

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

**DRAFT MITIGATED NEGATIVE DECLARATION**

1. Name or description of project:	Laurel Heights Multifamily Residential Project -- Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and Environmental Initial Study (AEIS2020-4). 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.
2. 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.
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	
(2) Address:	
B. Other (Private)	Cornerstone Communities
(1) Name:	Jack Robson
(2) Address:	4365 Executive Drive, Suite 600 San Diego, CA 92121
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:</p> <p>The Project is compatible with the Santee General Plan in that the proposed attached multifamily residential units are within the prescribed density range of the R-7 Medium Density Residential land use designation and meet the development standards of the R-7 Medium Density Residential zoning classification including lot coverage, setbacks and height. The project is also consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price as it will provide 80 new attached townhome-style units.</p> <p>The Project site is physically suitable and has adequate infrastructure, including roads, water, sewerage, and electricity, to support the type of development and the density proposed. The Project would be developed in accordance with the Santee Sustainable Plan and not contribute significantly to greenhouse gas emissions, nor frustrate the intent of state policy relative to greenhouse gas emissions.</p> <p>All potentially significant environmental impacts can be mitigated to less than significant levels through implementation of the mitigation measures identified in the Initial Study. Therefore, the Project would not result in significant impacts to the environment.</p>	
<p>The Lead Agency hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Mitigated Negative Declaration are as follows:

Michael Coyne, Associate Planner  
City of Santee  
10601 Magnolia Ave., Santee, CA 92071

Phone No.:	619-258-4100 ext. 160
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Date Received  
for Filing: [Click or tap to enter a date.](#)

Michael Coyne  
Staff