CITY OF SANTEE
INITIAL STUDY

1. **Project Title:** Laurel Heights Multifamily Residential (TM2020-2, DR2020-4, AEIS2020-4)

2. **Lead Agency Name and Address:**

   City of Santee
   10601 Magnolia Avenue
   Santee, CA 92071

3. **Contact Person and Phone Number:** Michael Coyne, Associate Planner, 619.258.4100 ext. 160

4. **Project Location:** 7739 Mission Gorge Road, Santee, CA

5. **Project Sponsor's Name and Address:**

   Ure Kretowicz
   Cornerstone Communities Corporation
   4365 Executive Drive #600
   San Diego, CA 92121

6. **General Plan Designation:** Medium Density Residential (R-7) and General Commercial (GC)

7. **Zoning:** R-7 and GC

8. **Description of Project:**

   The project is a Tentative Map (TM2020-2) and Development Review Permit (DR2020-4) application for the Laurel Heights Multifamily Residential project (project). The project involves the construction of an 80-unit condominium complex on 7.0 acres of a 10.38-acre property along Mission Gorge Road in the southwestern quadrant of the City of Santee. The project site currently contains four single family homes and several vacant commercial structures associated with the former Pure Flo Water bottling and distribution business that operated on site until December 2018. No changes are proposed to the northern portion of the project site fronting Mission Gorge Road, including the existing commercial buildings.

   The project would demolish the existing structures on the southern portion of the property and develop 80 condominium units in a row home configuration and clustered into twenty, two-story buildings containing three, four, and five units. The California cottage-style residential condominiums would consist of three floor plan types from approximately 1,680 to 1,800 square feet of living space, with three bedrooms and two and one half baths. Two of the floor plans would have second story lofts. The condominiums would all have fenced private yards and alley-loaded garages. The project would consist of 176,208 square feet of building area, and include surface parking spaces for residents and guests, private streets/driveways and private common green space. All parking would comply with the City's requirements by providing 160 spaces, including in-garage spaces, and 27 spaces in surface parking areas for guests. The residential neighborhood would be accessed via an on-site private street extended from Aubrey Glen Drive, which intersects with Mission Gorge Road at a stop-sign controlled intersection approximately 370 feet west of the signalized intersection of West Hills Parkway and Mission Gorge Road.

Internal circulation is planned for a series of private streets and driveways. See Figures 1 and 2 showing the project location and site plan. As shown in the drawings, no changes or site improvements are proposed with this project to the existing commercial building fronting Mission Gorge Road.

To service the residential development, the project would extend an 8-inch sewer line and an 8-inch water main on site from nearby connections in Aubrey Glen Drive. All connections would be constructed in accordance with the requirements of the Padre Dam Municipal Water District (PDMWD). Existing overhead electrical power lines would be undergrounded as part of the project.

Drainage and runoff collected on site would be directed to a biofiltration basins and a subsurface storage vault near the common open space area. The collected runoff would be treated in on-site water quality basins constructed along the northern edge of the development. The treated storm water would then be conveyed to the local storm drain system.

Drought tolerant landscaping would be installed through the project site including trees, shrubs and vining species. A proposed 22,000-square-foot common open space area would contain recreational amenities such as a fenced dog run, tot lot play area with picnic tables, and an open lawn or turf area. Entry monumentation, landscaping and enhanced paving would be installed near the project entrance from Aubrey Glen Drive. Retaining walls ranging in height from 1 to 10.5 feet would be constructed along the east and west property boundaries of the project site, while internal walls in the northern portion of the site would extend up to 18 feet in height as shown on the Tentative Map (see Figure 2).

Construction would begin with 3 weeks of site preparation, including the demolition of four existing residential structures, one commercial building associated with the former PureFlo Water Systems operations and related site improvements. Grading would take approximately 12 weeks to complete and require 49,000 cubic yards of cut, 23,000 cubic yards of fill with 26,000 cubic yards of soil material export. Construction of the underground wet and dry utilities and paving would commence after grading and take approximately 10 months. The new residential buildings would be built in 10 phases and be constructed over 24 months. In total, construction is expected to be complete within 36 months.

The TM would adjust lot lines and reconfigure two existing parcels to form two separate parcels, one for the residential development and the other for the remaining commercial use. A number of electrical power easements would be quitclaimed and a roadway easement along the western property line would be abandoned.

9. **Surrounding Land Uses and Setting** *(briefly describe the project's surroundings)*:

   East – Commercial and residential (condominium) uses

   South – Residential (single family)

   West – Residential (multi-family and mobile home)

   North – Mission Gorge Road and Open Space

10. **Other public agencies whose approval is required** *(e.g., permits. financing approval. or participation agreement)*:

    Padre Dam Municipal Water District

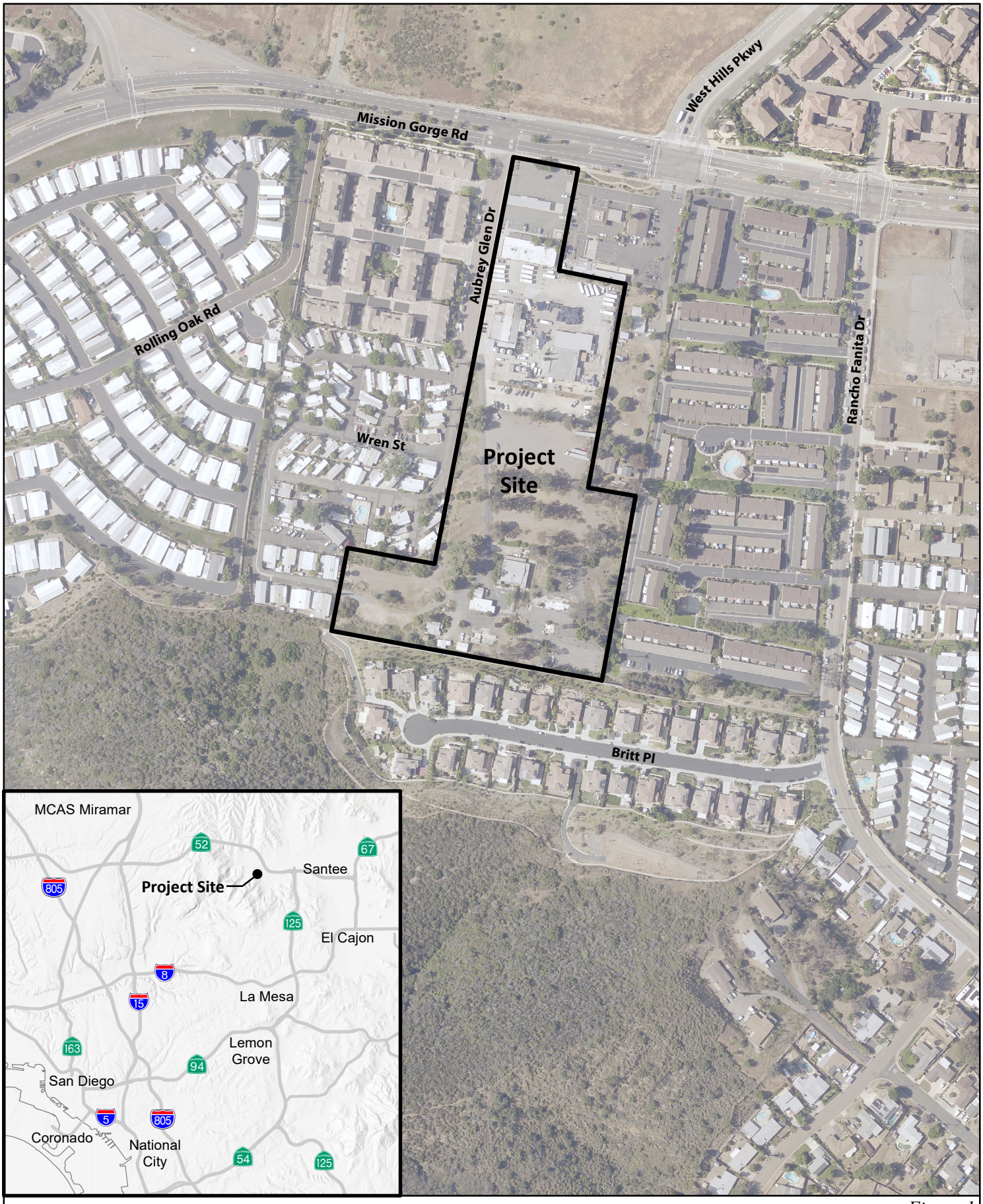

Figure 1

Project Location

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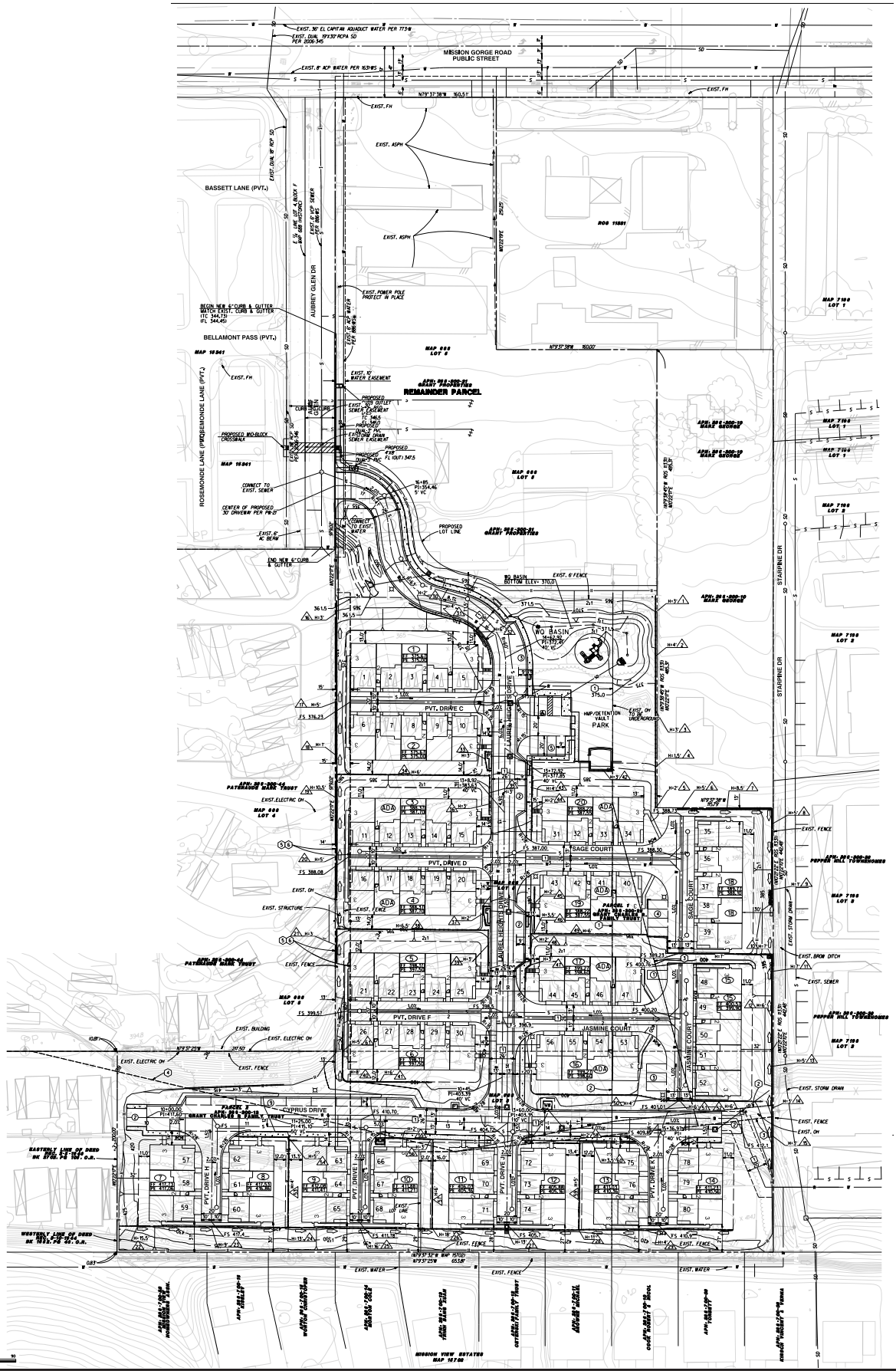
N

0 300 Feet

LAUREL HEIGHTS



Source: Rick Engineering 2021

Figure 2

Site Plan

LAUREL HEIGHTS

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11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so. is there a plan for consultation that includes, for example, the determination of significant impacts to tribal resources, procedures regarding confidentiality, etc.?

In accordance with Public Resources Code section 21080.3.1(b), the Barona Band of Mission Indians, the Jamul Indian Village, and the Mesa Band of Mission Indians, which are traditionally and culturally affiliated with the geographic area within the City of Santee's jurisdiction, requested formal notice of and information on proposed projects within the City of Santee. On March 23, 2021, in compliance with California Public Resources Code section 21080.3.1 (Assembly Bill [AB] 52), the City of Santee, as Lead Agency, sent a letter to the aforementioned tribes notifying the tribes of the proposed project. Responses to the AB 52 consultation notice were not received.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review. identify and address potential adverse impacts to tribal cultural resources. and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages. It is concluded that the project would result in the following potentially significant adverse environmental impacts to the following resource areas:

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Utilities and Service Systems
☐ Tribal Cultural Resources	☐ Wildfire	☐ Mandatory Findings of Significance

Determination

On the basis of this initial evaluation *(select one)*:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT will be required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Mitigated Negative Declaration pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. Nothing further is required.

This initial study was prepared by:

Michael Coyne	Associate Planner
Name	Title
M. Coyne	6/18/21
Signature	Date

Evaluation of Environmental Impacts

Each of the responses in the following environmental checklist considers the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited:

1. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone).
2. A "Less-than-Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. A "Less-than-Significant Impact with Mitigation Incorporated" applies when the proposed project would not result in a substantial and adverse change in the environment after mitigation measures are applied.
4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant" entries when the determination is made, an EIR is required.

ENVIRONMENTAL ANALYSIS

I. Aesthetics

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
I.	AESTHETICS. Except as provided in Public Resources Code section 21099, would the Project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new sources of substantial light or glare that would adversely affect day or nighttime views of the area?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) The project would construct 20 two-story residential row home buildings containing 80 condominium units on a developed site in a foothill location in the southern portion of the City of Santee. The project site is an infill location that is surrounded by residential housing and currently developed with residential and commercial buildings. Site improvements and structures would be distantly visible from publicly accessible elevated locations (e.g., trails) within Mission Trails Regional Park and from the travel lanes of Mission Gorge Road, a local scenic drive, and State Route (SR-) 52, a designated state scenic highway between Santo Road and Mast Boulevard. Although visible from short segments of both SR-52 and Mission Gorge Road, the project grading plan has been designed to mimic the existing grades of the site with building pads either at or slightly below existing gradients. The proposed residences would not block residential views of the surrounding hillsides and San Diego River from the homes above the site as the rooflines of the structures would be below the line-of-sight from those properties as shown in the site cross-sections (Figure 3). The residential buildings would be comparable in scale to the adjacent development and appear as an extension of existing development patterns in the area. Intervening topography and vegetation would limit the project's visibility to surrounding properties. As the western entrance into the City, Mission Gorge Road descends toward the San Diego River and turns east and parallels the northern property line of the site. The residential development would be set back approximately 300 feet from Mission Gorge Road and not affect the scenic resources or community character visible along the corridor. No changes to the commercial property fronting Mission Gorge Road are proposed. Similarly, the travel lanes of SR-52 travel southbound and eastbound northeast of the project site and visibility of the property from the travel lanes would be extremely limited due to the banked curve configuration of

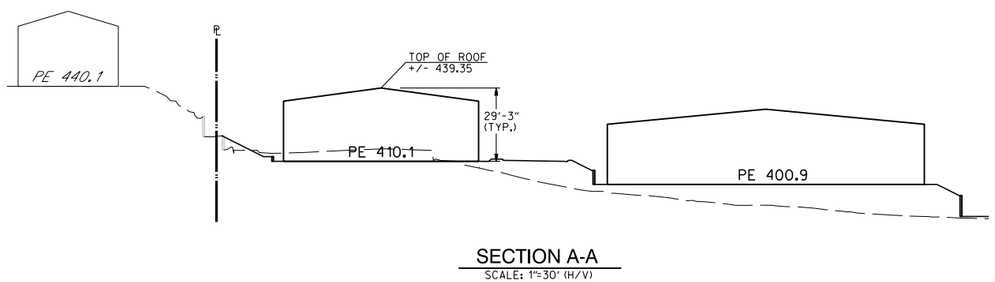
the road and short duration of views due to travel speeds. Therefore, the project would not adversely impact views from scenic vistas in the City of Santee and less than significant impacts would occur.

b) The City does not include any officially designated existing State Scenic Highways within its boundaries (City of Santee 2003). The closest state highway to the project site is SR-52, which is situated approximately 0.25 mile to the northeast. The segment of the highway that is classified as scenic terminates at Mast Boulevard, approximately 0.7 mile north of the project. The project is a developed site that does not contain regionally significant trees, rock outcroppings, and historic buildings that would be visible from the scenic portion of the highway. Therefore, the project would have no impact to scenic resources along the designated portion of the highway.

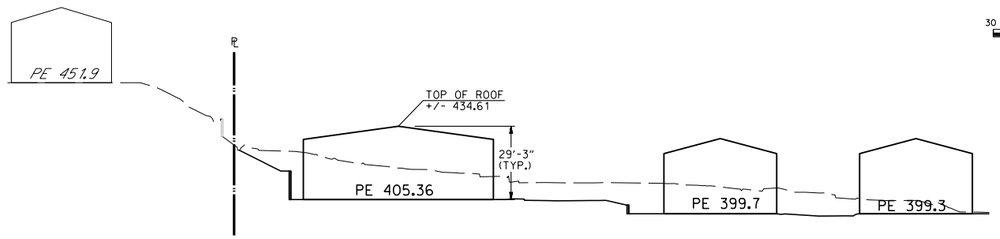
c) The project site is zoned R-7, which allows for moderately dense residential development up to 14 dwelling units per acre (du/ac). The project would comply with the bulk and scale regulations contained in the City Zoning Ordinance. Policies of the General Plan that project scenic resources are focused on protecting views of the surrounding open space system. As noted above under response I.e.), the project is an infill development that would not adversely impact views from scenic vistas. Although the Mission Gorge Road Design Standards contained in the Community Design Element guide development and redevelopment of properties that abut that local scenic road, the existing commercial buildings would remain along Mission Gorge Road and the proposed residential buildings would be set back behind the existing commercial structures over 300 feet from the road. Therefore, the condominiums would not be visible to travelers along Mission Gorge Road and the design standards are not applicable to the project. Thus, the project would not adversely affect the architecture, signage and landscaping along the corridor itself. The project would not conflict with applicable zoning and other regulations governing scenic quality and less than significant impacts would occur.

d) The project would incorporate security, wayfinding and entry monumentation lighting that would comply with section 13.08.070 of the City Development Regulations, which requires that light fixtures for walks, parking areas, driveways, and other facilities be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting must be directed away from adjacent properties and shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area. The lighting proposed by the project would be consistent with these City lighting standards and would not create a substantially new source of light or lighting-related glare. In addition, the residential structures would be constructed with plaster and wood exteriors that would not create glare from light sources in the area. Thus, light and glare impacts would be less than significant.

SOURCES: Community Enhancement and Mobility Elements of the General Plan (2003; 2017); Santee Municipal Code.



SECTION A-A
SCALE: 1"=30' (H/V)



SECTION B-B
SCALE: 1"=30' (H/V)

Source: Rick Engineering 2021

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Figure 3

Site Cross Sections

LAUREL HEIGHTS

II. Agriculture and Forestry Resources

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
II.	AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information complied by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board. Would the Project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) According to the Farmland Mapping and Monitoring Program of the California Resources Agency, the project site and its immediate surroundings are designated as Urban Built-Up Land. No active agricultural operations currently exist on-site or in the vicinity of the project site. The project area is planned as a redevelopment area for urban uses. The project would not convert prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use. No impact would occur.

b–c) The project site is not located within a Williamson Act Agricultural Preserve, nor is it zoned for agricultural use. Therefore, no impact would occur.

d) The project site does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). Therefore, no impact would occur.

e) The project site does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

f) The project would construct a residential housing community in a developed area that is planned for redevelopment. There are no agricultural uses or forest land uses on-site or within the near vicinity of the project. Therefore, the project would not result in the significant conversion of farmland or forest land to a non-agriculture use. No impact would occur.

SOURCES: Land Use Map of the General Plan (2003); California Department of Conservation Farmland Mapping and Monitoring Program (2020); California Public Resources Code; and California Timberland Productivity Act of 1982.

III. Air Quality

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) The project site is located within the San Diego Air Basin (Basin). The California Air Resources Board coordinates and oversees both State and federal air pollution control programs in California. The California State Implementation Plan (SIP) is the document that sets forth the State's strategies for attaining the National Ambient Air Quality Standards. The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and

implementing the portion of the California SIP applicable to the Basin. The SDAPCD has adopted air quality plans to improve air quality, protect public health, and protect the climate. The San Diego Regional Air Quality Strategy (RAQS) outlines SDAPCD's plans and control measures designed to attain and maintain the state standards, while San Diego's portions of the SIP are designed to attain and maintain federal standards. The RAQS are based on the growth projections of the San Diego Associated of Governments (SANDAG) and land use plans developed by the cities and by the County. As such, projects that propose growth consistent with City General Plan and the County's land use plans, and thus consistent with the growth anticipated by SANDAG, would be consistent with the RAQS and SIP.

The project site is designated for a residential and commercial use in the General Plan. The proposed project is a moderately dense residential housing community which would be consistent with the density anticipated in the General Plan and permitted by the Zoning Ordinance. No redevelopment of the existing commercially-designated property is proposed. Therefore, the project is consistent with its General Plan designation and site redevelopment would not exceed the General Plan growth assumptions in the RAQS and SIP. The project would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

b) Both the State and the Federal governments have established health-based ambient air quality standards for seven air pollutants. These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter smaller than or equal to 10 microns in diameter (PM10), particulate matter smaller than or equal to 2.5 microns in diameter (PM2.5), and lead. In addition, California maintains ambient air quality standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride, and visibility-reducing particles. These standards are designed to protect public health and welfare.

A project-specific Air Quality Assessment was prepared for the project (Appendix A; Ldn Consulting 2021a). Project implementation would produce pollutant emissions during construction and during long-term operation. Temporary emissions would be generated by construction equipment used for demolition, site preparation, grading, paving and building activities. Additionally, grading would disturb surface soils and cause a discharge of dust particulates into the air. Exhaust emissions from construction activities would vary daily as construction activity levels and types change. Dust control during clearing and grading operations, including watering, surfactants, shrouding, limited vehicle speeds, surfacing haul roads and other technological measures, would be required in accordance with the rules of the SDAPCD and the regulations of the Santee Grading Ordinance. The project's construction emissions would be intermittent over the 3-year construction period and temporary, short-term in nature as they would cease upon project operation. An assessment of criteria pollutant emissions to be generated during project construction was completed to compare project emissions with the screening level thresholds outlined in SDAPCD Rule 20.2 (Ldn Consulting 2021a). Table 1 summarizes the expected emissions from construction activities and equipment. As shown in the table, project's emissions during its 3-year construction period would not exceed SDAPCD thresholds and less than significant impacts would occur.

TABLE 1
CONSTRUCTION EMISSIONS SUMMARY (LBS/DAY)

Year	ROG	NOx	CO	SO_2	PM10			PM2.5		
					Dust	Exhaust	Total	Dust	Exhaust	Total
2022	1.03	20.27	25.55	0.05	18.21	0.14	18.36	9.97	0.14	10.11
2023	26.09	16.48	21.63	0.04	0.68	0.15	0.83	0.18	0.15	0.34
SDAPCD Threshold	**75**	**250**	**550**	**250**	**—**	**—**	**100**	**—**	**—**	**55**
Significant?	No	No	No	No			No			No

Operational air pollutant emissions would be those associated with stationary sources, energy sources and mobile sources. Stationary sources associated with the project would come from architectural coatings, landscape equipment, general energy use and solid waste. Energy emissions would come from electricity and natural gas use. Mobile sources would arise due to personal vehicles from residents and guests (estimated by Linscott, Law and Greenspan ([LLG 2021] to be 640 daily trips). The project's operational daily pollutant emissions were calculated using CalEEMod as shown in Table 2 (Ldn Consulting 2021a). Based on the analysis and as shown in the table, long-term operational emissions associated with the project would be less than significant.

TABLE 2
DAILY OPERATIONAL EMISSION SUMMARY (LBS/DAY)

	ROG	NOx	CO	SO_2	PM10	PM2.5
Summer Scenario						
Total	3.05	4.21	15.31	0.04	3.01	0.94
SDAPCD Threshold	**75**	**250**	**550**	**250**	**100**	**55**
Significant?	No	No	No	No	No	No
Winter Scenario						
Total	3.03	4.28	15.12	0.04	3.01	0.94
SDAPCD Threshold	**75**	**250**	**550**	**250**	**100**	**55**
Significant?	No	No	No	No	No	No

c) Sensitive receptors include schools, hospitals, resident care facilities, day care centers, or other facilities that may house concentrations of individuals with health conditions that would be adversely impacted by changes in air quality. None of these types of sensitive receptors occur in the project area. However, the project site is adjacent to residential development where individuals with health conditions could reside and whom could be considered sensitive receptors.

During project construction, toxic air contaminants (TACs) would be produced due to diesel particulate matter associated with heavy construction equipment usage. It should be noted that a project design feature would be to utilize Tier 3 or better diesel equipment with diesel-

particulate filters. Health effects from TACs are usually described in terms of individual cancer risk, which is the likelihood that a person exposed to concentrations of TACs over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. The SDAPCD Health Risk Assessment protocol recommends that sensitive receptors located within 0.25 mile of a proposed use that emits TACs be considered in an evaluation of TAC-related health impacts. Sensitive receptors located beyond the 0.25-mile distance are generally not required to be evaluated due to atmospheric mixing and dispersion of pollutants.

A screening-level health risk assessment was conducted using the AERSCREEN dispersion model to determine the potential for the project to result in a significant impact on nearby sensitive receptors during short-term construction activities (Ldn Consulting 2021a). The result of the health risk assessment indicates that the proposed project would increase diesel particulates to a level which would not exceed the 10 in one million cancer risk threshold. No operational TACs would be produced by the project because of its residential nature and lack of permanent stationary sources that could lead to unhealthful emissions. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and less than significant impacts would occur.

d) Construction phase odors would be produced as a result of using diesel-power equipment, primarily from equipment exhaust. However, all construction activity would be temporary in nature and would cease to be produced once construction is complete. No other sources of objectionable odors would occur from construction or operation of the residential development project. Less than significant impacts are identified.

SOURCES: Air Quality Assessment (2021a); SDAPCD Rules and Regulations; Santee Municipal Code.

IV. Biological Resources

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES. Would the Project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?	☐	☐	☐	☒
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) A Biological Resources Reconnaissance (Appendix B) was prepared for the project site by Alden Environmental (2020). No sensitive plant or animal species were observed during the field visit conducted on site. No sensitive plant or animals are expected due to the developed/disturbed character of the site. Nesting birds may inhabit the mature trees that exist on the project site; removal of the trees during the general avian nesting season (February 15 through August 31) would result in a potentially significant impact to bird species that are protected by the Migratory Bird Treaty Act (MBTA) (Impact BIO-1). To address this impact, the project would implement MM BIO-1. Therefore, with mitigation incorporated into the project related to restricting the timing on tree removals, the project would have a less than significant impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations.

b) No riparian or sensitive vegetation communities occur on-site due to its developed/disturbed character (Alden Environmental 2020). Therefore, the project would have no impact to any riparian habitat or other sensitive natural community.

c) The project site contains no resources potentially subject to the jurisdiction of any natural resource agency such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife or Regional Water Quality Control Board (Alden Environmental 2020). Therefore, the project would have no impact to jurisdictional areas or federal-protected wetlands would occur.

d) Due to the disturbed nature of the project site and the surrounding development cutting it off from undeveloped areas, the site has low value as a wildlife corridor. Furthermore, the nearby San Diego River riparian corridor is much more conducive to wildlife movement than the project site. Therefore, the project would not substantially interfere with any nearby wildlife corridors or linkages and no impacts would occur.

e) The project contains no biologically sensitive resources, except the potential for nesting habitat for general avian species as discussed in response V.a. The project would incorporate mitigation to reduce the impact to less than significant and would not conflict with any local policies or ordinances protecting biological resources. Less than significant impact would occur.

f) The project site is located within an area designated as "Developed" in the 2006 Draft Subarea Plan, which is defined as areas that have been constructed upon or otherwise physically altered to an extent that native vegetation communities are not supported. This characterization is reinforced by the project-specific biological resources report noted in response IV.a). Urban/developed land is not considered a sensitive vegetation community in the Draft Santee MSCP Subarea Plan. Therefore, the proposed project site would not result in impacts to biological resources that warrant conservation, would not conflict with the goals and objectives of the City's 2006 Draft MSCP Subarea Plan and no impact would occur.

Mitigation Measures

MM BIO-1: **General Avian Bird Species.** To avoid any direct impacts to raptors and/or any native/migratory birds, removal of trees that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 15 to August 31). If removal of trees in the proposed area of disturbance must occur (based on construction timing) during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Review for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with applicable State and Federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City Development Review for review and approval and implemented to the satisfaction of the City. The City and Qualified Biologist shall confirm that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.

SOURCES: Biological Resources Reconnaissance (2020); Draft MSCP Subarea Plan (2006).

V. Cultural Resources

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
V.	CULTURAL RESOURCES. Would the Project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to in section 15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code sections 21083.2 and 21084.1, and CEQA Guidelines section 15064.5, respectively?	☐	☒	☐	☐
c)	Disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) A built environment resource or historic resource is any building, structure, object, or district. Resources that are listed in or eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), are considered historic resources for the purposes of CEQA. Historic resources are, or may be, significant architecturally or culturally in local, state, or national history. Historic resources on the project site may fall into three broad categories: individually eligible buildings, structures, and objects; historic districts; and historic landscapes. The project site is heavily disturbed through prior grading and development. The existing structures on the property consist of four homes, several commercial buildings and various site improvements. The original homes were constructed prior to 1949, several of the original structures have been removed, three subsequent structures were developed and all have undergone modifications in the intervening years (Appendix C; Nova 2020). The northern commercial structure was initially constructed in the 1960s and expanded to its current configuration by 1979. None of the structures are listed in a local, state or federal register as having historical significance and there are no records indicating they would meet the listing criteria. Because of the level of site disturbance, the potential for pre-historic or historic resources is considered low. Therefore, implementation of the project would not create a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5 and impacts would be less than significant.

b) According to the Conservation Element of the General Plan, 65 cultural sites are known to occur within the Santee city limits, based on a review of official records (City of Santee 2003). The great majority of cultural resources in the Santee area are prehistoric sites with one that has both a prehistoric and an historic component. Prehistoric sites in the area tend to be characterized by diversity in the archaeological assemblage including bedrock milling stations, artifact scatters, and midden soils varying in size from small, temporary

encampments to large, complex habitation areas. Most known sites are late prehistoric in age though a few may relate to the Early Archaic and Paleo-Indian cultural traditions. The late prehistoric sites may be affiliated with the Kumeyaay people that inhabited the area at the time of Euro-American contact. Fifteen prehistoric sites have been evaluated for eligibility to the state or national register. Six of these were determined eligible for listing and nine were ineligible. Human remains are known to occur at only one site. That site was evaluated and determined eligible to the National Register of Historic Places. The City has one structure which is listed on the National Register of Historic Places: the Edgemoor Farm Dairy Barn or Polo Barn.

According to the General Plan's cultural resources sensitivity map, the project site is outside the area identified as having a moderate potential for Register Eligible archaeological or buried archaeological sites (Figure 6-1 of Conservation Element). Due to its heavily disturbed and urbanized character, there is a low potential for intact cultural resources on the project site. The highly developed context of the project site limits the potential for the discovery of previously unidentified resources as well. However, the potential remains for unknown buried archaeological resources or tribal cultural resources (TCRs) to be discovered during project construction resulting in a potentially significant impact, depending on the sensitivity of the resources (Impact CUL-1). Therefore, the project would have the potential to cause a substantial adverse change in the significance of an archaeological resource. To address this impact, the project would implement MM CUL-1. Therefore, with mitigation incorporated into the project related to unknown cultural resources, less than significant impacts would occur.

c) Due to the fact that the project involves ground disturbance, construction activities may have the potential to disturb human remains, including those located outside of formal cemeteries. If human remains are encountered during grading or excavation, the project is required to comply with existing laws related to human remains, including California Health and Safety Code (CHSC) section 7050.5 and CEQA Guidelines section 15064.5(e). Section 7050.5 of the CHSC outlines protocol for the inadvertent discovery of human remains, while sections 7051 and 7052 identify the legal repercussions of removing remains from internment and their improper treatment. Section 7054 exempts the reburial of Native American remains pursuant to section 5097.94 from the definition of a misdemeanor. Section 7050.5(b) specifies protocol when human remains are discovered. CEQA Guidelines section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that a coroner be called in to assess the remains. Compliance with these existing regulations would ensure a less than significant impact to human remains would occur as a result of the project.

Mitigation Measures

MM CUL-1: **Unknown Buried Cultural Resources.** The following procedures shall be undertaken during ground-disturbing activities:

a) A Qualified Archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for Archaeology shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, for the duration of the proposed project or until the Qualified Archaeologist determines monitoring is no longer necessary. The archaeological monitor shall prepare daily logs and

submit weekly updates to the Project Planner at the City of Santee regarding the activities observed. In the event that previously unidentified prehistoric or historic archaeological materials or human remains are encountered during project construction, the significance of the discovery shall be assessed for significance in accordance with industry standards.

b) If the resource is determined to be significant, the Qualified Archaeologist shall submit an archaeological data recovery program and obtain written approval from the City prior to its implementation. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

c) If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (section 5097.98) and California Health and Safety Code (section 7050.5) shall be undertaken.

d) At the completion of monitoring, the Qualified Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the proposed project. The report shall include the monitoring logs completed for the proposed project and shall document any discoveries made during monitoring. The Cultural Resources Monitoring Report shall be submitted to the City of Santee and the South Coastal Information Center.

SOURCES: Conservation Element of the General Plan (2003); Phase 1 Environmental Site Assessment Report (2020); California Health and Safety Code.

VI. Energy

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VI.	ENERGY. Would the Project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) Construction of the proposed project would result in temporary energy consumption and one-time, non-recoverable energy costs associated with construction of structures, utilities, and roadways. Energy consumption as a result of construction of the proposed project would primarily consist of the consumption of fossil fuels as a result of use of off-road construction equipment, movement of soil, and use of on-road vehicles for worker

commuting and vendors. Project construction would occur in phases over a period of 36 months. The temporary demand for energy associated with construction would cease upon completion of the project construction activities.

The long-term operation of 80-unit condominium housing project developed in a series of row home buildings would be minimized through the incorporation of energy efficient project features. The project's operational energy usage would be minimized through compliance with the Sustainable Santee Plan, including such measures as constructing Energy Star Certified buildings, using cool roofs, and integrating electric vehicle chargers at 13 percent of the parking spaces. The project would also implement project features required to comply with the California Building Code Standards (i.e., or Title 24 of the California Code of Regulations [CCR]) and California Green Building Standards Code. Therefore, the project would not result in an environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Less than significant impacts would occur.

b) To minimize its energy demand, the project would implement measures from the Sustainable Santee Plan and comply with the Title 24 of the CCR and California Green Building Code Standards, as described above in response VI.a, and outlined in the project's Sustainable Santee CEQA Project Consistency Checklist (Appendix D; Cornerstone Communities 2021). Adopted in 2020, the Sustainable Santee Plan presents contains a number of energy-related goals that would improve energy efficiency, reduce energy or fuel demand, and increase clean energy use within the City. The project would comply with Energy Efficiency Goal 2 by obtaining Energy Star building certifications; Advanced Goal 5 by planting trees for share and using cool roofs; Transportation Goal 6 by constructing sidewalks and installing bike connections; Transportation Goal 7 by installing EV chargers for 13% of the parking; Solid Waste Goal 9 by recycling construction and demotion waste; and Clean Energy Goal 10 by installing solar PV units. Because the project would integrate design features to comply with the applicable policies and regulations pertaining to energy efficiency, less than significant impacts would occur and the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, including the California Energy Commission's Integrated Energy Policy Report (IEPR).

SOURCES: Sustainable Santee Plan CEQA Consistency Checklist (2021); California Building Code Standards; California Green Building Standards Code; California Energy Commission's Integrated Energy Policy Report.

VII. Geology and Soils

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VII.	GEOLOGY AND SOILS. Would the Project:				
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving?				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
	iv) Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) Based on a site-specific geotechnical investigation by Nova Services (Appendix C; 2020), it was determined that the project would not directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death as follows:

i) The site is located in a seismically active area, as is the majority of southern California, and the potential for strong ground motion is considered significant. Major known active

faults in the region consist generally of in echelon, northwest striking, right-lateral, strike-slip faults. These include the San Andreas, Elsinore, and San Jacinto faults located northeast of the site, and the San Clemente, San Diego Trough, and Agua Blanca-Coronado Bank faults located to the west of the site. The site is not included in any Alquist-Priolo Act Earthquake Fault Zones and there are no known major or active faults on or in the immediate vicinity of the site. The tectonic setting of the metropolitan San Diego area includes major north and northwest striking fault zones, the most prominent and active of which is the Rose Canyon fault zone located 10.4 miles west of the project site. No evidence of faulting was observed on the project site. For this reason, the potential for surface rupture at the site is considered low and less than significant impacts would occur.

ii) Due to its presence in a seismically active area, the project would be subjected to a moderate to severe risk associated with ground shaking related to a large-magnitude earthquake on one of the regional faults noted above. Recommendations with regard to foundations, retaining walls and utilities are contained in the geotechnical investigation to address this geologic hazard. Incorporation of the site-specific recommendations into the project design, as required by the Grading Ordinance in the Santee Municipal Code, would ensure that impacts would be less than significant.

iii) Liquefaction potential is based on soil strength and the presence of a shallow water table. The project site is underlain by geologically older, dense soil and rock with no risk for liquefaction and no impacts are identified.

iv) Through the geologic reconnaissance and review of aerial photography it was determined that there is no evidence of active or dormant landslide on site. As such, the project site is at a low risk for landsliding and no impacts would occur.

b) The project site has been previously graded; however additional grading is proposed to implement building pads and roads, as well as other site improvements. The project would implement standard Storm Water Best Management Practices (BMPs) during and after construction to control erosion. The project is also required to comply with the Santee Municipal Code Grading Ordinance requirements for Erosion Control Plans (section 15.58.140). Implementation of standard BMPs and compliance with the erosion control requirements contained in the City's Grading Ordinance would ensure less than significant impacts associated with soil erosion would occur.

c) Based on field investigations conducted by Nova Services, the site is underlain (from ground surface downward) by undifferentiated fill/colluvium and Cretaceous-aged tonalite (Kt), a type bedrock very similar to granite with a slightly different mineral composition. The undifferentiated fill/colluvium thicknesses encountered range from about 2 feet in the north up to15.5 feet in the southwest. Because of the granitic nature of the site's subsurface, the potential for ground lurching due to a seismic event is very low to non-existent. Similarly, the weathered tonalite on site does not present a risk with regard to seismic settlement. Due to the absence of liquefaction potential (as noted above under response VI.a.ii and relatively flat surrounding topography, there is no potential for lateral spreading. Therefore, less than significant impacts related to unstable geology or soils are expected.

d) During the geotechnical investigation, on-site soils were evaluated for their expansive properties and determined that they have very low expansive potential. Therefore, less than significant impacts would occur.

e) Septic systems were historically used on the project site; however, now the property is and would remain connected to the local sewer system. No impact is identified since no septic systems are proposed.

f) The site is underlain (from ground surface downward) by undifferentiated fill/colluvium and Cretaceous-aged tonalite (Kt), a granite-like formational materials. Artificial fill, young alluvial deposits and granitic formations have no to low potential for fossil resources and are not anticipated to reveal paleontological resources when disturbed by construction. Development of the project would not have the potential to reveal paleontological resources because it would involve excavation and grading at depths that would impact underlying formations with no to low paleontological potential. Therefore, project impacts to paleontological resources would be less than significant.

SOURCES: Safety Element of the General Plan (2003); Geotechnical Investigation (2020); Santee Municipal Code.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) The Conservation and Mobility Elements of the Santee General Plan include policies to help reduce greenhouse gas (GHG) emissions within its jurisdiction. Adopted in January 2020, the City also developed the Sustainable Santee Plan to provide GHG emissions reduction goals and identify strategies focused on resource consumption, improving alternative modes of transportation, and reducing overall emissions throughout the City. The Sustainable Santee Plan presents the City's community-wide GHG inventories and municipal GHG inventories, as well as interim and long-term reduction targets. The Sustainable Santee Plan also identifies GHG reduction strategies to help the City achieve its GHG reduction targets. The growth assumptions in the Sustainable Santee Plan are based on demographic and land use forecasts in the Santee General Plan. The City's Sustainable Santee Plan includes a checklist to determine development projects' consistency with the land use assumptions and GHG

reductions used in the Sustainable Santee Plan. As a qualified plan for reduction of GHGs under CEQA Guidelines section 15183.5(b), consistency with the plan must be established in order to address whether a project's GHG emissions may have a significant impact on the environment.

Construction and operation of the proposed Laurel Heights Row Homes project would produce both short-term and long-term GHG emissions. The project is consistent with the land use designation for the site and, therefore, the growth assumptions and GHG forecasts in the Sustainable Santee Plan. For the purposes of assessing impacts under CEQA, a consistency checklist was prepared for the project to evaluate whether or not it would implement the GHG reduction strategies outlined in the Sustainable Santee Plan (Appendix D; Cornerstone Communities 2021). As shown in the checklist, the project would increase its energy efficiency by meeting or exceeding the California Green Building Standards Tier 2 voluntary measures and constructing Energy Star Certified buildings. The proposed installation of trees and cool roofs would provide shade and energy efficiency. Transportation emissions reduction measures built into the project include integrating electric vehicle chargers at 13 percent of the parking spaces and installing bike connections from the site to the local roads to improve bike transit. Project measures directed at reducing GHGs from solid waste generation would include recycling construction and demolition debris. Clean energy, in the form of PV solar systems, would be installed on site. With the implementation of these GHG reduction measures, which are consistent with the Sustainable Santee Plan, the project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Less than significant impacts are identified.

b) As noted above in response VIII.a, the project would fall within the growth assumptions and be consistent with the GHG emissions and reduction targets in the Sustainable Santee Plan. Since the Sustainable Santee Plan is the applicable plan for demonstrating local consistency with the statewide emissions reduction goals, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Less than significant impacts would occur.

SOURCES: Conservation and Mobility Elements of the General Plan (2003; 2017); Sustainable Santee Plan (2020); Sustainable Santee Action Plan CEQA Project Consistency Checklist (2021).

IX. Hazards and Hazardous Materials

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IX.	HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?	☐	☐	☒	☐

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) The project consists of residential development and would not require the routine transport, use, or disposal of large quantities of hazardous materials. During construction activities, small amounts of hazardous materials may be present on site (such as fuels, lubricants, solvents, etc.); however, these materials would be present in small quantities and typical of those used in construction activities. Small quantities of household hazardous waste would be generated by the project residents. These materials would be stored, handled, used, and disposed of in accordance with applicable regulations and requirements, and would not create a significant hazard to the public or environment. Less than significant impacts would occur.

b) A Phase 1 Environmental Site Assessment Report was prepared on the residential and commercial properties associated with the project site (Appendix E; EFI Global 2020). The report contains a review of government records, including an environmental database search, a property field reconnaissance, and a review of historical resources to identify any conditions indicative of a release of hazardous substances. Based on the age of the on-site residential and commercial buildings and observations made during the field

reconnaissance, demolition of the structures would have the potential to disturb asbestos-containing materials (ACM) and lead based paint (LBP). In addition, stained soil surfaces were observed in the below-grade vehicle maintenance pit in the southeastern portion of the former PureFlo Water Company facility. The Phase 1 Environmental Site Assessment Report contains recommendations for the proper clean-up of these hazardous materials in accordance with applicable regulations. Compliance with those regulations will be a condition of approval for the project and any treatments and removals would be conducted in a manner that is consistent with the protection of human health. Therefore, the presence of the on-site hazardous materials would not present a significant hazard to the public or environment through accidental release of hazardous materials. Less than significant impacts would occur.

c) The nearest school to the project site is Chet F. Harritt Elementary/Middle School located 1 mile away. The project is a residential land use and would not emit or handle hazardous materials within 0.25 mile of a school. No impact associated with the emission of hazardous materials near a school would occur.

d) The vacant PureFlo Water Company building at 7737 Mission Gorge Road is listed as a non-generator of hazardous waste as of January 2019. Following the proper techniques for the removal of stained soils, as recommended in the Phase 1 Environmental Site Assessment, would ensure there would be no risk to human health during project construction. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. Therefore, less than significant impacts would occur.

e) In January 2010, the Regional Airport Authority adopted the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). The project site is over 2.7 miles northwest of the airfield and located in the Airport Influence Area (AIA) for the facility. Based on the ALUCP Exhibit III-5, the site is in AIA Review Area 2, but not located in any defined safety zones or avigation easement areas. The Federal Aviation Administration (FAA) Code of Federal Regulations Part 77 requires the applicant to submit notice to the FAA prior to commencing construction to determine whether the proposed structure height could obstruct navigable airspace. The project was reviewed by the FAA pursuant to Aeronautical Study Number 2021-AWP-3922-OE who determined that it would not result in a hazard to air navigation as noted in Appendix K to this Initial Study. Review of the project by the FAA ensures that the project would not result in a safety hazard for people residing or working in the project area. Less than significant impacts would occur.

f) Emergency access to and from the site would occur through a new private street connection with Aubrey Glen Drive. The project would comply with the Santee Fire Department's requirements and would not affect emergency access. Compliance with the Fire Department's review of the site plan will result in adequate emergency access and no impacts would occur.

g) The project site is surrounded by developed land and the project is proposed as an urban infill development. Undeveloped open space occurs upslope of the property beyond the single family residential housing and mobile home park situated immediately to the north/northeast. The southern portion of the project site is mapped in a Very High Fire Hazard Severity Zone (VHFSZ) due to its proximity to nearby open space in Mission Trails Regional Park. The project site does not have direct interface with wildlands. The project

design would comply with all fire code requirements in the Santee Municipal Code and would be reviewed by the Santee Fire Department for compliance with the regulations. The California Building Code chapter 7A requires new buildings in VHFHSZs to use ignition resistant construction methods and materials. Upon review of the project design by City staff to verify compliance with these requirements, the project would have less than significant impacts to residents related to wildfire risk.

SOURCES: Santee Municipal Code; Phase 1 Environmental Site Assessment (2020); CAL FIRE Fire Hazard Severity Zones Map (2007).

X. Hydrology and Water Quality

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
X.	HYDROLOGY AND WATER QUALITY. Would the Project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:				
	i) Result in substantial erosion or siltation on or off site;	☐	☐	☒	☐
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	☐	☐	☒	☐
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
	iv) impede or redirect flood flows?	☐	☐	☐	☒
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) The project site has been previously graded; however additional grading is proposed to implement building pads and roads, as well as other site improvements. The project would construct standard Storm Water Best Management Practices (BMPs) during and after construction to control erosion and prevent water quality impacts. The project is also required to comply with the Santee Municipal Code Grading Ordinance requirements for Erosion Control Plans (section 15.58.140). Implementation of standard BMPs and compliance with the erosion control requirements contained in the City's Grading Ordinance would ensure less than significant water quality impacts associated with soil erosion would occur.

Post-construction runoff would have the potential to contain contaminants that are typically associated with urban development. Based on the site-specific Drainage Report (Appendix F; Rick Engineering 2021a) and Stormwater Quality Management Plan (Appendix G; Rick Engineering 2021b), post-construction storm water runoff would be managed and treated via biofiltration and proprietary compact biofiltration BMPs designed pursuant to the guidelines from the City of Santee BMP Design Manual. Implementing BMPs that reflect the requirements in the design manual would ensure project compliance with local City of Santee and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for storm water management and water quality treatment. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Less than significant impacts would occur.

b) The project does not propose the use of local groundwater supplies or the construction of groundwater wells. Similar to most recent development in Santee, the project would rely on water service from the PDMWD and not ground water supplies. Development of the project site, specifically residential buildings, private streets/driveways, sidewalks, and parking spaces, would increase impervious surfaces by 4 acres, leaving 3 acres to be covered with pervious surfaces, such as landscape areas, water quality basins and park area (Rick Engineering 2021b). Infiltration of runoff through those pervious surfaces and biofiltration BMPs would continue upon development of the project site. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

c) A Drainage Report has been prepared for the project (Appendix F; Rick Engineering 2020a). The existing and proposed drainage patterns are identified in the Drainage Report and summarized below. Drainage patterns on the project site are historically north to south, toward the San Diego River. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces as follows:

i. As described in response X.a, the project would implement BMPs during and after construction to prevent substantial erosion or siltation on- or off-site. Less than significant impacts would occur.

ii. Based on the project-specific Drainage Report, there are three drainage basins on the property (Rick Engineering 2021a). Under pre-project conditions, the site produces 32.1

cubic feet per second (cfs) of runoff (i.e., Q_{100}), while under the post-project conditions the site would generate 35.3 cfs of runoff. According to the Drainage Report, only one of the three drainage basins would experience an increase in post-project runoff; the two other basins would continue to carry higher pre-project levels of runoff than post-project conditions. On-site BMPs and storm drain infrastructure would be installed on site to collect, detain and treat the project's runoff before its discharge to the local storm drain system. The BMPs would be sized to accommodate 100-year flows (Q_{100}) with inlets directing on-site flows to water quality basins, an underground detention vault and compact bio-filtration unit. Flows would then be conveyed to the local storm drain system that surrounds the project site, ultimately discharging into the San Diego River. Drainage patterns for the proposed condition would remain similar to drainage patterns in the pre-project condition. The detention vault has been sized and designed to route the post-project peak discharge rate back to pre-project conditions, thus avoiding any downstream flooding. The proposed drainage system would control runoff volumes and velocities within the site prior to their discharge off site. Therefore, detention of project runoff on site prior to its release would ensure that minor increase in the rate and amount of surface runoff associated with the project would not result in flooding on- or offsite. Less than significant impacts would occur.

iii. The project would implement BMPs during and after construction prior to discharging runoff to the off-site storm drain system. The proposed on-site drainage and water quality improvements integrated into the project and described in responses X.a and X.b.ii, would be sized to ensure that the project would not create or contribute runoff water at rates and amounts which would exceed the capacity of existing or planned stormwater drainage systems. In addition, the water quality basins and bio-filtration unit would treat all runoff before it would be discharged to prevent substantial new sources of polluted runoff. Less than significant impacts would occur.

iv. The project is not located in a floodplain and all runoff produced in the post-construction condition would be detained and treated before being directed to the local storm drain system. No changes to existing drainage patterns are proposed. Therefore, the project would not impede or redirect flood flows and no impacts are identified.

d) In the existing and the proposed condition, the entirety of the site is conveyed over hardened surfaces before being collected by storm drain and discharged below the 10-year water surface elevation of the San Diego River. The project site is outside the 100-year floodplain defined for the San Diego River located to the north. The project site is located over 15 miles inland from the Pacific Ocean and the nearest lake to the project site is San Vicente Reservoir, located approximately 7 miles to the northeast. Due to these intervening distances, there would be no drainage or water quality impacts to the project related to flood hazards or inundation by tsunami or seiche. No impacts would occur.

e) The proposed installation of BMPs designed in accordance with the requirements of the City of Santee BMP Design Manual would ensure project compliance with local City of Santee and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for storm water management and water quality treatment. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Less than significant impacts would occur.

SOURCES: Drainage Study (2021a); Storm Water Quality Management Plan (2021b); Conservation ELEMENT of General Plan (2003); Santee Municipal Code; Federal Transportation Association (2018).

XI. Land Use and Planning

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI.	LAND USE AND PLANNING. Would the Project:				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) The project would redevelop an underutilized residentially-designated property which is surrounded by existing residential and commercial buildings. The property is an urban infill site which is anticipated to be redeveloped by the Land Use Element of the General Plan, as noted in response XI.b. Demolition of several single family homes and commercial building to make way for an 80-unit condominium project would not physically divide an established community, but rather complete the redevelopment anticipated in the General Plan. No impacts would occur.

b) The Land Use Element of the General Plan designates the site for medium-density residential (R-7) and general commercial (GC) use and identifies the project area as a new redevelopment area. The R-7 designation allows for 7–14 du/ac. The R-7 and GC zoning for the project site mirrors the land use designations. The project would construct 80 units on 7.0 acres, which would be equivalent to 11 du/ac and consistent with the land use and zoning designations for the property. The project would conform to the development regulations in the R-7 zone, including building height limits and lot coverage. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impacts would occur.

SOURCES: Land Use Element of the General Plan (2003); Santee Municipal Code Zoning Ordinance (2020).

XII. Mineral Resources

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XII.	MINERAL RESOURCES. Would the Project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) According to the City of Santee General Plan, areas within the City that contain valuable mineral resources are located along the floodplain of the San Diego River and on the hills, underlain by granite and located north of the existing development in Carlton Hills, south of Prospect Avenue between Mesa Road and Fanita Drive and the north end of Magnolia Avenue. The project site is not located in an area that potentially contains valuable mineral resources. Additionally, the site is currently developed with residential and commercial uses, designated in the General Plan and Zoning Ordinance for residential and commercial use, and is surrounded by residential and commercial development. Therefore, it is not anticipated that any minerals on the site would be considered available for use. No impacts would occur.

b) The project site is an urban infill location and not located in an area that potentially contains valuable mineral resources. It is not anticipated that any minerals on the site would be considered available for use. No impacts would occur.

SOURCE: Conservation Element of the General Plan (2003).

XIII. Noise

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII.	NOISE. Would the Project:				
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) Short-term noise impacts could occur during the construction of the project. Construction personnel and construction equipment and materials deliveries to the site would incrementally increase noise levels on local roads leading to the site. Although there would be a relatively high single event noise exposure potential causing intermittent noise nuisance (passing trucks), the effect on longer-term (hourly or daily) ambient noise levels would be small when compared to existing hourly/daily traffic volumes on Mission Gorge Road. Along Aubrey Glen Lane, the noise exposure due to construction vehicles accessing the site would be greater due to the lower volume of traffic; however, construction traffic along the road would be temporary and not be substantial in nature relative to the amount of existing traffic in the project area. Therefore, short-term, construction-related impacts associated with worker commute and equipment transport to the project site would be a less than significant impact.

Noise generated during excavation, grading, and building erection on the project site may also result in short-term noise impacts over the course of the 36-month construction schedule. Construction of the project site would be completed in phases, each of which would have its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and, therefore, the noise levels surrounding the site as construction progresses. The City's Municipal Code Noise Ordinance (section 5.04.090) restricts construction noise between 7:00 a.m. and 7:00 p.m. on Mondays through Saturdays and all times on Sundays and holidays. If activities involving construction equipment with a manufacturer's noise rating of 85 dBA L_{max}

or greater will be operating for more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. The notice must be approved by the City and describe the project, the expected duration, and provide a point of contact to resolve noise complaints. A standard condition requires compliance with the above noise standards established in the Santee Municipal Code with regard to construction noise.

A Construction Noise Analysis was completed to assess the project's potential for short-term construction noise impacts on nearby residential uses (Appendix H; dBF Associates 2021). Construction noise levels were estimated using the Canda/A Noise Prediction Model and a list of the anticipated construction equipment for the noisiest phases of construction (i.e., rough grading, wet utilities, dry utilities). To characterize construction noise, the predicted noise levels were then compared to the City of San Diego construction noise equivalent (L_{eq}) limit of a 12-hour (12h) average of 75 L_{eq} A-weighted decibels (dBA) because the City of Santee has no quantified noise standards in its Noise Ordinance. To produce a worst-case condition, the modelling assumed that the equipment would operate continuously within the boundary of the site. During rough grading, construction noise levels at the project property lines would range from approximately 71–75 dBA L_{eq}-12h. During wet utilities installation, construction noise levels at the project property lines would range from approximately 65–71 dBA L_{eq} -12h. During dry utilities installation, construction noise levels at the project property lines would range from approximately 63–69 dBA L_{eq} -12h. Therefore, construction noise levels would not exceed the 75 dBA L_{eq} -12h and predicted noise levels would be less at nearby residential properties due to distance from the property line. Therefore, the project would not generate temporary noise in excess of standards established in the local general plan or noise ordinance.

In terms of permanent operational noise, the General Plan Noise Element (Figure 7-3, Noise/Land Use Compatibility Guide) identifies the normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for different land uses in the City. For multi-family residential uses, such as the proposed project, noise levels up to 65 dBA are considered normally acceptable, with noise levels between 65 and 70 dBA being conditionally acceptable. Noise levels between 70 and 75 dBA are considered normally unacceptable for multi-family uses, while noise levels in excess of 75 dBA are clearly unacceptable. The State Uniform Building Code establishes interior noise levels of 45 dBA Community Noise Equivalent Level (CNEL) for new condominiums, among other residential unit types. When such structures are subject to exterior noise levels of 60 dBA day/night average sound level (L_{dn}) or greater, an acoustical analysis is required to show that the interior noise levels would not exceed 45 dBA L_{dn}. This regulation is enforced by the City's Building Inspection Department.

The proposed residential units would be setback over 500 feet from Mission Gorge Road, the closest major roadway in the project area, and over 0.25 mile southwest of SR-52. According to Figure 7-2 of the Noise Element of the General Plan, the northern portion of the project site would be exposed to noise levels in excess of 60 dBA CNEL due to future noise along these roads. The proposed residential units would be constructed south of the projected 60 dBA noise contour. Therefore, the units would be considered normally acceptable with the future traffic noise levels projected in the project area, which would be less than 65 dBA CNEL. With an exterior noise level of less than 60 dBA, the project would be able to achieve

the 45 dBA CNEL interior noise level identified in the State Uniform Building Code using standard building construction techniques.

With regard the project's contribution to traffic noise in the project area, the project would generate 640 average daily trips (ADT), as described in response XVII.b. The new vehicle trips would primarily utilize Mission Gorge Road and Aubrey Glen Drive to access the project site. In order for those project trips to create an audible increase in ambient transportation noise levels, they must double the existing daily trips along the affected roads. Due to the nature of the decibel scale, however, a doubling of traffic will result in a three-decibel increase in noise levels, which in and of itself would not normally be a perceivable noise increase. Traffic volumes would need to be increased at least three times to result in a readily perceivable (five decibel) increase in noise (Caltrans 2013). The addition of 640 daily trips to these roadways would not double the trips on those local roads or expose noise sensitive receptors to a substantial increase in ambient transportation noise.

Therefore, less than significant construction and operational noise impacts would occur.

b) Ground-borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible but without the effects associated with the shaking of a building there is less adverse reaction. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in ground distance. The City of Santee does not regulate construction vibration levels, only the hours of construction activities; therefore, Caltrans vibration criteria and analysis methods were applied in the project-specific Construction Vibration Analysis by Ldn Consulting (2021b) contained in Appendix I. As noted in the analysis, varying degrees of temporary ground-borne vibration would occur during project construction, depending on the specific construction equipment used and the operations involved. The greatest levels of vibration for the project are anticipated to temporarily occur during the site preparation and soil compaction phases of construction, which are expected to require excavators, dozers, loaders, graders, backhoes and small vibratory roller. All other construction equipment pieces are expected to result in lower vibration levels and all vibration effects would cease upon completion of the construction activities. The adjacent properties contain a mix of residential (i.e., single-family, multi-family and mobile homes) and commercial buildings which do not operate vibration sensitive equipment but would be temporarily exposed to ground-borne vibration during proposed construction. Based on calculations conducted in the vibration analysis, residences in the project vicinity that are occupied during daytime construction may be exposed to ground-borne vibration that could result in temporary nuisance to daily activities, as well as have the potential to cause building damage if not controlled (Impact NOI-1). To address this impact, the project would implement MM NOI-1 which outlines operating conditions required to avoid the potentially significant impact. Therefore, with mitigation incorporated into the project, construction phase ground-borne vibration would be a less than significant impact.

c) No private airports occur in the project vicinity. The City of Santee is exposed to transportation noise from aircraft operations at Gillespie Field Airport and Marine Corps Air Station Miramar. Noise contours for both facilities are contained in Figure 7-2 of the Noise Element of the General Plan. Gillespie Field Airport is located 2.7 miles southeast of the project site, while Marine Corps Air Station Miramar is located over 10 miles west of the

project site. In both cases, the project site is situated outside the 65 dBA CNEL noise contours for those facilities and the residential uses would be considered normally acceptable with the airport noise. Aircraft noise would not adversely impact the project site and less than significant impacts are identified.

Mitigation Measures

MM NOI-1: **Construction-Related Ground-Borne Vibration.** To avoid building damage or nuisance caused by ground-borne vibration during construction, the construction contractor shall comply with the following documentation and equipment and/or through -ground (or combination of horizontal and vertical) distance restrictions:

a. Prior to initiation of all construction activities, pre-construction building conditions shall be documented for all structures within 12 feet of grading activities.

b. When grading is required within 52 through-ground feet any residential structure, a small bulldozer or similar light equipment shall be used.

c. When soil compaction is required within 12 through-ground feet of any residential structure, a hand-operated tamper or walk-behind compactor shall be used, and the resident(s) of that structure shall be temporarily relocated until soil compaction within 12 through-ground feet of that structure is complete.

SOURCES: Noise Element of the General Plan (2003); Santee Municipal Code; Construction Noise Analysis (2021a); Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013); Construction Vibration Analysis (2021b).

XIV. Population and Housing

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) The project is proposed on an infill site that is surrounded by development. The proposed condominium units would be consistent with the underlying density and population

permitted by the General Plan and Zoning Ordinance. No new public roads are proposed and all utility infrastructure would be sized to meet the needs of the project. Therefore, the population growth associated with the project would not be in excess of what is assumed for the project site and would not induce substantial unplanned population growth in the area. Less than significant impacts would occur.

b) The project would require the demolition of four residences. Assuming the SANDAG regional population rate of 2.67 persons per unit, the project would displace approximately 10 persons. Displacement of the on-site residents would not require the construction of replacement housing because the project area and San Diego region, in general, is heavily urbanized with available sources of vacant housing that could accommodate the current residents. Therefore, displacement of residents from the existing on-site housing, would not necessitate the construction of replacement housing elsewhere and less than significant impacts would occur.

SOURCES: SANDAG Regional Growth Forecast Assumptions (2018); Land Use Element of the General Plan (2003).

XV. Public Services

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XV.	PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a)	Fire protection?	☐	☐	☒	☐
b)	Police protection?	☐	☐	☒	☐
c)	Schools?	☐	☐	☒	☐
d)	Parks?	☐	☐	☒	☐
e)	Other public facilities?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) Fire protection services to the project site would be provided by the Santee Fire Department. The nearest fire station to the project site is Fire Station 5 located at 9130 Carlton Hills Drive, approximately 0.5 mile northeast of the site. The project's design features include fire hydrants, fire sprinklers, building spaces to allow facility access, and smoke alarms. The Santee Fire Department has reviewed the project and has determined that existing fire protection facilities and services are adequate to serve the project. Impacts would be less than significant.

b) The project site is in an area that is served by San Diego County Sheriff's Department, which operates locally out of the Santee Substation on Cuyamaca Street. The Sheriff's Department also has a storefront facility in the Santee Trolley Square. Residential density associated with the project would be consistent with the land use designation of the site. The Sherriff's Department has reviewed the project and determined that existing police protection facilities and services are adequate to serve the project. Existing police protection is adequate to serve the project, and the project would not result in the need for new police facilities. Impacts would be less than significant.

c) The project site is located within the Santee School District for students in preschool through 8th grade, and within Grossmont Union High School District for students in 9th through 12th grade. The project site is within the attendance boundaries for Chet F. Harritt School and West Hills High School. The Santee School District has provided the project applicant with a letter indicating that Chet F. Harritt School can accommodate new students generated by the project. Grossmont Union School District provided a letter which identifies that students are within the attendance area for West Hills High School, as well as makes note of the required developer fee assessment. Thus, the students generated by the project would be accommodated by the local schools without the need to physically alter or expand facilities. The project would be required to pay mitigation fees to the applicable school district. Less than significant impacts would occur.

d) While the project would generate approximately 199 new residents (assuming the SANDAG population rate of 2.49 persons per unit) which would utilize local parks, the proposed development is consistent with the land uses planned for the area and included in the long-range parkland forecasts for Santee. As noted below under response XVI.A, the project incorporates a private recreation amenity that residents would be able to use in addition to local parks. New development in the City is assessed a park-in-lieu fee to offset demands for service. Park impacts would be less than significant.

e) The project would result in an incremental increase in demand on library services. As discussed above, the construction of 80 condominium units is consistent with the land uses planned for the site and would not result in substantial adverse impacts associated with the need for new or altered public facilities.

SOURCES: City of Santee General Plan, Land Use, Safety, and Circulation Elements; Santee School District letter; Grossmont Union High School District letter; SANDAG Regional Growth Forecast Assumptions.

XVI. Recreation

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) The City's 2017 Parks and Recreation Master Plan Update identifies 265.82 acres for various park types in addition to approximately 272.25 acres of regional parkland, including Mission Trails and Goodan Ranch/Sycamore Canyon County Preserve. Approximately 190.91 acres of other recreational facilities, which include the Santee Aquatics Center and Santee Lakes Recreation Preserve, are also accessible to the City. Parks and recreation land in school playgrounds, ballfields, and courts accounts for an additional 109.24 acres in the City. The Recreation Element of the Santee General Plan includes an objective to "provide a minimum of 10 acres of parks and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities." According to the Santee General Plan, almost every residence within the City is within 1 mile of a Neighborhood Park and within 3 miles of a Community Park.

The project involves the construction of 80 condominium homes which would house approximately 199 residents, according to the SANDAG regional population rate, resulting in an increased demand for 2 acres of parkland based on the General Plan objective or the equivalent in in-lieu fees. The project design features a 22,000 SF (or 0.5 acre) common open space area for use by residents, containing recreational amenities such as a fenced dog run, tot lot play area with picnic tables, and an open lawn or turf area. The on-site facilities would offset the demand for recreation facilities in the City. However, the project would incrementally increase the demand for park space and would potentially increase usage at existing City parks. However, the increase in demand would be minor and would not result in substantial deterioration of existing City parks. Santee Municipal Code chapter 12.40, Park Lands Dedication, establishes the provision for dedication of land, payment of in-lieu fees, or a combination of both to provide park and recreation facilities to serve future residents of a subdivision development. The amount of land to be dedicated is based on the average occupancy rate per residential unit type and the ratio of dedication equivalent to 5 acres per 1,000 population. The project would be conditioned to pay park-in-lieu fees in accordance

with the Santee Municipal Code to offset the incremental impact to recreational resources. Less than significant impacts are identified.

b) The proposed recreational amenities would be integrated with the impacts of the residential housing community and would be for the private use of project residents. No additional recreation or park facilities would need to be constructed to serve the needs of the proposed residents. Therefore, no adverse physical impact on the environment would occur.

SOURCES: Land Use Element of the General Plan (2003); Recreation Element of the General Plan (2003); SANDAG Regional Growth Forecast Assumptions (2018); Santee Municipal Code.

XVII. Transportation

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVII.TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) The project would be consistent with the projected traffic in the area because it is consistent with the site's residential (R-7) land use designation in the General Plan. The project would not cause changes to major roads, pedestrian linkages or bicycle facilities in the area. A sidewalk is proposed along the private street entrance road connecting to Aubrey Glen Drive. Transit is also available in the project area with the nearest bus stop (i.e., MTS Route 834) within 0.3 mile and the MTS Trolley Stop at the Mission Gorge/Cuyamaca Road intersection at 3.2 miles from the site. The project would not conflict with any adopted programs, plans or policies related to the local circulation system, including those in the Mobility Element of the General Plan.

b) The project would generate 640 average daily trips (ADT) according to the Vehicle Miles Travelled (VMT) Assessment conducted for the project (Appendix J; LLG 2021). The City of Santee does not have published guidelines for conducting either screening level or full VMT analysis. Therefore, the San Diego Region Guidelines prepared by the Institute of Transportation Engineers (ITE) were utilized to determine if the project has the potential for

VMT impacts (ITE 2019). Based on the ITE guidelines, since the Laurel Heights project is consistent with the General Plan designation and generates less than 1,000 ADT (i.e., 640 ADT), a VMT analysis is not necessary. In addition, the project is located in close proximity to many services and schools that would cut down on the length of travel necessary for the project's residents on a daily basis. These typical destinations include a grocery store only 2.6 miles away, the Town Center only 3.2 miles away, and schools less than 2 miles away (Chet F. Harritt Elementary/Middle School at 1 mile and West Hills High School at 1.8 miles, respectively). Transit is also available in the project area with the nearest bus stop (i.e., MTS Route 834) within 0.3 mile and the MTS Trolley Stop at the Mission Gorge/Cuyamaca Road intersection at 3.2 miles from the site. Therefore, the project impacts are presumed to be less than significant.

c) The project would construct a full access private street at the entrance from Aubrey Glen Drive as shown in Figure 2. No changes to off-site streets are proposed. The configuration of the private street would comply with the City's engineering standards and would not create a geometric design feature that would substantially increase hazards in the project area. Impacts would be less than significant.

d) Emergency access to and from the site would occur through the new private street connection with Aubrey Glen Drive. The project would comply with the Santee Fire Department's requirements and would not affect emergency access. Compliance with the Fire Department's review of the site plan will result in adequate emergency access and no impacts would occur.

SOURCES: Mobility Element of General Plan (2017); VMT Assessment (2021).

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) to Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) There are no known listed or eligible for listing situated on the project site as defined in Public Resources Code section 5020.1(k). The site is currently developed and has a low potential for archaeological resources; therefore, less than significant impacts to known listed or eligible sites would occur.

b) On March 23, 2021, in compliance with California Public Resources Code section 21080.3.1 (AB 52), the City of Santee, as Lead Agency, sent a letter to the local tribes notifying them of the proposed project. Responses to the AB 52 consultation notice were not received. Therefore, it is assumed that no impacts to TCRs would occur. Nonetheless, construction monitoring would be implemented during grading, in accordance with MM CUL-1, to address the inadvertent discovery of unknown buried archaeological resources or TCRs. Less than significant impacts would occur. Refer to response V.b for additional discussion.

SOURCE: Conservation Element of the General Plan (2003).

XIX. Utilities and Service Systems

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIX.	UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Project Impacts and Mitigation Measures

a) Water service and wastewater treatment is currently provided to the site and would continue to be provided to the site by the Padre Dam Municipal Water District (PDMWD). As part of the review process for the project, PDMWD issued a service letter to the project (2021). The letter indicates the project can connect to the 6-inch sewer main in Aubrey Glen Drive. For water service, the project can be served with a connection to the existing 10-inch ACP water main to the southeast parcel of the project and at the existing 6-inch ACP water main in Aubrey Glen Drive. Storm water drainage collection, treatment and conveyance facilities would be constructed as part of the project with ultimate connections to the storm drain facilities located in Aubrey Glen Drive and adjacent properties to the southeast. Electric power and natural gas exist on site; all overhead power lines would be underground on site as part of the project. The construction or relocation of these utilities would occur within the limits of work analyzed for the project and within existing road rights-of-way in the project area. No additional significant environmental effects would occur and less than significant impacts are identified.

b) PDMWD's 2015 Urban Water Management Plan addresses the District's water system and includes a description of the water supply sources; magnitudes of historical and projected water use; and a comparison of water supply and water demands during normal, single-dry, and multiple-dry years. It also describes the District's conservation program and incorporation of the District's Advanced Water Purification (AWP) Program in its diversified water portfolio. PDMWD's Urban Water Management Plan anticipates the district will have adequate water supplies for existing customers and proposed customers that are consistent with the General Plan within their service area. Therefore, because the project is consistent with the General Plan land uses, there would be sufficient water supplies available from the water service provider and impacts would be less than significant.

c) Project Facility Availability Forms from PDMWD indicate that facilities to serve the project are reasonably expected to be available. The project would not require construction of new water or wastewater treatment facilities or the expansion of existing facilities. Less than significant impacts would occur.

d) The project would result in the construction of 80 residential condominium units that would generate solid waste during construction and its long-term operation. Project construction would comply with Santee Municipal Code section 9.04.060, Diversion Requirements, which requires a minimum of 50 percent by weight of construction and demolition debris to be diverted from landfills by using recycling, reuse, and diversion programs. The City is served by the Sycamore Landfill, which has a total remaining capacity of 113,972,637 cubic yards with an operation date into 2042 (Cal Recycle 2020). The project is consistent with its residential land use designation; therefore, the volume of solid waste anticipated is included in the long term waste projections for the City. The project would be served by a landfill with sufficient permitted capacity. Less than significant impacts would occur.

e) The condominiums would comply with local solid waste management and recycling requirements by having the storage facilities to facilitate diversion as required in the Santee Municipal Code which are designed to comply with the state's waste reduction goals. Less than significant impacts would occur.

SOURCES: Water and Sewer Project Facility Availability Forms (2020); 2015 Urban Water Management Plan (2016); Santee Municipal Code (2020); CalRecycle Solid Waste Information System (SWIS) (2020).

XX. Wildfire

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Project Impacts and Mitigation Measures

a) Emergency access to and from the site would occur through the new private street connection with Aubrey Glen Drive. The project would comply with the Santee Fire Department's requirements and would not affect emergency access. Compliance with the Fire Department's review of the site plan will result in adequate emergency access and no impacts would occur.

b) The project site is surrounded by developed land and the project is proposed as an urban infill development. Undeveloped open space occurs upslope of the property beyond the single family residential housing and mobile home park situated immediately to the north. The southern portion of the project site is mapped in a Very High Fire Hazard Severity Zone (VHFSZ) due to its proximity to nearby open space in Mission Trails Regional Park. The project site does not have direct interface with wildlands. The project design would comply with all fire code requirements in chapter 11.18 of the Santee Municipal Code and will be reviewed by the Santee Fire Department for compliance with the regulations. The California Building Code chapter 7A requires new buildings in VHFHSZs to use ignition resistant construction methods and materials. Upon review of the project design by City staff to verify compliance with these requirements, the project would have less than significant impacts to residents related to wildfire risk.

c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. All improvements would occur on the project site and no impact is identified.

d) The project site is situated downslope of a hillside above the existing residentially developed lands and open space beyond those homes. The project would not have a direct interface with wildlands. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impacts would occur.

SOURCES: CAL FIRE Fire Hazard Severity Zones Map (2007).

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

The following are Mandatory Findings of Significance in accordance with CEQA Guidelines section 15065.

a) Although the project would remove mature trees that could contain nesting habitat for avian species, the site is considered developed/disturbed and the project would not have the

potential to substantially degrade the quality of habitat for wildlife species or plant species. As detailed in this Initial Study, impacts to sensitive species would be less than significant with mitigation incorporated. Due to its heavily disturbed and urbanized character, there is a low potential for intact cultural resources on the project site. However, MM CUL-1 would be applied to address potentially significant impacts to previously unidentified cultural resources and/or TCRs. Therefore, the project would not cause a substantial adverse change in the significance of an archaeological resource or TCRs.

b) As documented in this Initial Study, the project would result in less than significant impacts with mitigation incorporated for biological resources, cultural resources and noise. All other impacts would be either less than significant or no impact. Mitigation would be required to reduce direct impacts to less than significant, which would also ensure the project does not contribute to cumulative impacts. As such, the project would not contribute to potentially significant cumulative environmental impacts.

c) As discussed in this Initial Study, no hazardous conditions on the project site or in the surrounding area. It is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. Any hazardous materials used at the site or removed from the site as part of the construction process would be handled in accordance with applicable regulations for the transport, use, storage, and disposal of such materials, ensuring that no substantial adverse effect on human beings would occur. As described in this Initial Study, the project would not result in significant long-term impacts associated with air quality, geology, hazards or hazardous materials, hydrology/water quality, or noise, and as such, would not result in an adverse effect on human beings, either directly or indirectly. Impacts would be less than significant.

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