


NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/> Office of Planning and Research <input checked="" type="checkbox"/> 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:	All Access Services MCUP
2. Project Applicant:	Kevin Aylesworth 3364 Helix Street, Spring Valley, CA 91977 (619) 251-7167
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):	8711 & 8721 N Magnolia Avenue, Santee, CA 92071 (APNs: 384-114-03-00 & 384-114-17-00)
4. (a) Project Location – City:	Santee
5. (b) Project Location – County:	San Diego County
6. Description of nature and purpose of Project:	The project is a request for a Minor Conditional Use Permit (MCUP-2025-0001) for an outdoor heavy equipment sales and rental yard located at 8711 and 8721 N. Magnolia Avenue in the Light Industrial/General Industrial (IL/GC) zone. The existing structure located on 8711 N. Magnolia Ave is proposed to remain and continue to be used as a multi-tenant building with office, retail and automotive uses. 8721 N. Magnolia Ave is proposed to be updated with site landscaping, perimeter security fencing and security lighting for the equipment sale and rental yard. All existing structures on 8721 N. Magnolia Ave are proposed to be demolished/removed. A MCUP is required for the outdoor equipment sales and rental yard in the IL/GC zone per Santee Municipal Code (SMC) Section 13.14.030.
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:	<u>Applicant</u> Kevin Aylesworth 3364 Helix Street, Spring Valley, CA 91977 (619) 251-7167 kevinall@yahoo.com
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. State type and section number:	Class 1. Section 15301 Existing Facilities Class 3. Section 15303 New Construction or Conversion of Small Structures Class 4. Section 15304 Minor Alterations to Land
(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 15301 provides an exemption for the reuse of an existing building and paved storage yard for an equipment sales and rental yard and the demolition of three commercial office/storage buildings. Section 15303 provides an exemption for the addition of perimeter fencing, two security lights and a new trash enclosure. Section 15301 provides an exemption for the installation of 1,285 square feet of drought tolerant landscaping and the replacement and restoration of existing landscaping. Changes to the existing site involve negligible expansion of a former use and would be considered minor alterations. 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 exemptions.
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: April 3, 2025	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Signature: </p> <p style="text-align: center;">Rachael Lindebrekke</p> </div> <div style="width: 45%;"> <p>Date: <u>April 4, 2025</u></p> </div> </div> <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

