

**MITIGATED NEGATIVE DECLARATION**  
**Santee Auto Center Project - SCH No. 2023080274**

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.cityofsanteeca.gov/services/project-environmental-review>

Phone No.:	(619) 258-4100 x160
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Date Received  
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Staff: Michael Coyne

(Clerk Stamp Here)

Principal Planner  
Title

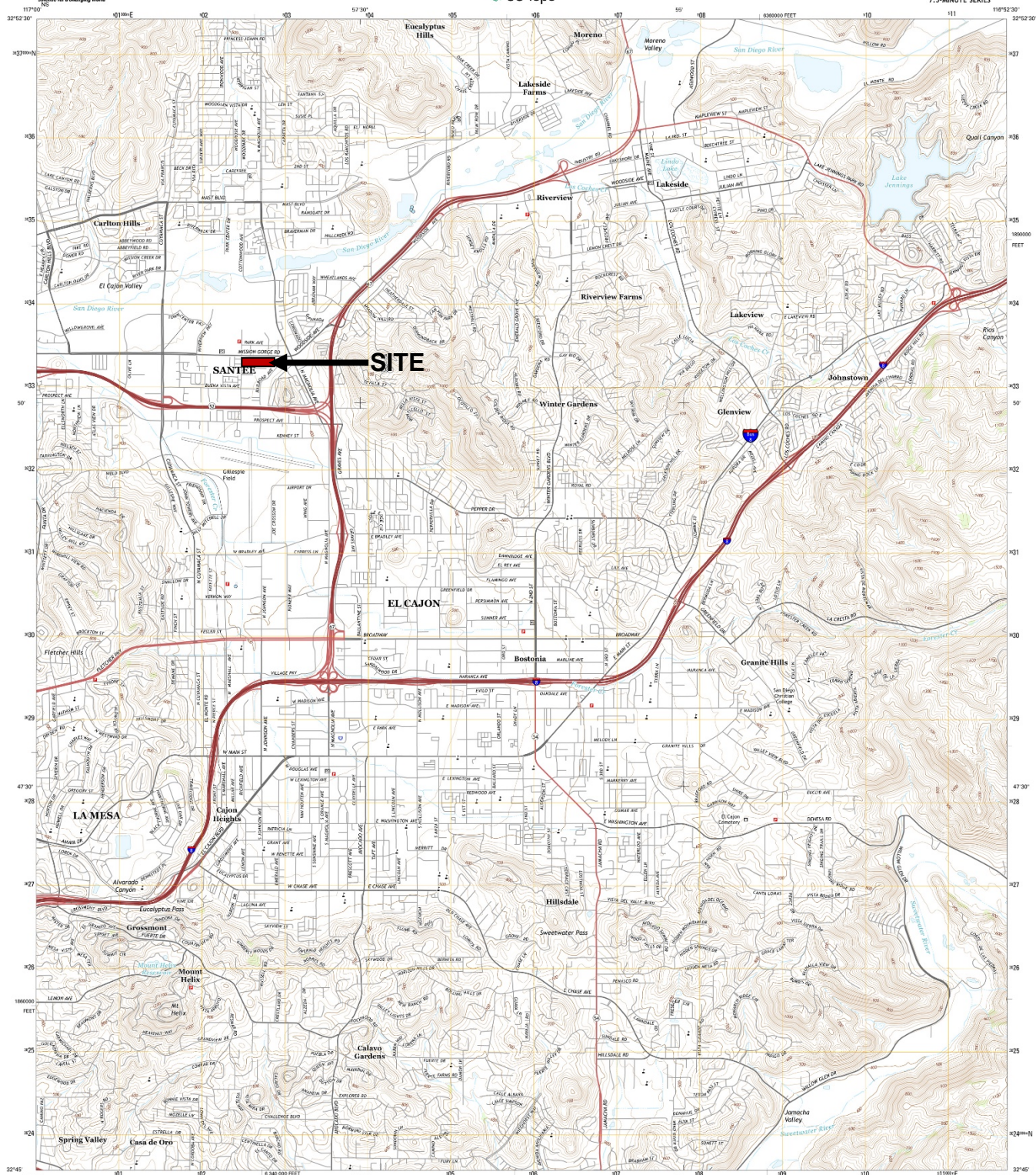




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U.S. GEOLOGICAL SURVEY



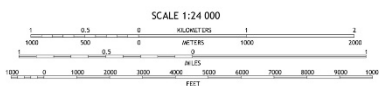
EL CAJON QUADRANGLE  
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7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1000-meter grid Universal Transverse Mercator, zone 11S  
10 000-foot (3048-meter) California Coordinate System of 1983 (page 6)

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SCALE 1:24 000  
CONTOUR INTERVAL 20 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program (U.S. Topographic Survey, 2011).  
A metadata file associated with this product is draft version 0.6.18



1	2	3	1 Pinney
4	5	6	2 San Vicente Reservoir
7	8	9	3 El Cajon Mountain
10	11	12	4 La Mesa
13	14	15	5 Alpine
16	17	18	6 National City
19	20	21	7 Juntas Mountains
22	23	24	8 Dulans

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Bypass	400
Interstate Route	US Route
	State Route

EL CAJON, CA  
2015