

# 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. 2025-0003; 10-unit Common Interest Development

Project Applicant: New Vision Building and Design, Rania Salloom, 1100 East Washington Avenue, El Cajon, CA 92019

Project Location - Specific:

136 North Third Street, El Cajon, CA 92019; APN: 511-391-27-00

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

### Description of Nature, Purpose and Beneficiaries of Project:

Administrative Zoning Permit No. 2025-0003 authorizes a common interest development consisting of ten (10) detached single-family dwelling units with private yards and two-car garages. The proposed development also includes ten (10) supplemental parking spaces in private driveways, ten (10) visitor parking spaces, and landscaping, among other public and private improvements. Access to utilities are provided through a separate private street parcel, maintained by an HOA. The proposed dwelling units range from 1,891 to 2,024 square feet and are situated on a sub-lots ranging from 2,922 to 3,528 square feet.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: New Vision Building and Design; 619-733-7636; newvisionbuilding@yahoo.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 15332, In-fill Development
- Statutory Exemptions. State code number: \_\_\_\_\_

### Reasons why project is exempt:

The subject project is categorized under Section 15332, Class 32, of CEQA categorical exemptions for infill development projects. This exemption applies because the project is consistent with the applicable general plan designation (LR), Housing Element policies, and applicable zoning designation (RS-6) density and development standards. The project is located within city limits on a site no larger than five acres, and it would not result in significant impacts to traffic, noise, or air or water quality. Additionally, the site does not have any value as habitat for endangered, rare, or threatened species; and it is adequately served by all required utilities and public services.

Lead Agency  
Contact Person: Maisa Mazzini Area Code/Telephone/Extension: 619-441-1742

### 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: Maisa Mazzini Date: 04/07/2025 Title: Junior 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: \_\_\_\_\_

