

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: Administrative Zoning Permit No. 2023-0007

Project Applicant: CSCDMT Family Limited Partnership, Chuck Hoffman - 5694 Mission Center Road #602-332, San Diego CA 92108

Project Location - Specific:
627-635 W Chase Ave., El Cajon, CA 92020; Assessor Parcel Number 492-410-23-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Administrative Zoning Permit No. 2023-0007 authorizes reduced transparency and alternative design features as otherwise provided for in El Cajon Municipal Code section 17.140.170 for a 572 square foot detached two-car garage and a 792 square foot detached three-car garage.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: CSCDMT Family Limited Partnership, Chuck Hoffman; 619-686-6122

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 15301, Existing Facilities
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

The proposed project is exempt from the provisions of CEQA according to section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 provides an exemption for the construction of limited number of new, small facilities or structures such as "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." The project consists of two accessory garages with reduced transparency and alternative design features at an existing residential property developed with four (4) detached dwelling units. No new environmental impacts would result and 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 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: 3/13/2024 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.