

DRAFT MITIGATED NEGATIVE DECLARATION

1. Name or description of project:	Applications for a Conditional Use Permit (P2022-10) and Environmental Initial Study (AEIS2022-11) for the construction and operation of an auto center on a 13.1-acre site in the General Commercial Zone. The subject site would be graded into three parcels (Parcel A, B, & C) and developed with new buildings, parking, landscaping, and storm water facilities. Parcel A would include a new auto dealership (33,974 sf) with an accessory auto detail building (2,549 sf). Parcel B would include a new auto dealership (33,112 sf). Parcel C would include a new auto body shop (16,405 sf) with an accessory car wash building (5,400 sf). The project would include six driveways into the site, two on Cottonwood Avenue, three on Mission Gorge Road and one on Railroad Avenue. Proposed public improvements include sidewalks and fully landscaped parkways adjoining the site on Mission Gorge Road and Cottonwood Avenue.
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):	Address: 10335 Mission Gorge Road Assessor’s Parcel Numbers: 384-091-01, 384-091-13 and 384-091-14. Nearest cross streets: Cottonwood Avenue and Railroad Avenue. USGS map attached
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	A.James Moxham, The SchoolYard LLC
(2) Address:	10580 Prospect Avenue, Ste. 200, Santee, CA 92071
B. Other (Private)	
(1) Name:	Kevin Perry, HED Design
(2) Address:	11750 Sorrento Valley Road Ste. 100, San Diego, CA 92121
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received, and having reviewed the recommendation of the Lead Agency’s Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency’s findings are as follows:</p> <p>The project is compatible with the Santee General Plan in that the proposed commercial project is located within the General Commercial zone. The proposed project meets the development standards including lot size, lot dimension, and setbacks.</p> <p>The Project site is physically suitable and has adequate infrastructure, including roads, water, sewerage, and electricity, to support the type of development. The Project would be developed in accordance with the Sustainable Santee Plan and will not contribute significantly to greenhouse gas emissions, nor frustrate the intent of state policy relative to greenhouse gas emissions.</p> <p>All potentially significant environmental impacts can be mitigated to less than significant levels through implementation of the mitigation measures identified in the Initial Study. Therefore, the Project would not result in significant impacts to the environment.</p>	
<p>The Lead Agency hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	

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:


Michael Coyne, Principal Planner
City of Santee
10601 Magnolia Ave.
Santee, CA 92071

This document can also be viewed at:

<https://www.cityofsantee.ca.gov/services/project-environmental-review>

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Staff: Michael Coyne

(Clerk Stamp Here)

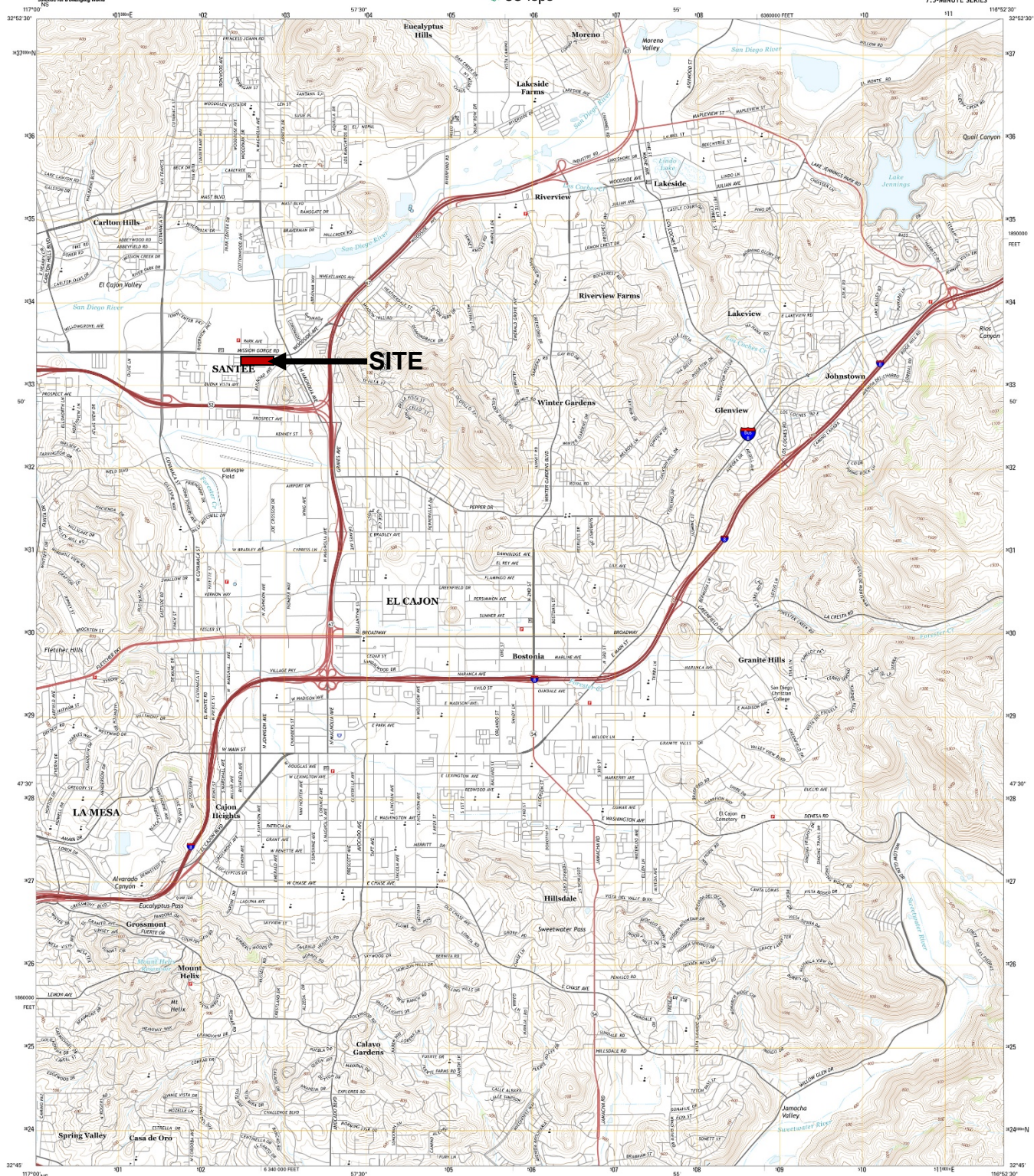
Principal Planner
Title



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



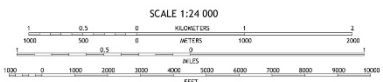
EL CAJON QUADRANGLE
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7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
North American System of 1983 (NAD83) Projection and
1000-meter grid. Universal Transverse Mercator, Zone 11S
32 000 feet (1000 meters) California Coordinate System of 1985 (CCS85)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering a public lands.

.....	MAP	2012
.....	REL	2014
.....	INT	2015
.....	HYD	2015
.....	CON	2015
.....	DEM	2015
.....	BLN	2011



ROAD CLASSIFICATION	
Extrastate Highway	Local Connector
State Highway	Local Road
Interstate Route	400
US Route	State Route

1	2	3	1 Pomeroy
4	5	6	2 San Vicente Reservoir
7	8	9	3 El Cajon Mountain
10	11	12	4 La Mesa
13	14	15	5 Alhambra
16	17	18	6 National City
19	20	21	7 Jamboree
22	23	24	8 Escondido

EL CAJON, CA
2015