

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:	
Public Agency:	City of Santee
Project Name:	Laurel Heights Multifamily Residential -- Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and Environmental Initial Study (AEIS2020-4)
Project Description:	<p>Proposed 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.</p> <p>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.</p> <p>Project Applicant: Cornerstone Communities Project Planner: Michael Coyne</p>
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):	7739 Mission Gorge Road; cross streets are Mission Gorge Road and Aubrey Glen Drive.
This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.

<input type="checkbox"/> A scoping meeting WILL be held by the Lead Agency.		
<input checked="" type="checkbox"/> A scoping meeting WILL NOT be held by the Lead Agency.		
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date:	Time:	Location:
Copies of the Initial Study and Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071		
The proposed Mitigated Negative Declaration can be obtained in electronic format by the following method: Via the City's website at www.cityofsanteeca.gov or by e-mail request to Michael Coyne at mcoyne@cityofsanteeca.gov		
Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071		
Comments will be received from June 18, 2021 through July 19, 2021.		
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to 5pm on July 19, 2021. Comments of all Responsible Agencies are also requested.		

The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its meeting on: A FUTURE DATE & TIME TO BE NOTICED	
Date:	Time:
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.	

Date Received
for Filing: _____

Staff

(Clerk Stamp Here)

Associate Planner

Title