

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: SP-2022-0001 - Amendment to Specific Plan No. 452 for an Automobile Dealership

Project Applicant: JKC GRAVES LLC, John Kiefer - 1600 Valley River Drive, Suite 290, Eugene OR 97401

Project Location - Specific:

1155 Graves Avenue, El Cajon, CA 92021; APNs 483-090-15;16;24;25;26;41; & 42

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

Description of Nature, Purpose and Beneficiaries of Project:

Amendment to Specific Plan No. 452 to authorize a 36,989 square foot automobile dealership, inclusive of all typical uses, at a site previously developed with a recreational facility. The project redevelops the portions of the site occupied by recreational facility structures and includes access and right-of-way improvements as well as the reuse of existing access and parking areas.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: JKC GRAVES LLC, John Kiefer - 541-915-6091

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: Sec. 15332; In-fill Development Projects
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines section 15332, Class 32 exemption for In-fill Development Projects. The project is consistent with the Class 32 criteria as it: is consistent with the General Plan designation; is within the city limits on a site less than five acres; is surrounded by substantially urban uses; has no value as natural habitat; would not result in significant effects related to traffic, noise, air, or water quality; and can be adequately served by required utilities. Further, none of the exceptions to the Categorical Exemptions identified in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Michael Viglione 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: 12/16/2022 Title: SENIOR PLANNER

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.