NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 5480 El Cajon Boulevard / PRJ-1109735

State Clearinghouse No.: N/A

Project Location-Specific: 5468, 5472, 5476, 5478, and 5480 El Cajon Boulevard, San Diego, California 92115

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A TENTATIVE MAP and NEIGHBORHOOD DEVELOPMENT PERMIT for the consolidation and subdivision of a single parcel into four three-dimensional parcels. Deviations are being requested for the processing of the subdivision related to: 1) reduction of the minimum street frontage from 25 feet to 0 feet for parcels 1, 2, and 3; and 2) increase of the maximum floor area ratio (FAR) from 2.0 to 5.0 for parcels 2 and 3. No construction is proposed; however, the site is developed with a mixed-use development. The 0.775-acre site is located at 5468, 5472, 5476, 5478, and 5480 El Cajon Boulevard. The site is designated Commercial and zoned Central Urbanized Planned District Commercial CU-2-4 within the College Area Community Plan area. The project is located within the Parking Impact Overlay Zone (Campus Impact), Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lots 3 through 7 of Highland Gardens in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1816, filed in the Office of the County Recorder of San Diego County, December 31, 1924).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Family Health Centers of San Diego, 823 Gateway Center Way, San Diego, CA 92102. (858) 831-0111.

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: CEQA Guidelines Section 15332, In-fill Development Projects
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be exempt from CEQA pursuant to Section 15332, In-fill Development Projects. The project proposes subdividing the site into four three-dimensional parcels. The project qualifies for the CEQA Section 15332 exemption based on the following: 1) the project is consistent with land use commercial designation and CU-2-4 zone 2) the project site is within the City limits on a site that is less than 5 acres (0.775-acre site); 3) the site is already developed and has no value for listed species; 4) no significant impacts related to traffic, noise, air quality or water quality would occur; and 5) the site can adequately be served by all public utilities and services considering its location within an urbanized area. No construction is proposed as a result of this action. The project does not propose any changes to the physical environment, as it is only a mapping action, and no physical change would result. Therefore, there is no possibility of a significant effect on the environment resulting from the tentative map. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: D. Marshall / (619) 687-5904

Filed by:

Daniel Neri / (619) 687-5967
Name/Phone Number

Signature

Development Project Manager
Title

1/30/2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: