

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, Rm 260
San Diego, CA 92101

From: (Public Agency): City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

(Address)

Project Title: Tentative Parcel Map No. TPM-000-0204

Project Applicant: 6021 Business Center Court LLC and 2926 University LLC,

Project Location - Specific: Alex Shah, (858) 692-3182 9819 Mira Mesa Blvd., San Diego CA 92131
7553, 7559, 7593 Broadway, 7546, 7558, 7564, 7576, 7590 Pacific Avenue, and 3342 Buena Vista Avenue (APNs: 480-081-07, 09, 10, 11, 12, 13, 19, 20, 21-00) in Lemon Grove, California 91945.

Project Location - City: Lemon Grove Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of a land use request for a Tentative Parcel Map to consolidate nine lots totaling approximately 2.14 acres into two lots.

Name of Public Agency Approving Project: City of Lemon Grove

Name of Person or Agency Carrying Out Project: Alex Shah (858) 692-3182

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: Class 5; Section 15305
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt because it meets all conditions under Section 15305 (Minor Alterations in Land Use Limitations) to qualify for this exemption since the property has an average slope less than 20%, the map proposes no changes to land use or density, and it is a minor lot line adjustment involving no variances or creation of new parcels.

Lead Agency
Contact Person: Michael Fellows Area Code/Telephone/Extension: 619-825-3812

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: Michael Fellows Date: 8/14/2024 Title: Com. Dev. Manager

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: _____