



**RECIRCULATED**

**DRAFT MITIGATED NEGATIVE DECLARATION**

**SCH: 2018051040**

<p>1. Name or description of project:</p>	<p>This is a recirculation of a draft Mitigated Negative Declaration (State Clearing House Number 2018051040) originally circulated in May 2018. The project has been redesigned to conform to the City of Santee General Plan and in response to comments received during the initial MND review period.</p> <p>The project is a residential subdivision consisting of 38 attached condominiums and 15 detached single-family dwelling units located on a 6.83-acre development site that is approximately 0.15 mile south of State Route 52 (SR-52) and 0.3 mile west of State Route 125 (SR-125). The project site fronts Prospect Avenue and unimproved portions of Marrokal Lane. The southerly parcel is vacant while the northerly parcel is developed with a single-family home and accessory buildings.</p> <p>S.D. County Assessor Parcel Numbers: 383-112-32-00 and 383-112-55-00.</p> <p>The project applications include a Tentative Map application (TM2016-3), a Development Review Permit (DR2016-4 and an Application for an Environmental Initial Study (AEIS2016-8).</p> <p>The tentative map would subdivide the 6.8-acre site to create a total of 53 dwelling units, one bio-filtration area (Lot "A"), a park site (Lot "C"), and on-site private roads. The project includes storm drain improvements, connections to public utility, sewer and water lines, and dedication of easements.</p> <p>Thirty eight (38) multi-family units are proposed on the 3.34-acre northerly parcel (APN: 383-112-32-00). This parcel is zoned and has a General Plan Land use designation of Medium Density Residential (R-7) and has an allowable density of 7 to 14 dwellings units per acre. The project locates 38 multi-family units with a density of 11.4 dwelling units per acre on this parcel. The southern 3.48-acre site (APN: 383-112-55-00) contains 15 single-family units with a density of 4.3 units per acre. The site is designated for Low-Medium Density Residential land use and zoning which allows a density of 2 to 5 dwelling units per acre.</p>
<p>2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):</p>	<p>The Prospect Estates II project site is located in the City of Santee, California, north of Prospect Avenue, east of Marrokal Lane (APN 383-112-55-00 - southern parcel and APN 383-112-32-00 - northern parcel). The project site is approximately 0.15-mile south of State Route 52 and 0.3-mile west of State Route 125.</p> <p>See Location Map in the Attached Initial Study</p>
<p>3. Entity or Person undertaking project:</p>	
<p>A. Entity</p>	<p>Development Contractor, Inc.</p>
<p>(1) Name:</p>	<p>Michael Grant</p>
<p>B. Other (Private)</p>	<p>N/A</p>

Mitigated Negative Declaration-Prospect Estates II

(1) Name:	
(2) Address:	
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:</p> <p>As detailed in the attached Initial Study, the project would result in potentially significant impacts related to biological, cultural, noise and paleontological resources, and noise. The Initial Study finds that potential impacts to these issue areas would be mitigated through the requirement for preconstruction nest surveys prior to disturbance and the requirement for an archaeological and paleontological monitor during grading. Noise impacts would be mitigated through the construction of a noise barrier between proposed residences and parcels to the south, east, and north of the project site; as well as construction of a sound wall around each HVAC unit that is within 10 feet from the nearest property line. Limitations on the operation of construction equipment in the vicinity of existing residences has been added to mitigate such construction noise. Existing water and sewer facilities are available to serve the project. No impacts were identified that could not be mitigated to less than significant.</p> <p>The Lead Agency hereby finds that the Recirculated Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	
<p>The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Mitigated Negative Declaration are as follows:  City of Santee  Development Services  10601 Magnolia Avenue  Santee, CA 92071</p> <p>Electronically, the document can be found at:  <a href="http://cityofsanteeca.gov/services/project-environmental-review">http://cityofsanteeca.gov/services/project-environmental-review</a></p>	
<p>Comments will be received from June 28, 2019 through July 29, 2019. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by July 29, 2019. Comments of all Responsible Agencies are also requested.</p>	
<p>Phone No.: 619 248 4100</p>	

Date Received for Filing: 6/28/2019

Staff 