



CITY OF SANTEE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE LAUREL HEIGHTS PROJECT

Public Review Period: June 18, 2021 to July 19, 2021

Notice is hereby given by the DEPARTMENT OF DEVELOPMENT SERVICES, of the CITY OF SANTEE of the availability for public review of a **DRAFT MITIGATED NEGATIVE DECLARATION** associated with the following applications:

SUBJECT: Applications for a Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and Environmental Initial Study (AEIS2020-4) for the development of the Laurel Heights Multifamily Residential project (project). The project involves the construction of 80 condominium units on a 7-acre portion of a 10.38-acre property at 7739 Mission Gorge Road in the R-7 (Medium Density Residential) Zone. The project site is further identified by Assessor's Parcel Numbers 386-300-13, -29, and -31.

The proposed condominium units would be clustered into twenty, two-story buildings containing three, four, and five units ranging from 1,680 to 1,800 square feet. The condominiums would all have fenced private yards and two-car garages. A total of 187 parking spaces would be provided, including 160 in-garage spaces, and 27 guest spaces in surface parking areas. Drought-tolerant landscaping would be installed throughout the project site. A landscaped 22,000-square-foot common open space area containing recreational amenities would be provided. Primary vehicular access would be provided via an on-site private street extended from Aubrey Glen Drive.

Project Applicant: Cornerstone Communities; Project Planner: Michael Coyne

The site is not listed as a hazardous waste and substance site pursuant to Section 65962.5 of the Government Code. This includes, but is not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section.

PUBLIC REVIEW PERIOD: The Draft Mitigated Negative Declaration will be available for public review and comment from June 18, 2021 to July 19, 2021. The Initial Study identified that the project could have some potentially significant impacts on the environment, but these effects would be less than significant with proposed mitigation. Therefore, a Draft Mitigated Negative Declaration has been prepared and is recommended for approval. A copy of the Draft Mitigated Negative Declaration and all reports and documents referenced in it are on file in the Department of Development Services at the address noted below and may be reviewed Monday through Thursday, 8 a.m. to 5 p.m. and on Fridays from 8 a.m. to 1 p.m. (except holidays) by appointment and on the City of Santee website:

<https://www.cityofsanteeca.gov/services/project-environmental-review>

All comments concerning this environmental document must be submitted in writing to Michael Coyne, Project Planner, prior to the close of the public review period as noted above. The City is required to consider all written comments received during the noticed public review period prior to approving the project.

ADDITIONAL INFORMATION: Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raise in written correspondence delivered to the City of Santee, Development Services Department during the public review period. If you have any questions about the above proposal or want to

submit comments, you may contact Michael Coyne, Project Planner at the Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. E-mail mcoyne@cityofsanteeca.gov / Phone (619) 258-4100, extension 160.

LOCATION MAP



10601 Magnolia Avenue • Santee, California 92071-1222 • (619) 258-4100