

NOTICE OF EXEMPTION

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

Project Title:	Paseo Park Center Townhomes (TM-2024-0002)
Project Applicant:	City Ventures (Eric Miller) 121 Michelson Drive Suite 150 Irvine, CA 92612 909-996-8585
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):	701 Park Center Drive (south of Mast Boulevard; north of Riverwalk Drive) APN 381-032-07 & 381-032-08
a) Project Location – City: Santee	Project Location – County: San Diego
Description of nature, purpose, and beneficiaries of Project:	The project is a request for approval of a Tentative Map and Development Review to construct a three-story, 53-unit multi-family development on two parcels totaling 2.3 net acres. The project will provide garages, guest parking (including ADA accessible and EV spaces), common open space, and landscaping. The project beneficiary is the applicant, who also is the property owner.
Name of Public Agency approving project:	City of Santee 10601 Magnolia Ave. Santee 92071 Christina Rios, Senior Planner 619-258-4100 x 157
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:	City Ventures (Eric Miller) 121 Michelson Drive Suite 150 Irvine, CA 92612 909-996-8585
Exempt status: (check one)	
<input type="checkbox"/>	Ministerial project. (Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
<input type="checkbox"/>	Not a project.

<input type="checkbox"/>	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
<input checked="" type="checkbox"/>	Categorical Exemption. State type and section number:	Class 32. Section 15332, In-Fill Development Project
<input type="checkbox"/>	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
<input type="checkbox"/>	Statutory Exemption. State Code section number:	
<input type="checkbox"/>	Other. Explanation:	
Reason why project was exempt:		The project is consistent with the General Plan and Zoning Ordinance, 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 Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project.
Lead Agency Contact Person:		Christina Rios, Senior Planner
Telephone:		619-258-4100 x157
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 type="checkbox"/> No <input checked="" 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>February 26, 2025</u>		

Signature:  Date: February 28, 2025 Title: Senior Planner

Name: Christina Rios

Signed by Lead Agency Signed by Applicant

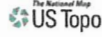
Date Received for Filing: _____

(Clerk Stamp Here)

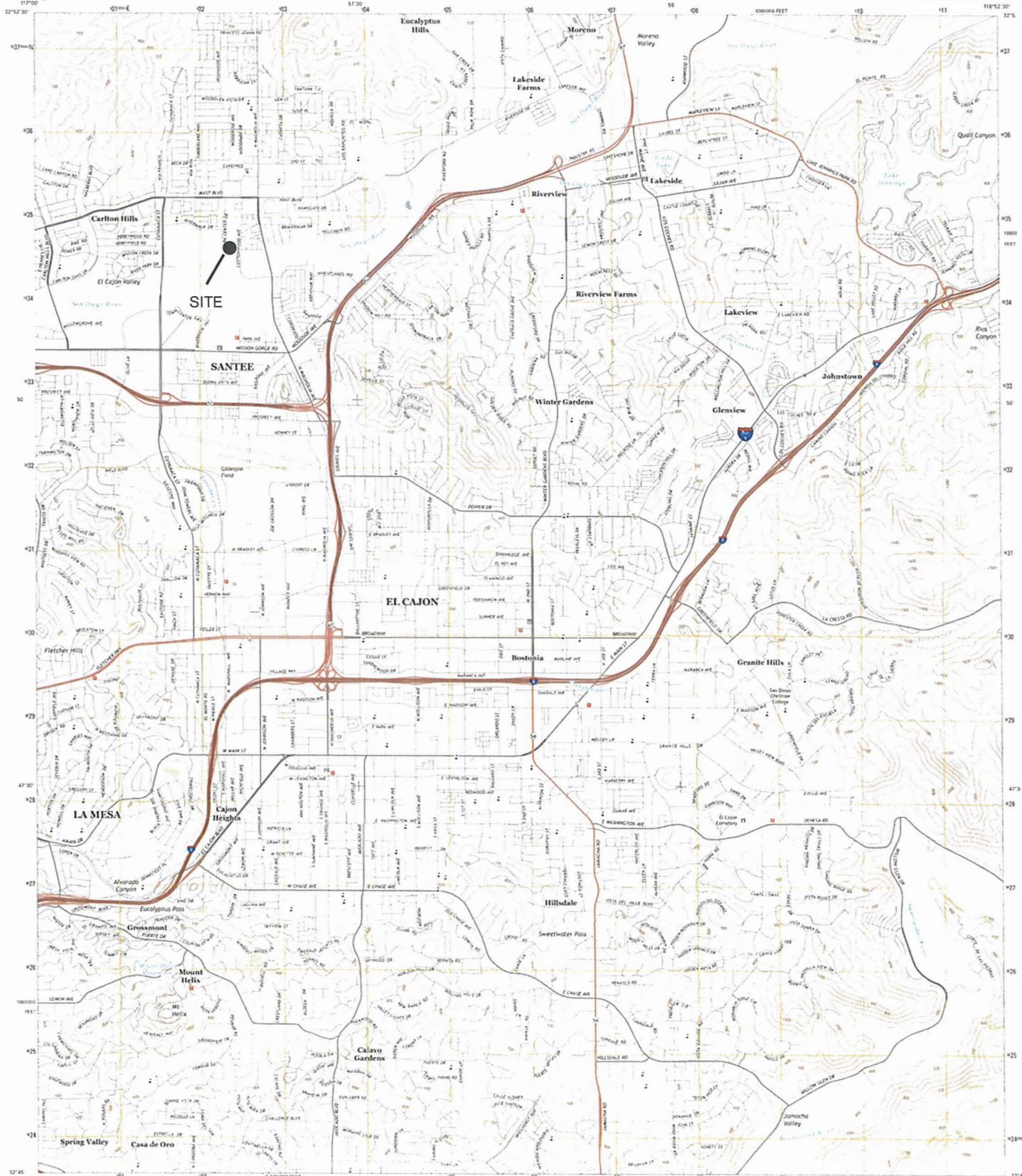
Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



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



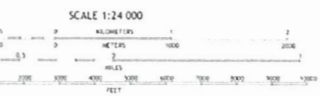
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CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection used
1:250,000 scale 48° Universal Transverse Mercator Zone 11S
10,000-foot scale California Coordinate System of 1983 (CCS83)

UTM Zone and UTM Coordinate
DECLINATION AT CENTER OF SHEET

UTM Zone	UTM Coordinate
11S	170000
11S	170000
11S	170000



ROAD CLASSIFICATION

Expressway	Local Connector
Interstate	Local Road
Artery	Minor
Interstate Route	Artery
State Route	State Route

Imagery

Blank	1997	2012
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015
NAIP	2001	2015

LOW TOPO DATA FROM 2015
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced in conformance with the
National Geographic Program of Topographic Standards 2011
A metadata file associated with this product is path version 3.1.8

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