

## **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](mailto:planning@elcajon.gov).*

# Project Location and Aerial Photograph

## South Avocado 5-lot Subdivision

APNs 493-391-13-00 & 493-441-35-00



 Subject Site