NOTICE OF DETERMINATION

TO:	☒ County Clerk County of: San Diego Address: 1600 Pacific Highway, Suite 260 San Diego, CA 92112-1750	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Avenue Santee, CA 92071 Contact: Madeline Mattson Phone: (619) 258-4100, ext. 167

TO:	☒ Office of Land Use and Climate Innovation (formerly Office of Planning and Research) P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) N/A Address:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	2023090144	
Project Title: Palisade Santee Commerce Center		
Project Applicant: North Palisade Partners, 1330 Factory Place, Suite 105, Los Angeles, CA 90013		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): 10990 N. Woodside Avenue, Santee CA (APN 381-070-52), San Diego County. Nearest cross street is Wheatlands Avenue		
General Project Location (City and/or County): Santee, County of San Diego		

Project Description: On August 27, 2025, at a regularly held public meeting of the Santee City Council, the City adopted Resolution No. 112-2025 certifying the Final Environmental Impact Report (EIR) (SCH No. 2023090144), adopting Findings of Fact and a Statement of Overriding Considerations under the California Environmental Quality Act, adopting a Mitigation Monitoring and Reporting Program, and approving the proposed 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.

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.

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. 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.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. North Palisade Partners, 1330 Factory Place, Suite 105, Los Angeles, CA 90013

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on August 27, 2025 and has made the following determinations regarding the above described project:

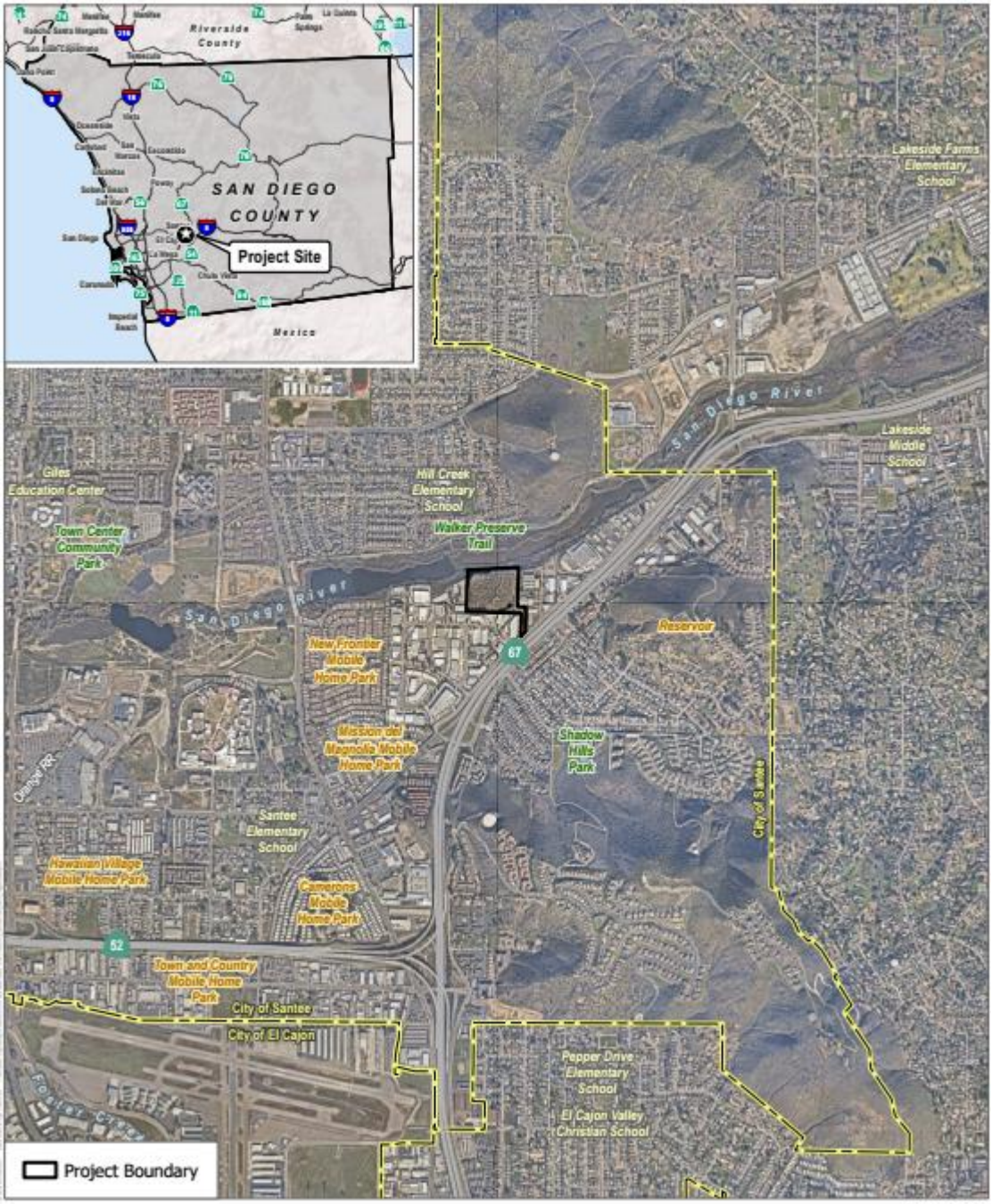
1. ☒	The project will have a significant effect on the environment.
☐	The project will NOT have a significant effect on the environment
2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. ☒	Mitigation measures were made a condition of the approval of the project.
☐	Mitigation measures were NOT made a condition of the approval of the project.
4. ☒	A Mitigation Monitoring or Reporting Plan was adopted for this project.
☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. ☒	A Statement of Overriding Considerations was adopted for this project.
☐	A Statement of Overriding Considerations was NOT adopted for this project
6. ☒	Findings were made pursuant to the provisions of CEQA.
☐	Findings were NOT made pursuant to the provisions of CEQA.
	This is to certify that the Final EIR with comments and responses, supporting technical reports, Mitigation Monitoring and Reporting Program, and record of project approval is available to General Public at:

	Custodian: Madeline Mattson Principal Planner (619) 258-4100, ext. 167	Location: City of Santee 10601 Magnolia Avenue, Santee, CA 92071

Date: 8/29/25	Madeline Mattson **Signature** **Name: Madeline Mattson** **Title: Principal Planner**
Date Received for Filing: 8/29/25	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Project Location Map



SOURCE: SanGIS, Open Street Maps

FIGURE 3-1