

# 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: Raffo Villas; Planned Unit Development No. 2023-0004 & Tentative Subdivision Map No. 2023-0011

Project Applicant: New Vision Building & Design, Rania Salloom, 1109 E Washington Avenue, El Cajon, CA 92019; (619) 375-0555

Project Location - Specific:

920 South Magnolia Ave., El Cajon, CA 92020; Assessor Parcel No. 492-332-39-00

Project Location - City: El Cajon

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project is a common interest development consisting of five single-family detached residences on separate lots and a common lot for a private street with landscaping and other public improvements on a existing vacant .46-acre lot.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: New Vision Building & Design, Rania Salloom; (619) 375-0555

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, Class 32

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

Reasons why project is exempt:

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 (In-fill Development Projects). The following measuring criteria apply to the In-fill Development Project exemption: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval 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, there is no evidence that any of the section 15300.2 conditions precluding the use of an exemption exist. Therefore, section 15332 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: 7/29/2024 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: \_\_\_\_\_