

Mayor  
John W. Minto  
City Council  
Ronn Hall  
Laura Koval  
Rob McNelis  
Dustin Trotter

**NOTICE OF INTENT TO ADOPT A 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:	Santee Arco Station – Conditional Use Permit (P2020-3) and Environmental Initial Study (AEIS2020-2)
Project Description:	<p>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.</p> <p>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.</p> <p>Variations from development standards are proposed regarding i) separation between buildings; ii) building, parking and landscape setbacks; and iii) number of parking stalls.</p> <p>Project Applicant: Royal Share LLC Project Planner: Chris Jacobs</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):	9015 Mission Gorge Road; cross streets are State Route 125 to the west and Fanita Drive to the east. See Exhibit A, Regional Location Map and Exhibit B, Project Location Map.
<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 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 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 Mitigated Negative Declaration can be obtained in electronic format by the following method: Via the City's website at <a href="http://www.cityofsanteeca.gov">www.cityofsanteeca.gov</a> or by e-mail request to Chris Jacobs at <a href="mailto:cjacobs@cityofsanteeca.gov">cjacobs@cityofsanteeca.gov</a>	
Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071	
Comments will be received from December 17, 2021 through January 17, 2022.	
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to 5pm on January 17, 2022. Comments of all Responsible Agencies are also requested.	

The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its meeting on: A FUTURE DATE & TIME TO BE NOTICED	
Date:	Time:
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the 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: \_\_\_\_\_

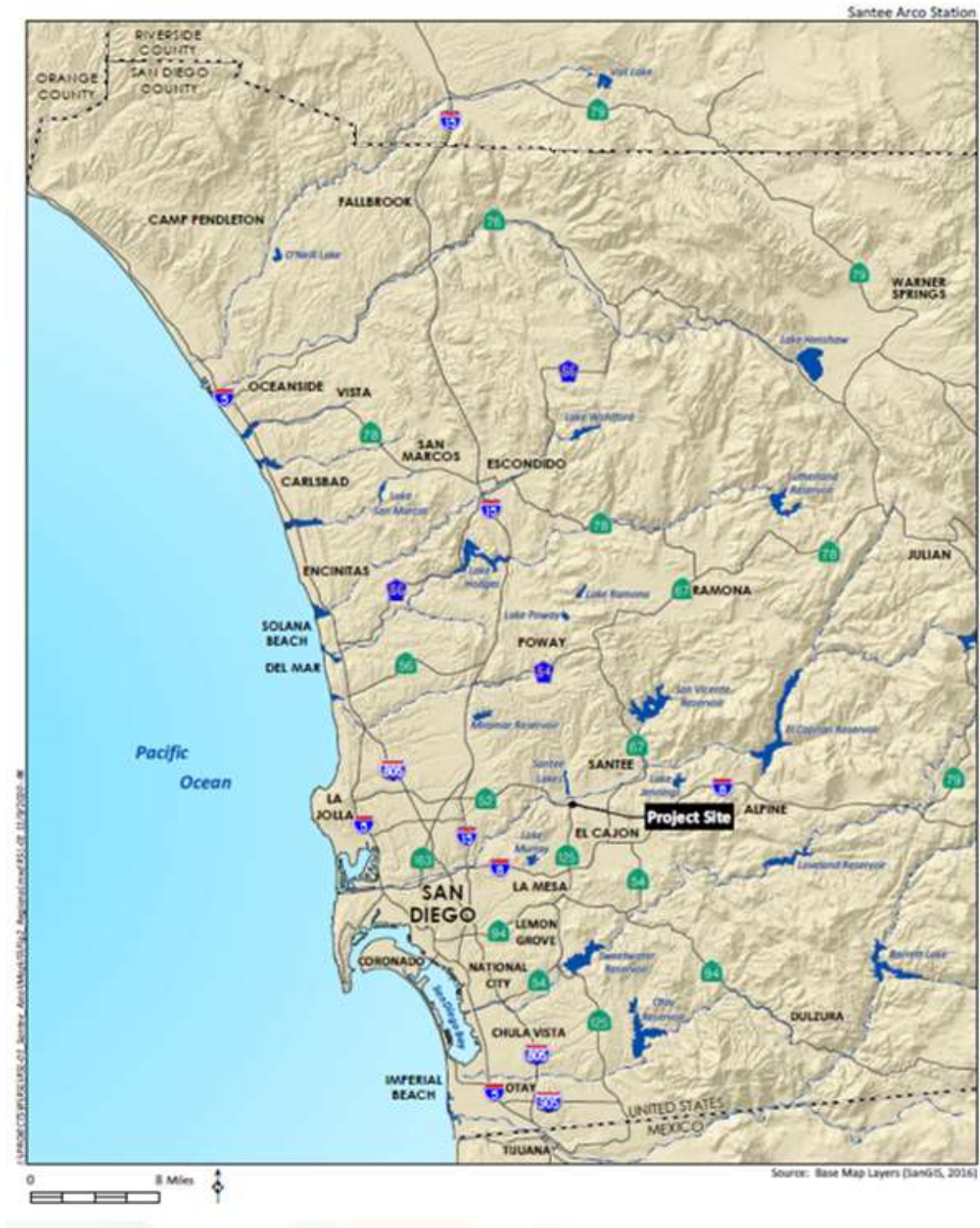


Staff \_\_\_\_\_

(Clerk Stamp Here)

Principal Planner  
Title

# EXHIBIT A: REGIONAL LOCATION MAP





# EXHIBIT B: PROJECT LOCATION MAP

