

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018051040

Project Title: Prospect Estates II

Lead Agency: City of Santee

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Project Location: Santee San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 / Zoning and in response to comments received during the initial MND review period.

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. S.D. County Assessor Parcel Numbers: 383-112-32-00 and 383-112-55-00.

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).

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 southern 3.48-acre site (APN: 383-112-55-00) contains 15 single-family units with a density of 4.3 units per acre.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biology -In order to protect and avoid impacts to potential nesting birds and wildlife nursery sites, standard seasonal restrictions on clearing and grading shall be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. If work must occur during this period a pre-construction bird nest survey shall be conducted.

Cultural - Potential impacts to buried artifacts or human remains inadvertently discovered during project grading shall be mitigated through the requirement for an archaeological monitor to be present on-site during grading activities. In addition, the project will be conditioned to have a Kumeyaay Native American Monitor on site during earth disturbance activities.

Geology & Soils (Paleontology) - Potentially significant impacts would be mitigated through the requirement for a paleontological monitor to be present on-site during grading.

Noise - Potential impact of construction equipment noise would be mitigated by limits on hours of construction, limits on equipment idling, requirements for exhaust mufflers, and storage of equipment away from sensitive receptors.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project previously requested a General Plan Amendment and a Zoning Reclassification. Several comment letters were received in opposition to changing the City's General Plan. The project has been redesigned to conform to the site's existing General Plan Land Use designation and Zoning classification. The revised project no longer requires a General Plan Amendment or a Zone reclassification.

Provide a list of the responsible or trustee agencies for the project.

N/A