

# 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: CUP-2024-0001 - Battery Energy Storage Facility at 220 N. Johnson Ave.

Project Applicant: North Johnson Energy Center LLC, Gary Franzen, 650 Bercut Dr., Sacramento, CA, 95811, 916-802-2987

Project Location - Specific:

220 N. Johnson Ave., El Cajon, CA, 92020, APN: 487-121-65-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit for an outdoor battery storage facility with screening fencing at an existing heavy commercial-light industrial site developed with an existing utility peaker plant and adjacent to a San Diego Gas & Electric facility.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Gary Franzen, 916-802-2987, gfranzen@wellhead.com

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


Reasons why project is exempt:

Section 15303 of the CEQA Guidelines provides an exemption for construction and location of limited numbers of new, small facilities or structures, or installation of small new equipment and facilities in small structures. The project proposes to authorize an outdoor battery storage area with screening fencing at an existing industrial property in an area that is adjacent to public utilities.

Lead Agency  
Contact Person: Noah Alvey Area Code/Telephone/Extension: 619-441-1795

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: December 19, 2024 Title: Deputy Director of Community Development

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: \_\_\_\_\_

