

# Notice of Exemption

To be filed after project approval

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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 No. 2024-0197 8301 Fletcher Parkway Site Development

**Project Applicant:** Tom Magee (858-229-3201), 18676 Avenida Cordillera, San Diego, CA 92128

**Project Location - Specific:** 8301 Fletcher Parkway, 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 Tom Magee, proposes to demolish existing improvements of an existing retail center parking lot to construct a 7,552 square foot two story financial institution building. The project includes landscape and parking area improvements and utility connections.

The approximately 0.6-acre project site is located at the southwest corner of the existing Grossmont Trolley Center, at the corner of Fletcher Parkway and Jackson Drive. Grossmont Trolley Center is a regional shopping center located on the south side of Fletcher Parkway between Jackson Drive and Trolley Court. MTS railroad right-of-way abuts the property to the south. Surrounding development includes Grossmont Shopping Center to the southeast, Gateway Shopping Center to the southwest, and a combination of commercial, mixed use, and multi-family residential uses to the north. The project site is currently developed as a parking lot. The adjacent street frontages are improved with sidewalk curb and gutter, clearly market entrances at and Class 2 bike lanes. The project site is served by the Grossmont Transit Center, located approximately 0.5 miles to the northeast on Bus Court, below Grossmont Center Drive. The Orange and Green lines, as well as bus routes 852 and 854, serve the Transit Center. Zoning is C-G-D (General Commercial/Grossmont Overlay/Urban Design Overlay) and the Planned Land Use is Regional Serving Commercial. A site development plan for the project was approved by Resolution No. PC-2024-05 on June 18, 2024, and an amended comprehensive sign program for Grossmont Trolley Center was approved by Resolution No. PC-2024-06 on June 18, 2024. The La Mesa City Council ratified the Design Review Board's project approval at a noticed public meeting on July 9, 2024. Assessor's Parcel Number 490-200-49-00.

**Name of Public Agency Approving Project:** City of La Mesa

**Name of Person or Agency Carrying Out Project (applicant):** Tom Magee (858-229-3201), 18676 Avenida Cordillera, San Diego, CA 92128.

**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: Class 15, CEQA Section 15303, New Construction or Conversion of Small Structures and 15311, Accessory Structures

Statutory Exemptions. State code number:

**Reasons why project is exempt:** The project meets all of the conditions necessary to qualify for a categorical exemption under Section 15303, which applies to the construction and location of limited numbers of new, small facilities or structures, and also under Section 15311, which applies to the construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. The project replaces a portion of an existing paved parking lot within an existing shopping center with one 7,552 square foot financial institution building within an urbanized area, as provided for in the exemption under Section 15303. Additionally, the project involves relocating an existing shopping center sign, as provided for in the exemption under Section 15311. No variances or exceptions are required, and all services and access to the proposed development are to local standards. None of the exceptions listed in Section 15300.2 apply.

**Lead Agency Contact Person:** Julia Hill, Project Planner Area Code/Telephone/Extension: 619-667-1192

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: 09/25/24 Title: Project Planner  
 Signed by Lead Agency Date received for filing at OPR: 09/25/2024  
 Signed by Applicant