

NOTICE OF EXEMPTION

TO: Office of Planning and Research ☒ CEQAnet Web Portal https://ceqanet.opr.ca.gov	FROM: City of Santee (Public Planning & Building Department Agency)
☒ County Clerk County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	Address 10601 Magnolia Avenue Building 4 Santee, CA 92071

Project Title:	Warmington Residential (TM 2023-0003/DR 2023-0007/ENV-2025-0011)
Project Applicant:	Warmington Residential Matthew Esquivel 3090 Pullman Street Costa Mesa, CA 92626 909-549-1383
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):	10939 Summit Avenue (APN 378-190-01-00)
a) Project Location – City: Santee	Project Location – County: San Diego
Description of nature, purpose, and beneficiaries of Project:	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. The project beneficiary is the applicant.
Name of Public Agency approving project:	City of Santee 10601 Magnolia Avenue Santee, CA 92071
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:	Warmington Residential Matthew Esquivel 3090 Pullman Street Costa Mesa, CA 909-549-1383
Exempt status: (check one)	
☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
☐ Not a project.	

☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
☐	Categorical Exemption. State type and section number:	
☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
☐	Statutory Exemption. State Code section number:	
☒	Other. Explanation:	CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning
Reason why project was exempt:		CEQA Guidelines Section 15183. The proposed project would not result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR or a substantial increase in the severity of a significant impact; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR.
Lead Agency Contact Person:		Christina Rios, Senior Planner
Telephone:		619-258-4100 x157
If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
Has a Notice of Exemption been filed by the public agency approving the project? Yes ☐ No ☒		
Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐		
If yes, the date of the public hearing was: <u>July 9, 2025</u>		

Signature:  Date: July 10, 2025 Title: Senior Planner

Name:

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code



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1 Poway
 2 San Vicente Reservoir
 3 El Cajon Mountain
 4 La Mesa
 5 Alpine
 6 National City
 7 Jamul Mountains
 8 Dulzura

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