

**NEGATIVE DECLARATION**

1. Name or description of project:	Applications for a Development Review Permit (DR2022-1) and Environmental Initial Study (AEIS2022-2; SCH No. 2023070267) for the development of the Rockvill Street Warehouse Project (project). The project involves the construction of an approximately 24,631-square-foot building in General Commercial/Light Industrial (IL/GC) zone. The subject property is located at 10756 Rockvill Street on a vacant 2.08-acre parcel (Assessor’s Parcel Number 384-470-09). Improvements to the site would include a warehouse building, a 51-space parking lot, a staging and loading area, drive lanes, and an approximately 15-foot-high crib wall along the east side of the lot. Vehicular access into the subject property would be provided via Rockvill Street. Major roadways which lead to Rockvill Street include Mission Gorge Road and North Magnolia Avenue.
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):	Address: 10756 Rockvill Street Assessor’s Parcel Numbers: 384-470-09 Nearest cross streets: Magnolia Avenue and Woodside Avenue. USGS map attached
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	Ryan Clark (Southwest Signal)
(2) Address:	6498 Weathers Place, Suite 100 San Diego, CA 92121
B. Other (Private)	
(1) Name:	Click to enter name
(2) Address:	Click to enter address
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received, 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 industrial warehouse project is located within the dual General Commercial and Light Industrial zone. The proposed project meets the applicable development standards including lot size, lot dimension, and setbacks.</p> <p>The project site is physically suitable and has adequate infrastructure, including roads, water, sewerage, and electricity, to support the type of development. The project would be developed in accordance with the Sustainable Santee Plan and will 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, Principal Planner  
City of Santee  
10601 Magnolia Ave.  
Santee, CA 92071

This document can also be viewed at:

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

Phone No.: (619) 258-4100 x160

Date Received  
for Filing: \_\_\_\_\_

  
Staff: Michael Coyne

(Clerk Stamp Here)

Principal Planner  
Title

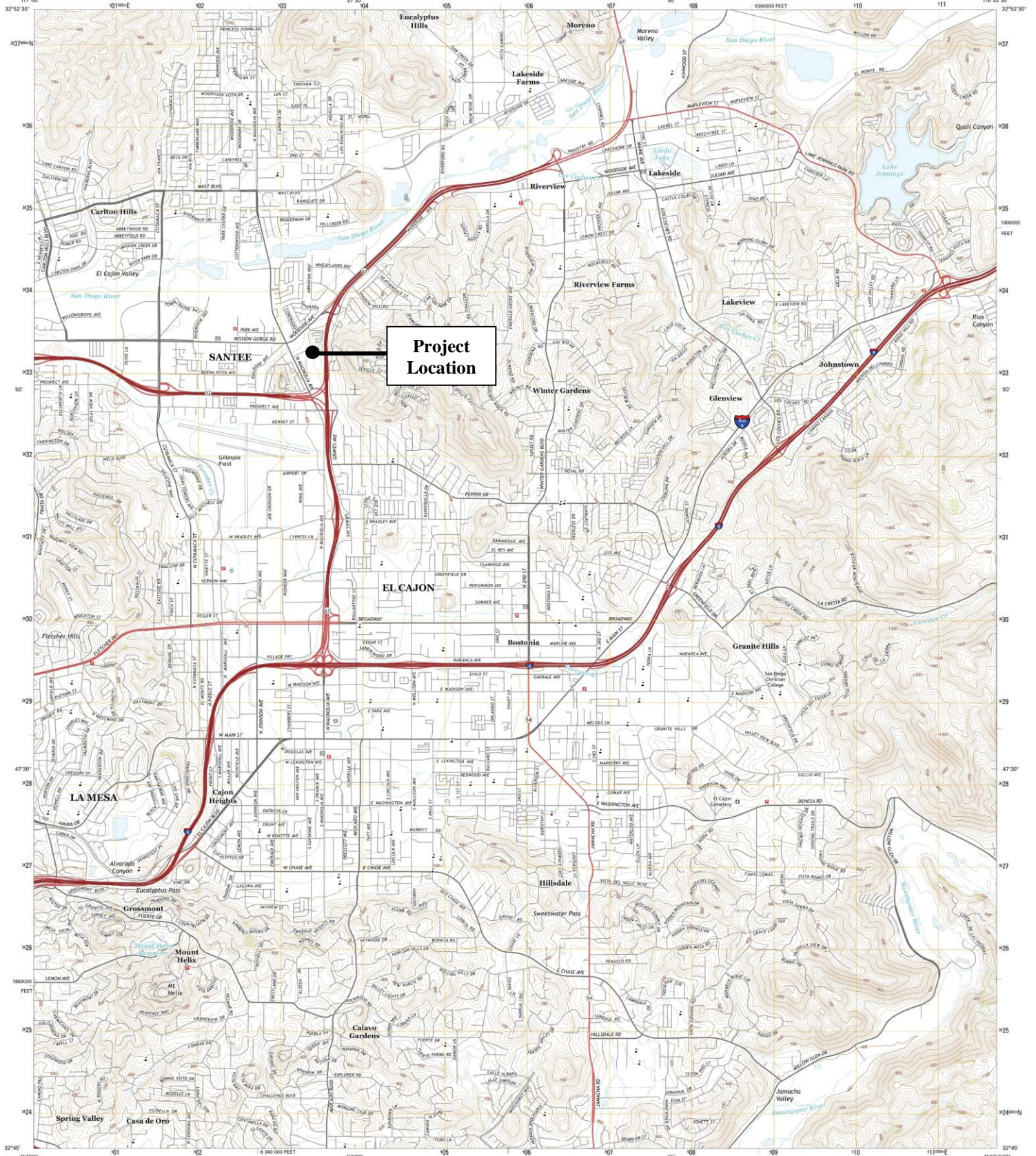
# LOCATION MAP



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



EL CAJON QUADRANGLE  
CALIFORNIA-SAN DIEGO CO.  
7.5-MINUTE SERIES

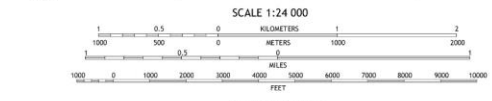


**Project Location**

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84), Projection and  
1 000 meter grid; Universal Transverse Mercator, Zone 11S  
10 000 foot scale; California Coordinate System of 1983 (CCS83)  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
right-of-way may not be shown. Obtain permission before  
entering private lands.

UTM GRID AND 2011 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

U.S. National Grid  
COLOR - Yellow  
Meters - 1000  
Grid Zone Designation  
11S



SCALE 1:24 000  
CONTOUR INTERVAL 20 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is available at 6.1.8

1	2	3	1 Poway
2	3	4	2 San Vicente Reservoir
3	4	5	3 El Cajon Mountain
4	5	6	4 La Mesa
5	6	7	5 Alpine
6	7	8	6 National City
7	8	9	7 Ramon Mountains
8	9	0	8 Oceanside

ROAD CLASSIFICATION	
	Expressway
	Secondary Hwy
	Local Road
	4WD
	Interstate Route
	US Route
	Local Connector
	State Route

EL CAJON, CA  
2015

