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: King Auto Sales Conversion - CUP-2025-0009, an Amendment to Conditional Use Permit No. 1390

Project Applicant: King Auto Sales Inc., Mohammad Hakeem Hamdard, 1131 Broadway, El Cajon, CA 92021; 619-328-6661

Project Location - Specific:

1131 Broadway, El Cajon, CA 92021; Assessor Parcel Number: 484-182-05-00

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

Description of Nature, Purpose and Beneficiaries of Project:

The Amendment to Conditional Use Permit ("CUP") No. 1390 converts an existing Recreational Vehicle dealership into a general used automobile dealership.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: King Auto Sales Inc., Mohammad Hakeem Hamdard; 619-328-6661

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: 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 existing dealership use is nominally expanded to include additional inventory vehicle types with limited alterations consisting of parking lot striping and removal of unpermitted structures. There is no evidence that the conditions listed in CEQA Guidelines Section 15300.2 precluding the use of an exemption exist and, consequently, 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: 2/4/2026 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: _____