

Mayor
John W. Minto

City Council
Ronn Hall
Stephen Houlahan
Laura Koval
Rob McNelis

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Avenue Santee, CA 92071 Contact: Michael Coyne Phone: (619) 258-4100 Ext 160
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 <input type="checkbox"/> 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:
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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): 2019129029		
Project Title: Graves Commercial Project		
Project Applicant: Michael Grant 8510 Railroad Ave., Unit A Santee, CA 92071 619-449-0249		
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): The project site is located at 8606 Graves Avenue, on the northwest corner of Graves Avenue and Prospect Avenue, along the east side of State Route 67.		
General Project Location (City and/or County): City of Santee/County of San Diego		
Project Description: Applications for a Conditional Use Permit (P2017-1) and Environmental Initial Study (AEIS2017-2) for a proposed 6,267-square-foot commercial retail building consisting of a convenience store and a drive-through coffee shop on a 1.02-acre vacant parcel of land located at 8606 Graves Avenue in the General Commercial (GC) Zone (Assessor's Parcel		

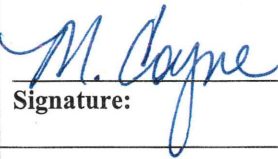
Number: 384-142-21). AEIS2017-2 is an application that initiated review of the project in accordance with the California Environmental Quality Act (CEQA).

On June 10, 2020, the City Council of the City of Santee granted the following discretionary approvals for the project: Mitigated Negative Declaration (AEIS2017-2) and Conditional Use Permit (P2017-1).

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.

Michael Grant
8510 Railroad Ave., Unit A
Santee, CA 92071
619-449-0249

This is to advise that the ☒ Lead Agency or ☐ Responsible Agency) approved the above described project on June 10, 2020 and has made the following determinations regarding the above described project:

1.	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment
2.	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.
5.	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings were not made pursuant to the provisions of CEQA.
This is to certify that the Mitigated Negative Declaration, is available at:		
Custodian: Department of Development Services		Location: City of Santee 10601 Magnolia Avenue Santee, CA 92071
Date: June 11, 2020 Governor's Office of Planning & Research		 Signature:
Date Received for Filing: JUN 17 2020 STATE CLEARINGHOUSE		Associate Planner Title:

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

