

Notice of Intent to Adopt MITIGATED 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: 1471 East Main Street – Multiple Family Residential Project; GPA-2023-0001, ZR-2023-0001, SDP-2023-0001

PROJECT LOCATION: 1471 East Main Street, El Cajon, CA 92021; the northeast corner of Oakdale Avenue and East Main Street, south of Interstate 8; APN 511-013-03-00

PROJECT DESCRIPTION: 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).

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: Vincent Kattoula; P.O. Box 2735, Spring Valley, CA 91979

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

LEAD AGENCY CONTACT PERSON: Spencer Hayes, Associate Planner

PUBLIC REVIEW PERIOD:

Begins: March 15, 2024

Ends: April 3, 2024

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 April 2, 2024. Written comments should be addressed to: Spencer Hayes, Associate Planner, Planning Division, City of El Cajon, 200 Civic Center Way, El Cajon, CA 92020; or by email to planning@elcajon.gov.