

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Diego
Address: 1600 Pacific Highway #260
San Diego, CA 92101

From:

Public Agency: City of El Cajon
Address: 200 Civic Center Way
El Cajon, CA 92020
Contact: Spencer Hayes, Associate Planner
Phone: 619-441-1656

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024030598

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

Project Applicant: Vincent Kattoula; P.O. Box 2735, Spring Valley, CA 91979; 619-750-9650

Project Location (include county): Oakdale Ave. & E. Main St., El Cajon, CA; San Diego County

Project Description:

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, Singlefamily (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).

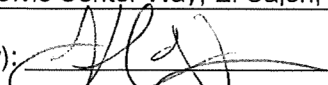
This is to advise that the City of El Cajon has approved the above
(Lead Agency or Responsible Agency)

described project on May 14, 2024 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

El Cajon City Hall; 200 Civic Center Way, El Cajon, CA 92020; 619-441-1742

Signature (Public Agency):  Title: Associate Planner

Date: May 17, 2024 Date Received for filing at OPR: _____