

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION/
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:		
Public Agency:	City of Santee	
Project Name:	Tyler St. Subdivision	
Project Description:	<p>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. The matching zoning and General Plan designation of the site are Low Density Residential (R-1), and Park/Open Space (P/OS).</p> <p>The proposed residential lots range in size from 15,000 square feet to 27,197 square feet. Each lot would contain a single-family dwelling. The developed portion of the site, including yards and graded slopes, would be landscaped with drought-tolerant landscaping.</p>	
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.	
<p>This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.</p>		
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.	
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.	
<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.	
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.	
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.	
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.	
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date:	Time:	Location:
Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071		

The proposed Negative Declaration or Mitigated Negative Declaration can be obtained in electronic format by the following method: Via the City's website at www.cityofsanteeca.gov or by email request to Doug Thomsen at dthomsen@cityofsanteeca.gov.

Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071

Comments will be received from October 21, 2022 to November 21, 2022

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to 5:00 pm on November 21, 2022. Comments of all Responsible Agencies are also requested.

The Lead Agency will consider the project and the Draft Negative Declaration/Mitigated Negative Declaration at its meeting on:

Date:

Time:

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Date Received

for Filing: _____

Staff

(Clerk Stamp Here)

Title