



**CITY OF EL CENTRO  
PUBLIC REVIEW NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION FOR THE  
TOWN CENTER VILLAGE PHASE IV INFILL APARTMENT PROJECT**

Notice is hereby given that the City of El Centro has prepared a draft Mitigated Negative Declaration for the Town Center Village Phase IV Infill Apartment Project, located between Cruickshank Drive to the north and Bradshaw Avenue to the south, and between N. 8<sup>th</sup> Street to the east and N. 10<sup>th</sup> Street to the west.

The project site is comprised of approximately 19.3 acres (County Assessor Parcel Numbers 044-620-049 and APN 044-620-051). The project would result in development of an approximately 11.6-acre portion of the subject property; the remainder of the site (approximately 7.7 acres) is not proposed for development as part of the project and would remain in its current state. The project requires a General Plan Amendment to change the existing City General Plan land use designation on the portion of the site proposed for development from General Commercial to High Density Residential. The project would also rezone the same portion of the property from CG-General Commercial to R3-Multiple Family Residential. The existing General Commercial land use designation and CG-General Commercial zoning would continue to apply to the remainder of the property (approximately 7.7 acres) which is proposed to be subdivided to allow for future commercial development (not proposed for development at this time).

The project proposes development of an 180-unit apartment complex at a density of 15.6 dwelling units per acre. A mixture of unit types would be provided within 15 individual buildings. A total of 60 one-bedroom units and 120 two-bedroom units are proposed. Each individual building would offer two 1-bedroom, 1 bath units; two 2-bedroom, 2-bath units; and four 2 bedroom/2.5 bath units. Proposed amenities include common open space areas, a private dog park, and a private clubhouse and recreational area with an outdoor pool/hot tub and barbecue/fire pit with outdoor seating.

A copy of the Mitigated Negative Declaration and related documents is available for public inspection at City Hall, Community Development Department, 1275 W. Main Street, El Centro, California, Monday to Friday from 8:00 a.m. to 5:00 p.m. The Draft Mitigated Negative Declaration may also be accessed on the City's website at: [www.cityofelcentro.org/communitydevelopment](http://www.cityofelcentro.org/communitydevelopment).

The Draft Mitigated Negative Declaration will be available for a 30-day public review period from **April 23, 2021 to May 24, 2021**. Comments received during this time period will be included as part of the decision making process. Written comments should be directed to Norma M. Villicaña, Community Development Director, 1275 W. Main Street, El Centro, California, 92243. For further information, contact City Hall, Community Development Department at (760) 337-4545.

Norma M. Villicaña, AICP  
Community Development Director