

**NOTICE OF PREPARATION**

TO:	State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	FROM:	City of Santee 10601 Magnolia Avenue Santee, CA 92071
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**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report**

The City of Santee will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency 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. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location, and the potential environmental effects are contained in the attached materials.

<input type="checkbox"/>	A copy of the Initial Study IS attached.
<input checked="" type="checkbox"/>	A copy of the Initial Study IS NOT attached.
<input checked="" type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input 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 checked="" type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.
<input 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: 09/26/2023	Time: 5:30pm-7:00pm	Location: Santee City Hall Council Chambers, 10601 Magnolia Ave. Santee, CA 92071
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Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Michael Coyne, Principal Planner via email at [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov) or to the following address: City of Santee, 10601 Magnolia Avenue, Santee, CA 92071. We will need the name of a contact person in your agency.

Project Title:	Palisade Santee Commerce Center
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a U.S.G.S. 15' or 7 ½' topographical map identified by quadrangle name):	10990 N. Woodside Avenue Nearest cross street is Wheatlands 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 13.5-acre 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). The CUP is proposed to increase the allowable building height from 40 feet to 50 feet.
Project Applicant (if any):	North Palisade Opco, LLC
California Environmental Protection Agency Hazardous Waste List (if applicable):	None

Date: <u>September 8, 2023</u>	Signature:	
	Name:	Michael Coyne, AICP
	Title:	Principal Planner
	Telephone:	(619) 258-4100 ext. 160

Consulting firm retained to prepare draft EIR (if applicable):

Name:	Dudek
Address:	2280 Historic Decatur Road
City/State/Zip:	San Diego, CA 92106
Contact Person:	Kristen Stoner, Project Manager

**Reference:** California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.