

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 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:	Atlas Tower at Santee Lakes
2. Project Applicant:	Atlas Tower 1 LLC Sandra Layton 2500 30 th Street, Suite 304, Boulder, CO 80301 (801) 310-0844
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):	10400-CS Fanita Parkway, Santee, CA 92071 (APN: 378-020-49-00)
4. (a) Project Location – City:	Santee
5. (b) Project Location – County:	San Diego County
6. Description of nature and purpose of Project:	The project is a request for a Conditional Use Permit to construct 74-foot-tall wireless telecommunications facility, disguised as a faux monopine tree, within a 1,900-square-foot lease area at Santee Lakes, a Padre Dam Municipal Water District facility, in the P/OS (Park / Open Space) Zone. The proposed telecommunications facility may accommodate up to three wireless service carriers. This lease area is located in the northern section of Santee Lakes proximate to an auxiliary gate entrance near the intersection of Fanita Parkway and Ganley Road.
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:	<u>Applicant</u> Atlas Tower 1 LLC Sandra Layton 2500 30 th Street, Suite 304, Boulder, CO 80301 (801) 310-0844 <u>Property Owner</u> Padre Dam Municipal Water District 9300 Fanita Parkway, Santee, CA 92071 (619) 258-4617
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:	Section 15303 provides an exemption for new construction of small structures, and accessory equipment such as the proposed wireless telecommunications facility. 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: September 9, 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

