

## **Notice of Intent to Adopt MITIGATED NEGATIVE DECLARATION**

*NOTICE: Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21000 et seq.), the City of El Cajon has determined that the project referenced hereinafter will not have a significant effect on the environment provided that mitigation measures are implemented, an Environmental Impact Report is not required, and a Mitigated Negative Declaration has been prepared.*

**PROJECT TITLE:** Oakdale Apartment Townhomes; Site Development Plan (SDP) No. 2020-0002

**PROJECT LOCATION:** The south side of Oakdale Avenue between North 3<sup>rd</sup> Street and Durham Street; APN 511-022-07-00

**PROJECT DESCRIPTION:** The proposed project includes seven (7) two-story apartment townhome units with enclosed two-car garages, guest parking, private driveway, landscaping, and outdoor open space, among other various public and private improvements. The property is approximately 17,400 square feet and each apartment unit is approximately 1,850 gross square feet (including garage area). The project requires approval of a site development plan (SDP) permit.

Pursuant to Section 15072 of the California Environmental Quality Act, the subject site is not on any list enumerated under Section 65962.5 of the California Government Code as a contaminated site.

**PROJECT PROPONENT:** New Vision Building & Design, 1109 East Washington Avenue, El Cajon, CA 92019

**LEAD AGENCY:** City of El Cajon Community Development Department, 200 Civic Center Way, El Cajon, CA 92020

**LEAD AGENCY CONTACT PERSON:** Spencer Hayes, Associate Planner

**PUBLIC REVIEW PERIOD:**

**Begins:** July 26, 2021

**Ends:** August 25, 2021

**PROJECT DECISION:** On or after August 26, 2021, the Director of Community Development will make the decision to approve, conditionally approve, or deny the proposed project.

*The Draft Mitigated Negative Declaration is available for public review at El Cajon City Hall at 200 Civic Center Way El Cajon, CA 92020 or online at the City's web page: <https://www.elcajon.gov/your-government/departments/community-development/planning-group/current-development>. Pursuant to State CEQA Guidelines Section 15105, anyone interested in the draft Mitigated Negative Declaration or the project itself is invited to comment by written response on or before 5 p.m. on August 25, 2021. Written comments should be addressed to: Spencer Hayes, Associate Planner, Planning Division, City of El Cajon, 200 Civic Center Way, El Cajon, CA 92020; or by email to [planning@elcajon.gov](mailto:planning@elcajon.gov).*