



CITY OF SANTEE

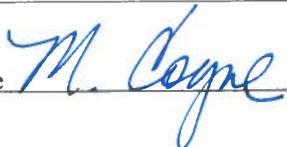
MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Ronn Hall
Rob McNelis
John W. Minto

DRAFT MITIGATED NEGATIVE DECLARATION (AEIS2015-6)

1. Name or description of project:	The proposed project consists of a Development Review Permit (DR2015-3) for a proposed 86,697 sq. ft. industrial building for a window systems manufacturer (Vision Systems) at 11322 N. Woodside Avenue on a 7.28-acre vacant parcel of land in the General Industrial (IG) Zone. An application for a Minor Conditional Use Permit (MP2015-1) would allow a 59,112 sq. ft. incidental outdoor storage area. An application for Environmental Initial Study (AEIS2015-6) is the application that initiated review of the project in accordance with the California Environmental Quality Act (CEQA).
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	11322 N. Woodside Avenue between Riverford Road and Mission Park Place (APN: 381-170-66 & 68) in the City of Santee.
3. Entity or Person undertaking project:	
A. Entity	Carlsbad Palomar Oaks Limited Partnership
(1) Name:	Jeff Hamann
B. Other (Private)	Hamann Construction
(1) Name:	Linda Richardson
(2) Address:	1000 Pioneer Way, El Cajon, CA 92020
The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project, after the incorporation of mitigation measures, will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings is as follows: The project site is located in an urbanized area and the proposed use in in conformance with the General Plan and Municipal Code. The project is located in an area of planned growth where existing services including water, sewer, and transportation infrastructure are available to serve the project. After incorporation of mitigation measures, no significant adverse effects to any environmental resource areas were identified, as detailed in the attached Initial Study.	
The Lead Agency hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.	
The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Mitigated Negative Declaration are as follows: City of Santee, Development Services 10601 Magnolia Avenue Santee, CA 92071	
Comments will be received from January 4, 2016 through February 4, 2016. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by February 4, 2016. Comments of all Responsible Agencies are also requested.	
Phone No.: (619) 248-4100 ext. 160	

Date Received
for Filing: _____

Michael Coyne 
Staff

Mitigated Negative Declaration

FORM "E"