


NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	FROM: (Public Agency) City of Santee Planning & Building Department
<input checked="" type="checkbox"/> County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	Address: 10601 Magnolia Avenue, Building 4 Santee, CA 92071
1. Project Title:	Aerco Equipment Sales and Rental Yard
2. Project Applicant:	Aerco Systems LLC (Jared Wells) 2053 Kurtz Street, San Diego, CA 92110 (619) 995-9218
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	10445 Prospect Avenue, Santee, CA 92071 (APN: 384-250-12-00)
4. (a) Project Location – City:	Santee
5. (b) Project Location – County:	San Diego County
6. Description of nature and purpose of Project:	<p>The project is a request for a Minor Conditional Use Permit for an equipment sales and rental yard with a 1,450-square-foot office in the General Industrial (IG) zone. The outdoor equipment sales and rental yard will store a range of commercial heating and air conditioning equipment. An MCUP is required for the outdoor equipment sales and rental yard in the IG zone per Santee Municipal Code (SMC) Section 13.14.030.</p> <p>Improvements to the site include the demolition of 250 square feet of the existing 1,700-square-foot building to allow for adequate access along the west property line, the addition of parking spaces and landscaping along property frontages.</p>
7. Name of Public Agency approving project:	City of Santee
8. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	<p><u>Applicant</u> Aerco Systems LLC (Jared Wells) 2053 Kurtz Street, San Diego, CA 92110 (619) 995-9218</p> <p><u>Property Owner</u> Wellsprospective LLC (Jared Wells) 2053 Kurtz Street, San Diego, CA 92110 (619) 995-9218</p>
9. Exempt status: (check one)	

(a)	<input type="checkbox"/>	Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input type="checkbox"/>	Not a project.	
(c)	<input type="checkbox"/>	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input checked="" type="checkbox"/>	Categorical Exemption.	Class 3. Section 15303 New Construction or Conversion of Small Structures
State type and section number:			
(e)	<input type="checkbox"/>	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/>	Statutory Exemption.	
(g)	State type and section number:		
(h)	<input type="checkbox"/>	Other. Explanation:	
10.	Reason why project was exempt:	Section 15303 provides an exemption for the new construction and conversion of small structures such as the conversion of an existing structure into a 1,450 square foot office for an outdoor equipment sales and rental yard. Through review of the project and project site, none of the exceptions in Section 15300.2 exist and the project may rely on the categorical exemption.	
11.	Lead Agency Contact Person:	Rachael Lindebrekke, Associate Planner	
12.	Telephone:	619-258-4100, extension 205	
13.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
14.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
15.	Was a public hearing held by the lead agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: November 7, 2024		
<p>Signature: <u></u> Date: <u>November 7, 2024</u></p> <p>Rachael Lindebrekke</p> <p>Title: <u>Associate Planner</u></p> <p><input checked="" type="checkbox"/> Signed by Lead Agency <input type="checkbox"/> Signed by Applicant</p> <p>Date Received for Filing: _____</p> <p>Authority cited: Sections 21083 and 21100, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.</p>			

Project Location

Location Map MCUP-2024-0002

