

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: Rio Vista Apartments Annexation

Lead Agency: City of Brawley

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Project Location: Brawley
City

Imperial
County

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

The Rio Vista Apartments project proposes the redevelopment of a former equestrian facility and vacant parcels of land into a 133-unit multi-family residential complex through the annexation of a 4.26-acre triangular parcel lying within unincorporated Imperial County into the City of Brawley (Annexation No. 1-24), the rezoning of this parcel and adjacent parcels of land from R-E (Residential Estates) and R (Recreational) to R-3 (Residential Medium Density) (ZC26-03), and the amending of the General Plan to redesignate the site from Rural Residential (RR) and Open Space (OS) to Medium Density Residential (MR) (GPA26-03). All five parcels making up the approximately 7.87-acre site are planned to be consolidated into a single parcel through an Adjustment Plat (i.e., Lot Merger) (AP26-01). The project will also include a sewer lift station.

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 will include a sewer lift station, a potential significant odor source. With the implementation of all necessary odor control systems for the sewer lift station, air quality impacts will be reduced to less than significant.

Regarding biological resources, the project may have a substantially adverse effect on candidate, sensitive special status species identified in various plans, policies, and regulations, such as the burrowing owl. The project may also have a potentially significant impact on native and migratory species, such as various nesting birds. Therefore, pre-construction surveys and avoidance measures shall be implemented. With mitigation, impacts on biological resources will be less than significant.

This project has the potential to cause substantial adverse changes and disturbances to historical and archaeological resources, as well as potentially buried human remains. The project's location near the New River and its alluvial floodplain increases the potential for buried archaeological resources. An archaeologist and a Kumeyaay cultural monitor shall be present on site in the event of any unearthing of resources or remains that may occur. Following any inadvertent discovery, these parties, alongside associated tribes and the County Coroner, shall be notified accordingly. With these measures, impacts on cultural and tribal resources will be less than significant.

The project's location near the New River floodplain, as well as below the grade of much of the rest of the City, may lead to the project being 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 landslides, lateral spreading, subsidence, liquefaction or collapse. To mitigate this impact, the developer shall implement the recommendations of the final geotechnical report prior to grading permit issuance.

Large multifamily development projects have the potential to generate pollutants during both construction and post-construction phases. In this project's case, there is a potential to create or contribute runoff water at levels exceeding the capacity of existing or planned stormwater drainage systems, or lead to substantial additional sources of polluted runoff. To mitigate this issue, the developer will prepare and implement a SWPPP prior to grading and also implement BMPs during grading.

The construction process may lead to a temporary increase in noise levels. Additionally, the sewer lift station's fans and generators may produce significant noise. Therefore, the developer will limit construction hours to those permitted by the Brawley Municipal Code and keep equipment noise to allowable levels through proper maintenance and mufflers. Additional mitigation will include a noise analysis on the proposed sewer lift station prior to building permits.

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