

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: San Diego
Address: 1600 Pacific Highway, Suite 260, San Diego, CA 92101

From:

Public Agency: City of El Cajon
Address: 200 Civic Center Way, El Cajon, CA 92020

Contact: Michael Viglione, Senior Planner
Phone: 619-441-1773

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH#2022080283

Project Title: Mollison Medical Office Building - General Plan Amendment GPA-2021-0002; Zoning Reclassification ZR-2021-0001

Project Applicant: Mike DeLeon, Neighborhood Healthcare, 2180 Chablis Court #107, Escondido CA 92029, (760) 520-8601

Project Location (include county): 470 North Mollison Avenue, El Cajon, CA 92021 (San Diego County)

Project Description:

The project is a General Plan Amendment (GPA) and zoning reclassification application for the Mollison Medical Office Building (project). The project site is designated Medium Density Residential (MR) in the City's General Plan and zoned Residential, Multi-Family (RM-2200). The project proposes a GPA to change the existing land use from MR to Office/Non-Residential (O/NR). The zoning reclassification would reclassify on-site zoning from RM-2200 to Office Professional (O-P) for consistency with the GPA. The project site, Assessor's Parcel Number (APN) 488-061-17, is 1.77 acres in size. The project would also convert an existing, vacant church building to a medical office building that would provide medical and limited social services to the local community.

This is to advise that the City of El Cajon (Lead Agency or Responsible Agency) has approved the above

described project on December 13, 2022 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

El Cajon City Hall; 200 Civic Center Way, El Cajon, CA 92020

Signature (Public Agency): [Signature] Title: Senior Planner

Date: December 16, 2022 Date Received for filing at OPR: