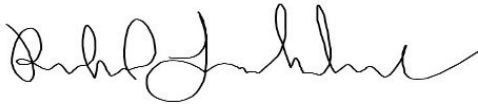


NOTICE OF EXEMPTION

| | | | |
|--|--|-----------------------------------|---|
| 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 Planning & Building Department (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 |

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| 1. Project Title: | New West Subdivision (TM2020-1 and DR2020-2) |
| 2. Project Applicant: | New West Investment 565 North Magnolia Ave El Cajon, CA 92020 (619) 441-1463 |
| 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): | 9463 Slope Street, Santee, CA 92071 APN 384-232-03-00 Cross streets: Slope Street and Rhone Road Location Map Attached |
| 4. a. Project Location – City: Santee | Project Location – County: San Diego |
| 5. Description of nature, purpose, and beneficiaries of Project: | The project consists of a Tentative Map and Development Review Permit for a 13-lot residential subdivision on a 2.46 gross acre site in the Low-Medium Density Residential (R-2) zone. The project includes the demolition of all existing structures on site and the construction of 12 single-family residences with attached garages (each on a separate lot), a bioretention basin lot, and a new cul-de-sac street connecting to Slope Street. The project proposes landscaping and includes onsite drainage and other site improvements. The project beneficiaries are the property owner and the project applicant. |
| 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: | New West Investment 565 North Magnolia Ave El Cajon, CA 92020 (619) 441-1463 |
| 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: | |
| 9. 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 |

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| | 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. |
| 10. Lead Agency Contact Person: | Rachael Lindebrekke, Associate Planner 10601 Magnolia Avenue Santee, CA 92071 (619) 258-4100 , extension 205 |
| 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>April 10, 2024</u> | |



Signature: _____ Date: April 10, 2024 Title: Associate Planner

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.

LOCATION MAP

New West Subdivision (TM2020-1 and DR2020-2)

