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: Madeline Mattson Phone: (619) 258-4100x 160
TO:	☒ Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	Lead Agency (if different from above) N/A Address:	

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

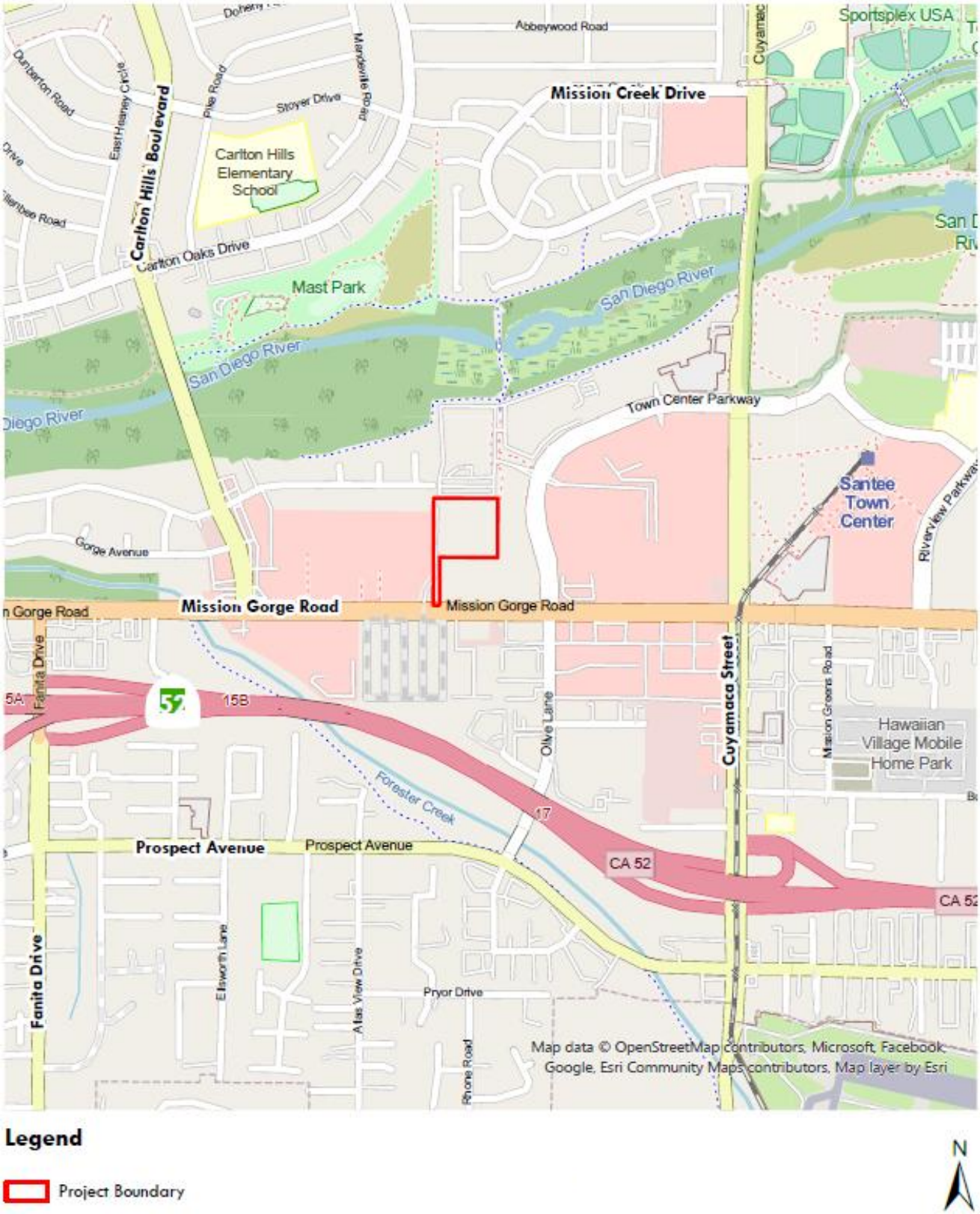
State Clearinghouse Number (If submitted to SCH): 2021100263
Project Title: The Exchange at Santee Town Center
Project Applicant (include address and telephone number): Borstein Enterprises 11766 Wilshire Boulevard, Suite 820, Los Angeles, CA 90025 (310) 582-1991
Specific Project Location – Identify 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): 9506 Mission Gorge Road, Santee, CA9 2071; Assessor's Parcel Number (APN) 381-040-36. The nearest cross street and cross street are Mission Gorge Road and Town Center Parkway. The Project site is located within an unsectioned portion (Section 00) of Township 15 South, Range 1 West in the El Cajon (7.5-minute) Quadrangle.
General Project Location (City and/or County): City of Santee, County of San Diego
Project Description: The Project applicant proposes to subdivide the approximately 4.18-acre parcel and develop the site with 100 attached town-home residential units, which would result in a density of 24 du/ac. Additionally, the proposed Project includes landscaping, parking, private roadways, open space, and utility and stormwater improvements. The environmental impacts associated with the proposed project were previously analyzed in the certified Program Environmental Impact Report (PEIR) for the City of Santee Housing Element Rezone Program Implementation (State Clearinghouse No. 2021100263), which was certified by the City Council on October 12, 2022. Pursuant to CEQA Guidelines Sections 15168(c) and 15162, no additional environmental review is required as the project is consistent with the development assumptions, zoning, and mitigation measures analyzed in the Rezone

Program PEIR, and no new significant environmental effects or substantially more severe effects would occur beyond those previously identified.
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. Borstein Enterprises

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: Madeline Mattson, Principal Planner (619) 258-4100 X 160	Location: 10601 Magnolia Avenue, Santee CA 92071

Date: December 10, 2025	**Signature** Madeline Mattson **Name:** Madeline Mattson **Title:** Principal Planner
Date Received for Filing: December 10, 2025	

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

Project Location Map