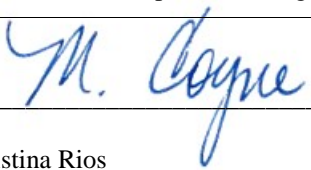


NOTICE OF EXEMPTION

TO: <input checked="" type="checkbox"/>	Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	FROM: <input type="checkbox"/>	City of Santee (Public Agency)
<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

1. Project Title:	Graves Avenue RV & Self-Storage Facility
2. Project Applicant:	Chris Cook Cameron Construction Co. L.P 1580 Prospect Avenue #200 Santee, CA 92071 619-562-3050
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):	8355 Graves Avenue, Nearest cross streets are Prospect Avenue to the north and Pepper Drive to the south APN 387-0610-11 & -12 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-2023-0003) for a recreational vehicle (RV) and self-storage facility on a 4.85-acre vacant property at 8355 Graves Avenue in the General Commercial (GC) Zone. The project will be developed in two phases. Phase one will contain a 179-space RV storage facility, including two canopy-covered RV storage areas, required parking, and landscaping. Phase two will remove 97 RV parking spaces to construct two self-storage buildings totaling 135,000 square feet. Access to the project site would be via two driveways from Graves Avenue
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:	Chris Cook Cameron Construction Co. L.P 1580 Prospect Avenue #200 Santee, CA 92071 619-562-3050
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 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. None of the exceptions to the exemption found in CEQA Guidelines Section 15300.2 apply to the project.
Lead Agency Contact Person:			Michael Coyne, Principal Planner 10601 Magnolia Avenue Santee, CA 92071 (619) 258-4100
Telephone:			619-258-4100, extension 160
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>September 25, 2024</u>			

Signature: 

Date: September 27/2024

Title: Principal 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.

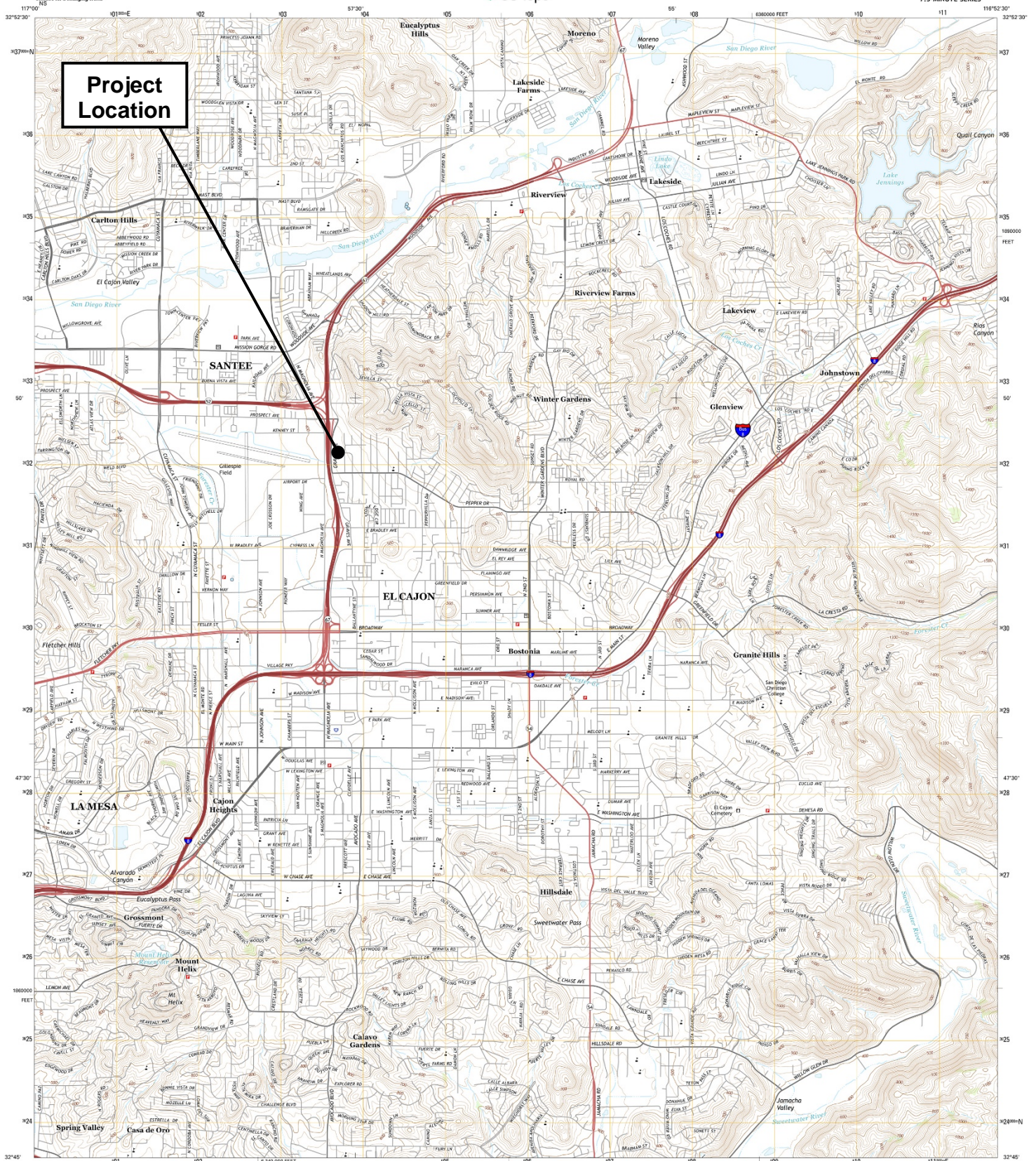
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



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



EL CAJON QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
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

1:000 meter grid. National Transverse Mercator, Zone 11S

10 000-foot ticks: California Coordinate System of 1983 (CCS83)

This map is not a legal document. Boundaries may be

generated for this map scale. Private land within government

reservations may not be shown. Obtain permission before

entering private lands.

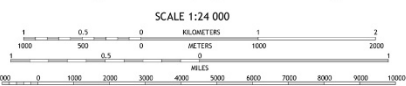
UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

UTM
11S
18Q

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CONTOUR INTERVAL 20 FEET

NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the

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A metadata file associated with this product is draft version 8.6.18



ROAD CLASSIFICATION

Expressway

Secondary Hwy

Road

Interstate Route

US Route

State Route

1 Pecos

2 San Vicente Reservoir

3 El Cajon Mountain

4 La Mesa

5 Alpine

6 National City

7 Jermal Mountains

8 Dulans

EL CAJON, CA

2015