

**NOTICE OF PREPARATION  
of a Draft Environmental Impact Report and  
Notice of Public Scoping Meeting**

**Project:** Palisade Santee Commerce Center

**Project Case Files:** Environmental Impact Report AEIS2023-3; Conditional Use Permit P2023-1; Development Review Permit DR2023-2

**Project Proponent:** North Palisade Opco, LLC

**Project Location:** 10990 N. Woodside Avenue, Santee CA (APN 381-070-52)

**Environmental Impact Report:** The City of Santee (City) is preparing an Environmental Impact Report (EIR) for the Palisade Santee Commerce Center (proposed project) located on a 13.5-acre site in the Light Industrial (IL) zone. The City will be the lead agency under the California Environmental Quality Act (CEQA) for the project. This Notice of Preparation (NOP) describes the Palisade Santee Commerce Center that will be analyzed in the EIR and identifies areas of probable environmental effects of the proposed project.

As specified in the CEQA Guidelines, the NOP will be circulated for a 30-day scoping period. Agencies, organizations, and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, the views of your agency are requested as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. In the event that no response or well justified request for additional time is received by any responsible agency or trustee agency by the end of the review period, we presume that these agencies have no response. Comments may be submitted in writing during the review period and addressed to:

Michael Coyne, Principal Planner  
Planning & Building Department  
10601 Magnolia Avenue  
Santee, CA 92071  
mcoyne@cityofsanteeca.gov  
(619) 258-4100 ext. 160

The NOP comment period begins on **September 8, 2023**, and closes at **5:00 p.m. on October 9, 2023**. All comments concerning the scope of the EIR must be submitted in writing to Michael Coyne, Principal Planner, prior to the close of the public comment period as noted above. Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public scoping period in the preparation of the EIR.

**Public Scoping Meeting:** The City will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit comments, either written or verbal, on the scope of the environmental issues to be addressed in the EIR. The public scoping meeting will be held on September 26, 2023 at City Hall, 10601 Magnolia Avenue, Santee, CA 92071 in the Council Chambers, from 5:30 PM to 7:00 PM. All parties are welcome to attend and are encouraged to recommend environmental issues, mitigation measures, and alternatives to the project that they believe should be addressed in the Draft EIR.

**Proposed Project Location and Adjacent Land Uses:** The Palisade Santee Commerce Center project site consists of approximately 13.5 acres of land located in the southwestern portion of the City of Santee (City) in eastern San Diego County. The project site is located at 10990 N. Woodside Avenue and is bound by the San Diego River to the north; industrial buildings to the east and west; and by industrial buildings, Wheatlands Avenue, and California State Route (SR) 67 to the south. Regional access to the project site is provided via SR 67 located approximately 0.1 mile south of the project site and local access to the site is provided via N. Woodside Avenue.

**Project Description:** The project site is currently developed with a two-screen, drive-in theatre and a building containing restrooms, concession facilities, and a projection house, which collectively are in the process of ceasing operations. The project consists of redevelopment of the project site as a commerce center with an approximately 300,145 square foot (gross area, inclusive of mezzanines and 10,000 sf of office space) one-story industrial building. The building would be up to 50 feet in height and would accommodate warehousing and distribution, manufacturing, assembly, and/or research and development operations, and related office uses. In addition to the industrial building, the project would include up to 42 dock-high doors, four grade-level doors, two truck courts, and up to 301 passenger-vehicle parking spaces, 30- and 40-foot-wide fire access lanes along the building perimeter, landscaping, and fencing along portions of the developed perimeter with automated gates at certain driveway locations. The project would also include associated utility, stormwater treatment, and roadway improvements. The project is consistent with the site's existing land use designation (IL-Light Industrial) and zoning (Light Industrial-IL).

**Requested Entitlements:** The proposed project requires a Development Review Permit. A Conditional Use Permit (CUP) is being requested to increase the allowable building height from 40 feet to 50 feet.

**Project Alternatives:** The Draft EIR will evaluate a reasonable range of project alternatives, including the required No Project Alternative.

**Potential Environmental Effect Areas:** The Draft EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Draft EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable

future projects. The EIR will evaluate, at a minimum, the following environmental topic areas and mitigation measures would be identified as necessary to reduce potentially significant effects:

- Aesthetics/Visual
- Air Quality
- Biological Resources
- Cultural, Tribal Cultural and Paleontological Resources
- Energy
- Greenhouse Gas Emissions
- Growth Inducement
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Utilities and Service Systems
- Wildfire

Based on the existing conditions present at the proposed project site and a review of the proposed project, it has been determined that effects related to Agriculture and Forestry Resources, Geology and Soils, Mineral Resources, Population and Housing, and Recreation would not be significant. Therefore, these issues would be summarized in the *Effects Found Not to Be Significant* section of the EIR.

As environmental documentation for this project is completed, it will be available for review at the City's Planning & Building Department located in Building 4 at Santee City Hall, 10601 Magnolia Avenue, Santee CA 92071, and online at:

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

# Site Location Map

