

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: SDP-2022-0008 - CarMax Auto Superstore

Project Applicant: CenterPoint Integrated Solutions, John Thatcher; 1626 Cole Blvd, Suite 125, Lakewood, CO 80401 (720) 800-3355

Project Location - Specific:

1100 Wagner Drive, El Cajon, CA 92020, APN: 482-190-45-00

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

Description of Nature, Purpose and Beneficiaries of Project:
Proposed car dealership with sales, service, and car wash in accordance with approved Specific Plan No. 529.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: CenterPoint Integrated Solutions, John Thatcher; (720) 800-3355

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));
- 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 consistent with the General Plan, Specific Plan No. 529 and all other applicable city ordinances and polices. The project site is located within the city limits, has a usable site area of less than five acres, and is surrounded by urban uses, including, auto dealerships, medical supplies, and single-family residences at 7.26 dwelling units per acre. The site has no value as natural habitat, the project would not result in significant effects related to traffic, noise, air, or water quality; and the site 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:  Date: 04-07-2023 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: _____