

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: Site Development Plan Permit No. 2024-0007

Project Applicant: UMRA Investment, LLC, Stephen Ablahad, 7920 Doug Hill, San Diego, CA 92127; 619-654-4940

Project Location - Specific:

518-550 East Main St., El Cajon, CA 92020; APNs 488-112-22-00, -23-00, & -43-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Site Development Plan Permit No. 2024-0007 partially redevelops a site with existing commercial and uses with 40 apartment units, a residential recreation building with leasing office, and commercial storefront with appurtenant private and public improvements.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: UMRA Investment, LLC, Stephen Ablahad; 619-654-4940

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 provisions of the California Environments Quality Act ("CEQA") according to section 15332 (In-fill Development) of the CEQA Guidelines. The project is consistent with the measuring criteria in section 15332 given: it is consistent with the policies of the General Plan and its High Density Residential and General Commercial General Plan designations; the project conforms to provisions of the Mixed-Use Overlay Zone; the development occurs within the City limits on a site less than five acres; the project site has no value as habitat for endangered, rare or threatened species as it was previously developed and remains in a disturbed condition; the project would not result in significant impacts to traffic, noise, or air or water quality; and, the site is adequately served by public utilities. 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: 08/27/2025 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: _____