

Notice of Intent to Adopt 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, an Environmental Impact Report is not required, and a Negative Declaration has been prepared.

PROJECT TITLE: Mollison Medical Office Building - General Plan Amendment GPA-2021-0002; Zoning Reclassification ZR-2021-0001

PROJECT LOCATION: 470 North Mollison Avenue, El Cajon, CA 92021. The southwest corner of the intersection of East Madison Avenue and North Mollison Avenue; APN 488-061-17-00

PROJECT DESCRIPTION: The project is a General Plan Amendment (GPA) and zoning reclassification application for the Mollison Medical Office Building (project). The project site is designated Medium Density Residential (MR) in the City's General Plan and zoned Residential, Multi-Family (RM-2200). The project proposes a GPA to change the existing land use from MR to Office/Non-Residential (O/NR). The zoning reclassification would reclassify on-site zoning from RM-2200 to Office Professional (O-P) for consistency with the GPA. The project site, Assessor's Parcel Number (APN) 488-061-17, is 1.77 acres in size. The project would also convert an existing, vacant church building to a medical office building that would provide medical and limited social services to the local community.

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: Neighborhood Healthcare, 1540 E. Valley Parkway, Escondido, CA 92027

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

LEAD AGENCY CONTACT PERSON: Michael Viglione, Associate Planner

PUBLIC REVIEW PERIOD:

Begins: August 12, 2022

Ends: August 31, 2022

PROJECT DECISION: The City Council will make the decision to approve, conditionally approve, or deny the project at a Public Hearing to be scheduled after the public review period.

The Draft 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 Negative Declaration or the project itself is invited to comment by written response on or before 5 p.m. on August 31, 2022. Written comments should be addressed to: Michael Viglione, Senior Planner, Planning Division, City of El Cajon, 200 Civic Center Way, El Cajon, CA 92020; or by email to planning@elcajon.gov.