

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Rio Vista Apartments Annexation

Lead Agency: City of Brawley

Contact Person: Cristhian Barajas

Mailing Address: 205 S. Imperial Ave

Phone: (760) 344-8822

City: Brawley

Zip: 92227

County: Imperial

Project Location: County: Imperial

City/Nearest Community: Brawley

Cross Streets: River Drive & Rio Vista Avenue

Zip Code: 92227

Longitude/Latitude (degrees, minutes and seconds): 32 ° 59 ' 15.3 " N / 115 ° 32 ' 55.7 " W Total Acres: 7.87

Assessor's Parcel No.: 046-050-016, -028, -030, -038, -039

Section: Tract 69

Twp.: 13 S

Range: 14 E

Base: SBBM

Within 2 Miles: State Hwy #: 78, 86, 111

Waterways: New River, Central Main Canal, Westside Main, Mansfield Canal, Bryant Drain, Best Canal, Spruce, Sandal, Malan, etc.

Airports: Brawley Municipal Airport (BWC)

Railways: Southern Pacific Railroad

Schools: Whittier, Barbara Worth Jr. High, Brawley Union High, Desert Valley High, Phil Swing, Padilla-Pace Middle, Decker Kelly CLC, Oakley, Del Rio Academy, Hidalgo

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☒ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 133 Acres 7.87☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Vacant, Equestrian Facility; R-E (Residential Estates), R (Recreational), A-2-U (County - General Agriculture within Urban Area); RR (Rural Residential), OS (Open Space), Urban Area (County)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>11</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>7</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 7/27/2026 Ending Date 8/25/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Greenview Renewables, LLC (ZGlobal, Inc.)</u>
Address: _____	Address: <u>604 Sutter Street, Suite 250</u>
City/State/Zip: _____	City/State/Zip: <u>Folsom, CA 95630</u>
Contact: _____	Phone: <u>(760) 355-0288</u>
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 7/23/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.