NOTICE OF DETERMINATION

TO:	☒ County Clerk Address: County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Avenue Contact: Christina Rios Phone: (619) 258-4100x 157
TO:	☒ Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	Lead Agency (if different from above) Address:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2021100263
Project Title: Warmington Residential
Project Applicant (include address and telephone number): Warmington Residential / Matthew Esquivel 3090 Pullman Street Costa Mesa, CA 92626 909-549-1383
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): 10939 Summit Avenue (APN 378-190-01-00)
General Project Location (City and/or County): City of Santee, County of San Diego
Project Description: The proposed project includes 21 two-plex, three story buildings with attached garages. Unit sizes range from 1,745 to 2,085 square feet. On-site improvements include guest parking, recreational areas, common open space, and landscaping. The project will provide street improvements along the project frontage along Summit Avenue and at the intersection of Summit Avenue and Princess Joann Road. The City rezoned the project site as part of the Housing Element Rezone Program (Rezone) and on October 12, 2022, City Council certified a Final Program Environmental Impact Report (EIR) for the Rezone. No substantial changes are proposed to the project, and there are no substantial changes in the circumstances under which the project will be undertaken that would require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as

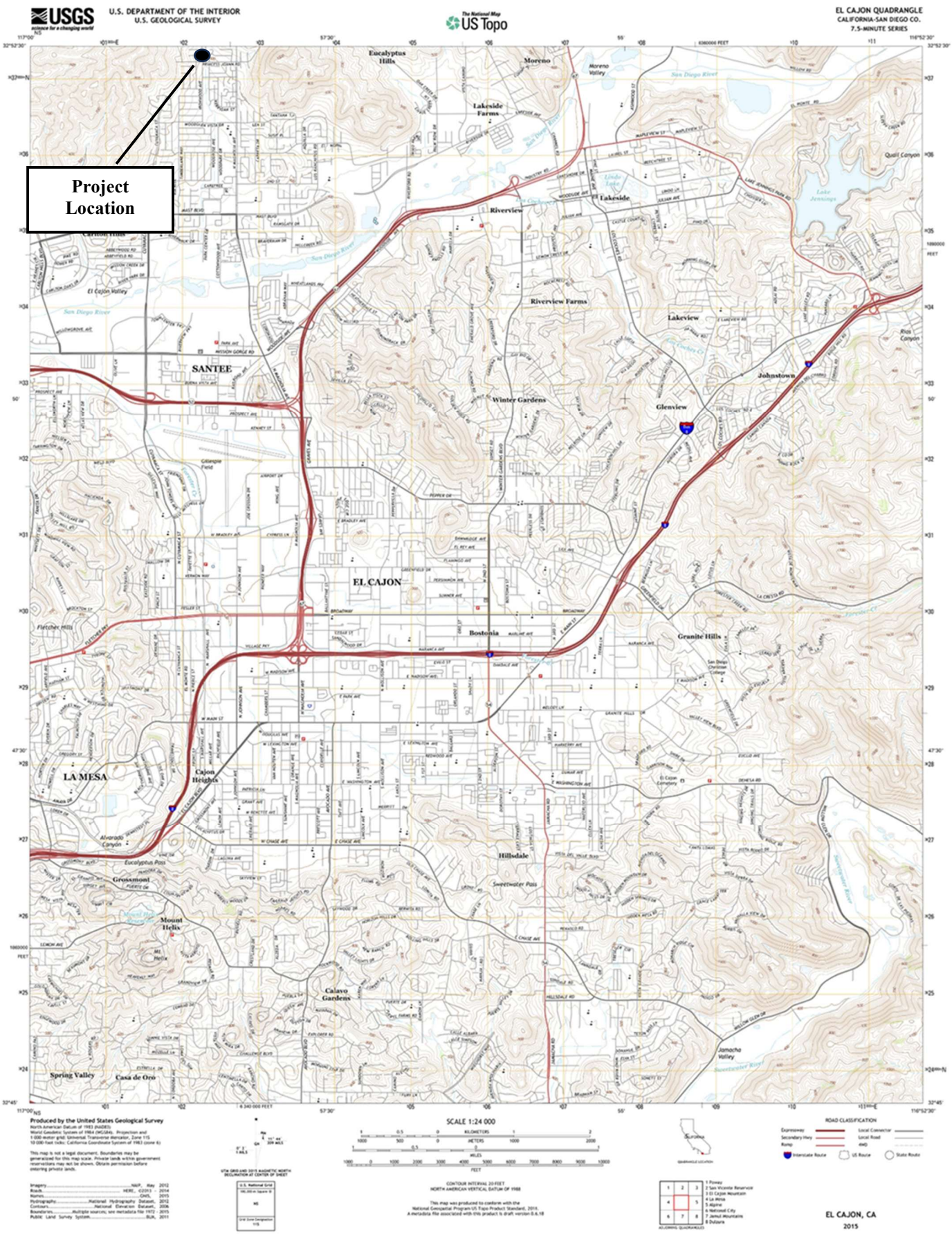
defined in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR adequately addresses the potential environmental impacts of the project. However, minor technical changes warrant the preparation of an addendum to the EIR.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 9, 2025 and has made the following determinations regarding the above described project:

1.	The project [☒ will ☐ will not] have a significant effect on the environment.	
2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☒	An Addendum was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒were ☐ were not] made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian: Christina Rios, Senior Planner (619) 258-4100 X 157	Location: 10601 Magnolia Avenue, Santee CA 92071

Date: July 10, 2025	**Signature** **Name:** Christina Rios **Title:** Senior Planner
Date Received for Filing: Click or tap to enter a date.	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.


Project Location
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
EL CAJON QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES
Eucalyptus Hills
Moreno
Moreno Valley
Lakeside Farms
San Diego River
Quail Canyon
Lakeside
Riverview
Lake Jennings
Riverview Farms
Lakeview
Rios Canyon
Johnstown
SANTEE
Winter Gardens
Glenview
Granite Hills
EL CAJON
Bostonia
Fletcher Hills
LA MESA
Cajon Heights
Alvarado Canyon
Eucalyptus Pass
Grossmont
Mount Helix
Hillsdale
Sweetwater Pass
Calavo Gardens
Jamacha Valley
Spring Valley
Casa de Oro
Produced by the United States Geological Survey
SCALE 1:24 000
ROAD CLASSIFICATION
EL CAJON, CA
2015