DRAFT MITIGATED NEGATIVE DECLARATION

1.	Name or description of project:	Arco Gas Station Project – Applications for a Conditional Use Permit (P2020-3) and Environmental Initial Study (AEIS2020-2) for the development of a new gas station and food mart project (project). The project involves the construction of a gas station with mini-mart, fuel pump canopy with gasoline dispensing islands, and accessory car wash that replaces an existing full-service car wash on a 0.77-acre property at 9015 Mission Gorge Road in the GC (General Commercial) Zone. The subject property is located on the south side of Mission Gorge Road, west of Fanita Drive and east of the SR-125 and is further identified as Assessor's Parcel Number 383-121-64-00. The proposed mini-mart building is 2,488 square feet in size and the 12-dispenser gas station canopy is 3,576 square feet in size. The existing full-service car wash building (with business office and waiting room) is proposed to be reduced in size from 2,731 square feet to 1,598 square feet to retain only the wash tunnel for use as a self-service car wash. Vehicular access into the subject property would be provided from two driveways on Mission Gorge Road. Variances from development standards are proposed regarding i) separation between buildings; ii) building, parking and landscape setbacks; and iii) number of parking stalls.
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):	9015 Mission Gorge Road; cross streets are State Route 125 to the west and Fanita Drive to the east.
3.	Entity or Person undertaking project:	Click to enter name
	A. Entity	Royal Share LLC
	(1) Name:	Click to enter name.
	(2) Address:	Click to enter address
	B. Other (Private)	A&S Engineering, c/o Royal Share LLC
	(1) Name:	A&S Engineering (phone: 661-250-9300), Attention: Ahmad Ghaderi
	(2) Address:	A&S Engineering, 28405 Sand Canyon Road, Canyon Country, CA 91387

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:

The Project is compatible with the Santee General Plan in that the proposed gas station / food mart is consistent with the General Commercial land use designation and with the Land Use Element goal of promoting the development of commercial and other land uses. The Project site is physically suitable and has adequate infrastructure including water, sewer, and electricity to support the proposed type and intensity of development. The Project would be developed in accordable with the Sustainable Santee Plan and not contribute significantly to greenhouse gas emissions, nor frustrate the intent of state policy relative to greenhouse gas emissions.

All potentially significant environmental impact 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.

The Lead Agency hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.

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 Mitigated Negative Declaration are as follows:

City of Santee, Development Services Dept
10601 Magnolia Avenue
Santee, CA 92071

Project Planner / Phone No.:	Chris Jacobs, Principal Planner (619) 258-4100, ext. 182

Date Received
for Filing: December 17, 2021

Chris Jacobs, Principal Planner