

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: Variance No. 2023-0001; Front Yard Setback Reduction from 20 to 14 feet

Project Applicant: Creative Design and Build, Guy Madar, 829 Wakefield Court, El Cajon, CA 92020

Project Location - Specific:

829 Wakefield Court, El Cajon, CA 92020; Assessor Parcel Number 481-110-29-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Variance No. 2023-0001 proposes a reduced front yard setback from 20 to 14 feet for a through-lot to accommodate a proposed Accessory Dwelling Unit along Garfield Avenue due to steep slopes at the site.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Creative Design and Build, Guy Madar; 310-282-7376

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 15303, New Construction or Conversion of Small Structures
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project is exempt from the provisions CEQA according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guideline which exempts the construction and location of limited numbers of new, small facilities or structures including, specifically, a "single-family residence, or a second dwelling unit in a residential zone." Consistent with the exemption, the variance reduces a front yard setback in a residential zone to accommodate an Accessory Dwelling Unit, the second dwelling unit to be established on the property. There is no evidence that any of the section 15300.2 conditions precluding the use of an exemption exist. Therefore, section 15303 is an appropriate exemption.

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: 10/06/2023 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.