

**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:	Jutras Residence	
Project Description:	Applications for a Development Review Permit (DR2021-3) and Environmental Initial Study (AEIS2021-6) for the construction of one single-family residence on a 1.01-acre lot (project). The project is located at 9122 Shadow Hill Road (APN 385-010-16) in the Low Density Residential District (R-1) and the Hillside Overlay District (HL). The project site is currently vacant. Improvements to the site would include a single-family residence, driveway, and two fire maintenance zones extending out 100 feet from the residence. The total area of impervious surfaces would be 6,714 square feet.	
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):	9122 Shadow Hill Road; Assessor's Parcel Number 385-010-16. The nearest cross streets are Shadow Hill Drive and Lea Terrace Drive.	
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.		
<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 <https://www.cityofsanteeca.gov/services/project-environmental-review> 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 April 7, 2023 to May 8, 2023

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to 5:00 pm on May 8, 2023. 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: N/A

Date: N/A

Time: N/A

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

Location Map

