

City of Escalon
2060 McHenry Ave
Escalon, Ca. 95320

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC MEETING

Notice is hereby given that the City of Escalon has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring/Reporting Plan (MMRP) for the Irwin Village Senior Apartments project. The City of Escalon is the Lead Agency for this project under the California Environmental Quality Act (CEQA).

The project proposes to construct 12 fourplexes on two adjacent parcels totaling 3.17 acres. A total of 47 units would be available to lower-income senior households, with one unit set aside for an onsite manager. The project also includes a community building with a patio area, landscaping and community garden areas.

The IS/MND analyzes the potential environmental effects of the project in the environmental issue areas specified in the State CEQA Guidelines. Based on this analysis, the Public Review Draft IS/MND finds that the project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The project proponent has agreed to the mitigation measures, and these measures are included in a MMRP to be adopted by the City of Escalon in conjunction with the IS/MND and approval of the project. There are no sites identified under Section 65962.5 of the Government Code located on or near the project site.

Copies of the IS/MND are available for public review at the City of Escalon Planning Department at the address shown above and at the City's website:

http://cityofescalon.org/government/departments/development_services/planning

The City will accept public and agency comments on the IS/MND during a 20-day review period that will begin on January 26, 2022 and end on February 14, 2022. Comments may be submitted by mail or e-mail to the City at the address shown below:

City of Escalon Planning Department
Attn: Diana Trejo, Assistant Planner
2060 McHenry Ave
Escalon, Ca. 95320
dtrejo@cityofescalon.org

At the conclusion of the 20-day public review period, the document will be submitted to the City of Escalon Planning Commission for review and adoption. The Planning Commission will hold a public hearing in the Council Chambers, City Hall, 2060 McHenry Ave, Escalon, California, on Tuesday, February 15, 2022 at 6:30 PM to consider adoption of the IS/MND and MMRP, and approval of the project.