

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

NOTICE OF AVAILABILITY OF DRAFT EIR

Project Title:	Palisade Santee Commerce Center
Project Location – Specific; 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):	10990 N. Woodside Avenue (APN 381-070-5200) Cross Streets Wheatlands Avenue, Magnolia Avenue
Project Location – City:	Santee
Project Location – County:	San Diego
<p>Description of Nature, Purpose, and Beneficiaries of Project: 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.</p> <p>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, and the internal and external movement of materials around the Project site via forklifts, pallet jacks, yard hostlers, and similar equipment. Truck trailers are expected to be primarily loaded and unloaded using the dock-high door positions in the north and south truck courts. 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.</p> <p>The Project is consistent with the site’s existing land use designation (IL-Light Industrial) and zoning (Light Industrial – IL). A Development Review Permit (DR) is required to allow for the demolition of the existing structures on site and for the development of a new industrial building greater than 50,000 square feet in floor area and associated improvements. A Conditional Use Permit (CUP) is proposed to increase the allowable building height from 40 feet to 50 feet.</p> <p>Applicant: North Palisade Opco, LLC</p>	
Project Site – Specify if project site is included on any list of hazardous waste facilities:	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.
Place and time of scheduled meetings:	TBD
Lead Agency:	City of Santee



Division	Planning & Building Department
Date when project noticed to public:	April 18, 2025
Address where copy of the EIR is available <u>and</u> how it can be obtained in an electronic format:	<p style="text-align: center;">City of Santee Planning & Building Department (Building 4) City of Santee Clerk's Office (Building 3) 10601 Magnolia Avenue, Santee, CA 92071</p> <p style="text-align: center;">Santee County Library 9225 Carlton Hills Boulevard, Santee, CA 92071</p> <p style="text-align: center;">https://www.cityofsanteeca.gov/business/active-projects-map</p>
Review Period:	<u>Monday, April 21, 2025 to Wednesday, June 4, 2025 at 5:00 p.m. (Pacific)</u>
Contact Person:	Sandi Sawa, AICP, Director of Planning & Building
Contact Person's Telephone (Area Code/Extension:	619-258-4100 ext. 167

