

Notice of Exemption

To be filed after project approval

To: _____ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

X Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101 MS A33

Project Title: Project 2025-0603 (A-1 Self Storage)

Project Applicant: Caster Properties, Inc.

Project Location - Specific: 8100 Center Street, La Mesa CA 91942

Project Location - City: La Mesa

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Project proponent and beneficiary Caster Properties, Inc. proposes to redevelop former construction contracting offices and equipment storage yard with a 110,944-square-foot, three-story over basement, self-storage facility. The project includes new landscaping and irrigation, stormwater treatment, on-site parking and loading areas, and right-of way improvements for new sidewalks, curb and gutter, on-street parking, and a pedestrian crossing. The project also includes minor removal of contaminated soils if found during excavation.

The 0.93-acre project site is located at the northwest corner of Center and Commercial Streets in the central industrial area. Surrounding uses include SDMTS railway right-of-way and SDMTS-owned property currently being used as an equipment storage yard to the west, Interstate 8 to the south, and various construction contracting uses and a brewery to the north and east. Adjacent street frontages are improved with angled parking on Commercial Street and curb, gutter, sidewalk, and pedestrian crossing improvements on Center Street. Zoning is M (Industrial Service and Manufacturing) and the Planned Land Use is Commercial Light Industrial. A Conditional Use Permit for the project was approved by the City of La Mesa Planning Commission (Resolution No. PC-2025-23) on December 3, 2025. Assessor's Parcel Number: 470-061-12-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Caster Properties, Inc., c/o John La Raia (619-607-7079) 4579 Mission Gorge Place, Suite A, San Diego, CA 92120

Exempt Status: (check one):

 Ministerial [Sec. 21080(b)(1); 15268]

 Declared Emergency [Sec. 21080(b)(3); 15269(a)]

 Emergency Project [Sec. 21080(b)(4); 15269 (b)(c)]

X Categorical Exemption. Type and section number: Class 30, Section 15330 and Class 32, Section 15332

 Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for a Class 30 categorical exemption under Section 15330, which applies to minor cleanup actions to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of hazardous waste or hazardous substances. The project also meets all of the conditions necessary to qualify for a Class 32 categorical exemption for infill development: (a) the project is consistent with the applicable general plan designation and policies and with applicable zoning designation and regulations; (b) the project occurs within city limits on a project site of no more than five acres surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Allyson Kinnard, Associate Planner Area Code/Telephone/Extension: 619-667-1196

If filed by applicant: 1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:



Date: 12-23-25

Title: Associate Planner

X Signed by Lead Agency

 Signed by Applicant

Date received for filing at OPR: 12/23/2025