

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023090144

Project Title: Palisade Santee Commerce Center Project

Lead Agency: City of Santee

Contact Name: Sandi Sawa, Director of Planning & Building

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Project Location: Santee  
*City*

San Diego  
*County*

Project Description (Proposed actions, location, and/or consequences).

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. 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 and zoning (Light Industrial). A Development Review Permit (DR) and Conditional Use Permit (CUP) would be required.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in potentially significant impacts associated with biological resources, cultural resources, tribal cultural resources, paleontological resources, and transportation. Impacts associated with biological resources, tribal cultural, and paleontological resources would all be reduced to a less-than-significant level with the implementation of identified mitigation measures. However, impacts associated with transportation and cultural resources (specifically, historic resources) would remain significant and unavoidable after implementation of all feasible mitigation measures.

MM-BIO-1, Pre-Construction Nesting Bird Survey. MM-BIO-2, Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. MM-BIO-3, Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. MM-BIO-4, Tree Replacement, Encroachment, and Preservation. MM-HIS-1, Historical American Building Survey (HABS). MM-HIS-2, Interpretative Display. MM-HIS-3, Rehabilitation & Relocation of the Entrance Sign. MM-HIS-4, Historical Preservation Funding. MM-CUL-1, Unanticipated Archaeological Finds. MM-CUL-2, Human Remains. MM-CUL-3, Inadvertent Discovery. MM-TRA-1, Trip Reduction Program. MM-TRA-2, Construction of Sidewalk.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Noise and Historic Resources

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife