

NOTICE OF EXEMPTION

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|--|--|--------------------------|---|
| TO: <input checked="" type="checkbox"/> | Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov | FROM: (Public Agency) | City of Santee |
| <input checked="" type="checkbox"/> | County Clerk County of San Diego P.O. Box 121750 San Diego, CA 92112-1750 | Address | 10601 Magnolia Avenue Building 4 Santee, CA 92071 |

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| 1. Project Title: | Super Star Car Wash |
| 2. Project Applicant: | SSCW 22608 Rockville LLC 960 W Behrend Drive, Suite 1 Phoenix, AZ 85027 (928)890-7436 |
| 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): | 8837 Magnolia Avenue (Northeast corner of Magnolia Avenue and Rockvill Street) APN 384-470-33-00 USGS map attached |
| 4. a. Project Location – City: Santee | Project Location – County: San Diego |
| 5. Description of nature, purpose, and beneficiaries of Project: | Conditional Use Permit (CUP-2023-0002) for an express car wash facility on a 1.26-acre site with a dual Light Industrial/General Commercial (IL/GC) zone. The project consists of a 4,980-square-foot wash bay tunnel and associated site improvements. |
| 6. Name of Public Agency approving project: | City of Santee 10601 Magnolia Avenue Santee, CA 92071 (619) 258-4100 |
| 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: | SSCW 22608 Rockville LLC 960 W Behrend Drive, Suite 1 Phoenix, AZ 85027 (928)890-7436 |
| 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)) |

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| (d) <input checked="" type="checkbox"/> | Categorical Exemption. State type and section number: | Class 32. Section 15332, In-Fill Development Project |
| (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: | |
| Reason why project was exempt: | | The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines, because the project is consistent with the General Plan and Zoning Code, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services. |
| Lead Agency Contact Person: | | Christina Rios, Senior Planner 10601 Magnolia Avenue Santee, CA 92071 (619) 258-4100 |
| Telephone: | | 619-258-4100, extension 157 |
| If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. | | |
| Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| 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: <u>March 27, 2024</u> | | |

Signature:  Date: March 28, 2024 Title: Senior Planner

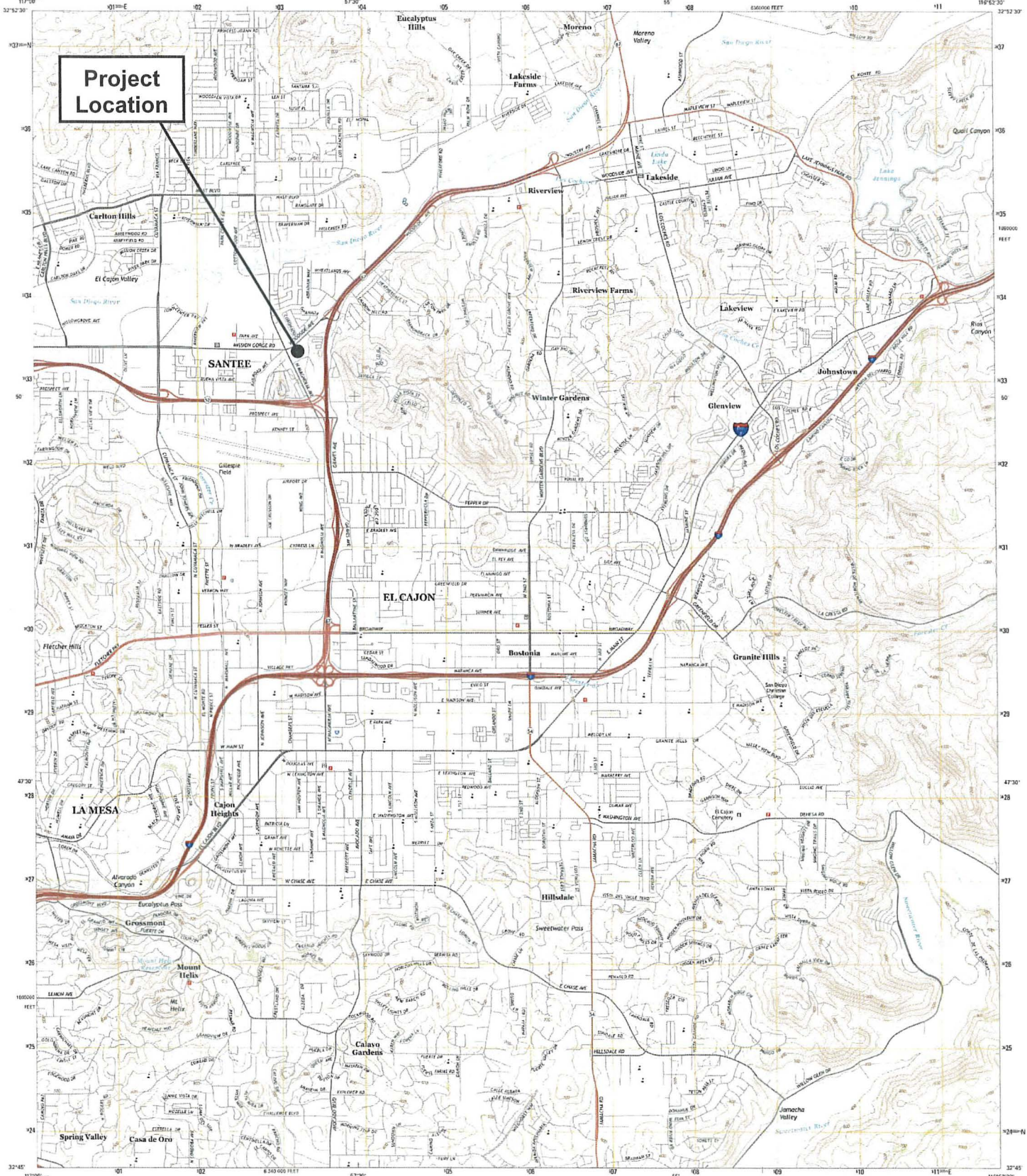
Name: Christina Rios

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

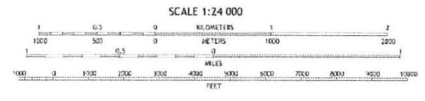


Project Location

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
UTM Zone 11S datum. Vertical datum: Mean Sea Level (MSL)
USCGA datum: California Coordinate System of 1983 (CCS83)

This map is not a legal document. Boundaries may be generalized for this map. Please refer to the appropriate local laws for the most current information. Obtain permission before using private land.

| U.S. National Grid | UTM Zone | UTM Datum |
|--------------------|----------|-----------|
| 11S | 11S | WGS84 |



| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

CENTROID INTERVAL DATUM 1
NORTH AMERICAN VERTICAL DATUM OF 1983
This map was produced to conform with the
National Geographic Institute's (NGI) Topographic Map Series
A 1:24,000 scale map for the 11S UTM zone, NAD83 datum, and
WGS84 datum.