

NOTICE OF EXEMPTION

TO:	Office of Planning and Research	FROM: (Public Agency)	City of Santee
<input checked="" type="checkbox"/>	CEQAnet Web Portal https://ceqanet.opr.ca.gov		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:	Cuyamaca/Prospect Starbucks Drive-Through
2.	Project Applicant:	2525 Ramona LLC Hassan Amirsadeghi 10463 Austin Drive, Suite A, Spring Valley, Ca 91978 (310) 293-7161
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):	8606 Cuyamaca Street, Santee, CA 92071 (APN: 384-311-38-00) Cross streets: Prospect Avenue and Cuyamaca Street
4.	(a) Project Location – City:	Santee
5.	(b) Project Location – County:	San Diego County
6.	Description of nature, purpose, and beneficiaries of Project:	This project is a Conditional Use Permit for the construction of a 1,294 square-foot drive-through only coffee shop on a vacant 0.39-acre lot at the northwest corner of Cuyamaca Street and Prospect Avenue in the General Commercial (GC) Zone. Site improvements include paved parking, landscaping, site walls and a drainage retention basins.
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:	2525 Ramona LLC Hassan Amirsadeghi 10463 Austin Drive, Suite A, Spring Valley, Ca 91978 (310) 293-7161 Starbucks Coffee Company Jon Kim – (714) 477-2816
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 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:	
10.		Reason why project was exempt:	The project consists of the construction of a 1,294 square-foot drive-through only coffee shop on a vacant 0.39-acre site. The project site is 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 project proposes one primary commercial building which does not exceed 2,500 square feet and the proposed coffee shop use will not involve significant amounts of hazardous substances. 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
		Telephone:	619-258-4100, extension 205
12.		If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
13.		Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
14.		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:	



Signature: _____ Date: June 12, 2024 Title: Associate 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

