



CITY OF BRAWLEY

Notice of Intent to Adopt a Mitigated Negative Declaration for

Rio Vista Apartments

Annexation, Lot Merger, Site Plan, Zone Change, and General Plan Amendment

(Annexation 1-24, AP #26-01, SP #26-02, ZC #26-03, GPA #26-03)

July 24, 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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Additional Contact:
City of Brawley Development Services Department
Adrian Ople, Planning Technician
205 S. Imperial Avenue
Brawley, CA 92227
(760) 344-8822
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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 **Monday, July 27, 2026, through Tuesday, August 25, 2026, at the close of business.**

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

Certification of the Mitigated Negative Declaration and consideration of the related entitlements will be considered by the Brawley Planning Commission on **September 16, 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: Rio Vista Apartments

Project Location: Parcel 2 of Parcel Map No. M-952, Book 3, Page 58 of Parcel Maps; and Parcel A of BPM 78-2, Book 4, Page 92 of Parcel Maps; both being Portions of Tract 69 T. 13 S. R. 14 E. S.B.B. & M. County of Imperial State of California

NW corner of Rio Vista & River Drive, also identified as "4603 Rio Vista Road"; with four portions within the City of Brawley and the County portion to be annexed being within the Brawley Sphere of Influence

APN's: 046-050-016 (to be annexed), -028, -030, -038 & -039

Project Description:

This project includes the Annexation of approximately 4.26 acres of unincorporated land within Imperial County to the City of Brawley, a Lot Merger involving five parcels, a Zone Change, and a General Plan Amendment to allow the development of a multi-family apartment complex on an approximately 7.87-acre site straddling the city's current northwestern boundary. The project would allow the development of a 133-unit multi-family residential complex consisting of:

- Five apartment buildings
- 36 one-bedroom units and 97 two-bedroom units
- A clubhouse and swimming pool
- Approximately 278 surface parking spaces
- Internal circulation
- Stormwater retention facilities
- A sewer lift station
- Half-width frontage improvements along River Drive
- Dedication and half-width improvements along Rio Vista Avenue
- Coordination with Imperial Irrigation District utilities
- A 26-foot multipurpose trail and emergency fire access adjacent to Pat Williams Park

The site is mostly vacant and was previously used as an equestrian facility. Primary access would be provided via River Drive, with an additional access point along the eastern boundary via Rio Vista Avenue. A third fire access point is proposed along the north via the aforementioned 26-foot multipurpose trail along Pat Williams Park.

The project requires approval of a General Plan Amendment and Zone Change, as well as related discretionary permits and adjustments to plats. The lot merger/plat adjustment is not part of the discretionary action.

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

Online: <https://www.brawley-ca.gov/departments/development-services/planning>

EXHIBIT A
VICINITY MAP AND CURRENT ZONING

APNs:

046-050-016, -028, -030, -038 & -039



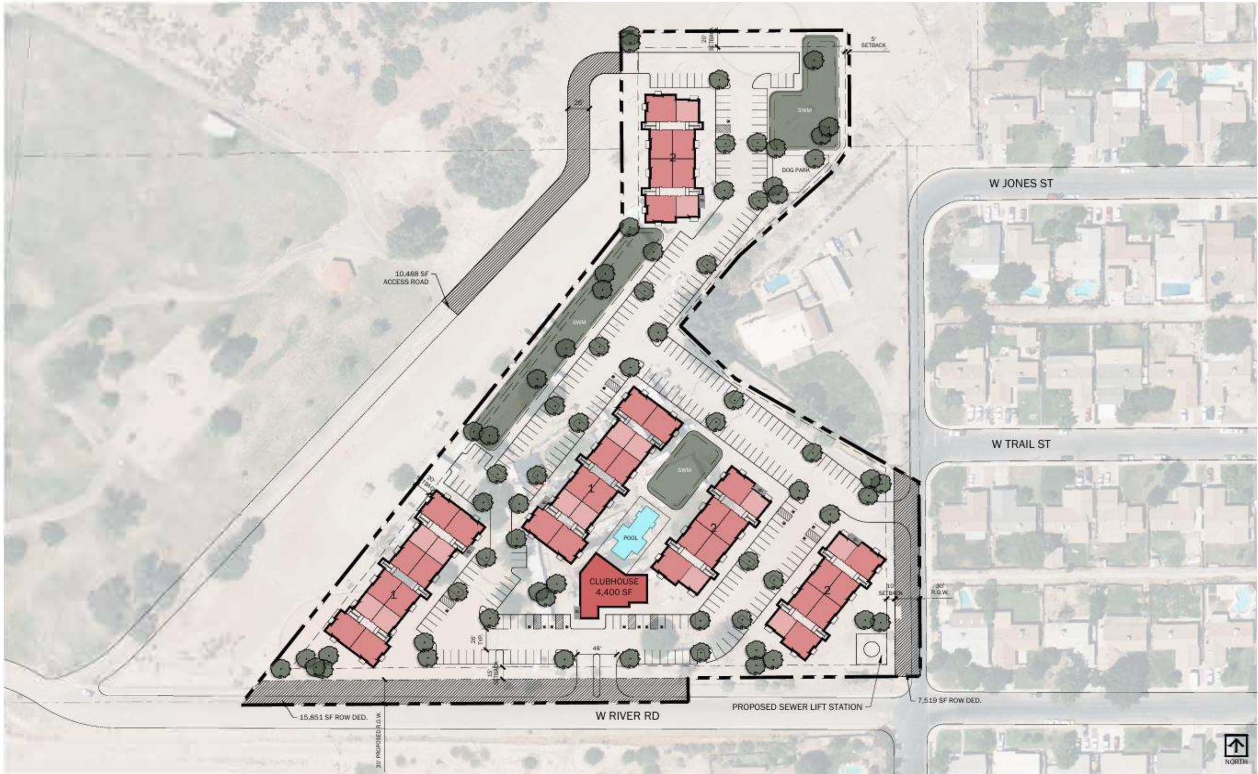
EXHIBIT B
ZONE CHANGE AND LOT MERGER



To be dedicated
to the City to
complete Rio
Vista Avenue

Rezone:
R-3 (Residential Medium Density)

EXHIBIT C CONCEPTUAL SITE PLAN



PROJECT DATA	
Development Standards	
Jurisdiction	Brawley
Zoning Designation	R-3.1
Existing Land Use	R-E
Proposed Land Use	R-3
Max Capacity	600.2
Max F.A.R	N/A.3
Max Height	35 FT
Parking Standards:	
Min Stall Size	9x20
Drive Aisle	24 FT
Fire Lane	26 FT
Landscape Islands	9 FT
Required Parking:	
1 Bed	1.75/DU
2 Bed	2.0/DU

Notes
 1. Current plan is P.E. All development standards provided are for R-E.
 2. Allow density for 1 unit/2,000sf.
 3. Minimum buffering required is 10 FT.
 4. All setbacks required to be provided on the back of main building.

Development Summary	
Gross Site Area	342,670 SF 7.87 AC
Stormwater Management	27,104 SF 0.61 AC
Net Site Area	315,566 SF 7.24 AC
Total Unit Count	133 DU
Avg. Unit Area	1,005 SF
Site Density	16.91 DU/AC
Values are approximated for initial site planning purposes only.	
Parking Summary	
Parking Required	1 Bed: 63 Stalls 2 Bed: 134 Stalls Total: 257 Stalls
Parking Provided	Surface: 278 Stalls Garage: 0 Stalls Total: 278 Stalls
	62.09 Stalls/DU

Unit Typology	
Unit Types	Net Area
A1 1 Bed 1 Bath	717 SF
A2 1 Bed 1 Bath	771 SF
B1 2 Bed 1 Bath	904 SF
B2 2 Bed 2 Bath	1,265 SF
Total/Average	1,005 SF
Total/Average	133 DU
Total Net Area	
A1	20
A2	16
B1	56
B2	39
Total	131
Total Net Area	
A1	14,340 SF
A2	12,336 SF
B1	50,720 SF
B2	49,339 SF
Total	133,735 SF
Unit Mix	
A1	27%
A2	9%
B1	37%
B2	27%

Net Area is measured to the exterior of frame walls, balconies, patios, and balcony storage are not included.

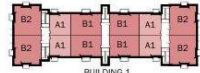
This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCHEME: 01

Conceptual Site Plan
 Zglobal - Rio Vista Apartments
 4603 N Rio Vista Ave, Brawley, CA 92227

Legend	
1 Bed	[Red Box]
2 Bed	[Red Box]
Amenity	[Red Box]

Building Types



WARE MALCOMB

01

EXHIBIT D ANNEXATION MAP

