

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1471 E Main St - Multiple Family Residential Project

Lead Agency: City of El Cajon

Contact Person: Spencer Hayes, Associate Planner

Mailing Address: 200 Civic Center Way

Phone: 619-441-1742

City: El Cajon

Zip: 92020

County: San Diego

Project Location: County: San Diego

City/Nearest Community: El Cajon

Cross Streets: Oakdale Avenue and East Main Street

Zip Code: 92019

Longitude/Latitude (degrees, minutes and seconds): 32 ° 48 ' 08.2 " N / 116 ° 55 ' 40.2 " W Total Acres: .37

Assessor's Parcel No.: 511-013-03-00

Section: 00 Twp.: 16S

Range: 01E Base: _____

Within 2 Miles: State Hwy #: Interstate 8

Waterways: Forester Creek

Airports: N/A

Railways: N/A

Schools: Greenfield Middle School

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: _____

Development Type:

Residential: Units 9 Acres .37

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential Single-family (RS-6)/General Commercial (GC)

Project Description: (please use a separate page if necessary)

Proposed Mitigated Negative Declaration (MND) for a 10,989 square foot, nine-unit, multi-family residential development including a surface parking lot, recreation and landscaped areas, and trash enclosure, among other private and public improvements. The project includes a General Plan Amendment (GPA), Zone Reclassification (ZR), Lot Line Adjustment (LLA), and Site Development Plan (SDP) permit. The GPA proposes to change the existing land use from General Commercial to Medium Density Residential; the ZR proposes to reclassify the zone from Residential, Single-family (RS-6) to Residential, Multi-family (RM-2200). The project site is .37 acres and is currently vacant. The project requests a density bonus pursuant to Government Code section 65915(f)(4).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 15, 2024 Ending Date April 3, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Roma Environmental, LLC</u>	Applicant: <u>Vincent Kattoula; Kattoula & Associates</u>
Address: <u>3532 Sundance Lane</u>	Address: <u>P.O. Box 2735</u>
City/State/Zip: <u>Camano Island, WA 98282</u>	City/State/Zip: <u>Spring Valley, CA 91979</u>
Contact: <u>Roma Stromberg</u>	Phone: <u>619-750-9650</u>
Phone: <u>951-544-3170</u>	

Signature of Lead Agency Representative:  _____ **Date:** March 18, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.