

CITY OF SANTEE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE GRAVES COMMERCIAL CENTER PROJECT

Public Review Period: December 10, 2019 to January 10, 2020

Notice is hereby given by the DEPARTMENT OF DEVELOPMENT SERVICES, 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 (CUP2017-1) AND ENVIRONMENTAL INITIAL STUDY (AEIS2017-2) for a proposed 6,267 square foot, one-story building consisting of a Starbucks drive-through facility and 7-Eleven convenience store on a 1.02-acre vacant parcel of land located at 8606 Graves Avenue in the General Commercial (GC) zone. Thirty (30) standard parking spaces would be provided. Project Applicant: Michael Grant, Advantaged Asset Acquisitions I

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. Project Planner: Michael Coyne

PUBLIC REVIEW PERIOD: The Draft Mitigated Negative Declaration will be available for public review and comment from December 5, 2019 to January 6, 2020. 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 Department of Development Services 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 at the following link:

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

All comments concerning this environmental document must be submitted in writing to Michael Coyne, Project Planner 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, Development Services 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, Project Planner
City of Santee
Department of Development Services
10601 Magnolia Avenue
Santee, CA 92071
E-mail mcoyne@cityofsanteeca.gov
Phone (619) 258-4100, extension 160

LOCATION MAP

