




NOTICE OF EXEMPTION

TO: Office of Planning and Research <input checked="" type="checkbox"/> CEQAnet Web Portal <a href="https://ceqanet.opr.ca.gov">https://ceqanet.opr.ca.gov</a>	FROM: City of Santee (Public Agency) 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:	Lutapaj Specialty Food Store
2. Project Applicant:	Del Hanson 7177 Horsethief Canyon Road Alpine, CA 91901 (619) 456-8645
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):	The project is located at 282 Town Center Parkway, north and west of the intersection of Cuyamaca Street and Town Center Parkway. (APN: 381-041-34-00) Cross streets: Cuyamaca Street and Town Center Parkway
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 to allow a specialty food store on a 0.25-acre property in the Town Center (TC) Zone with a Commercial land use designation. The 28-foot tall, 2,016 square foot two-story food store will be constructed on a vacant lot. Site improvements include new landscaping on site with ornamental grape vines. The beneficiary of the project is the applicant and business owner, Del Hanson.
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:	Del Hanson 7177 Horsethief Canyon Road Santee, CA 92071 (619) 456-8645
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 Code section number:	
(g)	<input type="checkbox"/>	Other. Explanation:	
9.	Reason why project was exempt:		The project is for the construction of a new 28-foot tall, 2,016 square foot two-story specialty food store with mezzanine. The project is exempt under Section 15303 because the new food store is less than 2,500 square feet in floor area, and it can be serviced by all necessary public services and facilities. Additionally, the project will not impact a particularly sensitive environment, and will not involve actions that will have a significant effect on the environment or disturbance of natural areas and resources.
10.	Lead Agency Contact Person:		Kristen Mitten, Development Services Technician
	Telephone:		619-258-4100, extension 152
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 type="checkbox"/> No <input checked="" 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: 01/31/2024 Title: Development Services Technician

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.

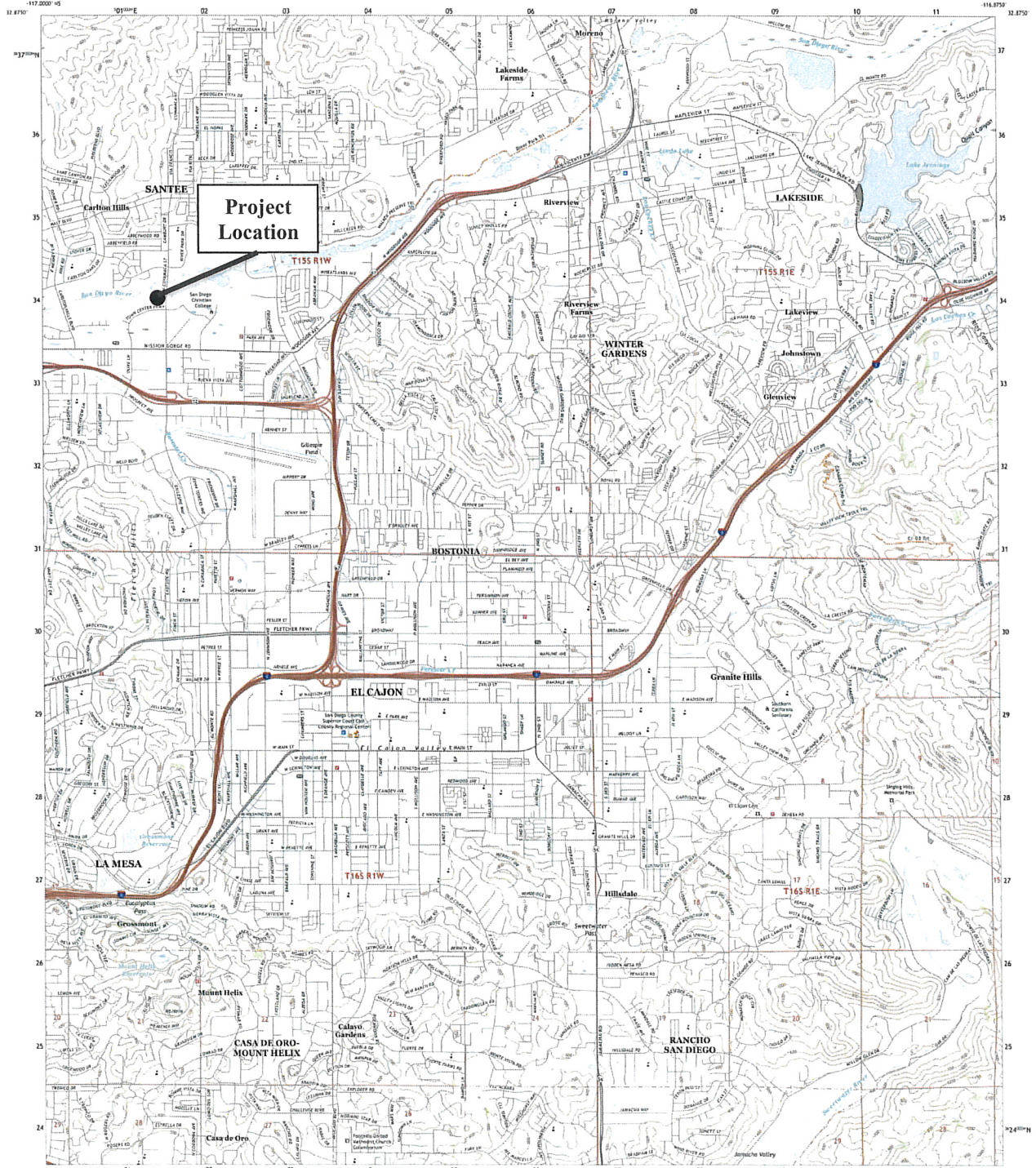
# Project Location



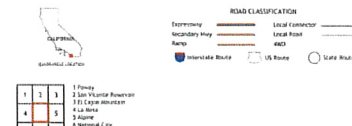
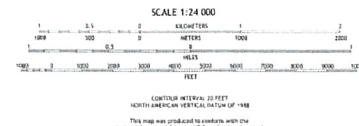
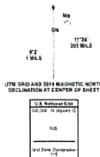
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



EL CAJON QUADRANGLE  
CALIFORNIA - SAN DIEGO COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1:24,000 scale geotiff (GeoTIFF) Projection (Zone 11S)  
This map is not a legal document. Boundaries may be  
approximate for this map scale. Please check actual documents  
for precise information. Use this map as a guide only.  
Produced by the United States Geological Survey  
Date: April 2023  
Scale: 1:24,000  
Projection: UTM  
Datum: NAD83  
Zone: 11S  
Units: Meters  
Source: National Hydrography Dataset, 2021  
Cartography: National Geospatial Intelligence Agency, 2021  
Boundaries: Multiple sources see metadata file  
Public Land Survey: BLM, 2020  
Markings: FWS National Wetlands Inventory, 1985, 2005



EL CAJON, CA  
2021