

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2023090144****Project Title:** Palisade Santee Commerce Center ProjectLead Agency: City of SanteeContact Person: Madeline Mattson, Principal PlannerMailing Address: 10601 Magnolia AvenuePhone: (619) 258-4100 ext. 167City: SanteeZip: 92071County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: SanteeCross Streets: N. Woodside Avenue, Wheatlands AvenueZip Code: 92071Longitude/Latitude (degrees, minutes and seconds): 32 ° 50 ' 51.892" N / 116 ° 57 ' 33.152" W Total Acres: 13.5Assessor's Parcel No.: 381-070-5200

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-67, SR-52, SR-125, I-8Waterways: San Diego RiverAirports: Gillespie FieldRailways: Trolley LineSchools: N/A**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) \_\_\_\_\_ ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec Other: NOD ☐ FONSI \_\_\_\_\_

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit  
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: \_\_\_\_\_

**Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☒ Industrial: Sq.ft. 300,145 Acres 13.5 Employees 750  
☐ Educational: \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW  
☐ Waste Treatment: Type \_\_\_\_\_ MGD  
☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Wildfire, GHG, Energy, Tribal

**Present Land Use/Zoning/General Plan Designation:**Land Use: (IL - Light Industrial) and Zoning: (Light Industrial - IL)**Project Description:** *(please use a separate page if necessary)*

The 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                            | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u>       | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |                                                                              |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____                                        |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

---

### Local Public Review Period (to be filled in by lead agency)

Starting Date N/A Ending Date N/A

---

### Lead Agency (Complete if applicable):

|                                                      |                                               |
|------------------------------------------------------|-----------------------------------------------|
| Consulting Firm: <u>Dudek</u>                        | Applicant: <u>North Palisade Opco, LLC</u>    |
| Address: <u>2280 Historic Decatur Road Suite 200</u> | Address: <u>1330 Factory Place, Suite 105</u> |
| City/State/Zip: <u>San Diego, CA 92106</u>           | City/State/Zip: <u>Los Angeles, CA 90013</u>  |
| Contact: <u>Corinne Resha, Project Manager</u>       | Phone: <u>(213) 495-2949</u>                  |
| Phone: <u>(916) 438-5303</u>                         |                                               |

---

Signature of Lead Agency Representative: Madeline Mattson Date: 8/28/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.