

NOTICE OF DETERMINATION

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| TO: | <input type="checkbox"/> Clerk of the Board of Supervisors <p align="center">or</p> <input checked="" type="checkbox"/> County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112 | FROM: | Public Agency/Lead Agency: <p align="center">City of Santee</p> 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: |
|------------|---|--|---|


SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

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| State Clearinghouse Number (If submitted to SCH): | 2023080274 | |
| Project Title: Santee Auto Center | | |
| Project Applicant: Kevin Perry (HED Design) 11750 Sorrento Valley Road #100 San Diego, CA 92121 858-519-3988 kperry@hed.design | | |
| 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): The project site is located at 10335 Mission Gorge Road (on the southeast corner of Mission Gorge Road and Cottonwood Avenue) and is further identified by Assessor’s Parcel Numbers 384-091-01, -13, -14 | | |
| General Project Location (City and/or County): City of Santee/County of San Diego | | |
| Project Description: A request for a Conditional Use Permit (P2022-10) and a Mitigated Negative Declaration (AEIS2022-11) to develop an auto center with two dealership buildings, a detail building, a body shop, an automatic carwash, and related site improvements on a 13.1-acre vacant site addressed as 10335 Mission Gorge Road. The subject property is zoned as General Commercial by the Santee General Plan. The project complies with the required development standards. | | |
| On October 25, 2023, the City Council of the City of Santee granted the following discretionary approvals for the project: Conditional Use Permit (P2022-10) and Mitigated Negative Declaration (AEIS2022-11). | | |

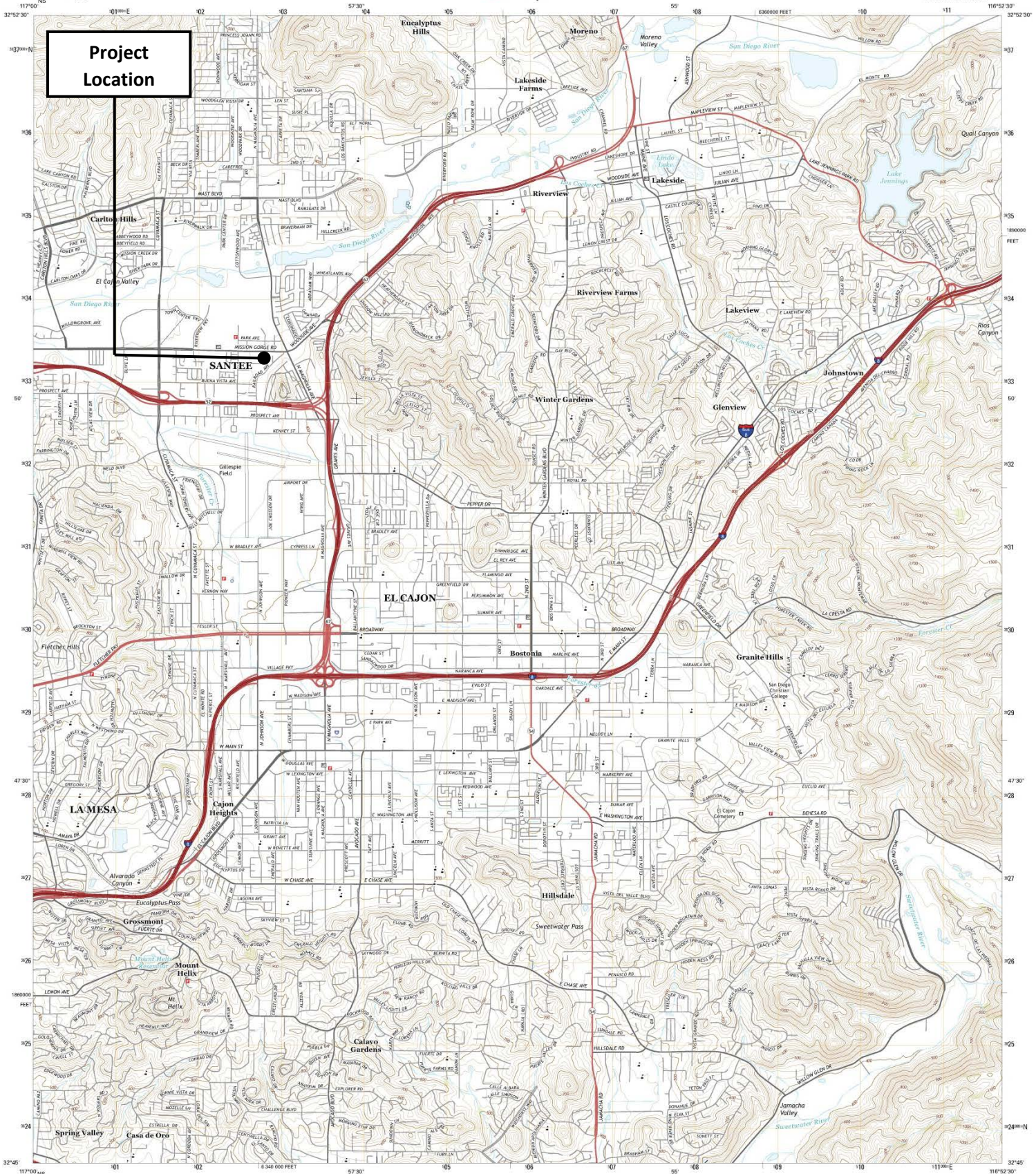
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use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

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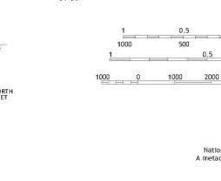
This is to advise that the Lead Agency or Responsible Agency) approved the above described project on October 25, 2023 and has made the following determinations regarding the above described project:

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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: Planning & Building Department | | Location: City of Santee Building No. 4 10601 Magnolia Avenue Santee, CA 92071 |
| Date: October 26, 2023 | |  Signature: |
| Date Received for Filing: <u>October 26, 2023</u> | | <u>Michael Coyne, Principal Planner</u> Title: |

Authority cited: Sections 21083, Public Recourse Code.
 Reference Section 21000-21174, Public Resources Code.



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84), Projection used
 is 100-meter grid; Universal Transverse Mercator, Zone 11S
 10 000-foot ticks; California Coordinate System of 1983 (zone 6)
 This map is not a legal document. Boundaries may be
 generalized to this map scale. Private lands within government
 reservations may not be shown. Obtain permission before
 entering private lands.



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 Standards, 2011.
 A metadata file associated with this product is draft version 0.6.18



ROAD CLASSIFICATION

| | |
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| Expressway | Local Connector |
| Secondary Hwy | Local Road |
| Bump | 4WD |
| Interstate Route | US Route |
| | State Route |

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|---|---|---|-------------------------|
| 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 | | 7 Julian Mountains |
| 8 | | | 8 Dulzura |

ADjoining QUADRANGLES