

CITY OF BRAWLEY
NEGATIVE DECLARATION FOR SITE PLAN (SP10-05) – SIMBAL MINING

I. DESCRIPTION OF PROJECT

The site plan was submitted in order to permit a Lithium Carbonate Manufacturing Plant. Site plan review is required due to potential environmental issues. The property is currently zoned M-1 (Light Manufacturing). The site is currently a vacant building and is 1.44 acres in size. Access is proposed via Jones Street; parking and loading spaces shall be provided per the Brawley Zoning Ordinance. There are no zoning conditions currently imposed on this property.

II. DESCRIPTION OF ENVIRONMENTAL SETTING

North - P-F (Public Facilities) / Airport
South - M-1 (Light Industrial / Light Industrial Use)
East - M-1 (Light Industrial / Light Industrial Use)
West - M-1 (Light Industrial / Light Industrial Use)

The setting is adjacent to development and planned for urban uses the General Plan.

III. ENVIRONMENTAL IMPACT AND PHYSICAL EFFECT

The Brawley Planning Director prepared a CEQA draft Initial Study and the Brawley Development Review Committee (DRC) reviewed the project on January 6, 2011. The DRC and the applicant's representatives provided input.

1. There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.
2. Feasible mitigation measures or alternatives will be incorporated to revise the proposed project, before the Negative Declaration is released for public review, such that the potential significant effects are eliminated or reduced to a level of insignificance.
3. The project is consistent with the general plan and zoning ordinance for the City of Brawley.
4. The project is designated for light manufacturing land uses, is designated for urban development and is consistent with environmental plans and goals of the community.
5. The project will not have a demonstrable negative aesthetic effect because development standards included in the Brawley Zoning Ordinance will assure a high quality of architectural and landscape design.
6. The City 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

There were no potential significant impacts found.

VII. REASONS TO SUPPORT FINDING OF A NEGATIVE DECLARATION

On the basis of this analysis, it is determined that any environmental impacts of this project are nonexistent or would not be potentially significant.

A NEGATIVE DECLARATION IS THEREFORE APPROVED FOR THIS PROJECT.


Gordon R. Gaste, AICP
Planning Director
City of Brawley