

NOTICE OF EXEMPTION

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

1. Project Title:	Santee Trailside Quick-Service Restaurant
2. Project Applicant:	Primo Developers LLC (Lawrence Rafou) 3974 Spring Dr. Spring Valley, CA. 91977 (619) 871-4449
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):	9207 Mission Gorge Road, Santee, CA 92071 (APN: 383-124-52-00) Cross streets: Magnolia Avenue and Cottonwood Avenue
4. (a) Project Location – City:	Santee
5. (b) Project Location – County:	San Diego County
6. Description of nature, purpose, and beneficiaries of Project:	The project is a request for a Conditional Use Permit for a 1,898 square-foot drive-through quick-service restaurant on a 2.02-acre property located on the south side of Mission Gorge Road replacing an existing used car dealership. Site improvements include paved parking, landscaping, a meandering sidewalk, and site walls.
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:	Primo Developers LLC (Lawrence Rafou) 3974 Spring Dr. Spring Valley, CA. 91977 (619) 871-4449
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 is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3 of the CEQA Guidelines (New Construction or Conversion of Small Structures), because the Project consists of constructing a restaurant not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area on a site already developed. Through review of the Project and Project site, none of the exceptions to the Class 3 exemption found in CEQA Guidelines Section 15300.2 apply to the Project.
11.	Lead Agency Contact Person:		Tyler Vorasane, Assistant Planner
	Telephone:		619-258-4100, extension 182
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: April 8, 2026		

Signature:  _____ Date: April 9, 2026 Title: Assistant 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

