



# NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PALISADE SANTEE COMMERCE CENTER PROJECT (SCH# 2023090144)

Notice is hereby given by the PLANNING & BUILDING DEPARTMENT of the CITY OF SANTEE (City) as the lead agency, in accordance with the California Environmental Quality Act (CEQA), of the availability for public review of a draft Environmental Impact Report (EIR) for the Palisade Santee Commerce Center Project (Project).

## **Project Description:**

The proposed Project includes the demolition and removal of all existing on-site structures and the construction of a 300,145 square-foot industrial/warehousing building. The Project would include 290,145 square feet of warehouse space and 10,000 square feet of office space, up to 42 dock-high doors, four grade-level doors, two truck courts, 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, such as project driveway widening, a new turn lane for eastbound traffic into the Project and frontage improvements along the northern side of N. Woodside Avenue.

This building is designed to be used primarily to support warehousing and distribution, manufacturing, assembly, and/or research and development operations, and related office uses. Business operations would be conducted within the enclosed building, except for traffic movement, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading areas, and the internal and external movement of materials around the Project site via forklifts, pallet jacks, yard hostlers, and similar equipment. Truck trailers are expected to be primarily loaded and unloaded using the dock-high door positions in the north and south truck courts. The analysis in the EIR assumed that the building could be operational 24 hours per day, seven days per week, with exterior loading and parking areas illuminated at night.

The Project is consistent with the site's existing land use designation (IL-Light Industrial) and zoning (Light Industrial – IL). A Development Review Permit (DR) is required to allow for the demolition of the existing structures on site and for the development of a new industrial building greater than 50,000 square feet in floor area and associated improvements. A Conditional Use Permit (CUP) is proposed to increase the allowable building height from 40 feet to 50 feet.

The site is not listed as a hazardous waste and substance site pursuant to Section 65962.5 of the Government Code. This includes but is not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section.

**Case File:** Environmental Impact Report ENV-2024-0003

**Related Case Files:** DR-2023-0002; CUP-2023-0001

**Applicant:** North Palisade Opco, LLC

**Project Location:** The approximately 13.5-acre Project site is located at 10990 N. Woodside Avenue (APN 381-070-5200). The site is occupied by the closed Santee drive-in theater, although the site continues to be used for a swap meet. Local access to the Project is provided via N. Woodside Avenue.

**Document Availability:** The EIR for the Palisade Santee Commerce Center can be reviewed during regular business hours at the following locations and on the City of Santee website at the following link:

City of Santee Planning & Building Department (Building 4)  
City of Santee Clerk's Office (Building 3)  
10601 Magnolia Avenue, Santee, CA 92071

Santee County Library  
9225 Carlton Hills Boulevard, Santee, CA 92071

<https://www.cityofsanteeca.gov/business/active-projects-map>

**Public Review and Comment Period:** The EIR can be reviewed during the 45-day public review period starting on Monday, April 21, 2025 and ending on Wednesday, June 4, 2025 at 5:00 p.m. (Pacific). Written and electronic comments (file size should be a maximum of 10 MB unless a link is requested) addressing the Palisade Santee Commerce Center EIR must be received by mail or email at the following address:

Sandi Sawa, AICP, Director of Planning & Building  
**Subject: Palisade Santee Commerce Center EIR**  
Department of Planning & Building (Building 4)  
10601 Magnolia Avenue  
Santee, California 92071  
Telephone: (619) 258-4100, extension 167  
Email: [ssawa@cityofsanteeca.gov](mailto:ssawa@cityofsanteeca.gov)

# Location Map ENV-2024-0003

