

**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 (AZP) No. 2024-0002 Over-height Retaining and Screening Wall

Project Applicant: City Ventures Homebuilding LLC, Eric Miller - 3121 Michelson Drive #150, Irvine CA 92612; (909) 996-8585

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:

Administrative Zoning Permit (AZP) No. 2024-0002 authorizes a combined retaining and screening wall with a maximum apparent height of 10 feet around the perimeter of a 29-unit residential development.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: City Ventures Homebuilding LLC, Eric Miller; 909-996-8585

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 15303, New Construction or Conversion of Small Structures

Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The Section 15303, Class 3 categorical exemption exempts limited numbers of new, small structures and facilities. The proposed fence is specifically consistent with the Section 15303(e) exemplar for accessory structures including garages, carports, patios, swimming pools, and fences. The project is accessory to an 29-unit residential development in an urban area and none of the exceptions to the Categorical Exemptions identified in CEQA Guidelines Section 15300.2 apply.

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: 07/29/2024

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: \_\_\_\_\_