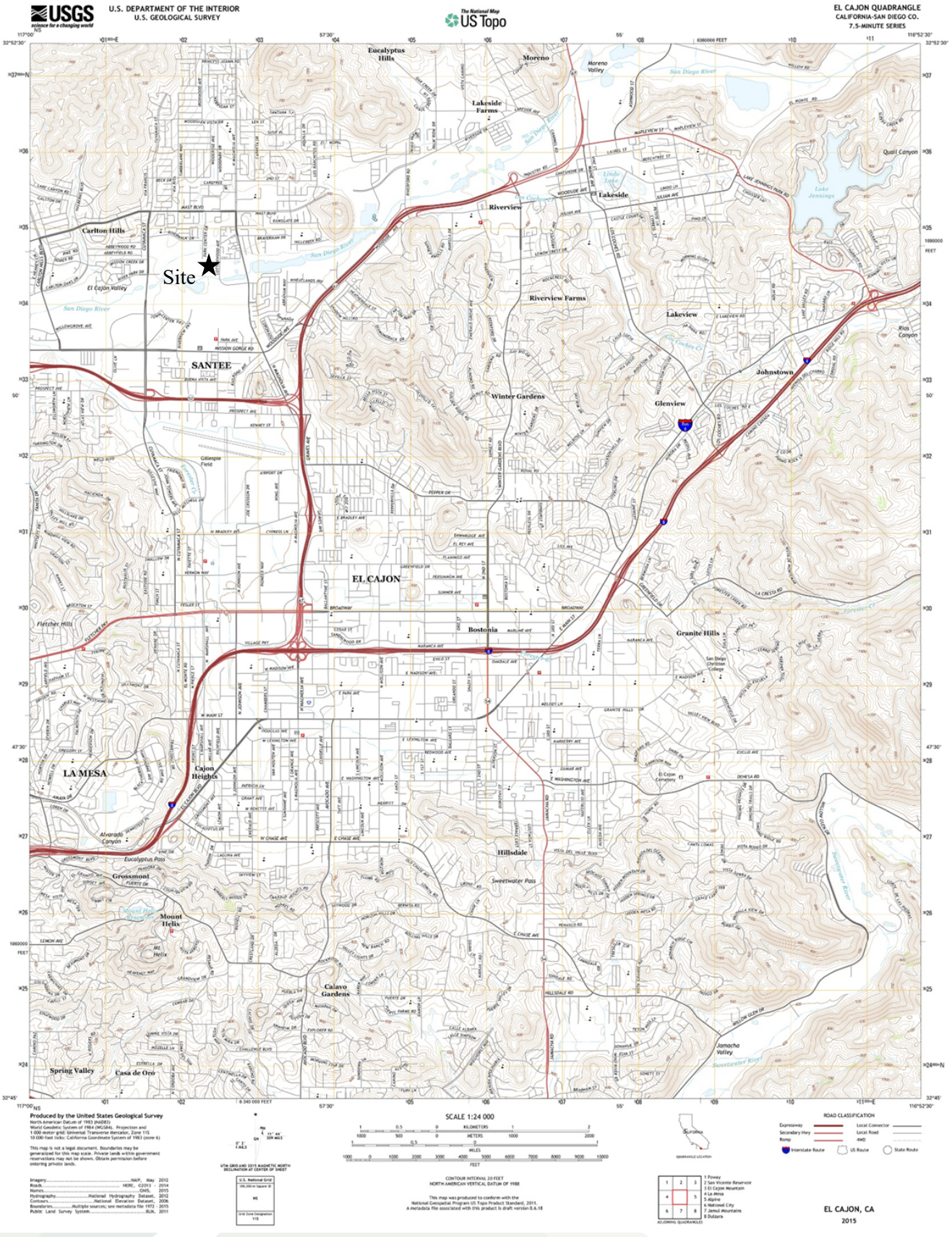
NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov ☒ County Clerk County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	FROM: (Public Agency) City of Santee Planning & Building Department 10601 Magnolia Avenue Building 4 Santee, CA 92071 Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.
Project Title:	Cottonwood and Park Parkvue Project, TM-2024-0001, DR-2024-0001, ENV-2025-0012
State Clearinghouse Number:	2021100263
Project Applicant:	City Ventures Homebuilding LLC (Michael You) 3121 Michelson Drive, #150 Irvine, CA 92612 Phone: 408-828-9498 Email: myou@cityventures.com
Project Location a. Identify street address and cross street or attach a map showing project site: b. City c. County	a. Cottonwood Avenue and Park Center Drive (see attached map) APN: 318-051-18-00 b. City of Santee c. County of San Diego
Project Description:	Tentative Map and Development Review Permit for a 285-unit residential condominium development including 54 2-story rowhomes, 136 3-story interlocking townhomes, and 95 3-story rowhomes, each with an attached two-car garage. The unit sizes will range from 1,342 to 2,074 square feet (sq.ft.) and include two to four bedrooms. A total of 56,000 sq.ft. of private open space will be provided to residents in the form of patios and decks. 101,800 sq.ft. of common open space will be provided in the form of parks, playgrounds, green space and a community pool. On-site improvements include guest parking, common open space areas, landscaping and a 12-foot-wide trail along the San Diego River. A 100-foot buffer from the edge of the riparian habitat associated with the San Diego River will be established within the Project site and be managed as part of the City of Santee's preserve system. The buffer area totals 173,668 sq.ft. The Project will provide street improvements on Cottonwood Avenue, Park Center Drive and Magnolia Avenue.
Name of Public Agency approving project:	City of Santee 10601 Magnolia Avenue Santee, CA 92071
Lead Agency Contact Person:	Rachael Lindebrekke, Associate Planner (619) 258-4100 X 205, rlindebrekke@cityofsanteeca.gov
Identify the person or entity undertaking the project:	Same as Project Applicant

This is to advise that the [☒ Lead Agency ☐ Responsible Agency] has approved the above described project on September 24, 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:	No new significant environmental effects or substantial increases to the severity of previously identified significant effects under the previously certified PEIR were identified with the project.
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:	The Housing Element Rezone PEIR for the City of Santee was certified on October 12, 2022 (SCH #2021100263)
☐ 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:	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 PEIR 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 PEIR adequately addresses the potential environmental impacts of the Project. However, minor technical changes warrant the preparation of an Addendum to the PEIR.
3. Mitigation measures [☒were ☐ were not] made a condition of the approval of the project:	The addendum is subject to the adopted MMRP and applicable mitigation measures identified within the PEIR.
4. A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project:	The addendum is subject to the adopted MMRP and applicable mitigation measures identified within the PEIR.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project:	A statement of overriding consideration was previously adopted for the PEIR and was not required for the Addendum because the Addendum will not have any significant and unavoidable impacts beyond those identified in the PEIR.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
This is to certify that the Final EIR with comments and responses, the Addendum and the record of project approval, is available to General Public at:	Santee City Hall, 10601 Magnolia Avenue, Santee CA 92071 Lead Agency Contact Person: Rachael Lindebrekke
Date: September 24, 2025 **Date Received for Filing:**	**Signature** **Name:** Rachael Lindebrekke **Title:** Associate Planner

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


USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
The National Map
US Topo
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Hillsdale
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Mount Helix
Spring Valley
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Calavo Gardens
Jamacha Valley
Carlton Hills
El Cajon Valley
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Gillespie Field
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