

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Avenue Santee, CA 92071 Contact: Michael Coyne Phone: (619) 258-4100 Ext 160 mcoyne@cityofsanteeca.gov
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research ceqasubmit.opr.ca.gov <input type="checkbox"/> 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	2021060435	
Project Title: Laurel Heights Multifamily Residential Project		
Project Applicant: Cornerstone Communities Jack Robson 4365 Executive Drive, Suite 600 San Diego, CA 92121 858.458.9700 Ext. 120 jrobson@cornerstonecommunities.com		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): 7739 Mission Gorge Road; cross streets are Mission Gorge Road and Aubrey Glen Drive. APNs 386-300-13, -29 and -31		
General Project Location (City and/or County): City of Santee/County of San Diego		
Project Description: Tentative Map (TM2020-2) and Development Review Permit (DR2020-4) for a proposed 80-unit multiple-family residential condominium project on a 7-acre portion of a 10.38-acre property at 7739 Mission Gorge Road in the R-7 (Medium Density Residential) Zone (APNs 386-300-13, -29 and -31). The site is surrounded by existing commercial and residential development. The proposed project would be developed at a density of 11.4 dwelling units per acre, consistent with the R-7 designation which allows densities ranging between 7 and 14 dwelling units per acre. The project is consistent with the current General Plan Land Use Designation and Zoning Classification.		

The condominium development would consist of 20 two-story buildings containing three, four, and five units ranging from 1,680 to 1,800 square feet. The buildings would have a maximum height of 30 feet. The condominiums would all have fenced private backyards and two-car garages. A total of 180 parking spaces are required and 187 parking spaces would be provided, including 160 in-garage spaces, and 27 guest spaces in surface parking areas. Primary vehicular access would be provided via an on-site private street extended from Aubrey Glen Drive. 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. The common open space area would include a dog park, turf area, benches, picnic tables, and a tot lot.

On August 11, 2021, the City Council of the City of Santee granted the following discretionary approvals for the project: Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and Environmental Initial Study (AEIS2020-4).

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Cornerstone Communities
 Jack Robson
 4365 Executive Drive, Suite 600
 San Diego, CA 92121
 858.458.9700 Ext. 120
 jrobson@cornerstonecommunities.com

This is to advise that the Lead Agency or Responsible Agency) approved the above described project on August 11, 2021 and has made the following determinations regarding the above described project:

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|----|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | The project will NOT have a significant effect on the environment |
| 2. | <input checked="" type="checkbox"/> | A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. |
| 3. | <input checked="" type="checkbox"/> | Mitigation measures were made a condition of the approval of the project. |
| 4. | <input checked="" type="checkbox"/> | A Mitigation Monitoring or Reporting Plan was adopted for this project. |
| 5. | <input checked="" type="checkbox"/> | A Statement of Overriding Considerations was NOT adopted for this project |
| 6. | <input checked="" type="checkbox"/> | Findings were not made pursuant to the provisions of CEQA. |

This is to certify that the Mitigated Negative Declaration, is available at:

Custodian: Department of Development Services	Location: City of Santee 10601 Magnolia Avenue Santee, CA 92071
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Date: August 13, 2021	 Signature: _____
Date Received for Filing: _____	Associate Planner Title: _____