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. 2025-0012, an Amendment to CUP No. 1048

Project Applicant: MAG 1170 ECB LLC, John Epps, 4625 Brinell Street, San Diego, CA 92111; 858-427-0338

Project Location - Specific:
1148 West Main Street, El Cajon, CA 92020; Assessor Parcel Number: 487-110-27-00 & 270 North Marshall Avenue, El Cajon, CA; 487-110-26-00

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

Description of Nature, Purpose and Beneficiaries of Project:

Amendment to Conditional Use Permit ("CUP") No. 1048 extends service and repair operations of an existing automobile dealership into an existing 13,252 square foot commercial building on adjacent developed property with interior alterations, leveling of a depressed loading dock, refuse enclosure upgrades, typical accessory equipment like air compressors and waste fluid storage, and repairs.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: MAG 1170 ECB LLC, John Epps; 858-427-0338

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: _____
- ☒ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt:

This section states that CEQA applies only to projects that have the potential to cause a "significant effect on the environment," which is defined as "a substantial adverse change in the physical conditions which exist in the area affected by the proposed project." The project occurs in an existing building on a commercially developed site immediately adjacent to an interstate highway and trolley line in an urban area with an elevated noise environment. Project improvements are limited to interior tenant improvements, repairs, and minor alterations to existing exterior improvements. The site is outside the Special Flood Hazard Areas mapped by the Federal Emergency Management Agency and the property is not identified in the Historic Preservation Inventory. There are no other known special circumstances and the dealership has operated without recent violations.

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: 12/23/2025 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: _____