

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

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

(Address)

Project Title: Conditional Use Permit No. 2022-0010 and Minor Amendment No. 2023-0002

Project Applicant: Vista International, Inc., Scott Tulk, 380 Dry Creek Road, Monterey CA 93940

Project Location - Specific:

588 North Mollison Avenue, El Cajon, CA 92021;

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

Description of Nature, Purpose and Beneficiaries of Project:

The project authorizes the conversion of an existing motel to single-room occupancy ("SRO") residences, including 74 single-room occupancy units and one manager's unit, laundry facilities, a communal kitchen, resident lobby, swimming pool and spa, and an active recreation area.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Vista International, Inc., Scott Tulk; 403-973-8300

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)); §15301, Existing Facilities;
Categorical Exemption. State type and section number: §15302, Replacement or Reconstruction
Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is exempt according to CEQA Guidelines sections 15301 and 15302. Section 15301 exempts the conversion of existing facilities involving negligible or no expansion of use beyond that of the existing use. Section 15302 exempts replacement or reconstruction where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project converts an existing motel to single-room occupancy lodging within an existing structure. Expansions of the use are negligible in that three additional SRO rooms are substituted for commercial land uses via the elimination of a conference room, laundry facility, and public breakfast room. None of the exceptions in CEQA Guidelines section 15300.2 apply.

Lead Agency

Contact Person: Michael 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: [Signature] Date: 04/20/2023 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: