

**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:	Santee Auto Center	
Project Description:	Applications for a Conditional Use Permit (P2022-10) and Environmental Initial Study (AEIS2022-11) for the construction and operation of an auto center on a 13.1-acre site in the General Commercial Zone. The subject site would be graded into three parcels (Parcel A, B, & C) and developed with new buildings, parking, landscaping, and storm water facilities. Parcel A would include a new auto dealership (33,974 sf) with an accessory auto detail building (2,549 sf). Parcel B would include a new auto dealership (33,112 sf). Parcel C would include a new auto body shop (16,405 sf) with an accessory car wash building (5,400 sf). The project would include six driveways into the site, two on Cottonwood Avenue, three on Mission Gorge Road and one on Railroad Avenue. Proposed public improvements include sidewalks and fully landscaped parkways adjoining the site on Mission Gorge Road and Cottonwood Avenue.	
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):	10335 Mission Gorge Road Assessor’s Parcel Numbers: 384-091-01, 384-091-13 and 384-091-14. Nearest cross streets: Cottonwood Avenue and Railroad Avenue. USGS map attached	
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 Negative Declaration/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: N/A	Time: N/A	Location: N/A
Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at the Lead Agency’s office, located at: City of Santee, Planning & Building Department, 10601 Magnolia Avenue, Santee, CA 92071		

The proposed Negative Declaration or Mitigated Negative Declaration can be obtained in electronic format by the following method: Via the City’s website at <https://www.cityofsanteeca.gov/services/project-environmental-review> or by email request to Michael Coyne at mcoyne@cityofsanteeca.gov

Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071

Comments will be received from August 11, 2023 to September 11, 2023

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to 5:00 pm on September 11, 2023. Comments of all Responsible Agencies are also requested.

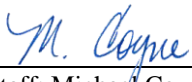
The Lead Agency will consider the project and the Draft Negative Declaration/Mitigated Negative Declaration at its meeting on: N/A

Date: N/A

Time: N/A

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/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: _____

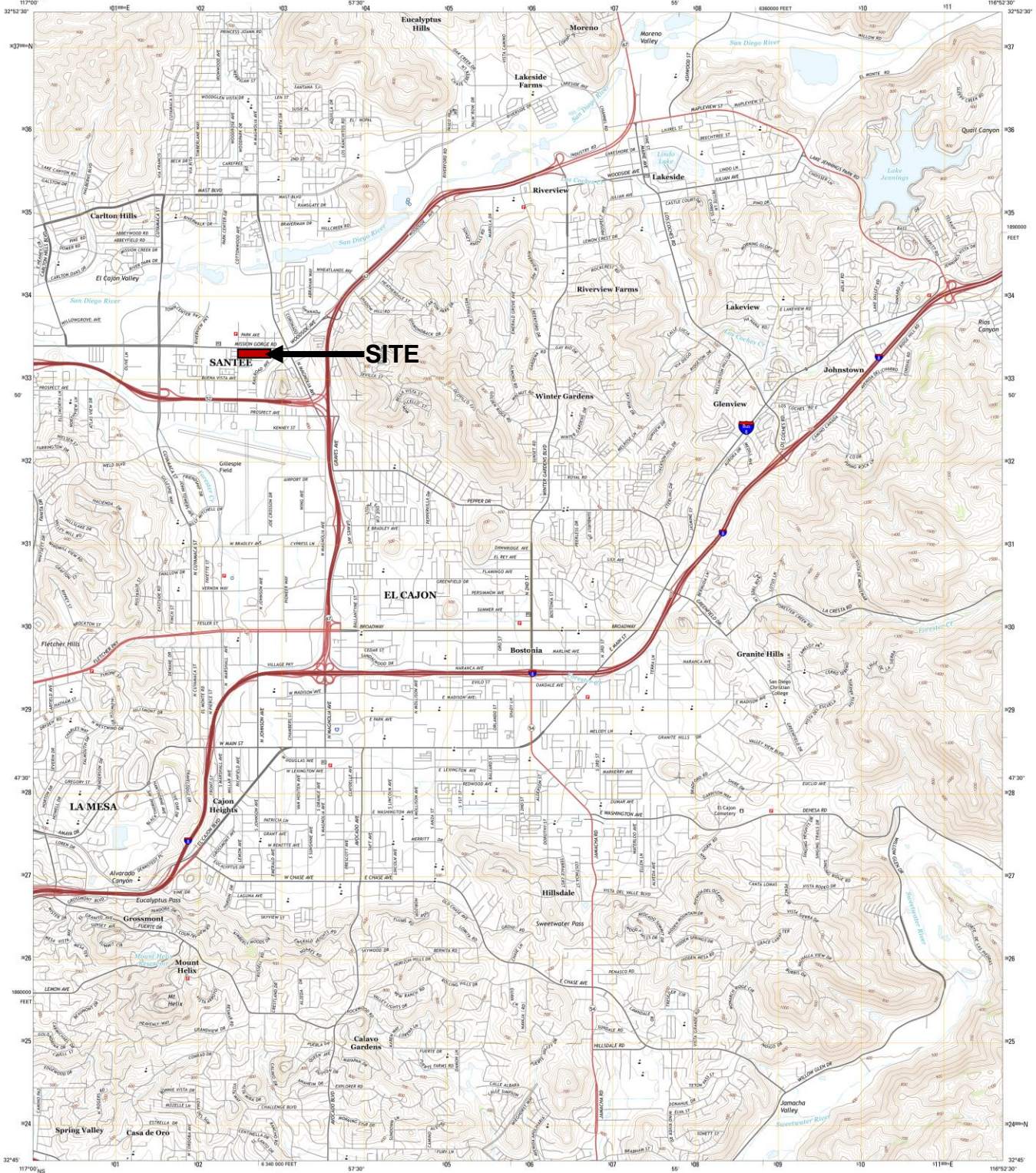


Staff: Michael Coyne

(Clerk Stamp Here)

Principal Planner

Title



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projection and
1:24,000 Scale, National Triangulation Network, Zone 11S
1000 Feet, California Coordinate System of 1983 (CCS83)

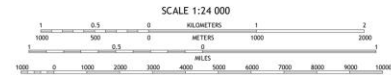
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Imagery: NADP, May 2012
Roads: HERE, ©2013 2014
Names: ©2013 2014
Hydrography: National Hydrography Dataset, 2012
Contours: National Elevation Dataset, 2006
Boundaries: Multiple sources; see metadata file 1972_2015
Public: Public Survey System, ©2011

UTM GRID AND 2015 MAGNETIC NORTH
DECLINATION BY STATE

U.S. National Grid
1000 x 1000 ft
NAD83

Grid Line 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 draft version 0.1.8

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
AWG	AWG
Interstate Route	US Route
	State Route

EL CAJON, CA
2015