

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 (CUP) No. 2026-0002 for a non-medical residential care facility within an existing 49-bed facility

Project Applicant: Episcopal Community Services, Wendy Garcia, (619) 228-2800, 401 Mile of Cars Way, Suite 350, National City, CA 91950

Project Location - Specific:

1160 Broadway, El Cajon, CA 92021; APN: 484-184-10-00

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

Description of Nature, Purpose and Beneficiaries of Project:

The Episcopal Community Services Residential Care Facility project proposes a State-licensed residential care facility dedicated to the treatment of substance use disorders within an existing facility at 160 Broadway, zoned Residential, Multi-family, 2,200 sq.ft (RM-2200). Historically, the property has been used for a range of residential care and group living uses, dating back to 1965. The most recent conditional use entitlement authorized a non-State-licensed group residential facility (boarding house) for mildly disabled individuals, and the site was most recently used for transitional housing beginning in 2015. The property is currently vacant. The existing structure is designed to accommodate up to 49 beds, and no increase in bed capacity is proposed. The RM-2200 zone may allow for residential care facilities through a Conditional Use Permit process pursuant to the Residential Land Use Table in section 17.140.210 of the El Cajon Municipal Code. Proposed operations at the facility include 24-hour on-site non-medical support services for residents. No expansion of the existing structure is proposed as part of the project. Improvements are limited to interior modifications, facade refinements and new landscaping intended to enhance the overall appearance and site conditions.

Name of Public Agency Approving Project: City of El Cajon

Name of Person or Agency Carrying Out Project: Episcopal Community Services, Wendy Garcia, (619) 228-2800, wgarcia@ecscallifornia.org

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, Class 1 (Existing Facilities)
- Statutory Exemptions. State code number: _____

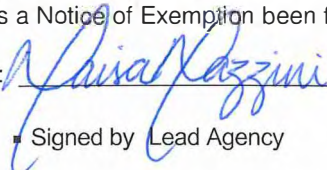
Reasons why project is exempt:

CEQA Guidelines Section 15301, Class 1, for Existing Facilities is the appropriate exemption for this project. This exemption applies because the project involves negligible or no expansion of an existing or former use, and no expansion of existing structure of the site. None of the exemptions listed under CEQA Guidelines section 15300.2 exist.

Lead Agency
Contact Person: Maisa Mazzini Area Code/Telephone/Extension: (619) 441-1797

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: 5/14/2026 Title: Assistant 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: _____

