

Notice of Exemption

To be filed after project approval

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

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101 MS A33

Project Title: Project 2023-2466 (8790 Grossmont Boulevard)

Project Applicant: Mann Enterprises Inc.

Project Location - Specific: 8790 Grossmont Boulevard, La Mesa, CA 91942

Project Location - City: La Mesa **Project Location - County:** San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Project proponent and beneficiary Mann Enterprises Inc. proposes to replace a 38,000-square-foot existing retail shell building with a new two-tenant retail shell building of 32,500 square feet and a new single-tenant retail shell building of 2,800 square feet within an existing 156,000 square-foot retail shopping center. The project includes a new trash/recycling/organics enclosure, landscape and parking area improvements, and stormwater facilities.

The 13.4-acre project site is located at the northeast corner of Grossmont Boulevard, a major collector street, and Jackson Drive, an arterial collector. Surrounding uses include a regional shopping mall on the opposite side of Interstate 8 to the north, a smaller retail center to the west, single-family residential and small-scale commercial services to the south, and a regional car dealership to the east. Adjacent street frontages are improved with sidewalk, curb and gutter, turn pockets at driveway entrances, and Class 2 bike lanes. The project site is served by bus route 852 located on La Mesa Boulevard 0.15 miles to the east. Zoning is C-D (General Commercial/Urban Design Overlay) and the Planned Land Use is Regional Serving Commercial. A site development plan for the project was approved by Notice of Decision No. 2024-03 on April 17, 2024, following a public review period. The La Mesa City Council ratified the Design Review Board's project approval at a noticed public meeting on May 14, 2024. Assessor's Parcel Number: 490-660-53-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Mann Enterprises, c/o Dennis O'Neil (858-776-7698)
8095 Othello Avenue, San Diego, CA 92111

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. Type and section number: Class 2, CEQA Section 15302, Replacement or Reconstruction

Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for a Class 2 categorical exemption under Section 15302, which applies to the replacement or reconstruction of existing commercial structures and facilities where the new structure will be located on the same site and will have substantially the same size, purpose, and capacity as the structure being replaced. The project replaces a 38,000-square-foot retail shell building with two retail shell buildings totaling 35,430 square feet on the same site within an existing shopping center, as provided for in the exemption. None of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Allyson Kinnard, Associate Planner Area Code/Telephone/Extension: 619-667-1196

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: 5.15.24 Title: Associate Planner
 Signed by Lead Agency Signed by Applicant Date received for filing at OPR: 05/15/2024