

ORDINANCE NO. 2010-13

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRAWLEY,
CALIFORNIA, APPROVING SPECIFIC PLAN 07-02, RANCHO PORTER.

WHEREAS, Diane Denny, Gerald Jameson, Robert Porter, and William L. and Susan L. Brandt (hereinafter referred to as the "applicant" for PD07-02) submitted an application for the Rancho Porter Specific Plan on June 30, 2007 for consideration by the Planning Commission and City Council; and

WHEREAS, a Specific Plan known as Rancho Porter has been prepared for an area comprising approximately 208.55 acres located adjacent to the southeastern portion of the City of Brawley; and

WHEREAS, said Specific Plan is based upon the City of Brawley General Plan, as adopted by the City Council; and

WHEREAS, implementation of this Specific Plan will occur in subsequent applications for Tentative Maps and Site Plans; and

WHEREAS, the Planning Commission finds that the Specific Plan does provide for reasonable use and development of the area of the city within said Specific Plan; and

WHEREAS, the applicant has stated the intent to:

1. Prepare 16.51 acres of land for the construction of a maximum of 110 single family dwelling units at 6.7 (R-PA) dwelling units per gross acre; 48.81 acres of land for the construction of a maximum of 504 mobile home park units at 10.8 (R-CV) dwelling units per gross acre; 29.00 acres of land for the construction of a maximum of 493 multifamily units at a 17 (R-VS) dwelling units per gross acre; 13.24 acres of land for the construction of 159 multifamily mixed use units at 12 ((MU-P) dwelling units per gross acre; 35.45-52.54 acres of commercial regional (C-RE, OC-RE) development; 30.82-33.24 acres for public facilities, parks, and retention/landscaping (OS-P, OS-R, OS-PF); and 28.38 acres to be used for public roads.
2. Ensure that such preparation be done in accordance with all applicable adopted plans, programs, ordinances, and policies.
3. Phase the development in accordance with circulation, marketing, and availability of public services and facilities.
4. Dedicate land and provide improvements to Circulation Element roads and other affected roads within and adjacent to the property in accordance with the City and CALTRANS standards.

WHEREAS, the City Council has considered said Specific Plan and the recommendations of the Planning Commission, Planning Department, Public Works Department, Community Development Department, and with respect thereto, has determined that the requirements hereinafter enumerated are necessary to ensure that the Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards, and improvements and design

requirements of the City of Brawley except as specifically waived.

THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

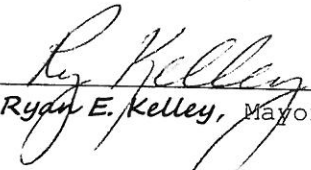
1. The City Council hereby approves the Environmental Impact Report (EIR) for the Rancho Porter General Plan Amendment, Specific Plan, and Prezone as being complete and in compliance with the provisions of the California Environmental Quality Act (CEQA) and that the information contained within the EIR has been reviewed and considered and the recommended mitigation measures will be made conditions of approval of the implementing projects.
2. The City Council hereby approves the Rancho Porter Specific Plan, and this Ordinance.
3. All references within this Ordinance to "applicant" shall be equally applicable to the current property owner(s) and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within this Specific Plan.
4. The following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein:

The maps, exhibits, written documents and material contained in the files regarding application PD07-02 on record at the City of Brawley, and written documents referred to and the oral presentations made at public hearings.

SECTION 1: This ordinance shall be effective thirty (30) days after its adoption and the City Clerk shall cause a certified copy of this ordinance to be published one time within fifteen (15) days after its adoption in the Imperial Valley Press, a newspaper of general circulation printed in Imperial County and circulated in the city of Brawley.

APPROVED, PASSED AND ADOPTED, at the regular meeting of the Brawley City Council of the City of Brawley, held on the day 7th of December, 2010.

CITY OF BRAWLEY, CALIFORNIA


Ryan E. Kelley, Mayor

ATTEST:


Alma Benavides, City Clerk

City Clerk of the City of
 I do hereby certify to be a true
 and correct copy of the original
 of this in my office
 and by my hand and
 the seal of this
 City Clerk

2002

December 10

Alma Domavides,

City Clerk



This is a high-contrast, black and white aerial photograph of a landscape. A large, rectangular area on the left side of the image is overlaid with a white grid pattern, indicating a project area. A white rectangular label with the text "Project Area" is positioned to the right of this grid. A road, marked with a circular "111" shield, runs diagonally from the bottom right towards the top right. The road is labeled "Wildcat Rd" near its intersection with a horizontal road. The overall image has a grainy, high-contrast appearance, typical of an aerial photograph or a map overlay.

Project Area

111

Wildcat Rd