

### DRAFT MITIGATED NEGATIVE DECLARATION

1. Name or description of project:	Jutras Residence - 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.
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):	9122 Shadow Hill Road; Assessor's Parcel Number 385-010-16. The nearest cross streets are Shadow Hill Drive and Lea Terrace Drive.
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	Louis Jutras
(2) Address:	850 Lagoon Drive, Chula Vista, CA 91910
B. Other (Private)	
(1) Name:	Louis Jutras
(2) Address:	850 Lagoon Drive, Chula Vista, CA 91910
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received, 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:</p> <p>The project is compatible with the Santee General Plan in that the proposed single-family residential dwelling is within the prescribed density range of the R-1 Low Density Residential District and meets the development standards of the district including lot size, lot dimension, and setbacks. The project is also consistent with Objective 5.0 of the Housing Element which encourages a wide range of housing types by location, type of unit, and price.</p> <p>The Project site is physically suitable and has adequate infrastructure, including roads, water, sewerage, and electricity, to support the type of development. The Project would be developed in accordance with the Sustainable Santee Plan and will not contribute significantly to greenhouse gas emissions, nor frustrate the intent of state policy relative to greenhouse gas emissions.</p> <p>All potentially significant environmental impacts 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.</p>	
<p>The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	

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 Negative Declaration are as follows:

Doug Thomsen, Project Planner  
City of Santee  
10601 Magnolia Ave.  
Santee, CA 92071

This document can also be viewed at:

<https://www.cityofsanteeca.gov/services/project-environmental-review>

Phone No.:	(619) 258-4100 x205
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Staff

(Clerk Stamp Here)

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Title



# Location Map

