

**DRAFT MITIGATED NEGATIVE DECLARATION**

1. Name or description of project:	Tyler St. Subdivision. -- Applications for a Tentative Map (TM2017-1), Development Review Permit (DR2017-1), and Environmental Initial Study (AEIS2017-8) for the development of the Tyler Street Subdivision (project). The project involves the construction of 14 single-family dwellings and the extension of Tyler Street, a public road, on 8.41 acres of a 27.35-acre property. The remainder of the site would be preserved. The project site is located at the current southern terminus of Tyler Street, further identified by Assessor's Parcel Numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26.
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):	Unaddressed Assessor’s Parcel Numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26. The cross streets are Tyler Street and Mesa Heights Road.
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	
(2) Address:	
B. Other (Private)	
(1) Name:	Mark Steve
(2) Address:	4204 Jutland Drive, Suite A2, San Diego, CA 92117
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, 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 single-family residential dwellings are within the prescribed density range of the R-1 Low Density Residential district and meet the development standards of the district including lot size, lot dimension, and setbacks. The project is also consistent with Objective 5.0 of the Housing Element which encourages a wide range of housing types by location, type of unit, and price as it will provide nine new detached single-family dwellings.</p> <p>The Project site is physically suitable and has adequate infrastructure, including roads, water, sewerage, and electricity, to support the type of development and the density proposed. 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 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 Negative Declaration are as follows:

Doug Thomsen, Senior Planner  
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Date Received  
for Filing: \_\_\_\_\_

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Staff

(Clerk Stamp Here)

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Title