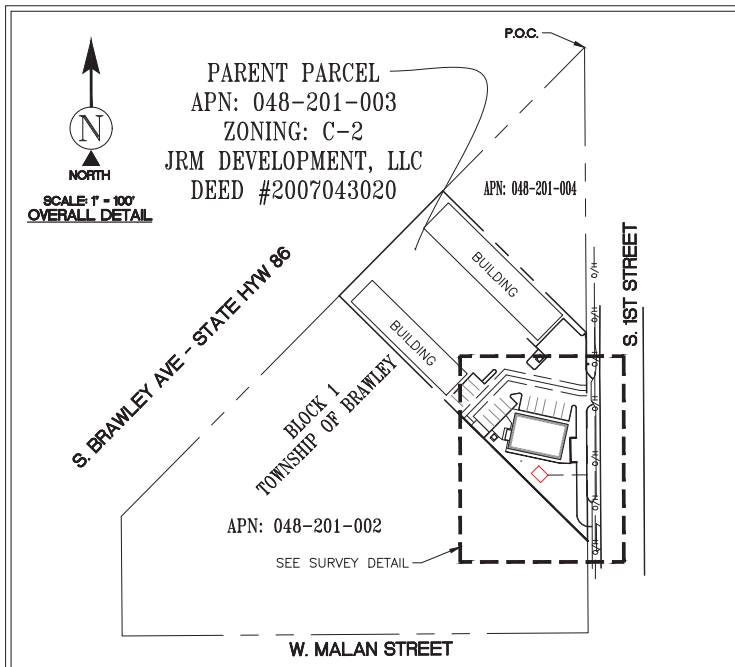
SHEET NUMBER:  
**T-1**

SITE INFORMATION	AREA MAP	PROJECT DESCRIPTION	DRAWING INDEX														
<p><b>PROPERTY OWNER:</b>            JRM DEVELOPMENT, LLC            890 BRAWLEY AVE            BRAWLEY, CA 92227</p> <p><b>LATITUDE (NAD83):</b>            32.9713810°</p> <p><b>LONGITUDE (NAD83):</b>            -115.5419830°</p> <p><b>COUNTY:</b>            IMPERIAL COUNTY</p> <p><b>ZONING JURISDICTION:</b>            CITY OF BRAWLEY</p> <p><b>ZONING DISTRICT:</b>            C-2 ZONING MEDIUM COMMERCIAL</p> <p><b>POWER COMPANY:</b>            IMPERIAL IRRIGATION DISTRICT</p> <p><b>PARCEL NUMBER(S):</b>            048-201-003</p> <p><b>SMARTLINK AGENT:</b>            SMARTLINK            18401 VON KARMAN AVE, SUITE 400            IRVINE, CA 92612</p> <p><b>CONTACT:</b>            SAMUEL GUDINO            (760) 612-9949            smartlinkllc.com</p>		<ul style="list-style-type: none"> <li>INSTALL (6) NEW 800/1900MHZ PANEL ANTENNAS (2 PER SECTOR)</li> <li>INSTALL (3) NEW 2500MHZ PANEL ANTENNAS (1 PER SECTOR)</li> <li>INSTALL (3) NEW 2500MHZ MIMO ANTENNA (1 PER SECTOR)</li> <li>INSTALL (6) NEW 800MHZ RRH (2 PER SECTOR)</li> <li>INSTALL (6) NEW 1900MHZ RRH (2 PER SECTOR)</li> <li>INSTALL (3) NEW 2500MHZ RRH (1 PER SECTOR)</li> <li>INSTALL (3) NEW HYBRID/FIBER CABLES</li> <li>INSTALL (1) EQUIPMENT CABINET</li> <li>INSTALL (1) GPS ANTENNA</li> <li>INSTALL (1) STEP DOWN TRANSFORMER</li> <li>INSTALL (1) METER</li> <li>INSTALL POWER &amp; TELCO CABINETS</li> <li>INSTALL ELEVATED GRATED PLATFORM</li> <li>INSTALL 55' TALL MONOPALM</li> <li>INSTALL 5' TALL WROUGHT IRON ENCLOSURE</li> </ul>	<table border="1"> <thead> <tr> <th>SHEET NO:</th> <th>SHEET TITLE</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE SHEET</td> </tr> <tr> <td>SV-1</td> <td>SITE SURVEY</td> </tr> <tr> <td>SV-2</td> <td>SURVEY NOTES</td> </tr> <tr> <td>A-1</td> <td>SITE PLAN AND ENLARGED SITE PLAN</td> </tr> <tr> <td>A-2</td> <td>EQUIPMENT AND ANTENNA LAYOUTS</td> </tr> <tr> <td>A-3</td> <td>ELEVATIONS</td> </tr> </tbody> </table>	SHEET NO:	SHEET TITLE	T-1	TITLE SHEET	SV-1	SITE SURVEY	SV-2	SURVEY NOTES	A-1	SITE PLAN AND ENLARGED SITE PLAN	A-2	EQUIPMENT AND ANTENNA LAYOUTS	A-3	ELEVATIONS
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	<p><b>LOCATION MAP</b></p>	<p><b>APPLICABLE CODES</b></p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:</p> <ul style="list-style-type: none"> <li>• 2016 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 &amp; 25)</li> <li>• 2016 CALIFORNIA BUILDING CODES</li> <li>• 2016 CALIFORNIA ELECTRICAL CODES</li> <li>• 2016 CALIFORNIA MECHANICAL CODES</li> <li>• 2016 CALIFORNIA PLUMBING CODES</li> <li>• 2016 CALIFORNIA FIRE CODES</li> <li>• 2016 CALIFORNIA ENERGY CODES</li> <li>• TIA-222-G STANDARD</li> <li>• LOCAL BUILDING CODES</li> <li>• CITY/COUNTY ORDINANCES</li> </ul>															









**SURVEY DATE**  
05/18/2018

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

**FLOOD ZONE**  
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06025C1375C, DATED 09/26/2008

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

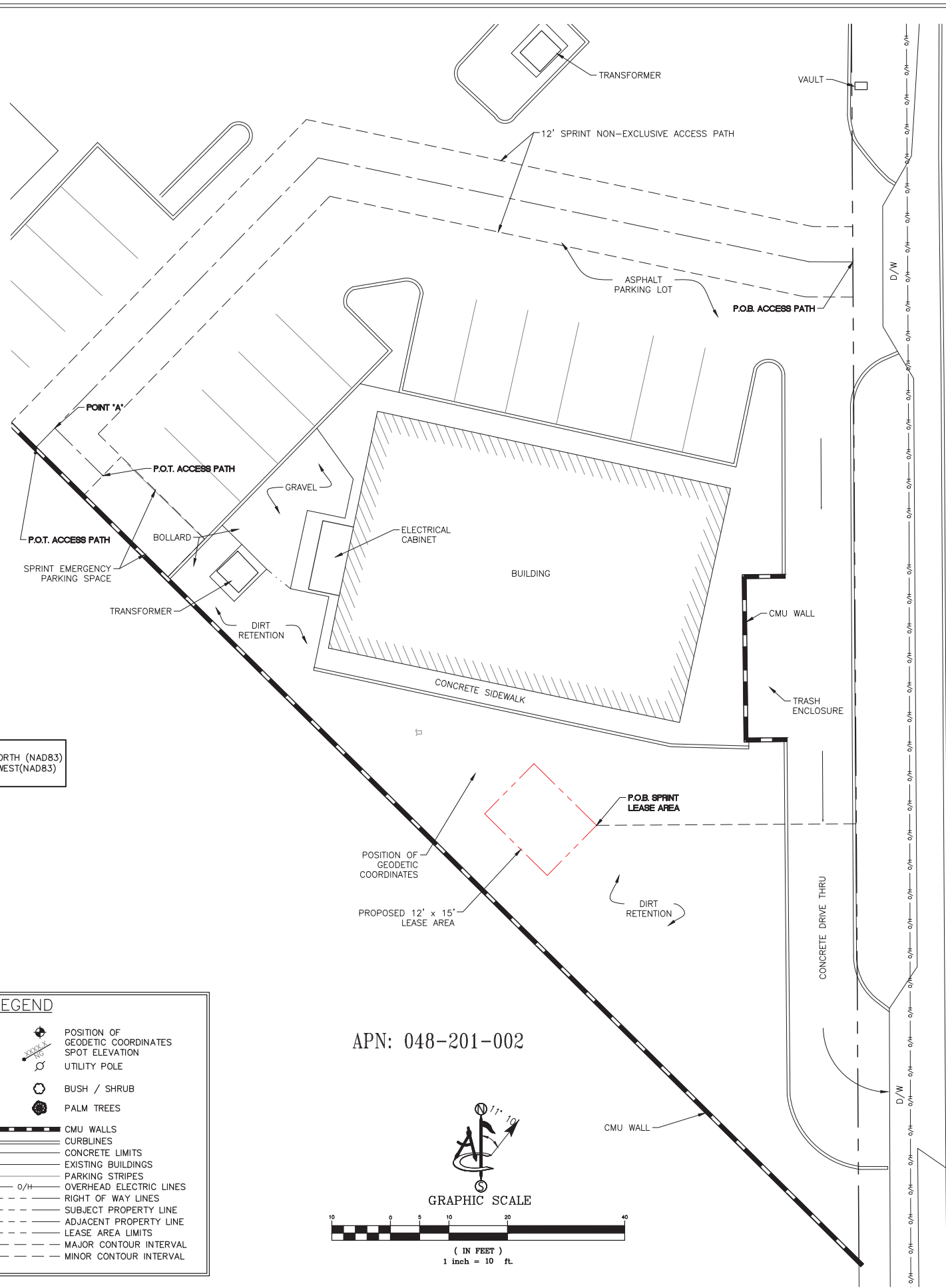
**SURVEYOR'S NOTES**  
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

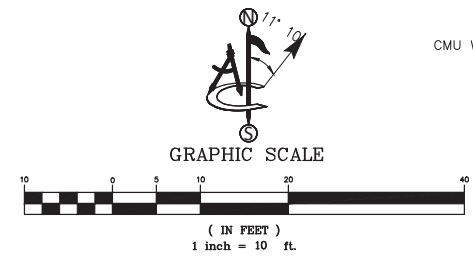
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

**POSITION OF GEODETIC COORDINATES**  
LATITUDE 32° 58' 17.00" (32.971389°) NORTH (NAD83)  
LONGITUDE 115° 32' 31.11" (115.541975°) WEST (NAD83)  
GROUND ELEVATION @ -106.2' (NAVD88)

LEGEND			
AP	ASPHALT		POSITION OF GEODETIC COORDINATES
BLDG	TOP OF BUILDING		SPOT ELEVATION
CONC	EDGE OF CONCRETE		UTILITY POLE
FC	FACE OF CURB		BUSH / SHRUB
NG	NATURAL GRADE		PALM TREES
WALL	TOP OF WALL		CMU WALLS
D/W	ACCESS DRIVEWAY		CURBLINES
			CONCRETE LIMITS
			EXISTING BUILDINGS
			PARKING STRIPES
			OVERHEAD ELECTRIC LINES
			RIGHT OF WAY LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL



APN: 048-201-002



PROJECT INFORMATION:  
**SD90XC993-B**  
630 S. BRAWLEY AVENUE  
BRAWLEY, CA, 92227  
IMPERIAL COUNTY

ORIGINAL ISSUE DATE:  
**05/23/2018**

REV.:	DATE:	DESCRIPTION:	BY:
A	05/23/18	PRELIMINARY	RAG
0	06/21/18	ADD TITLE (C)	DO
1	06/26/18	DESIGN (C)	CK



CONSULTANT:  
  
428 MAIN STREET  
SUITE 206  
HUNTINGTON BEACH, CA 92648  
PH. (480) 659-4072  
www.ambitconsulting.us

DRAWN BY: RAG    CHK.: MF    APV.: BC

LICENSER:  
**FOR EXAMINATION ONLY**

SHEET TITLE:  
**SITE SURVEY**

SHEET NUMBER:  
**SV-1**

**SCHEDULE "B" NOTE**

REFERENCE IS MADE TO THE TITLE REPORT ORDER #09207273-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MAY 15, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

**ITEMIZED NOTES:**

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)  
2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: BOOK 349, PAGE 39 DEEDS, SAN DIEGO COUNTY RECORDS. (NOT PLOTTABLE)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF BRAWLEY  
PURPOSE: A CONCRETE INTAKE PIPELINE  
RECORDING DATE: DECEMBER 19, 1935  
RECORDING NO: BOOK 414, PAGE 493 OFFICIAL RECORDS  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.  
(EXACT LOCATION IS INDETERMINATE)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF BRAWLEY  
PURPOSE: A CONCRETE INTAKE PIPELINE  
RECORDING DATE: MAY 10, 1935  
RECORDING NO: BOOK 523, PAGE 120 OFFICIAL RECORDS  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (EXACT LOCATION IS INDETERMINATE)

5. AN AGREEMENT DATED JANUARY 01, 1955 BETWEEN THE IMPERIAL IRRIGATION DISTRICT AND HAZEL H. SQUIBB AND H.L. SQUIBB, FOR INSTALLATION AND MAINTENANCE OF A 4 INCH METAL PIPE TO SUPPLY DOMESTIC WATER FROM THE NORTH BANK, 200 FEET EAST OF GATE NO. 58, OF BRYANT CANAL, FOR ALL OF BLOCK 1, HEREIN DESCRIBED, AND WHEREIN SAID H.L. SQUIBB AND HAZEL H. SQUIBB AGREE TO GIVE A RIGHT OF WAY OVER SAID BLOCK FOR WATER PIPELINE SERVICE, RECORDED MARCH 01, 1955 IN BOOK 904, PAGE 502 OFFICIAL RECORDS.  
(EXACT LOCATION IS INDETERMINATE)

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.  
AMOUNT: \$1,470,000.00  
DATED: SEPTEMBER 13, 2016  
TRUSTOR/GRANTOR JRM DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TRUSTEE: FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION  
BENEFICIARY: BANK OF THE WEST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018907 OFFICIAL RECORDS  
(NOT A SURVEY MATTER)

7. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 6  
ASSIGNED TO: BANK OF THE WEST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018908 OFFICIAL RECORDS  
(NOT A SURVEY MATTER)

8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.  
AMOUNT: \$150,000.00  
DATED: SEPTEMBER 13, 2016  
TRUSTOR/GRANTOR JRM DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TRUSTEE: FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION  
BENEFICIARY: BANK OF THE WEST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018909 OFFICIAL RECORDS  
SAID DEED OF TRUST RECITES THAT IT IS SUBORDINATE TO THE TRUST DEED RECORDED CONCURRENTLY THEREWITH.  
(NOT A SURVEY MATTER)

9. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 8  
ASSIGNED TO: BANK OF THE WEST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018910 OFFICIAL RECORDS  
(NOT A SURVEY MATTER)

10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE  
LESSOR: JRM DEVELOPMENT, LLC  
LESSEE: INLAND RESPITE, INC.  
RECORDING DATE: OCTOBER 04, 2016  
RECORDING NO: 2016020348 OFFICIAL RECORDS  
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.  
(NOT A SURVEY MATTER)

AN AGREEMENT RECORDED OCTOBER 04, 2016 AS INSTRUMENT NO. 2016020348 OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT  
ENTITLED: DEED OF TRUST  
RECORDING DATE: SEPTEMBER 16, 2016  
(NOT A SURVEY MATTER)

11. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE  
LESSOR: JRM DEVELOPMENT, LLC  
LESSEE: IMPERIAL VALLEY RESPITE, INC.  
RECORDING DATE: OCTOBER 04, 2016  
RECORDING NO: 2016020349 OFFICIAL RECORDS  
(EXACT LOCATION IS INDETERMINATE)

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN AGREEMENT RECORDED OCTOBER 04, 2016 AS INSTRUMENT NO. 2016020349 OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT

ENTITLED: DEED OF TRUST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018907 OFFICIAL RECORDS  
(EXACT LOCATION IS INDETERMINATE)

12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE  
LESSOR: JRM DEVELOPMENT, LLC  
LESSEE: UNI CARE HOME CARE, INC.  
RECORDING DATE: OCTOBER 04, 2016  
RECORDING NO: 2016020350 OFFICIAL RECORDS  
(EXACT LOCATION IS INDETERMINATE)

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AN AGREEMENT RECORDED OCTOBER 04, 2016 AS INSTRUMENT NO. 2016020350 OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT

ENTITLED: DEED OF TRUST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018907 OFFICIAL RECORDS  
(EXACT LOCATION IS INDETERMINATE)

13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE  
LESSOR: JRM DEVELOPMENT, LLC  
LESSEE: GOYAL ENTERPRISES, INC.  
RECORDING DATE: OCTOBER 04, 2016

RECORDING NO: 2016020351 OFFICIAL RECORDS  
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.  
(EXACT LOCATION IS INDETERMINATE)

AN AGREEMENT RECORDED OCTOBER 04, 2016 AS INSTRUMENT NO. 2016020351 OFFICIAL RECORDS WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT  
ENTITLED: DEED OF TRUST  
RECORDING DATE: SEPTEMBER 16, 2016  
RECORDING NO: 2016018907 OFFICIAL RECORDS  
(EXACT LOCATION IS INDETERMINATE)

14. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON

MAP: RECORD OF SURVEY  
RECORDING NO: BOOK 22, PAGE 91  
(EXACT LOCATION IS INDETERMINATE)

**LESSOR'S LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 1 OF THE TOWNSITE OF BRAWLEY, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 920 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK; THENCE SOUTH 45'00" WEST, ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 229.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LAST MENTIONED LINE, 167.53 FEET; THENCE SOUTH 45'00" EAST, 369.73 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 236.93 FEET THENCE NORTH 45' WEST, 229.20 FEET TO THE TRUE POINT OF BEGINNING.

**LEASE AREA LEGAL DESCRIPTION**

A PORTION OF APN 048-201-003, BEING A PORTION OF BLOCK 1 OF THE TOWNSITE OF BRAWLEY, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY RECORDED AS BOOK 22, PAGE 91 IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF STATE HIGHWAY 86 AND THE WESTERLY RIGHT OF WAY OF SOUTH 1ST STREET; FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK BEARS SOUTH 44'38'36" WEST, 749.15 FEET; THENCE SOUTH 00'20'59" EAST, ALONG THE EASTERLY LINE OF SAID BLOCK 1 AND THE WESTERLY RIGHT OF WAY OF SOUTH 1ST STREET, 485.76 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 89'39'01" WEST, 44.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44'31'57" WEST, 12.00 FEET; THENCE NORTH 45'28'03" WEST, 15.00 FEET; THENCE NORTH 44'31'57" EAST, 12.00 FEET; THENCE SOUTH 45'28'03" EAST, 15.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 180 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

**ACCESS PATH LEGAL DESCRIPTION**

A PORTION OF APN 048-201-003, BEING A PORTION OF BLOCK 1 OF THE TOWNSITE OF BRAWLEY, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY RECORDED AS BOOK 22, PAGE 91 IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, STATE OF CALIFORNIA, BEING BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF STATE HIGHWAY 86 AND THE WESTERLY RIGHT OF WAY OF SOUTH 1ST STREET; FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK BEARS SOUTH 44'38'36" WEST, 749.15 FEET; THENCE SOUTH 00'20'59" EAST, ALONG THE EASTERLY LINE OF SAID BLOCK 1 AND THE WESTERLY RIGHT OF WAY OF SOUTH 1ST STREET, 389.88 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 89'50'01" WEST, 7.48 FEET; THENCE NORTH 78'03'47" WEST, 85.66 FEET; THENCE SOUTH 44'16'32" WEST, 64.38 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUING SOUTH 44'16'32" WEST, 4.47 FEET TO A POINT OF TERMINUS;

TOGETHER WITH A STRIP OF LAND 9.00 FEET WIDE, 4.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT AFOREMENTIONED POINT "A", THENCE SOUTH 45'23'18" EAST, 11.54 FEET TO A POINT OF TERMINUS.



**PROJECT INFORMATION:**

**SD90XC993-B**  
630 S. BRAWLEY AVENUE  
BRAWLEY, CA, 92227  
  
IMPERIAL COUNTY

**ORIGINAL ISSUE DATE:**

05/23/2018


**REV.:--DATE:--DESCRIPTION:--BY:**

A	05/23/18	PRELIMINARY	RAG
0	06/21/18	ADD TITLE (C)	DO
1	06/26/18	DESIGN (C)	CK

**PLANS PREPARED BY:**



**CONSULTANT:**



428 MAIN STREET  
SUITE 206  
HUNTINGTON BEACH, CA 92648  
PH. (480) 659-4072  
www.ambitconsulting.us

**DRAWN BY:--CHK.:--APV.:**

RAG	MF	BC
-----	----	----

**LICENSER:**

FOR EXAMINATION ONLY

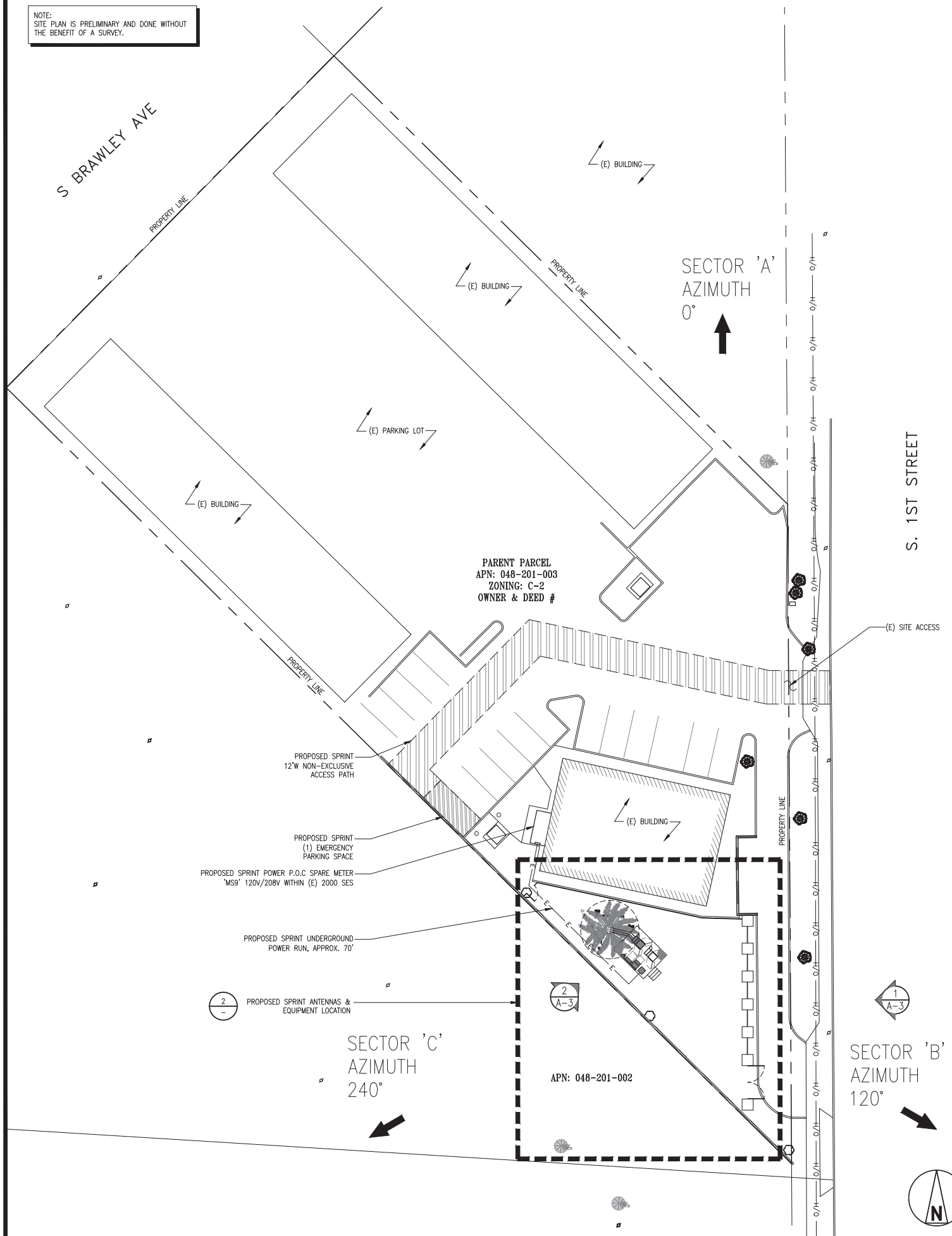
**SHEET TITLE:**

NOTES

**SHEET NUMBER:**

SV-2

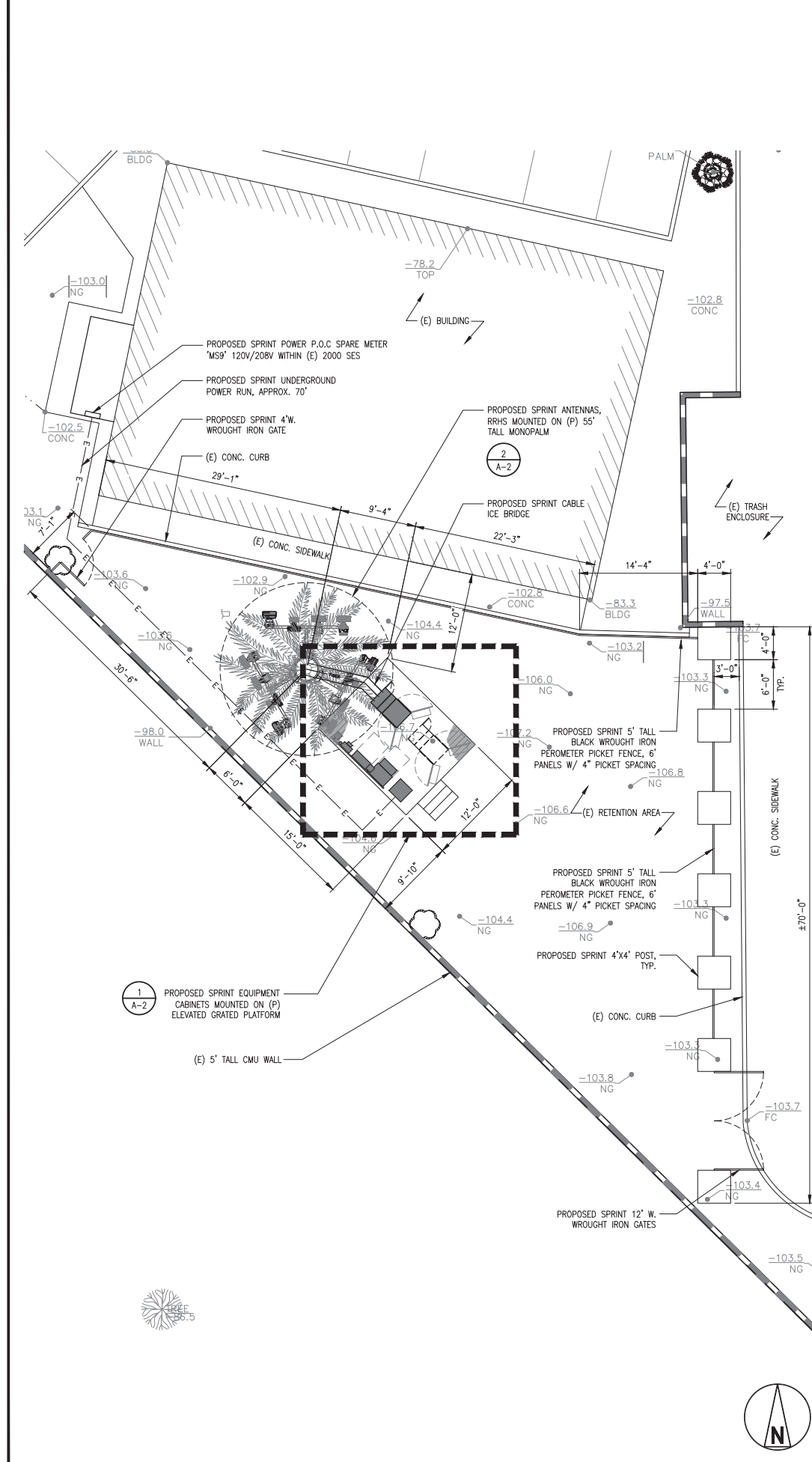
NOTE:  
SITE PLAN IS PRELIMINARY AND DONE WITHOUT  
THE BENEFIT OF A SURVEY.



SITE PLAN

SCALE:  
1"=20'-0"

1



ENLARGED SITE PLAN

SCALE:  
1/8"=1'-0"

2

PLANS PREPARED FOR:

**Sprint**  
6591 Irvine Center Drive, Suite 100  
Irvine, California 92618

PLANS PREPARED BY:

**INFINIGY**  
FROM ZERO TO INFINIGY  
the solutions are endless  
26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630  
JOB #499-059

CONSULTANT:

**smartlink**

18401 Von Karman Ave, Suite 400  
Irvine, CA 92612

ENGINEERING LICENSE:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90% ZD's	05/22/18	HL	0
100% ZD's	06/15/18	HL	1

SITE NAME:

**BRADI PLAZA**

SITE CASCADE:

**SD90XC993B**

SITE ADDRESS:

630 S. BRAWLEY AVE  
BRAWLEY, CA 92227

SHEET DESCRIPTION:

**SITE PLAN AND  
ENLARGED SITE PLAN**

SHEET NUMBER:

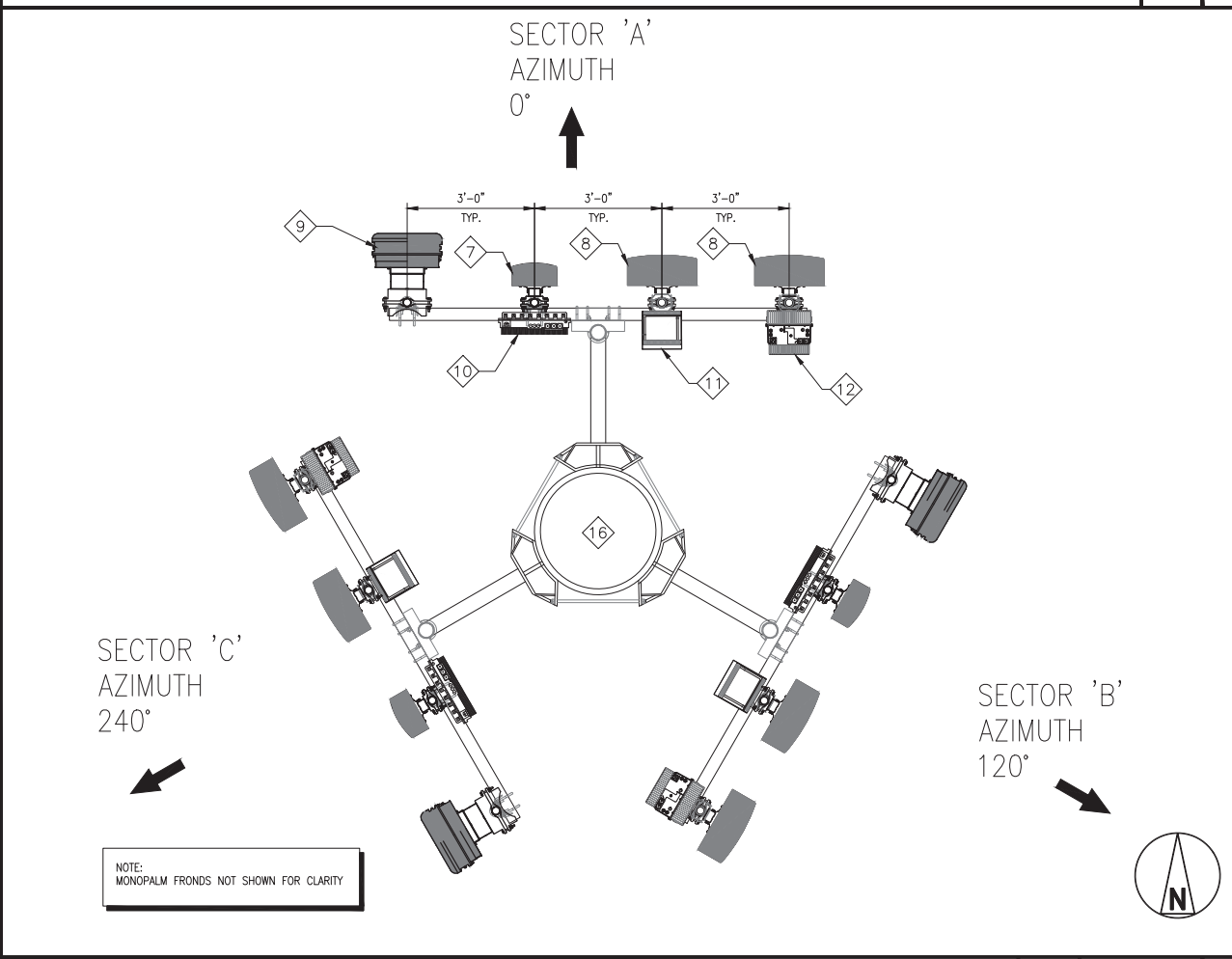
**A-1**

PROPOSED ANTENNA SCHEDULE									
SECTOR	ANTENNA			ANTENNA AZIMUTH	RAD CENTER	DAP / RRH / PARABOLIC	CABLE TYPE	CABLE LENGTH	
	FREQUENCY	MODEL	SIZE						
SECTOR "A"	A1	800/1900	TBD	72"	0°	45'-0"	(2) 800MHZ RRH	(1) 1-5/8" HYBRIFLEX	75'
	A2	800/1900	TBD	72"	0°	45'-0"	(2) 1900MHZ RRH		
	A3	2500	TBD	56.3"	0°	45'-0"	(1) 2500MHZ RRH		
	A4	2500 MIMO	TBD	47.24"	0°	45'-0"	-		
SECTOR "B"	B1	800/1900	TBD	72"	120°	45'-0"	(2) 800MHZ RRH	(1) 1-5/8" HYBRIFLEX	75'
	B2	800/1900	TBD	72"	120°	45'-0"	(2) 1900MHZ RRH		
	B3	2500	TBD	56.3"	120°	45'-0"	(1) 2500MHZ RRH		
	B4	2500 MIMO	TBD	47.24"	120°	45'-0"	-		
SECTOR "C"	C1	800/1900	TBD	72"	240°	45'-0"	(2) 800MHZ RRH	(1) 1-5/8" HYBRIFLEX	75'
	C2	800/1900	TBD	72"	240°	45'-0"	(2) 1900MHZ RRH		
	C3	2500	TBD	56.3"	240°	45'-0"	(1) 2500MHZ RRH		
	C4	2500 MIMO	TBD	47.24"	240°	45'-0"	-		
TOTALS			12				15		3

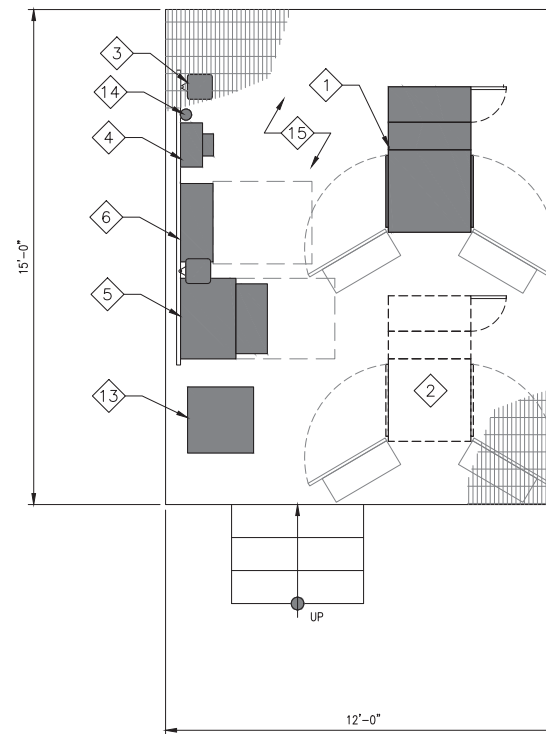
KEYNOTES:

- 1 PROPOSED SPRINT EQUIPMENT CABINET
- 2 FUTURE SPRINT EQUIPMENT CABINET
- 3 PROPOSED SPRINT SERVICE LIGHTS (2) TOTAL
- 4 PROPOSED (1) METER
- 5 PROPOSED TELCO/FIBER CABINET
- 6 PROPOSED PPC CABINET (A/C PANEL)
- 7 PROPOSED SPRINT 2500MHZ PANEL ANTENNA (1) PER SECTOR, (3) TOTAL
- 8 PROPOSED SPRINT 800/1900MHZ PANEL ANTENNA (2) PER SECTOR, (6) TOTAL
- 9 PROPOSED SPRINT 2500MHZ MIMO ANTENNA, (1) PER SECTOR, (3) TOTAL
- 10 PROPOSED SPRINT 2500MHZ RRH (1) PER SECTOR, (3) TOTAL
- 11 PROPOSED SPRINT 1900MHZ RRH (2) PER SECTOR, (6) TOTAL
- 12 PROPOSED SPRINT 800MHZ RRH (2) PER SECTOR, (6) TOTAL
- 13 PROPOSED SPRINT STEP-DOWN TRANSFORMER
- 14 PROPOSED SPRINT (1) GPS ANTENNA
- 15 PROPOSED SPRINT ELEVATED GRATED PLATFORM, STEPS
- 16 PROPOSED SPRINT 55' TALL MONOPALM

PROPOSED ANTENNA SCHEDULE SCALE: N.T.S. 3



ANTENNA LAYOUT SCALE: 1/2"=1'-0" 2



EQUIPMENT LAYOUT SCALE: 3/8"=1'-0" 1

PLANS PREPARED FOR:

6591 Irvine Center Drive, Suite 100  
Irvine, California 92618

PLANS PREPARED BY:

FROM ZERO TO INFINIGY  
the solutions are endless

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630  
JOB #499-059

CONSULTANT:

18401 Von Karman Ave, Suite 400  
Irvine, CA 92612

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REVISIONS:	DESCRIPTION	DATE	BY	REV
90% ZD's		05/22/18	HL	0
100% ZD's		06/15/18	HL	1

SITE NAME:

**BRADI PLAZA**

SITE CASCADE:

**SD90XC993B**

SITE ADDRESS:

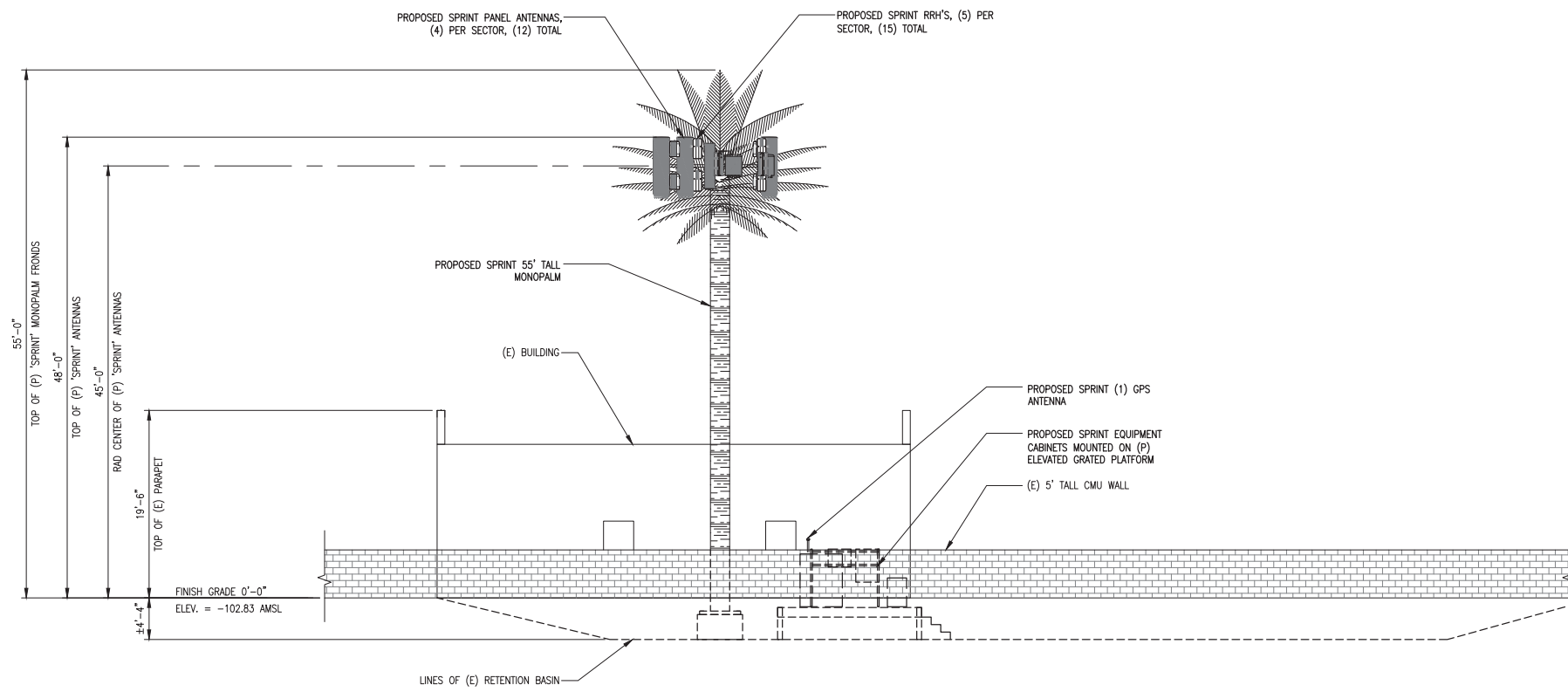
630 S. BRAWLEY AVE  
BRAWLEY, CA 92227

SHEET DESCRIPTION:

**EQUIPMENT AND ANTENNA LAYOUTS**

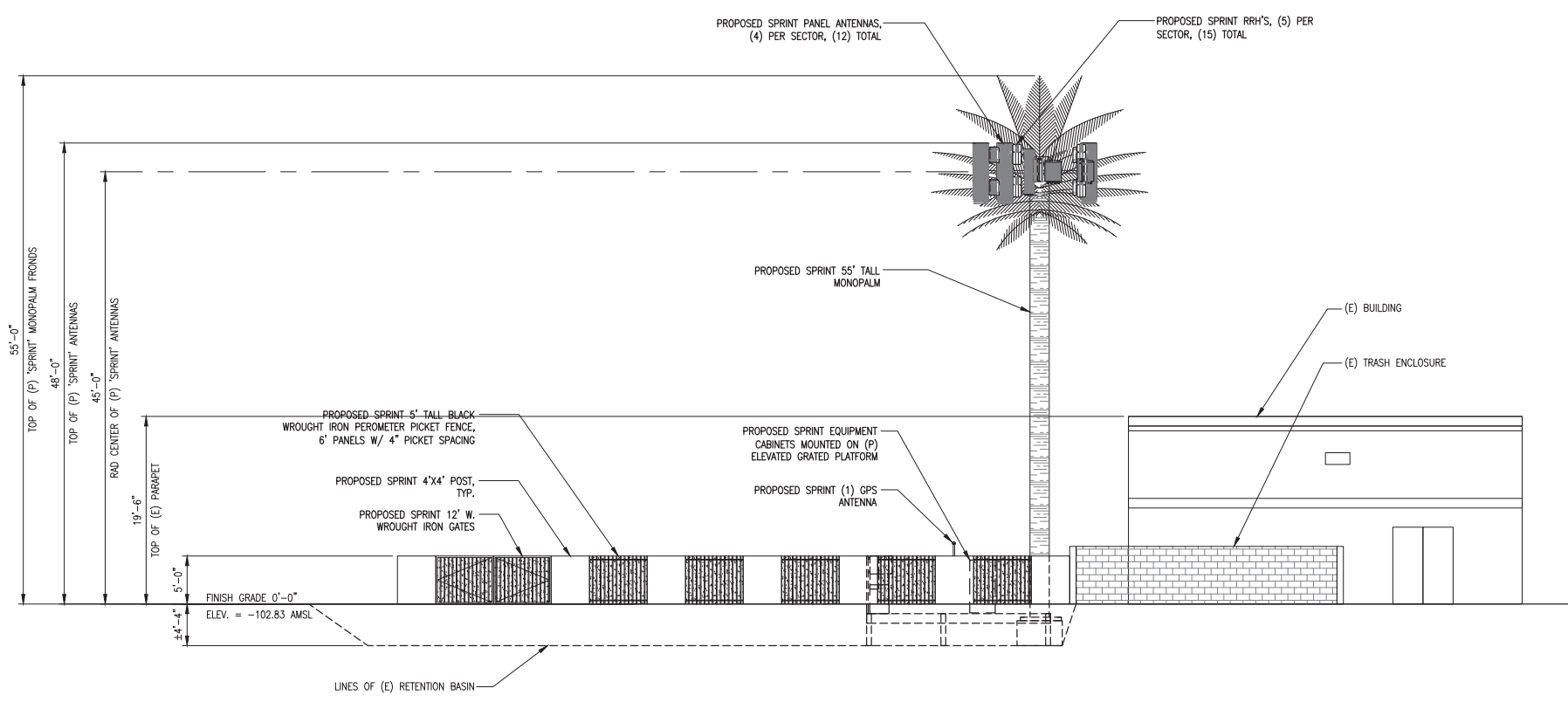
SHEET NUMBER:

**A-2**



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"  
0 4' 8' 1

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REVISIONS:

DESCRIPTION	DATE	BY	REV
90% ZD's	05/22/18	HL	0
100% ZD's	06/15/18	HL	1

SITE NAME:

**BRADI PLAZA**

SITE CASCADE:

**SD90XC993B**

SITE ADDRESS:

630 S. BRAWLEY AVE  
BRAWLEY, CA 92227

SHEET DESCRIPTION:

**ELEVATIONS**

SHEET NUMBER:

**A-3**



EXISTING



PROPOSED      LOOKING SOUTHWEST FROM 1ST STREET





EXISTING



PROPOSED

LOOKING NORTHEAST FROM MALAN STREET



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EXISTING



PROPOSED

LOOKING NORTHWEST FROM MALAN STREET