

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: Conditional Use Permit No. 2023-0004

Project Applicant: Marshal Lots LLC, Robert Garmo - 5464 Grossmont Center Drive, Suite 300, La Mesa, CA 91942; 619-441-2500

Project Location - Specific:

1163 North 2nd Street, El Cajon, CA 92021; Assessor Parcel Number 484-232-27-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit No. 2023-0004 authorizes redevelopment of an existing commercial site into a 156 bed residential care facility for the elderly offering assisted living and memory care services.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Marshal Lots LLC, Robert Garmo; 619-441-2500

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, In-fill Development Projects
- 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: 1/27/2025 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: _____