



CITY OF SANTEE
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE SANTEE AUTO CENTER PROJECT
Public Review Period: August 11, 2023 to September 11, 2023

Notice is hereby given by the PLANNING & BUILDING DEPARTMENT, of the CITY OF SANTEE of the availability for public review of a **DRAFT MITIGATED NEGATIVE DECLARATION** associated with the following applications:

SUBJECT: 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. The subject property is located at 10335 Mission Gorge Road on the south side of Mission Gorge Road, west of Magnolia Avenue and east of Cottonwood Avenue, and is further identified as Assessor's Parcel Numbers (APN) 384-091-01, -13, &-14.

Project Applicant: Kevin Perry (HED Design)

Project Owner: A. James Moxham, The SchoolYard LLC

Project Planner: Michael Coyne, Principal Planner

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.

PUBLIC REVIEW PERIOD: The Draft Mitigated Negative Declaration will be available for public review and comment from **August 11, 2023 to 5:00 p.m. on September 11, 2023**. The Initial Study identified that the project could have some potentially significant impacts on the environment, but these effects would be less than significant with proposed mitigation. Therefore, a Draft Mitigated Negative Declaration has been prepared and is recommended for approval. A copy of the Draft Mitigated Negative Declaration and all reports and documents referenced in it are on file in the Planning & Building Department at the address noted below and may be reviewed Monday through Thursday, 8 a.m. to 5 p.m. and on Fridays from 8 a.m. to 1 p.m. (except holidays) and on the City of Santee website:

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

All comments concerning this environmental document must be submitted in writing to Michael Coyne prior to the close of the public review period as noted above. The City is required to consider all written comments received during the noticed public review period prior to approving the project.

ADDITIONAL INFORMATION: Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raise in written correspondence delivered to the City of Santee, Planning & Building Department during the public review period. If you have any questions about the

above proposal or want to submit comments, you may contact Michael Coyne, Principal Planner at the Planning & Building Department, 10601 Magnolia Avenue, Santee, CA 92071. E-mail mcoyne@cityofsanteeca.gov / Phone (619) 258-4100, extension 160.

