



FILED
Ernest J. Dronenburg, Jr. Recorder County Clerk

OCT 22 2019
BY [Signature]
DEPUTY

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR A DEVELOPMENT PROJECT

In accordance with Section 15072 of the California Environmental Quality Act Guidelines, NOTICE IS HEREBY GIVEN that the City of Lemon Grove (City) has prepared a Negative Declaration for the following project:

PDP-170-0002, Lemon Grove Village Retail and Self-Storage Project

The applicant for the proposed Lemon Grove Self-Storage with Retail Project (proposed project) involves the approval of a General Plan Amendment, and Planned Development Permit (PDP) to demolish all existing structures onsite, regrade the site and construct a commercial mixed use development project involving a self-storage facility and commercial retail space on a 1.25 acre parcel. The subject property is located in the northeastern portion of the City of Lemon Grove. The site of the proposed project is 1.25 gross acres in size and is comprised of one parcel (APN: 475-480-09-00) that currently contains a self-serve car wash. A portion of the lot is vacant, and the area has been previously graded and cleared.

The property is located at 8016 Broadway, on the north side of the street between Kempf Street on the west and Washington Street on the east in the City of Lemon Grove. Adjacent uses include the Grove Motel to the west, the Village Walk Condominium complex to the north, the Lemon Grove Car Wash to the east, and other commercial uses across Broadway to the south. The project site is not listed on any lists enumerated under Section 65962.5 of the California Government Code.

COPIES of the Negative Declaration (ND), accompanying Initial Study (IS) and all supporting documents are on file and may be reviewed at the City's Planning Division counter, 3232 Main Street, in Lemon Grove. The ND/IS (only) may be viewed on the City's web site at the following link:

<https://www.lemongrove.ca.gov/> The review period is from October 24, 2019 to November 14, 2019.

"NEGATIVE DECLARATION" means that the City has tentatively concluded that implementation of the proposed project would not have a significant effect on the environment.

NOTE: This project has not been approved or denied. It is being reviewed for environmental impacts only.

COMMENTS regarding the ND/IS must be made in writing to Noah Alvey, Community Development Manager by 4:00 p.m. on November 11, 2019. Please reference PDP-170-0002 in any correspondence. All comments should be addressed to Mr. Noah Alvey, Community Development Manager, City of Lemon Grove, 3232 Main Street, Lemon Grove, CA. 91954-1705. Comments may also be sent by e-mail to:

Nalvey@lemongrove.ca.gov

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San Diego County on OCT 22 2019
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Returned to agency on
Deputy A.C. Torres