

Notice of Determination

To:

Office of Land Use and Climate Innovation
[CEQA Submit](#)

From:

Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
Contact: Heather Schmalbach, Senior
Environmental Scientist
Email: heather.schmalbach@wildlife.ca.gov
Phone: 858-775-7399



Lead Agency
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Contact: Rachael Lindebrekke, Associate
Planner
Email: rlindebrekke@cityofsantee.ca.gov
Phone: 619-258-4100

Subject: Filing of Notice of Determination pursuant to Public Resources Code Section 21108

State Clearinghouse Number: 2021100263

Project Title: Cottonwood and Park Parkvue Project (Lake or Streambed Alteration Agreement No. EPIMS-SDO-65621-R5)

Project Location (San Diego County): The Project site is located at the southern terminus of Park Center Drive, in the City of Santee, County of San Diego, State of California.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS-SDO-65621-R5, pursuant to Fish and Game Code section 1602 to Santee 3 Inv, LLC.

The Project is a residential community development consisting of multi-family residential units, associated project components, and onsite riparian scrub restoration.

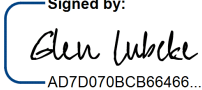
This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on 9/8/2026 and has made the following determinations regarding the Project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The Project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.

Notice of Determination

2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the Project.
4. A Mitigation Reporting or Monitoring Plan **was not** adopted by CDFW for this Project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this Project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

Signature:  Signed by:
AD7D070BCB66466...

Date: 9/8/2026

Glen M. Lubcke, Environmental Program Manager

Date Received for filing at LCI: