

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:	Kore Industrial Warehouse
2.	Project Applicant:	Mathew Ellis 2731 B St San Diego, CA 92102 (619) 517-6567
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):	9520 Pathway Street, Santee, CA 92071 (APN: 384-311-26-00) Cross streets: Pathway St and Argent St
4.	(a) Project Location – City: Santee	(b) Project Location – County: San Diego
5.	Description of nature, purpose, and beneficiaries of Project:	This project is a development review permit for the construction of a 1,152 square foot warehouse building on a developed 1.05-acre lot at 9520 Pathway Street (APN 384-311-09-00) in the Light Industrial (IL) Zone. This proposed warehouse will support an existing 8,347 square foot warehouse building. This project will also add a new trash enclosure as well as repair or replace any failed or inadequate pavement to the centerline of Pathway Street.
6.	Name of Public Agency approving project:	City of Santee
7.	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:	Mathew Ellis – Applicant/Architect 2731 B St San Diego, CA 92102 (619) 517-6567 Karl Kozak – Property Owner 9520 Pathway St Santee, CA 92071 (619) 303-9663
8.	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 3. Section 15303 New Construction or Conversion of Small Structures
(e)	<input type="checkbox"/>	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/>	Statutory Exemption. State type and section number:	
(g)	<input type="checkbox"/>	Other. Explanation:	
9.	Reason why project was exempt:		The project consists of constructing a new 1,152 square foot warehouse building on a 0.68-acre developed site. The project site is already developed with an existing 8,347 square foot warehouse building located in an urbanized area with all necessary public services available to serve the site. The surrounding area is developed with urban uses and would not be considered environmentally sensitive. The proposed building does not exceed 10,000 square feet in size and will not involve hazardous substances. Through review of the project and project site, none of the exceptions in Section 15300.2 of the CEQA Guidelines exist and the project may rely on the subject Categorical Exemption.
10.	Lead Agency Contact Person:		Tyler Vorasane, Assistant Planner
	Telephone:		619-258-4100, extension 182
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
13.	Was a public hearing held by the lead agency to consider the exemption? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, the date of the public hearing was:		

Signature:  Date: 6/4/2025 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Project Location

Location Map MJR-2024-0001

