

CITY OF BRAWLEY
MITIGATED NEGATIVE DECLARATION
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)

I. DESCRIPTION OF PROJECT

A Zone Change, General Plan Amendment, Gateway Specific Plan Amendment, Tentative Tract Map, and Site Plan to allow development of a mixed-use project on an approximately 66-acre site located within the City of Brawley. The project proposes subdividing the site to allow approximately 408 multi-family residential units across three (3) residential lots on the eastern portion and approximately 37 acres of commercial development across 11 lots on the western portion, including retail uses and a hotel with approximately 100 rooms. The site is currently utilized for agricultural purposes. Primary access would be provided from (future) Legion Road, with additional circulation along the southern boundary requiring a future roadway connection adjacent to the Rockwood Canal.

II. DESCRIPTION OF ENVIRONMENTAL SETTING

- *North* – Planned roadway (Legion Road) / Urban development
- *South* – Rockwood Canal / Agricultural uses
- *East* – Agricultural uses
- *West* – State Route 86 / Commercial development

The project site is located within City limits and is designated for urban development under the City of Brawley General Plan and Gateway Specific Plan. Surrounding land uses include a mix of agricultural, commercial, and planned urban development.

III. ENVIRONMENTAL IMPACT AND PHYSICAL EFFECT

The City of Brawley prepared a CEQA Initial Study and circulated the Mitigated Negative Declaration for public review on April 30, 2026. The Brawley Development Review Committee (DRC) reviewed the project on September 1, 2025 and January 15,

2026. City staff, responsible agencies, and interested parties were provided the opportunity to comment during the public review period.

1. There is no substantial evidence, based on the whole record before the public agency, that the project, as mitigated, may have a significant effect on the environment.
2. Feasible mitigation measures will be incorporated into the project to reduce all potentially significant impacts to a level of insignificance.
3. The project is consistent with the General Plan, Gateway Specific Plan, and Zoning Ordinance of the City of Brawley.
4. The project will not have a demonstrable negative aesthetic effect because development standards included in the Brawley Zoning Ordinance will ensure a high quality of architectural and landscape design.
5. The City will provide adequate public services to serve the project and will perform any improvements required.
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 California Building Code (CBC).

VI. POTENTIAL SIGNIFICANT IMPACTS

AGRICULTURE/FORESTRY RESOURCES

The project 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.

BIOLOGICAL RESOURCES

The Biological Resources Assessment determined that the project site consists primarily of active agricultural land with limited habitat value. No sensitive natural communities or special-status species were observed on the site. The project area is within the burrowing owl's potential habitat; therefore, pre-construction surveys and avoidance measures shall be implemented. With mitigation, impacts on biological resources would be less than significant.

HYDROLOGY AND WATER QUALITY

The project site is currently undeveloped agricultural land. Development would increase impervious surface area, potentially increasing runoff. 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.

POPULATION/HOUSING

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.

VII. REASONS TO SUPPORT FINDING OF A MITIGATED NEGATIVE DECLARATION

Based on this analysis, it is determined that any environmental impacts of this project are nonexistent or would not be significant with appropriate mitigation. Therefore, a Mitigated Negative Declaration is appropriate for this project.

A MITIGATED NEGATIVE DECLARATION IS THEREFORE APPROVED FOR THIS PROJECT.

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City of Brawley