



CITY OF BRAWLEY

Notice of Intent to Adopt a Mitigated Negative Declaration for

66.29-Acre Brawley Gateway Mixed Use Master Plan Development

Zone Change, General Plan Amendment, Gateway Specific Plan Amendment, Tentative Major Subdivision/Tract Map, and Site Plan

(ZC #24-03, GPA #24-02, SPA #26-01, TTM #26-01, SP #26-04)

April 30, 2026

To: All Interested Parties

Subject: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Lead Agency: City of Brawley Development Services Department
205 S. Imperial Avenue
Brawley, CA 92227
Contact: Cristhian Barajas, Development Services Director
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cristhian.barajas@brawley-ca.gov

Additional Contact:
Adrian Ople, Planning Technician
205 S. Imperial Avenue
Brawley, CA 92227
(760) 344-8822
planning@brawley-ca.gov

California State law requires the City of Brawley to conduct an environmental review for all projects that require a public hearing. The environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented.

Based on an Initial Study prepared pursuant to the California Environmental Quality Act (CEQA), it has been determined that the proposed project may have potentially significant environmental effects; however, with the incorporation of mitigation measures, those impacts can be reduced to a less-than-significant level. Therefore, the City of Brawley intends to adopt a Mitigated Negative Declaration (MND) for the project.

This Notice of Intent is provided to solicit public and agency comments on the Draft Initial Study/Mitigated Negative Declaration. Written comments, including the specific statutory responsibilities of your agency, if applicable, are encouraged. The comment period runs from **May 1, 2026, through May 30, 2026, at 5:00 p.m. (PDT)**. Written comments must be received by the City prior to the close of the review period.

Please send written comments and the name of a contact person to: City of Brawley, 383 Main Street, Brawley, CA 92227.

Adoption of the Mitigated Negative Declaration and consideration of the related entitlements will be considered by the Brawley Planning Commission tentatively scheduled for **June 3, 2026 at 5:30 PM** at the City Council Chambers, 383 Main Street, Brawley, CA 92227. A public hearing notice will be sent to all property owners within 300 feet of the project site.

Project Title: Brawley Gateway Mixed Use Master Plan Development

Project Location: Lot 16 of Brawley Gateway Unit 1 - South of (future) Legion Road, east of Brawley Avenue / State Route 86, and north of the Rockwood Canal, City of Brawley, Imperial County, California.

APN's: 048-440-001

Project Description:

The project proposes a Zone Change, a Site Plan, a Tentative Tract Map, and amendments to the Brawley General Plan and Gateway Specific Plan to allow development of a mixed-use project on an approximately 66-acre site currently used for agricultural purposes. The eastern portion of the site (approximately 29 acres) would allow development of up to 408 multi-family residential units, including on-site amenities such as open space, recreation areas, and parking facilities. The western portion of the site (approximately 37 acres) would be subdivided into 11 commercial lots intended to accommodate a range of commercial uses, including retail and a hotel with approximately 100 rooms. The eastern portion of the site would consist of three (3) multi-family residential lots. Primary site access is planned from (future) Legion Road to the north. Additional circulation includes future roadway connections along the eastern and southern boundary, which would require construction adjacent to the Rockwood Canal, subject to coordination and approvals from the Imperial Irrigation District.

The project requires approval of a Gateway Specific Plan Amendment, a Zone Change, a General Plan Amendment, a Site Plan, and a Tentative Tract Map.

Copies of the Draft Initial Study/Mitigated Negative Declaration and referenced technical studies are available for public review at the following locations:

City of Brawley
383 Main Street
Brawley, CA 92227

Brawley Development Services
205 S. Imperial Avenue
Brawley, CA 92227

**EXHIBIT A
VICINITY MAP**

**APN:
048-440-001**

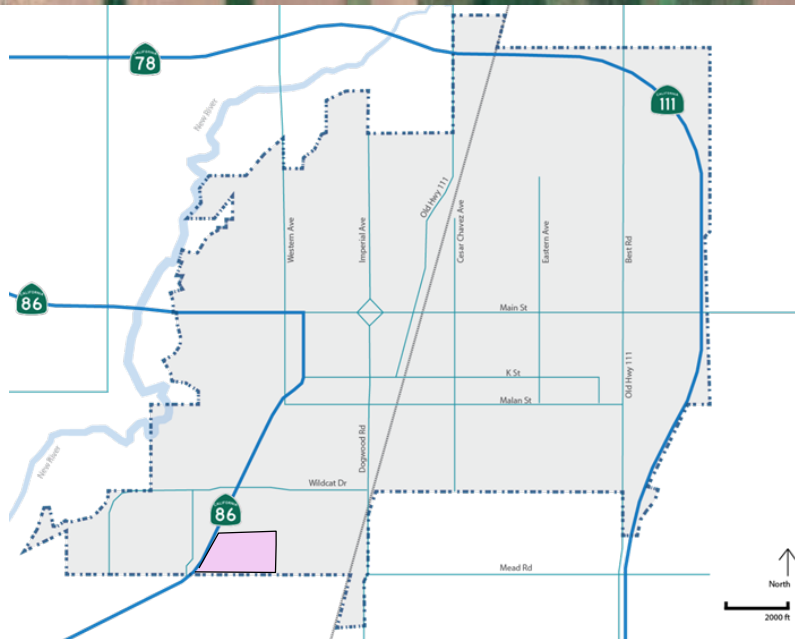
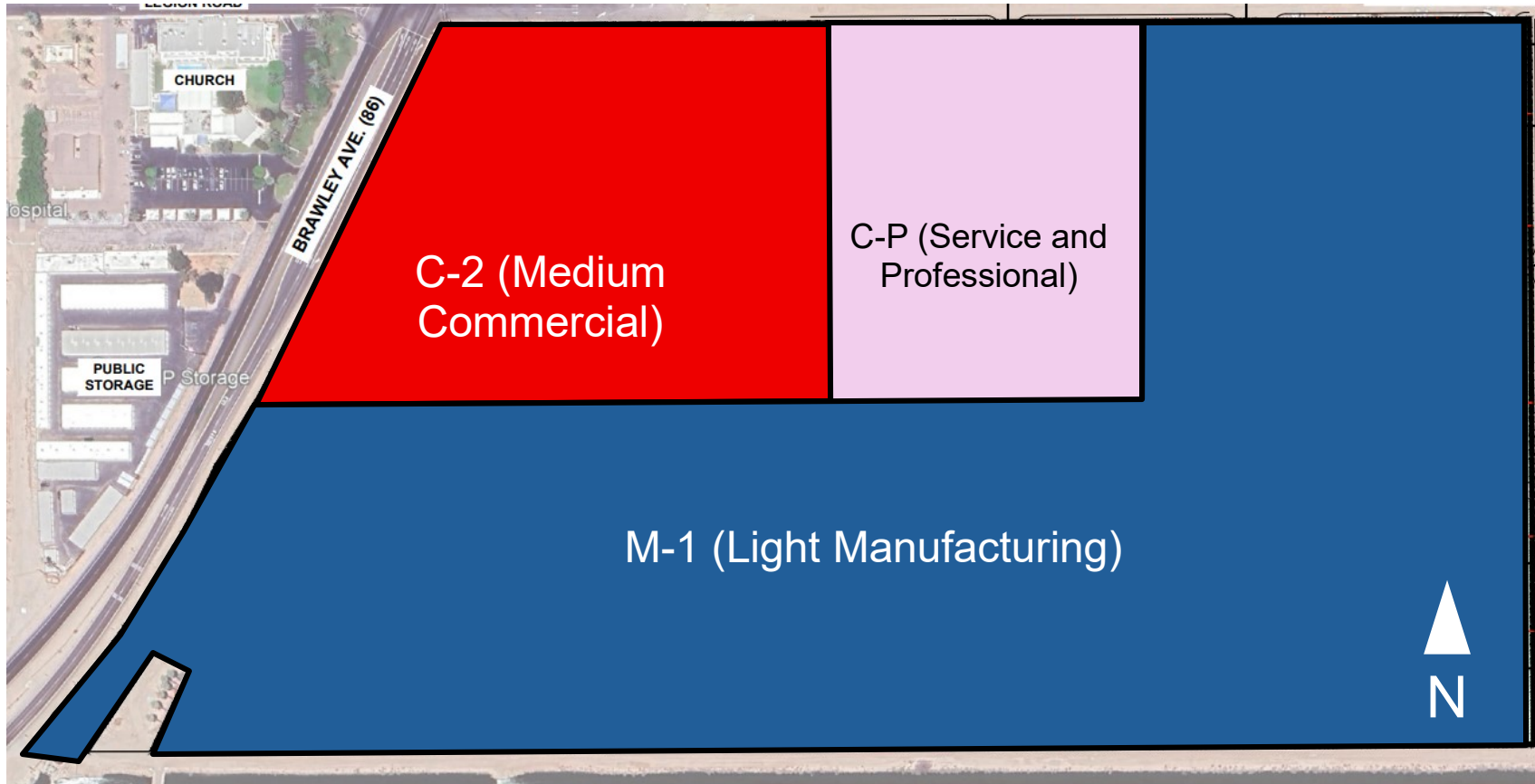


EXHIBIT B
EXISTING ZONING

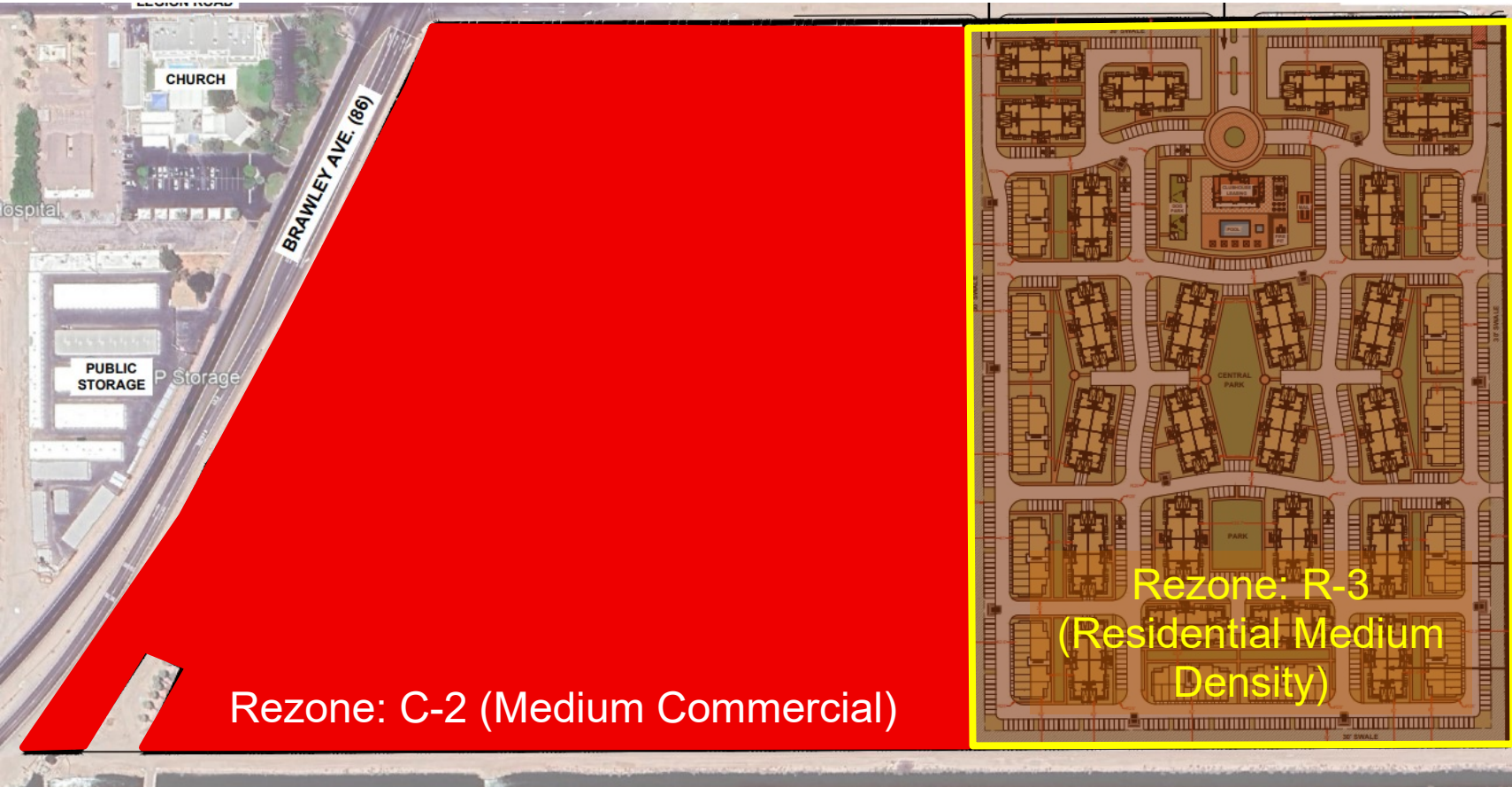
LEGION ROAD



MEAD ROAD

EXHIBIT C
PROPOSED NEW ZONING

LEGION ROAD



Rezone: C-2 (Medium Commercial)

Rezone: R-3
(Residential Medium
Density)

WESTERN AVENUE

MEAD ROAD



EXHIBIT D
EXISTING GENERAL PLAN DESIGNATION

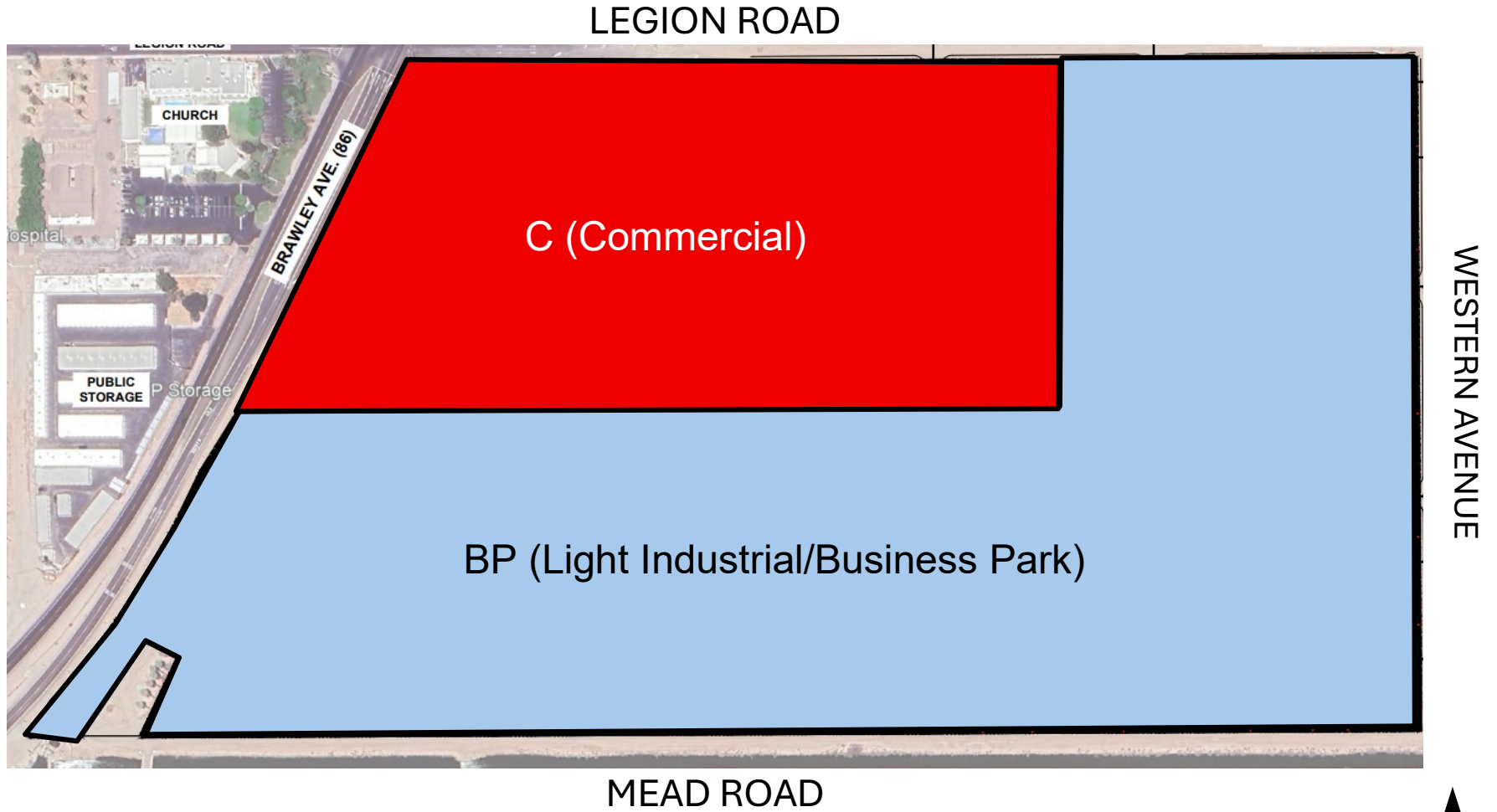
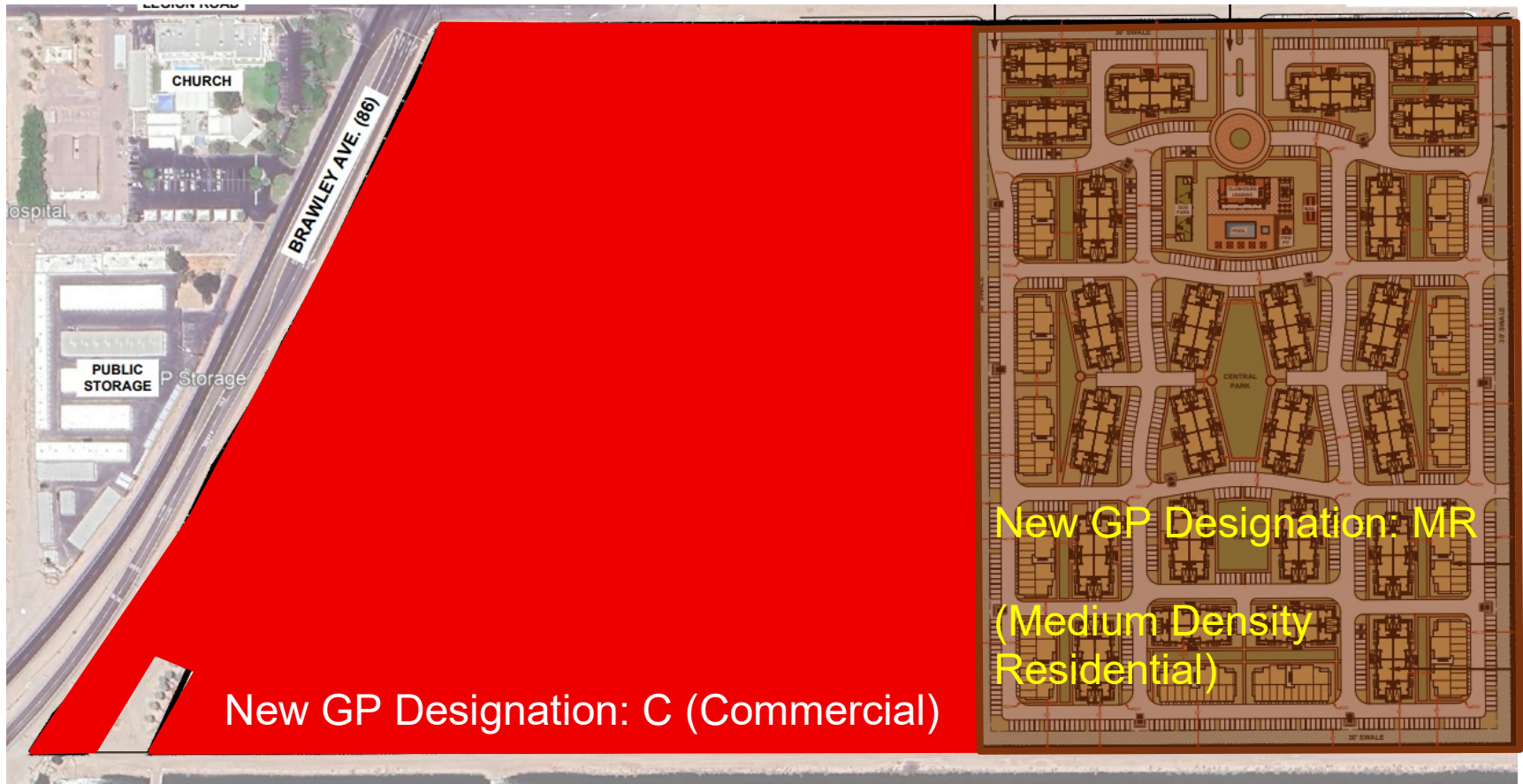


EXHIBIT E
PROPOSED GENERAL PLAN DESIGNATION

LEGION ROAD



New GP Designation: C (Commercial)

New GP Designation: MR
(Medium Density Residential)

MEAD ROAD

WESTERN AVENUE



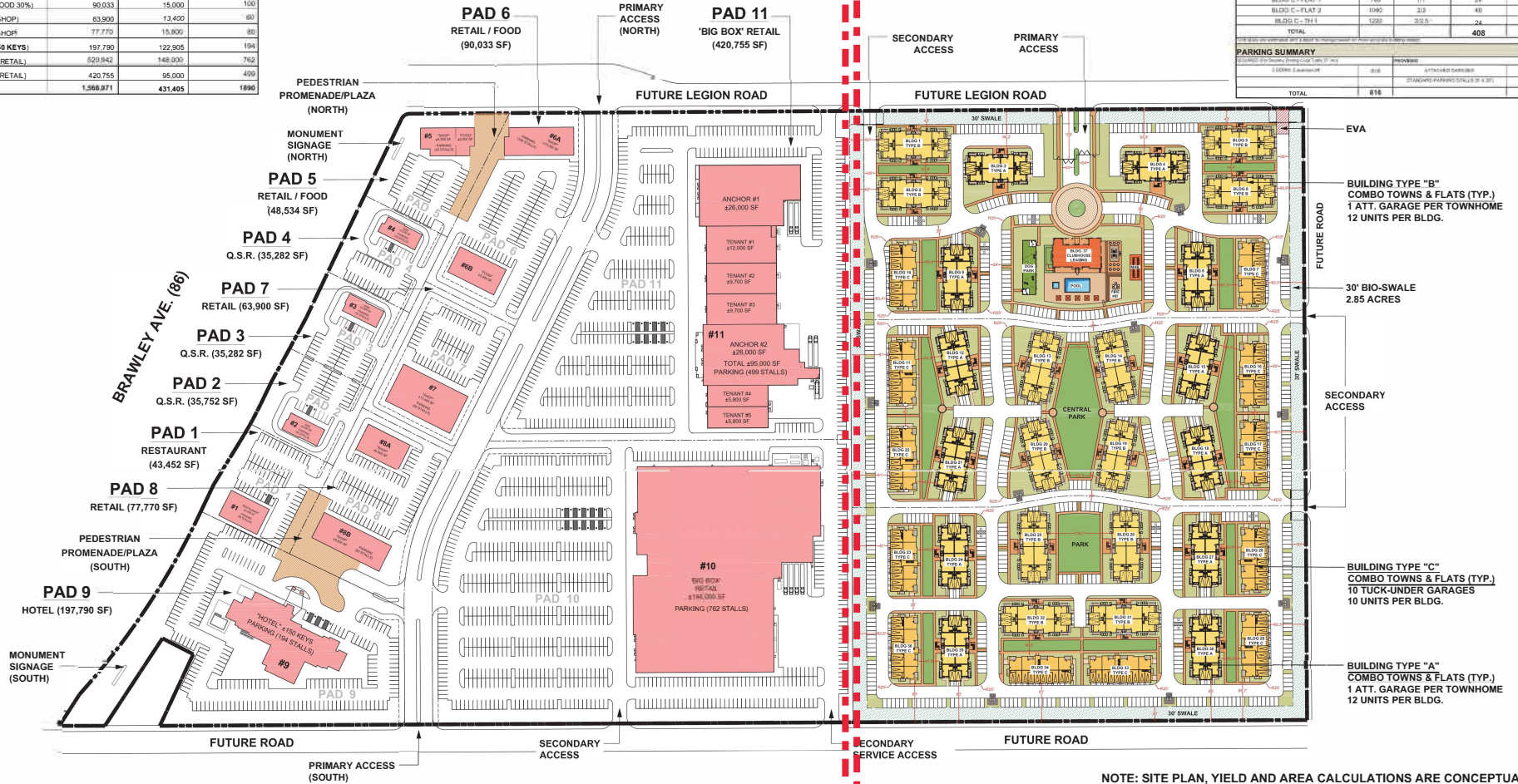
EXHIBIT F – CONCEPTUAL SITE PLAN

COMMERCIAL PAD SUMMARY TABLE			
SITE AREA 336 ACRES			
PAD NUMBER	LOT SIZE (SF)	TOTAL BUILDING AREA (SF)	NO. OF PARKING PROVIDED
#1 (RESTAURANT)	43,452	5,400	96
#2 (Q.S.R.)	35,753	3,200	32
#3 (Q.S.R.)	34,760	3,200	32
#4 (Q.S.R.)	35,282	3,200	33
#5 (RETAIL / FOOD 30%)	48,534	8,500	42
#6 (RETAIL / FOOD 30%)	90,033	15,000	100
#7 (RETAIL / SHOP)	63,900	13,400	60
#8 (RETAIL / SHOP)	77,770	15,900	80
#9 (HOTEL - 150 KEYS)	197,790	122,900	194
#4 (BIG BOX RETAIL)	520,842	148,000	762
#4 (BIG BOX RETAIL)	420,755	95,000	400
TOTAL	1,568,971	431,405	1890

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PAGE 10

APARTMENT SUMMARY TABLE			
SITE AREA 28.77 ACRES			
TOTAL UNITS 408 UNITS			
DENSITY 14.2 DU/AC			
APARTMENT UNIT SUMMARY			
UNIT TYPE	NO. UNITS	SQ. FT.	TOTAL SF
BLDG A - UNIT 1	700	71	49
BLDG A - UNIT 2A	1050	22	49
BLDG A - UNIT 2B (TH)	1200	20.5	49
BLDG B - UNIT 2A	1000	20	49
BLDG B - UNIT 2B (TH)	1200	20.5	49
BLDG C - CORRIDOR 1	775	11	24
BLDG C - FLAT 1	900	11	24
BLDG C - FLAT 2	1040	23	49
BLDG C - 3H 1	1220	23.5	24
TOTAL	408		273,288
PARKING SUMMARY			
SOURCE: 40 Density (2014) LDC 3.08 (SF/AC)			
DESIGN 2 (APPROX)	816	ATTACHED GARAGES	216
TOTAL	816	DETACHED GARAGES (20% OF 4.0)	836



NOTE: SITE PLAN, YIELD AND AREA CALCULATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON MORE ACCURATE BOUNDARY DATA.

Source: W Design & Architects, 03/09/2025



Michael Baker
INTERNATIONAL

Not to Scale

Project Site Plan

Exhibit 1

EXHIBIT F – CONCEPTUAL SITE PLAN

COMMERCIAL PAD SUMMARY TABLE			
SITE AREA		36 ACRES	
PAD SUMMARY			
PAD NUMBER	LOT SIZE (SF)	TOTAL BUILDING AREA (SF)	NO. OF PARKING PROVIDED
#1 (RESTAURANT)	43,452	5,400	56
#2 (Q.S.R.)	35,753	3,200	32
#3 (Q.S.R.)	34,780	3,200	32
#4 (Q.S.R.)	35,282	3,200	33
#5 (RETAIL / FOOD 30%)	48,534	6,500	42
#6 (RETAIL / FOOD 30%)	90,033	15,000	100
#7 (RETAIL / SHOP)	63,900	13,400	60
#8 (RETAIL / SHOP)	77,770	15,600	80
#9 (HOTEL, 180 KEYS)	197,790	122,905	194
#10 (BIG BOX RETAIL)	520,842	148,000	762
#11 (BIG BOX RETAIL)	420,755	95,000	499
TOTAL	1,568,971	431,405	1890



Source: W Design & Architects, 03/09/2025



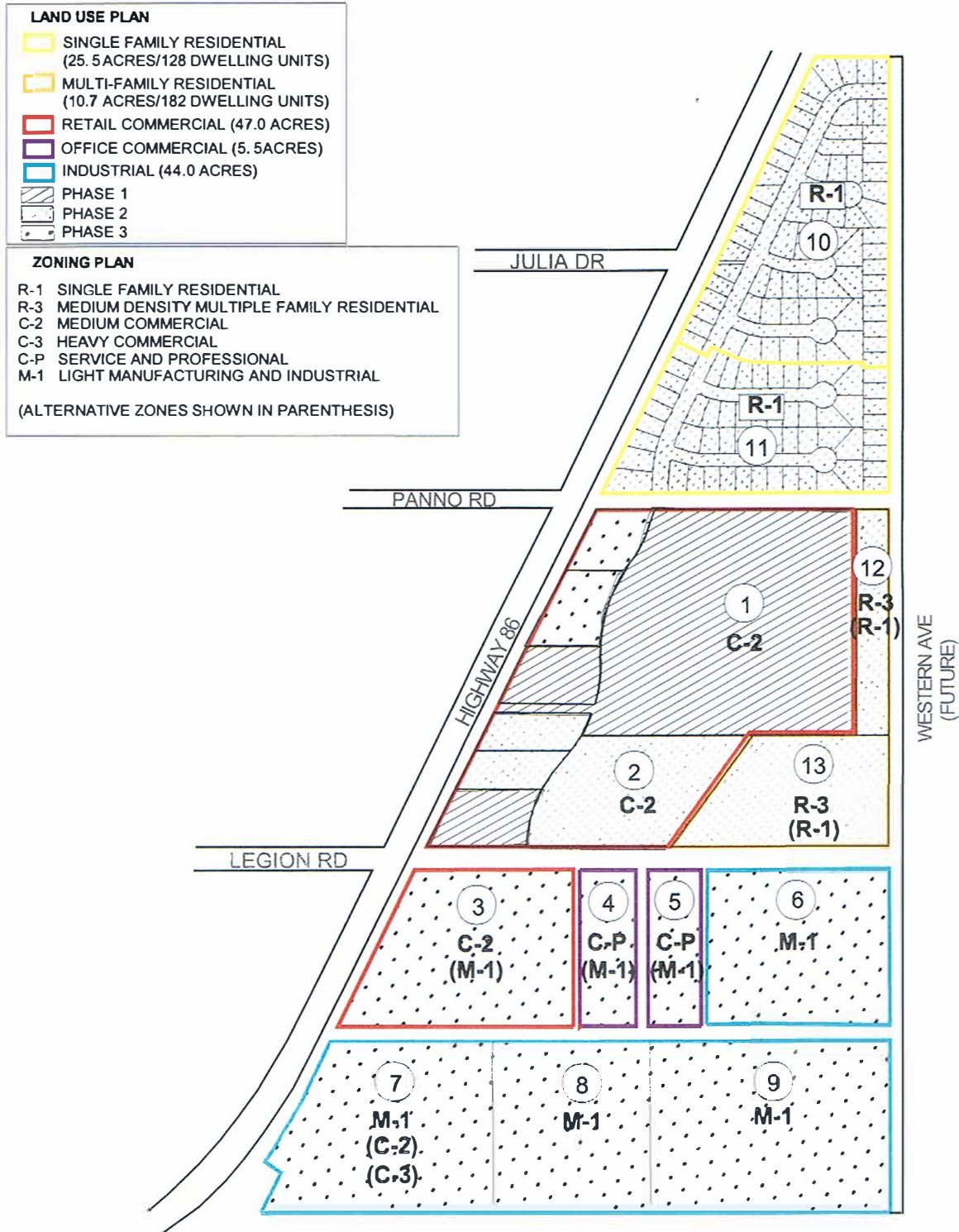
EXHIBIT F – CONCEPTUAL SITE PLAN

APARTMENT SUMMARY TABLE				
SITE AREA	28.77 ACRES			
TOTAL UNITS	408 UNITS			
DENSITY	14.2 DU/AC			
APARTMENT UNIT SUMMARY				
UNIT PLAN	SQ. FT.	RDR/A	#UNITS	TOTAL S.F.
BLDG A - UNIT 1	760	1/1	48	36,480
BLDG A - UNIT 2A	1053	2/2	48	50,544
BLDG A - UNIT 2B (TH)	1200	2/2.5	48	57,600
BLDG B - UNIT 2A	1053	2/2	96	101,088
BLDG B - UNIT 2B (TH)	1200	2/2.5	48	57,600
BLDG C - CARRIAGE 1	715	1/1	24	17,160
BLDG C - FLAT 1	780	1/1	24	18,240
BLDG C - FLAT 2	1040	2/2	48	48,920
BLDG C - TH 1	1220	2/2.5	24	29,280
TOTAL			408	273,288
<small>*Unit sizes are estimated and subject to change based on more accurate building details.</small>				
PARKING SUMMARY				
<small>INCLUDES PERMITTED STREET PARKING (SEE 27.140)</small>		PROVIDED		
2 BDRM 2 spaces/Unit	816	ATTACHED GARAGES	218	
		STANDARD PARKING STALLS (8' X 20')	510	
TOTAL	816		636	



NOTE: SITE PLAN, YIELD AND AREA CALCULATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON MORE ACCURATE BOUNDARY DATA.

**EXHIBIT G
EXISTING SPECIFIC PLAN MAP**



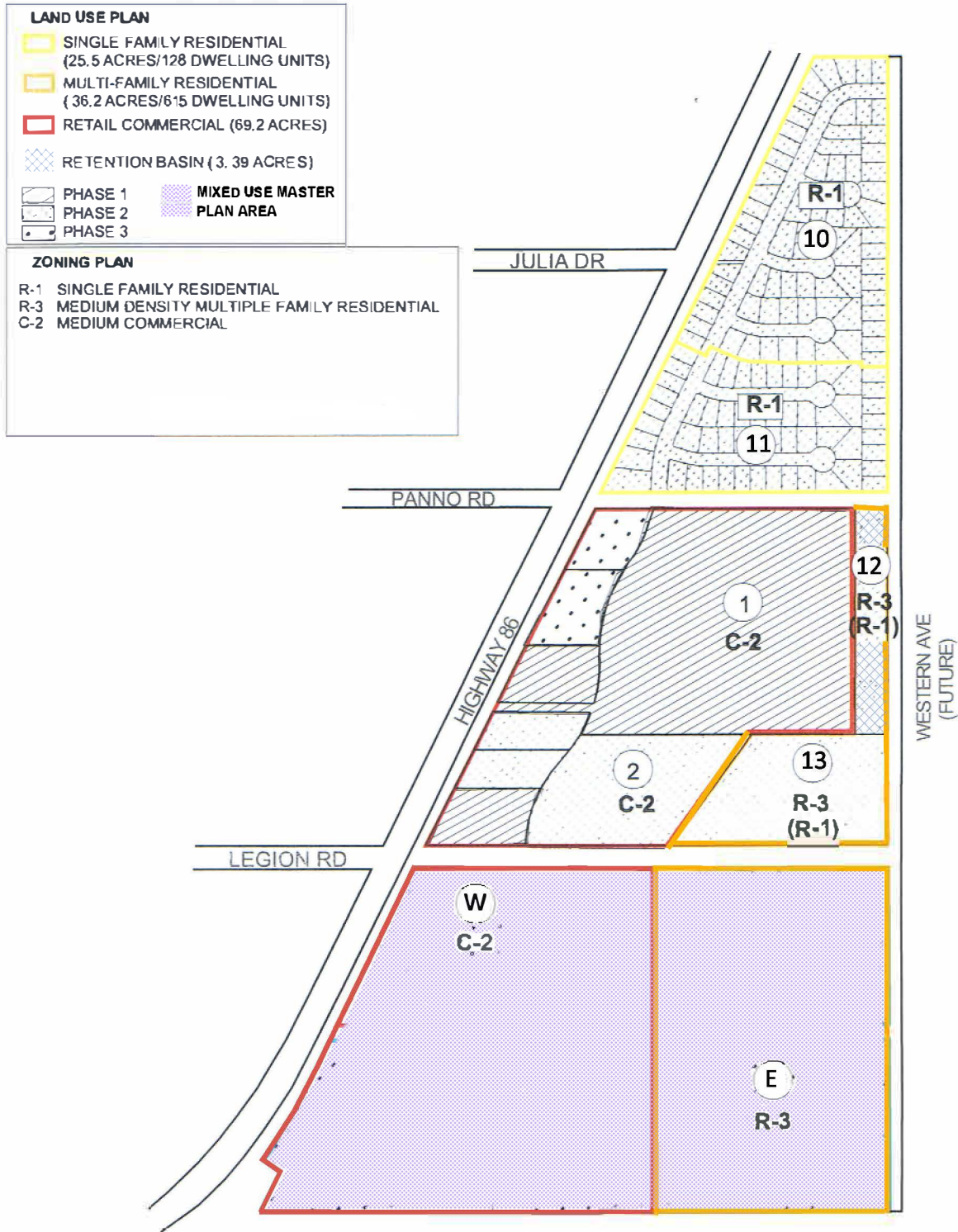
Source: EDAW Inc.



**Figure 3
Brawley Gateway Specific Plan**

Brawley Gateway Specific Plan Amendment
3k073 GIS apr' edited brawley gateway specific plan.apr np (P. Moreno) 2/10/04

**EXHIBIT H
AMENDED SPECIFIC PLAN MAP**



Source: EDAW Inc.



**Figure 3
Brawley Gateway Specific Plan**