

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Brawley Gateway Mixed Use Master Plan

Lead Agency: City of Brawley

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Project Location: Brawley
City

Imperial
County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project may have potentially significant impacts on agricultural resources, as it would result in the conversion of agricultural land to urban uses. The project site is designated for urban development under the General Plan and Gateway Specific Plan. While the conversion of agricultural land represents a change in land use, it would not result in an additional significant impact to agricultural resources when evaluated in the context of adopted planning documents. Although the project will be developed in the conversion of farmland to non-agricultural use, the adopted Gateway Specific Plan environmental analysis originally accounted for the transformation of agricultural land into urban development. However, mitigation will require the project to carry out construction so that no damage or loss of essential agricultural irrigation or water infrastructure occurs, thereby affecting nearby agricultural uses. Furthermore, the project site's land is not under a Williamson Act Contract, nor is it surrounded by any such land. With the aforementioned mitigation, impacts would be less than significant.

The project may have a potentially significant impact on biological resources, as the project area is within the burrowing owl's potential habitat. Therefore, pre-construction surveys and avoidance measures shall be implemented. Additional mitigation will involve the assessment of bat roosting sites and impacts on water resources due to the presence of adjacent waterways. With mitigation, impacts on biological resources would be less than significant.

The project site is currently undeveloped agricultural land. Development would increase impervious surface area, potentially increasing runoff. Therefore, the project may have a potential significant impact on hydrology and water quality. The project would comply with all applicable City of Brawley, Regional Water Quality Control Board, and State requirements, including preparation of a Storm Water Pollution Prevention Plan and implementation of Best Management Practices. These measures would reduce impacts to hydrology and water quality to less than significant.

Impacts on population are generally in line with local growth expectations, but the project still has the potential to directly induce substantial population growth in the area due to proposals for new businesses and residences. Indirect population growth is also possible due to infrastructure improvements along Mead Road, Legion Road, and Western Avenue. No housing exists on the lot at present. The project would provide new housing consistent with planning documents, as City staff anticipates the northern portion of the Gateway Specific Plan currently designated as residential use will undergo future zoning changes that will relocate the proposed housing within the Specific Plan to this site. With the implementation of project phasing, impacts would be mitigated to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A