



**CITY OF NATIONAL CITY
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

**LEGAL NOTICE OF INTENT AND AVAILABILITY FOR
ENVIRONMENTAL REVIEW AND COMMENT PERIOD OF
DRAFT NEGATIVE DECLARATION (ND) FOR A
FOUR-LOT SUBDIVISION PROJECT AT 1616 'M' AVENUE**

Draft MND Public Review and Comment Period: December 17, 2021 to January 18, 2022

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Draft MND which has been prepared for the proposed project.

LEAD AGENCY: City of National City

PROJECT NAME: 2021-22 LS

APPLICANT: Fernando Diaz De La Vega

LOCATION: Southwest corner of East 16th Street and "M" Avenue, National City, CA 91950

DESCRIPTION: Tentative Parcel Map for the subdivision of an existing parcel into four. The property has four existing buildings, two primary residence sand two accessory dwelling units. Two lots will each have one of the residences and one of the accessory dwelling units. The remaining to two lots will be developed in the future. The two lots to be developed later are each 4,600 square feet in size and have 46 feet of street frontage, where 5,000 square feet and 50 feet respectively are typically required. The City's Subdivision Ordinance allows for exceptions to these development standards. However, the normal categorical exemption – Section 15315 (Minor Land Divisions) does not apply due to the requested exceptions.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: The City conducted an Environmental Initial Study (IS) that determined the proposed project would not have a potentially significant environmental impact.

REVIEW AND COMMENT PERIOD: The City has established a 30-day public review and comment period from **December 17, 2021 to January 18, 2022**. During this period, the Draft ND and IS will be available for review, or for purchase at the cost of reproduction, at the City of National City Planning Division until December 16, 2021 and from January 3, 2022 between the hours of 7 a.m. and 6 p.m. Monday through Thursday and on the City website. City Hall will be closed from December 20, 2021

through December 30, 2021. Therefore, the ND and IS can also be found on the City website at <https://www.nationalcityca.gov/government/community-development/planning/current-projects>

Comments can be made on the IS/ND in writing before the end of the public review and comment period and also in person at the Planning Commission meeting, which will be scheduled subsequent to routing and comment response period for the draft ND. All written comments on the Draft ND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects are avoided or mitigated. Written comments must be submitted so as to arrive no later than 6:00 p.m. on January 18, 2022 to the following: **Martin Reeder – AICP, Principal Planner, Planning Division, 1243 National City Boulevard, National City, CA 91950**, or via email at mreeder@nationalcityca.gov. Following the close of the public comment period, the City will consider the IS/ND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final ND for consideration and certification by the Planning Commission .

FURTHER INFORMATION: For environmental review information, please contact Principal Planner Martin Reeder at the City of National City at 619.336.4313 or mreeder@nationalcityca.gov.