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: Conditional Use Permit No. 2025-0006

Project Applicant: EverBar, Tim Stone, 11786 Hi Ridge Rd, Lakeside, CA 92040; 937-474-4446

Project Location - Specific:

172 East Main Street, El Cajon, CA 92020; Assessor Parcel No. 488-083-19-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit No. 2025-0006 authorizes a taproom at a vacant retail suite with on-sale beer and wine and an outdoor dining area in the adjacent frontage.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: EverBar, Tim Stone; 937-474-4446

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 15301, Existing Facilities
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed project is exempt from the provisions of the California Environmental Quality Act ("CEQA") according to section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. In this instance, the project requires a conditional use permit to authorize both the on-site alcohol sales and consumption and outdoor dining in the public right-of-way. Physical alterations would consist of typical interior tenant improvements and minor alterations, like fencing and seating, within the right-of-way to provide for incidental outdoor dining consistent with CEQA Guidelines section 15301(c) There is, further, no evidence that the conditions listed in CEQA Guidelines Section 15300.2 precluding the use of an exemption exist. Therefore, section 15301 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: _____