



**CITY OF EL CENTRO
PUBLIC REVIEW NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR THE
TOWN CENTER VILLAGE II SINGLE-FAMILY RESIDENTIAL AND INDUSTRIAL PROJECT**

Notice is hereby given that the City of El Centro has prepared a draft Mitigated Negative Declaration for the Town Center Village II Single-Family Residential and Industrial Project. The site is located within the City of El Centro, south of Treshill Road and the Central Drain; east of North Imperial Avenue/South State Route 86; north of Cruickshank Drive; and west of North 8th Street. The affected County Assessor Parcel Numbers are 044-620-032, -037 through -041, -053, and -064.

The project would allow for future development of the approximately 35.8-acre site with single-family residential and light industrial development. The western approximately 18.5-acre portion of the site is proposed for single-family residential development (104 lots total). Future planned development of the remaining 17.3 acres (eastern portion) would occur as light manufacturing uses. Provision of all parking, landscaping, and common open space, as applicable to the development area, would occur in conformance with City zoning regulations.

The project would require a General Plan Amendment to change the existing General Plan land use designation on a portion of the site from General Commercial and Light Manufacturing to Single-Family Residential. The project site is currently zoned CG-General Commercial and LM-Light Manufacturing. The project proposes to rezone a portion of the property from CG and LM to R2-Single-Family Residential. The General Plan Amendment and rezone would allow for the onsite residential uses as proposed. The balance of the property would remain under the current General Plan land use and zoning designations to allow for future light manufacturing development.

The subject site is not included on any lists enumerated under Section 65962.5 of the Government Code.

A copy of the draft Mitigated Negative Declaration and related documents is available for public viewing 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/town-center-village-single-family-residential-and-industrial-project/

The draft Mitigated Negative Declaration will be available for a 30-day public review period from **June 23, 2023 to July 24, 2023**. Comments received during this time period will be included as part of the decision-making process. Written comments should be directed to Angel Hernandez, Community Development Director, City of El Centro, 1275 W. Main Street, El Centro, California, 92243. For further information, please contact City Hall, Community Development Department at (760) 337-4545.

Angel Hernandez
Community Development Director