

NOTICE OF EXEMPTION

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| 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 |

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| 1. | Project Title: | Palm Tree Investments TPM |
| 2. | Project Applicant: | Palm Tree Investments Tricia Estrada PO Box 9713 Rancho Santa Fe, CA 92067 (858) 354-2885 |
| 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): | 8732 Prospect Avenue, Santee, CA 92071 (APN: 383-112-26-00) Cross streets: Our Way |
| 4. | (a) Project Location – City: Santee | (b) Project Location – County: San Diego |
| 5. | Description of nature, purpose, and beneficiaries of Project: | A Tentative Parcel Map (TPM2020-1) and Development Review Permit (DR2020-1) for the division of a 0.85-acre parcel of land into four separate parcels of land with vehicular access from Prospect Avenue. Each parcel would be developed with a two-story 2,333 square-foot residence and 414 square-foot two-car garage. |
| 6. | Name of Public Agency approving project: | City of Santee |
| 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: | Palm Tree Investments Tricia Estrada PO Box 9713 Rancho Santa Fe, CA 92067 (858) 354-2885 |
| 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. | |

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| (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 15. Section 15315 Minor Land Division |
| (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: | |
| 9. | Reason why project was exempt: | | The subject project is exempt from environmental review per Section 15315, Class 15 (Minor Land Division) of the California Environmental Quality Act (CEQA) guidelines, as projects which involve the division of property into four or fewer parcels are exempt from environmental review. |
| 10. | Lead Agency Contact Person: | | Christina Rios, Senior Planner |
| | Telephone: | | 619-258-4100, extension 157 |
| 11. | If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. | | |
| 12. | Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| 13. | 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: March 26, 2025 Title: Senior 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

