



# CITY OF SANTEE

**MAYOR**  
Randy Voepel

**CITY COUNCIL**  
Jack E. Dale  
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Rob McNelis  
John W. Minto

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (AEIS2015-6)

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:	
Public Agency:	City of Santee
Project Name:	Vision Systems
Project Description:	<p>Applications for a Development Review Permit (DR2015-3), Minor Conditional Use Permit (MP2015-1) and Environmental Initial Study (AEIS2015-6) 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. The application for a Minor Conditional Use Permit would allow a 59,112 sq. ft. incidental outdoor storage area. AEIS2015-6 is an application that initiated review of the project in accordance with the California Environmental Quality Act (CEQA).</p> <p>The project site consists of a graded pad dominated by non-native vegetation and is bordered by a jurisdictional drainage swale. The project would be developed in two phases: Phase 1 consists of development of the existing pad and certain road improvements, while completely avoiding the drainage swale and a 25-foot buffer around the swale. Phase 2 consists of culvert and drainage swale improvements, with remaining associated road widening. Project phasing would allow development of Phase 1 while processing permits for the jurisdictional impact in Phase 2.</p> <p>The proposed industrial building would consist of a two-story office area with approximately 6,200 square feet on the first floor and 6,250 square feet on the second floor, a one-story industrial area of approximately 70,350 square feet and approximately 3,200 square feet of covered storage. The industrial area would house an area to assemble window systems of glass and aluminum, an area to paint aluminum and an area to cut aluminum. The building would be a concrete, tilt-up shell building approximately 33 feet in height with a contemporary façade.</p> <p>The outdoor storage area would be used to stockpile wrapped material on racks as high as 17 feet. This area would be screened from Woodside Avenue by a 17-foot decorative wall that would appear to be an extension of the main building. There would be additional outdoor storage racks less than 8 feet in height that would be screened by an 8-foot high fence. Additional site improvements would include 175 parking spaces with 14 spaces for clean air vehicles, 110,353 square feet of landscaping, and roadway improvements along Woodside Avenue including new curbs, gutters, and sidewalks. Complete widening of Woodside Avenue, which includes replacing an existing culvert under that road with a larger culvert, would be accomplished as part of Phase 2 of the project. Full municipal services, including sewer and water, are available to the site. Project Applicant: Carlsbad Palomar Oaks Limited Partnership</p>
Project Location – Identify street address and cross streets or attach a map showing project site	11322 N. Woodside Avenue between Riverford Road and Mission Park Place (APN: 381-170-66 & 68) in the City of Santee.

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project, after the incorporation of mitigation measures, will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

The Project site IS on a list compiled pursuant to Government Code section 65962.5.

The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.

The proposed project IS considered a project of statewide, regional or areawide significance.

The proposed project IS NOT considered a project of statewide, regional or areawide significance.

The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.

The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.

A scoping meeting WILL be held by the Lead Agency.

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:	n/a	Time:		Location:	
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Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071

The proposed Mitigated Negative Declaration can be obtained in electronic format by the following method: Download from <http://www.cityofsanteeca.gov/>

Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071

Comments will be received from January 4, 2016 to February 4, 2016

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to February 4, 2016. Comments of all Responsible Agencies are also requested.

The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its meeting on: A FUTURE DATE AND TIME TO BE NOTICED.

Date:	TBD	Time:	TBD
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If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Date Received for Filing: \_\_\_\_\_

Michael Coyne   
Staff

(Clerk Stamp Here)

Associate Planner  
Title