

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego
1600 Pacific Highway, Suite 260
San Diego, CA 92101

From: (Public Agency): City of El Cajon
200 Civic Center Way
El Cajon, CA 92020
(Address)

Project Title: Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007

Project Applicant: City Ventures Homebuilding LLC, Karen Alves - 3121 Michelson Drive #150, Irvine CA 92612

Project Location - Specific:

0 Melody Lane, El Cajon, CA 92019; Assessor Parcel Number 489-180-33-00

Project Location - City: El Cajon Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007 propose a residential development consisting of 29 condominium townhomes on the north side of Melody Lane between East Main Street and Comet Lane on a vacant portion of the Juniper Trailer Court property.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: City Ventures Homebuilding LLC, Karen Alves; 949-258-7515

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15332, In-fill Development
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 (In-fill Development Projects). The following measuring criteria for a Class 32 exemption apply: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval would not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

Lead Agency
Contact Person: Mike Vigilione Area Code/Telephone/Extension: 619-441-1773

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 11/10/2022 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: