## 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 Mitigated Negative Declaration has been prepared.

PROJECT TITLE: South Avocado 5-lot Subdivision - TSM-2022-0008 & SP-2023-0003

**PROJECT LOCATION**: On the northwest corner of South Avocado Avenue and Cajon View Drive; APNs 493-391-13 & 493-441-35. The project location is shown in the attached aerial image below.

**PROJECT DESCRIPTION:** Tentative Subdivision Map (TSM) No. 2022-0008 proposes the subdivision of approximately 2.45 acres into five residential lots. The project includes Specific Plan (SP) No. 2023-0003 for alternative access to the subdivision other than from a public street.

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: Salim Chagan; 301 Cajon View Drive, El Cajon, CA 92020

**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

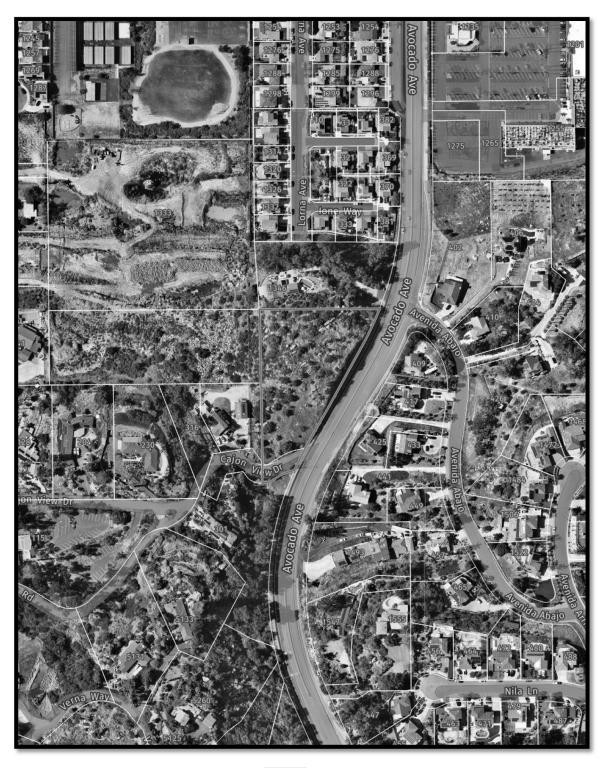
## **PUBLIC REVIEW PERIOD:**

**Begins:** May 3, 2024 **Ends:** June 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 proposed project is invited to comment by written response on or before 5 p.m. on June 3, 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.

## Project Location and Aerial Photograph South Avocado 5-lot Subdivision APNs 493-391-13-00 & 493-441-35-00



Subject Site