Chapter 1 Executive Summary

This chapter is an executive summary of the Revised Draft Environmental Impact Report (EIR) for the implementation of the Fanita Ranch Project (proposed project), prepared in compliance with the California Environmental Quality Act (CEQA).

This chapter highlights the major areas of importance in the environmental analysis for the proposed project, as required by CEQA Guidelines Section 15123. It also provides a brief description of the proposed project, project objectives, alternatives to the proposed project, and known areas of controversy/issues raised by the public. Table 1-1 summarizes the potential environmental impacts of the proposed project and identifies mitigation measures that would avoid or reduce significant environmental impacts. Table 1-2 compares the anticipated impacts of the proposed project with those of each project alternative.

1.1 Overview

Pursuant to Section 15161 of the CEQA Guidelines, a Project EIR has been prepared for the proposed project. A Project EIR examines the environmental impacts of a specific development project. It focuses primarily on the changes in the environment that would result from development of the proposed project during construction and operation. This EIR (1) assesses the potentially significant direct, indirect, and cumulative environmental effects of the proposed project; (2) identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed project, including the required No Project Alternative. The City of Santee (City) is the lead agency for the project evaluated in this EIR and, as such, has the principal responsibility for carrying out or approving the proposed project.

1.2 Project Description

The project site consists of approximately 2,638 acres of land in the northern portion of the City. The project proposes a community consisting of approximately 2,949 residential units under a preferred land use plan with school, or 3,008 units under a land use plan without school, up to 80,000 square feet of commercial uses, parks, open space, and agricultural uses. Development on the project site would be clustered into three villages in order to designate approximately 63 percent of the site as Habitat Preserve. The natural open space outside the development areas would be dedicated to the City's Multiple Species Conservation Program (MSCP) for long-term protection and management as a Habitat Preserve.

The three villages are arranged around a central Farm to support farming and wellness as the theme for the proposed project. The villages would be defined by their location, unique physical characteristics, and mix of housing types and uses. Fanita Commons would serve as the main village

and would include a mix of retail, residential, civic and office uses and provide a strong physical connection to the central Farm. The Vineyard and Orchard Villages would include smaller mixed-use village centers that allow for neighborhood serving uses, office space and other community services and amenities as well as mix of residential neighborhoods. Separated from the rest of the development, a Special Use area would be located in the southwestern corner of the site, which would include a limited range of uses due to geological constraints. The proposed project would provide a coordinated system of parks and non-motorized use trails that would connect to the three villages, regional trails, and open space. The trail system would connect to existing off-site trails in surrounding park and recreation areas.

The proposed project would also improve and construct new segments of three Santee General Plan Mobility Element streets: Fanita Parkway, Cuyamaca Street, and Magnolia Avenue and provide alternative mode circulation systems for bicycles, pedestrians, and low-speed vehicles. In addition, the proposed project would provide a comprehensive fire protection system of fire safety features and design measures that have proven to perform well in wildland-urban interface and very high fire hazard severity zones. The primary features include ignition-resistant materials, fuel modification zones, multiple ingress/egress points, water availability, and fire response.

1.3 Project Objectives

Section 15124(b) of the CEQA Guidelines requires an EIR to include a statement of objectives for the proposed project. The objectives outline the underlying purpose of the proposed project and assist in the development of project alternatives. The fundamental objectives for the proposed project are as follows:

1. Create a new community with clustered development that provides residential, commercial, mixed-use, agricultural, and recreation land uses while preserving large blocks of significant natural open space areas as a habitat preserve dedicated to the City of Santee's Draft Multiple Species Conservation Program Subarea Plan for permanent preservation and management.
2. Provide a complementary and supportive array of land uses that would enable development of a community with a variety of housing types to address the state's current housing crisis.
3. Organize the development into villages with high-architectural-quality, mixed-use village centers focused on an agrarian and sustainable theme to create a unique identity and sense of community for each village.
4. Provide a range of recreational opportunities, including passive and active parks and recreational facilities, that promote an active and healthy lifestyle, are accessible to residents of the community and surrounding areas, and satisfy the City of Santee's park dedication requirements.

5. Provide an extensive system of pedestrian, bicycle, and hiking trails as a key community amenity that accommodates a variety of users, facilitates the enjoyment of the outdoor environment, and provides connections to local and regional parks and trails.
6. Incorporate a working farm and related agricultural uses into the community to provide community access to fresh, locally grown foods to promote wellness and a sustainable lifestyle.
7. Develop a sustainable community that incorporates current conservation technologies and strategies to achieve local, state, and federal goals to address global climate change by reducing greenhouse gas emissions, including various modes of transportation and alternatives to single-occupancy vehicle travel.
8. Create a fire-safe community through a series of fire protection measures that incorporate fuel modification zones, fire-resistant landscape design, ignition-resistant building materials, fire alarm and sprinkler systems, and adequate ingress-egress points for emergency personnel and residents.
9. Implement major transportation components of the Santee General Plan Mobility Element by extending Fanita Parkway, Cuyamaca Street, and Magnolia Avenue to the planned development.

1.4 Project Background

The project site has been subject to environmental review and land use planning for the past 40 years. Prior to the current project, the most recent application for development of the project site was filed in 2005. At that time, then-property owner Barratt American, Inc., requested a Vesting Tentative Map and Development Review Permit for 1,380 single-family dwelling units, including 15 live-work units. The proposed development included four villages, commercial and mixed-use space, parks, and open space. The City Council certified the Final EIR (State Clearinghouse No. 2005061118) and approved the project in 2007. From 2008 through 2012, the approvals were subject to litigation. Ultimately, portions of the 2007 Final EIR's analysis of the prior project's potential biological resources and water supply impacts, as well as a Revised EIR on the single issue of fire safety adopted by the City in 2009, were found inadequate (Preserve Wild Santee v. City of Santee [2012] 210 Cal.App.4th 260; Preserve Wild Santee v. City of Santee, San Diego Superior Court Case No. 37-2009-00097042-CU-TT-CTL). In 2013, the City decertified the 2007 Final EIR and 2009 Revised EIR and vacated related project approvals.

In August 2018, the applicant and JWO Land, LLC, a wholly owned subsidiary thereof, submitted a complete application that modified the prior project. Therefore, this current EIR is considered a Revised EIR in that it fully evaluates the proposed project as a modification of the prior project while also addressing any applicable portions of the earlier environmental analysis for the prior project approved in 2007 that were found inadequate by the trial and appellate courts. In other

words, this EIR evaluates every potential impact area under CEQA for the proposed project and is not limited to those areas found inadequate for the project approval in 2007.

1.5 Impact Summary

This Revised Draft EIR contains a discussion of the potential environmental effects from implementation of the proposed project, including information related to existing site conditions, analyses of the type and magnitude of direct and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. In accordance with Appendix G of the CEQA Guidelines, the potential environmental effects of the proposed project are analyzed for the following environmental issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology, Soils and Paleontological Resources
- 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
- Wildfire

Table 1-1 presented at the end of this section summarizes the potential environmental impacts that would occur from implementation of the proposed project, the level of impact significance before mitigation, the recommended mitigation measures that would eliminate or reduce significant environmental impacts, and the level of impact significance after mitigation measures are implemented.

1.6 Alternatives to the Proposed Project

Section 15126.6 of the State CEQA Guidelines requires that an EIR describe a reasonable range of alternatives to a proposed project that could feasibly attain most of the project objectives while avoiding or considerably reducing any of the significant impacts of the proposed project. In addition, a "No Project" alternative must be analyzed in the EIR. CEQA also requires that an environmentally superior alternative be selected from among the alternatives. Chapter 6, Alternatives, provides a detailed discussion and qualitative analysis of the following five alternatives:

- **No Project/No Build Alternative:** This alternative evaluates the existing baseline conditions at the time the Notice of Preparation (NOP) was published and what would be reasonably expected to occur in the foreseeable future if the proposed project were not approved and no other projects were approved for development in the foreseeable

future. The 2,638-acre project site would remain in its existing undeveloped condition without open space management.

- **No Project/General Plan Consistency Alternative:** Under the No Project/General Plan Consistency Alternative, the project site would be developed consistent with the previously approved project in 2007 (i.e. the Barratt American development plan) consisting of four villages spread throughout the project site. The footprint would consist of three villages in the northern area of the site and one village in the southern area of the site, adjacent to existing development. It would include approximately 1,380 residential units and 15 live/work units, consistent with the Santee General Plan. Other features would include a 46-acre community park, a lake, community centers, sports fields, a fire station and preserve areas. Approximately 1,465 acres of the site would be designated as Habitat Preserve to be protected and conserved consistent with the City's Draft Multiple Species Conservation Program (MSCP) Subarea Plan. Access to site under this alternative would be via the northerly extensions of Fanita Parkway and Cuyamaca Street. See Figure 6-1, No Project/General Plan Consistency Alternative, in Chapter 6 for an illustration of the development footprint associated with this alternative.
- **Modified Development Footprint**: Under the Modified Development Footprint Alternative, development would occur exclusively on approximately 785 acres in the southern half of the project site extending no farther north than the Padre Dam Municipal Water District Ray Stoyer Water Reclamation Facility. It would include approximately 2,947 low and medium-density residential units, visitor commercial uses, parks, a fire station, a school site, and the Special Use area. Approximately 1,853 acres would be dedicated as Habitat Preserve and would not be developed. Access to the site under this alternative would be from Fanita Parkway and the extension of Carlton Hills Boulevard. See Figure 6-2, Modified Development Footprint Alternative, in Chapter 6 for an illustration of the development footprint associated with this alternative.
- **No Fanita Commons Reduced Project Alternative**: Under the No Fanita Commons Reduced Project Alternative, the project footprint would be the same as the proposed project except Fanita Commons (the northwestern village) would not be constructed. Development would occur on approximately 692 acres with the remaining 1,946 acres being dedicated as Habitat Preserve. Without Fanita Commons, the alternative would eliminate a majority of the commercial uses, the Community Park, and Active Adult neighborhood. Residential units under this alternative would be reduced to approximately 2,392 units. The proposed school would be moved to the Farm site, eliminating the Farm, and a fire station would be located next to the school site. The Special Use area would be developed under this alternative, similar to the proposed project. Street "V" and Street "W" would be constructed to connect Orchard Village with Vineyard Village. Access to and from the site would be through the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue. See Figure 6-3, No Fanita

Commons Reduced Project Alternative, in Chapter 6 for an illustration of the development footprint for this alternative.

- **No Vineyard Village Reduced Project Alternative**: Under the No Vineyard Village Reduced Project Alternative, the project footprint would be the same as the proposed project except Vineyard Village (the eastern village) would not be constructed. Under this alternative, residential units would be reduced to approximately 1,904 units. Development would occur on approximately 462 acres with 2,176 acres to be dedicated as Habitat Preserve. It would include commercial uses, the Farm, parks, and a fire station. However, no school would be built under this alternative. The Special Use area also be developed under this alternative, similar to the proposed project. Access to and from the site would be through the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue. See Figure 6-4, No Vineyard Village Reduced Project Alternative, in Chapter 6 for an illustration of the development footprint for this alternative.

Detailed descriptions and an analysis of potential impacts of each alternative are presented in Chapter 6. Table 1-2 presents a comparison of the environmental impacts of these alternatives to the potentially significant impacts that are anticipated to result from the proposed project. The environmentally superior alternative would be the No Vineyard Village Reduced Project Alternative because it would result in the greatest reduction in environmental impacts as compared to the proposed project.

1.7 Issues Raised by the Public/Known Areas of Controversy

This EIR addresses issues associated with the proposed project that are known to the lead agency or were raised by agencies or interested parties during the NOP public comment period, which extended from November 10 to December 10, 2018, and public scoping meeting held on November 29, 2018. The following topics raised are potential areas of known controversy:

Biological Resources

- Habitat preservation and open space design
- Project impacts to sensitive biological resources, including sensitive species
- Trail access and maintenance in habitat conservation areas

Cultural Resources and Tribal Cultural Resources

- Preservation and protection of archaeological resources onsite
- Protection of sacred tribal cultural resources

Greenhouse Gas Emissions

- Generation of greenhouse gas emissions from vehicle traffic

Noise

- Anticipated increase in traffic noise on Fanita Parkway and Cuyamaca Street

Recreation

- Provision of public trails for pedestrians and bicycles on the project site

Transportation

- Potential traffic congestion on surrounding roadways caused by the proposed project
- Provision of adequate ingress and egress to the project site

Wildfire

- Placement of development in a high fire severity zone
- Ability to provide adequate evacuation from project site
- Sufficient egress from the project site during an emergency
- Improper brush management that could increase the fire risk

Appendix A of this EIR includes comments received on the NOP and the scoping meeting.

1.8 Concurrent Preparation of the Administrative Record

In compliance with California Public Resources Code, Section 21167.6.2:

> THIS DOCUMENT IS SUBJECT TO SECTION 21167.6.2 OF THE PUBLIC RESOURCES CODE, WHICH REQUIRES THE RECORD OF PROCEEDINGS FOR THIS PROJECT TO BE PREPARED CONCURRENTLY WITH THE ADMINISTRATIVE PROCESS; DOCUMENTS PREPARED BY, OR SUBMITTED TO, THE LEAD AGENCY TO BE POSTED ON THE LEAD AGENCY'S INTERNET WEB SITE; AND THE LEAD AGENCY TO ENCOURAGE WRITTEN COMMENTS ON THE PROJECT TO BE SUBMITTED TO THE LEAD AGENCY IN A READILY ACCESSIBLE ELECTRONIC FORMAT.

The record of proceedings may be accessed at https://www.cityofsanteeca.gov.

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.1 Aesthetics				
Scenic Vistas	Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.	LS	No mitigation is required.	LS
State Scenic Highways	The proposed project would not degrade views within a state scenic highway.	NI	No mitigation is required.	NI
Visual Character and Quality	The proposed project would have a less than significant impact on the visual character and quality of the site and would have a less than significant impact on publicly visible landform alteration.	LS	No mitigation is required.	LS
Lighting and Glare	The proposed project would not create a new source of light that may adversely affect nighttime views.	LS	No mitigation is required.	LS
4.2 Air Quality				
Consistency with Applicable Air Quality Plans	The proposed project would result in a conflict with the applicable air quality plans.	PS	**AIR-1: Rule 55 Dust-Control Measures.** As required by the San Diego Air Pollution Control District Rule 55, Fugitive Dust Control, the applicant shall implement dust-control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The following measures shall be implemented by the construction contractor and included in project construction documents, including the grading plan, which shall be reviewed and approved by the City of Santee prior to issuance of a grading permit: • Use track-out grates or gravel beds at each egress point, wheel washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding.	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• Use secured tarps or cargo covering, watering, or treating of transported material for outbound transport trucks. • Remove visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out at the conclusion of each workday when active operations cease or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM_{10})-efficient street sweepers certified to meet the most current South Coast Air Quality Management District's Rule 1186 requirements shall be used. In addition, visual fugitive dust emissions monitoring shall be conducted during the construction phases. Visual monitoring shall be logged. If high wind conditions result in visible dust during visual monitoring, this demonstrates that the above measures are inadequate to reduce dust in accordance with San Diego Air Pollution Control District Rule 55, and construction shall cease until high winds decrease and conditions improve.	
		PS	**AIR-2: Supplemental Dust-Control Measures.** As a supplement to San Diego Air Pollution Control District Rule 55, Fugitive Dust Control, the applicant shall require the contractor to implement the following dust-control measures during construction. These measures shall be included in project construction documents, including the grading plan, and be reviewed and approved by the City of Santee prior to issuance of a grading permit. Apply soil stabilizers to inactive construction areas (graded areas that would not include active construction for multiple consecutive days). • Quickly replace ground cover in disturbed areas that are no longer actively being graded or disturbed. If an area has been graded or disturbed and is currently inactive for 20 days or more but will be disturbed at a later time, soil stabilizers shall be applied to stabilize the soil and prevent windblown dust. • Reduce vehicle speeds on unpaved roads.	SU
		PS	**AIR-3: Tier 4 Construction Equipment.** The City of Santee shall require heavy-duty, diesel-powered construction equipment used on	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			the project site during construction to be powered by California Air Resources Board-certified Tier 4 (Final) or newer engines and diesel-powered haul trucks to be 2010 model year or newer that conform to 2010 U.S. Environmental Protection Agency truck standards. This requirement shall be included in the construction contractor's contract specifications and the project construction documents, including the grading plan, which shall be reviewed and approved by the City of Santee prior to issuance of a grading permit. This mitigation measure applies to all construction phases.	
		PS	**AIR-4: Construction Equipment Maintenance.** The City of Santee shall require the project construction contractor to maintain construction equipment engines in good condition and in proper tune per the manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, including the grading plan, which shall be reviewed and approved by the City of Santee prior to issuance of a grading permit.	SU
		PS	**AIR-5: Use of Electricity During Construction.** During construction activities, when on-site electricity is available, the City of Santee shall require the contractor to rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, including the grading plan, which shall be reviewed and approved by the City of Santee prior to issuance of a grading permit.	SU
		PS	**AIR-6: Transportation Demand Management.** Prior to recordation of the first final map in each phase, the applicant or its designee shall provide evidence to the City of Santee that the project shall implement the following Transportation Demand Management measures identified in the Transportation Impact Analysis (LLG 2020): • Improve design of development to enhance walkability and connectivity • Provide pedestrian network improvements • Provide traffic-calming measures • Provide bike lanes in the street design	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• Provide bike parking for multi-family residential uses • Implement car-sharing programs • Provide ride-sharing programs • Implement commuter trip reduction marketing • Implement a school carpool program under the preferred land use plan with school • Implement a neighborhood electric vehicle network	
		PS	**AIR-7: On-Site Electric Vehicle Charging Stations.** Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the project shall include a total of 1,203 240-volt Level 2 Electric Vehicle Supply Equipment (EVSE) in each garage provided for a Low Density Residential (LDR) unit, a total of 354 EVSE within the parking areas of the remaining residential units (Medium Density Residential (MDR), Village Center (VC) and Active Adult Residential (AA)), and 15 EVSE within the project's commercial parking lots.	SU
		PS	**AIR-8: High-Efficiency Equipment and Fixtures.** Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the applicant will utilize high-efficiency equipment and fixtures that exceed 2016 California Green Building Standards Code and 2019 Title 24, Part 6 energy conservation standards by 14 percent. When the standards are updated, the applicant shall use high-efficiency equipment and fixtures meeting or exceeding the latest standards.	SU
		PS	**AIR-9: Low-Volatile Organic Compound Coating.** Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the proposed project will comply with the San Diego Air Pollution Control District's Rule 67.0.1, Architectural Coatings, and use paints with no more than 50 grams of volatile organic compound per liter of coating. The applicant shall use water-based paints when possible. In addition, to reduce the exterior area of the buildings that needs to be repainted, when possible, the applicant shall use construction materials that do not require painting or pre-painted construction materials. Furthermore, the applicant shall	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			use low-volatile organic compound cleaning supplies to reduce volatile organic compound emissions from area sources. This requirement shall be included in the construction contractor's contract specifications and project construction documents, which shall be reviewed and approved by the City of Santee prior to issuance of a construction permit.	
		PS	**AIR-10: Electric Landscape Equipment.** Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City that the design plans for residential structures include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.	SU
		PS	**GHG 4 (see below).**	SU
Cumulative Increase in Criteria Pollutant Emissions	The proposed project would result in a significant net increase in criteria pollutant emissions during construction and operation.	PS	**AIR-1 through AIR-10 (see above), GHG-4 (see below).**	SU
Sensitive Receptors	Construction and operation of the proposed project would potentially expose sensitive receptors to substantial pollutant concentrations.	PS	**AIR-3, AIR-4 (see above).**	LS
		PS	**AIR-11: Construction Buffer Area.** The City of Santee shall require the applicant to complete Phase 1 earthmoving and paving activities within 300 feet from the southwestern corner of the Village Center in Fanita Commons before any residents occupy the Village Center. The applicant shall also integrate the Phase 2 grading and utilities activities within 500 feet from the southwestern corner of the Village Center into Phase 1 so that activities are complete prior to occupation of the Fanita Commons Village Center.	LS
		PS	**AIR-12: New Source Review.** The City of Santee shall require the applicant to avoid siting new on-site toxic air contaminant sources in close vicinity of residences and schools. Gasoline-dispensing facilities with a throughput of less than 3.6 million gallons per year must have the gasoline dispensers at least 50 feet from the nearest residential land use, daycare center, or school. In addition, gasoline-dispensing facilities with a throughput of 3.6 million gallons per year or more, distribution centers, and dry cleaning operations are prohibited within the project.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Odors	The proposed project would not result in emissions leading to odors that would affect a substantial number of people.	LS	No mitigation is required.	LS
4.3 Biological Resources				
Candidate, Sensitive, or Special-Status Species	Implementation of the proposed project would have direct and indirect impacts on candidate, sensitive, or special- status plant or wildlife species that occur within and in the vicinity of the project site.	PS	**BIO-1: Preserve Management Plan.** Within the on-site Habitat Preserve, the applicant shall preserve in perpetuity a total of 1,650.38 acres of on-site Multiple Species Conservation Program (MSCP) open space including: 1,518.50 acres currently within the Habitat Preserve (including 1,448.84 acres of sensitive upland habitats), 10.52 acres of proposed trails, 6.88 acres of San Diego Gas & Electric access road, and 114.47 acres of on-site temporary impacts that shall become part of the Habitat Preserve (see Mitigation Measure BIO-2, Upland Restoration Plan). Preservation of on-site open space requires recordation of a Habitat Preserve conservation easement and in-perpetuity management by the Preserve Manager in accordance with a Preserve Management Plan, which would be funded by an endowment or other acceptable permanent funding mechanism, The Preserve Management Plan includes a combination of active and passive restoration programs to gradually increase biological resources within open space areas through periodic treatments, mainly involving seed application on a landscape level combined with weed control activities. An example diagram of a Preserve Management Plan is included in the Biological Resources Report for the Fanita Ranch Project (Appendix D), Figure 6-1, Potential Restoration Treatment Areas, and an example diagram of the rotational hexagonal treatment areas is included as Figure 6-2, Habitat Treatment Areas, but the actual distribution of restoration and long-term treatment blocks shall be proposed within the Preserve Management Plan and the restoration plans. As shown in Appendix D, Figure 6-2, Conceptual Habitat Treatment Areas, the Habitat Preserve was divided into Zone A and Zone B. Zone A includes areas that will receive treatment on a rotational basis, whereas Zone B will receive as-needed treatment since this area of the Habitat Preserve is more intact than in Zone A. Each hexagon is approximately 12 acres and numbered 1 through 8, which represents the year that treatment activities will take place within that hexagon. This would be separate from the treatments occurring from	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			restoration activities associated with the project's temporary impacts. Some of these treatments shall be directed to increase biological resources for specific Covered Species such as Quino checkerspot butterfly, Hermes copper butterfly, coastal California gnatcatcher, and coastal cactus wren. It is anticipated that gradual habitat enhancements shall focus on mapped disturbed habitat and mapped disturbed native vegetation communities such as coastal sage scrub and valley grasslands. The Preserve Management Plan addresses the salvage of individual plants of sensitive species from the project development impact footprint prior to construction and translocation into open space areas. As outlined in the Preserve Management Plan (Appendix P of the Biological Resources Technical Report for the Fanita Ranch Project), at a minimum, the Preserve Management Plan addresses long-term, permanently funded management for the on-site open space that accomplishes the goal of maintaining appropriate, high-value native plant communities throughout the Habitat Preserve. The Preserve Management Plan addresses management and monitoring of vegetation communities through specific minimum survey and management requirements. MSCP-level monitoring is the responsibility of the City of Santee or designee. The Preserve Management Plan discusses appropriate signage and fencing to protect certain sensitive resources, trash receptacle placement, and bicycle access and speed limits within the Habitat Preserve. The Preserve Management Plan also designates and describes all permitted land uses and activities (e.g., trails and utilities) within the open space area and how impacts to preserved vegetation communities shall be avoided and minimized. The Preserve Management Plan includes long-term management and monitoring measures for four covered plant species (variegated dudleya, San Diego goldenstar, willowy monardella, and San Diego barrel cactus) and one sensitive plant species (Coulter's saltbush) to maximize the likelihood of their long-term viability. As identified in Table 4.3-9, temporary impacts to 116.45 acres (including on- and off-site areas) of sensitive upland vegetation communities are expected with project implementation. All on-site temporary impacts, totaling 114.47 acres, shall become part of the Habitat Preserve once restored, including 110.59 acres of on-site sensitive upland vegetation communities.	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		PS	**BIO-2: Upland Restoration Plan.** Temporary impacts to sensitive upland vegetation communities occurring in both on- and off-site improvement areas are anticipated to require a total of 130.21 acres of restoration. Temporary impacts shall require restoration in place. A 1:1 ratio of in-place restoration for impacts to native grassland areas (i.e., valley and needlegrass grassland [including disturbed]), in addition to a 1:1 ratio of preservation and/or creation of native grassland within the Habitat Preserve would satisfy the 2:1 mitigation ratio for impacts to native grassland outlined in Table 5-14 in the Draft Santee Multiple Species Conservation Program Subarea Plan. Restoration and creation of native grassland will have the added benefit of increasing suitable habitat for grasshopper sparrow. Temporary impact areas shall be restored to the appropriate native vegetation community type. In order to determine the appropriate restored habitat, the Upland Restoration Plan includes an evaluation of restoration suitability specific to proposed vegetation types, soil preparation, plant palettes, irrigation, erosion control, maintenance and monitoring program, and success criteria. All areas shall be monitored for a minimum of 5 years to maximize the likelihood of establishment of intended plant communities. If temporary impact areas are not considered appropriate for restoration of the sensitive native plant community that originally was mapped in that area, these areas shall be considered permanently impacted and mitigated in conformance with mitigation ratios for permanent impacts to sensitive upland vegetation communities as outlined in Mitigation Measure BIO-1, Preserve Management Plan. There is currently a surplus of approximately 145.51 acres within the Habitat Preserve that would be available to accommodate these additional impacts if deemed necessary. The Upland Restoration Plan is included in the Biological Resources Report for the Fanita Ranch Project as Appendix Q.	LS
		PS	**BIO-3: Narrow Endemic Plant Species.** Mitigation requirements for impacts to special-status plant species proposed under the Draft Santee Multiple Species Conservation Program (MSCP) Subarea Plan shall seek to establish adequate preservation of the species to ensure long-term population stability. The narrow endemic species policy identified in the Draft Santee MSCP Subarea Plan requires 100 percent conservation within open space (i.e., hardline preserve) and 80 percent conservation through	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			translocation within permanent impact (i.e., take-authorized) areas. Based on the current project impacts, two special-status plant species (Coulter's saltbush and San Diego goldenstar) shall require translocation of individuals and/or planting to meet the 80 percent conservation within take-authorized areas. Conservation of Coulter's saltbush, although not a covered species, shall be treated in a manner consistent with the narrow endemic policy of the Draft Santee MSCP Subarea Plan. Implementation of this policy ensures adequate conservation of each species within the subarea, as well as regionally within the MSCP Plan area. Mitigation requirements are summarized in Table 4.3-10. Coulter's saltbush and San Diego goldenstar require translocation or planting of impacted populations in order to adequately mitigate project impacts. Translocation requires evaluation of the donor site for suitability of translocation method and of the receptor site for suitability of sustaining Coulter's saltbush and San Diego goldenstar. The translocation program is detailed in the Upland Restoration Plan and Preserve Management Plan and will be integrated with the overall uplands and wetlands restoration of the project site. The rare plant mitigation component of the Upland Restoration Plan discusses appropriate methods for plant salvage and/or growing and planting; in general, the impacted population of the sensitive plant shall be targeted for salvage and translocation in order to meet the 80 percent minimum translocation survival rate. Where this is not feasible, germination and growing of appropriate genetic stock shall occur and be planted on site in suitable receptor sites. Success of the translocation program, within the receptor sites such that the plant and acreage goals as required in Table 4.3-10 are established, shall be measured through 5 years of monitoring and annual reporting to the City of Santee.	
		PS	**BIO-4: Oak Tree Restoration**. Impacts to 5 individual Engelmann oak trees and 17 individual oak trees within the coast live oak woodland vegetation community shall be mitigated at a ratio of 3:1; that is, three established sleeve-sized seedlings for each mature tree (i.e., oak trees with at least one trunk of 6-inch or more diameter at breast height [DBH] or multi-trunked native oak trees with aggregate diameter of 10-inch DBH) to be impacted by the project. Therefore, a total of 66 oak trees shall be planted to	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			meet the 3:1 mitigation ratio requirement. Oak tree restoration shall be included as a component of the Wetland Mitigation Plan (included in the Biological Resources Report for the Fanita Ranch Project as Appendix S) and shall be prepared prior to issuance of grading permits with review and approval by the City of Santee. The oak tree restoration component of the Wetland Mitigation Plan shall be used to guide the oak restoration effort. Replanting shall occur in the general areas where grasslands occur adjacent to existing oak trees and shall be conducted by a City of Santee-approved contractor. "Established" shall be defined as 5 years of sustained life without the assistance of irrigation and growth rates that are similar to those of naturally occurring reference oak trees. In the event the "established" success criteria cannot be achieved, the applicant and the City of Santee shall jointly agree on the implementation of remedial measures to mitigate for impacts to individual oak trees.	
		PS	**BIO-5: Preconstruction Surveys and Avoidance and Minimization Measures for Special-Status Plant Species.** Within the 13.44 acres of off-site impact areas not previously surveyed along Magnolia Avenue and prior to the commencement of construction activities in suitable habitat, a preconstruction survey shall be conducted in suitable habitat, determined by the project biologist, to determine whether special-status plants are present in the construction zone or within 50 feet of the construction zone boundary. Focused surveys for special-status plant species shall be conducted by a qualified biologist according to the California Native Plant Society Botanical Survey Guidelines, Protocols for Surveying and Evaluating Impacts to Special Status Native Populations and Natural Communities, and U.S. Fish and Wildlife Service General Rare Plant Survey Guidelines. The preconstruction survey shall be conducted during a period when the target species would be observable and identifiable (e.g., blooming period for annuals). The target species list will include all species observed within the project site and those that have a high to moderate potential to occur in the construction zone or within 50 feet of the construction zone. **Avoidance, Minimization, and Mitigation Measures** If any covered narrow endemic plant species are detected during the preconstruction surveys, impacts would be subject to the narrow endemic species policy (Mitigation Measure BIO-3, Narrow Endemic Plant Species),	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			and the location and number of individuals will be mapped and analyzed. If impacts to any covered narrow endemic species exceeds the threshold for the narrow endemic species policy, the following measures shall be implemented: 1. Special-status plants in the vicinity of the disturbance shall be temporarily fenced or prominently flagged and a 50-foot buffer established around the populations to prevent inadvertent encroachment by vehicles and equipment during the activity. 2. Seeds/bulbs shall be collected and stored in appropriate storage conditions (e.g., cool and dry), and dispersed/transplanted following the construction activity and reapplication of salvaged topsoil. 3. The top 6 inches of topsoil shall be salvaged, stockpiled, and replaced as soon as practicable after project completion. The salvaged topsoil shall be redistributed at the same depth and contoured to blend with surrounding grades.	
		PS	**BIO-6: Land Use Adjacency Guidelines.** Mitigation for potential permanent indirect impacts to vegetation communities, wildlife, and jurisdictional resources shall require implementation of Land Use Adjacency Guidelines, as specified in the Draft Santee Multiple Species Conservation Program (MSCP) Subarea Plan or the project Preserve Management Plan. The City of Santee shall ensure that all project development adjacent to the boundary of the Habitat Preserve adhere to the following adjacency guidelines, as outlined in the Draft Santee MSCP Subarea Plan: **Drainage —** All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, excess water, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the preserves. This shall be accomplished using a variety of methods, including natural detention basins, grass swales, or mechanical trapping devices. The project design shall comply with the Standard Urban Stormwater Management Plan such that stormwater flows conveyed from the project site do not adversely affect off-site vegetation communities or jurisdictional resources by significantly altering natural hydrologic patterns. **Lighting —** Lighting of all developed areas adjacent to the Habitat Preserve shall be directed away from the Habitat Preserve wherever feasible and	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			consistent with public safety. Low-pressure sodium lighting shall be used whenever possible. **Noise —** Uses adjacent to the Habitat Preserve shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could affect or interfere with wildlife utilization of the Habitat Preserve. **Invasive species —** No invasive non-native plant or wildlife species shall be introduced into areas immediately adjacent to the Habitat Preserve. All open space slopes immediately adjacent to the Habitat Preserve shall be planted with native species that reflect the adjacent native habitat. **Buffers —** There are no requirements for buffers outside the Habitat Preserve, except as may be required for wetlands pursuant to federal and/or state permits or by California Environmental Quality Act (CEQA) mitigation conditions. **Fuel modification zones —** Fuel modification zones shall be fully contained adjacent to the project's development. Prior to implementing the project development adjacent to the Habitat Preserve, the local fire authority shall review and approve proposed fuel modification treatments to ensure that no new fuel modification will be required within the Habitat Preserve. Conformance with the Land Use Adjacency Guidelines listed above shall be made a condition of project approval and shall be included in Covenants, Conditions, and Restrictions.	
		PS	**BIO-7: Storm Water Pollution Prevention Plan.** The applicant shall prepare a storm water pollution prevention plan (SWPPP) pursuant to NPDES General Construction Permit (Water Quality Order 99-08-DWQ). The SWPPP shall include, at a minimum, the best management practices (BMPs) listed below. The combined implementation of these requirements shall protect adjacent habitats and special-status species during construction to the maximum extent practicable with the goal of providing multiple beneficial uses. At a minimum, the following measures and/or restrictions shall be incorporated into the SWPPP and noted on construction plans, where appropriate, to avoid impacts on special-status species, sensitive vegetation communities, and/or jurisdictional aquatic resources during construction. An approved biologist (see Mitigation Measure BIO-8,	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			Approved Biologist) shall verify the implementation of the following design requirements: 1. Fully covered trash receptacles that are wildlife-proof and weather-proof shall be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering shall be prohibited and trash shall be removed from construction areas daily. All food-related trash and garbage shall be removed from the construction sites on a daily basis. 2. Pets on or adjacent to construction sites shall not be permitted by the contractor. 3. Any equipment or vehicles driven and/or operated shall abide by a speed limit of 15 miles per hour during daylight hours and 10 miles per hour during dark hours. 4. Construction activity shall not be permitted in jurisdictional aquatic resources, except as authorized by applicable law and permit(s), including permits and authorizations approved by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board. 5. Temporary structures and storage of construction materials shall not be located in jurisdictional aquatic resources. 6. Staging/storage areas for construction equipment and materials shall not be located in jurisdictional aquatic resources. 7. Any equipment or vehicles driven and/or operated within jurisdictional aquatic resources, as authorized by applicable law and permit(s), shall be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse. 8. No stationary equipment, such as motors, pumps, generators, and welders, or fuel storage tanks, shall be located within jurisdictional aquatic resources. 9. No debris, bark, slash sawdust, rubbish, cement or concrete, or washing thereof; oil; or petroleum products shall occur where it may be washed by rainfall or runoff into jurisdictional aquatic resources.	

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Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			10. When construction operations are completed, any excess materials or debris shall be removed from the work area according to the conditions outlined within the permit(s). 11. No equipment maintenance shall be performed within or near jurisdictional aquatic resources, where petroleum products or other pollutants from the equipment may enter these areas.	
		PS	**BIO-8: Approved Biologist.** To prevent inadvertent disturbance to areas outside the limits of grading, all grading locations shall be monitored by a biologist. Prior to the issuance of any grading permit for areas adjacent to open space, the applicant shall retain a City of Santee-approved biologist for monitoring activities. The biologist shall monitor all grading and other significant ground-disturbing activities in or adjacent to open space areas. The biologist shall monitor these activities to ensure that the applicant complies with the appropriate standard conditions and mitigation measures, including the following: 1. Prior to the commencement of clearing and grading operations or other activities involving significant soil disturbance, all open space areas shall be identified with temporary fencing or other markers clearly visible to construction personnel. 2. A contractor education program shall be implemented for all workers and subcontractors and shall include a description of environmental restrictions relevant to construction and the penalties for violations. A chain of command and protocol for communicating problems or potential construction changes that may affect biological resources shall be established with the contractor and the City of Santee. Workers shall be made aware of what resources require protection through the use of photos or on-the-ground demonstration. 3. A monitoring biologist acceptable to the City of Santee shall be on site during any clearing of natural vegetation (i.e., annual ground cover, shrubs, or trees). The monitoring biologist shall flush special-status species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush clearing and earthmoving activities. 4. Following the completion of initial clearing/grading/earthmoving activities, all open space areas to be avoided by construction equipment and personnel shall be marked with temporary fencing and	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment or materials shall be permitted within such marked areas. 5. In areas bordering the open space area, vehicle transportation routes between cut-and-fill locations shall be restricted to a minimal number consistent with project construction requirements. Waste dirt or rubble shall not be deposited on adjacent protected habitats. Regular preconstruction meetings involving the monitoring biologist, construction supervisors, and equipment operators shall be conducted and documented to ensure maximum practicable adherence to these measures. 6. The monitoring biologist shall verify that the construction site is implementing the following stormwater pollution prevention plan best management practices: a. Dust-control fencing, b. Removal of construction debris and a clean work area, c. Covered trash receptacles that are wildlife-proof and weather-proof, d. Prohibition of pets on the construction site, and e. A speed limit of 15 miles per hour during the daylight and 10 miles per hour during dark hours. 7. Open space areas located within the likely dust drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves, as recommended by the monitoring biologist. 8. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas shall be provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and prior to sealing the exposed area) by an approved biologist to monitor for	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.	
		PS	**BIO-9: Habitat Preserve Protection.** In order to protect against incursions by domestic pets, children, or recreationists, brush management zones, temporary impact zones between roadways, manufactured slopes in development areas, and open space shall be planted with cactus species, poison oak, stinging nettle, and redberry buckthorn as appropriate. Cactus shall be planted so that it does not hinder fire access, but shall be clustered so that it discourages or inhibits encroachment. An added benefit is that these areas eventually could support coastal cactus wren. Suitable areas, acreages, and methods are addressed within the Preserve Management Plan.	LS
		PS	**BIO-10: Weed Control Treatments.** Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the County of San Diego agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a pest control advisor and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County of San Diego agriculture commissioner. The timing of the weed control treatment shall be determined for each plant species in consultation with the pest control advisor, the County of San Diego agriculture commissioner, and the California Invasive Plant Council with the goal of controlling populations before they start producing seeds. Additionally, the herbicides used during landscaping activities shall be contained within the proposed project's impact footprint.	LS
		PS	**BIO-11: Argentine Ant Control and Monitoring.** Upon initiating construction, including landscaping within the development area, quarterly monitoring by a qualified biologist shall be initiated for Argentine ants along the development–Habitat Preserve interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps, bait sampling, or similarly appropriate sampling method shall be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			detected during monitoring, direct control measures shall be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment or available natural control methods being developed. A general reconnaissance of the infested area shall also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Quarterly monitoring reports, as needed, shall be submitted to the City of Santee Development Services Department. Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary. Monitoring and control of Argentine ants shall occur in perpetuity and shall be included in the Preserve Management Plan (Biological Technical Report for the Fanita Ranch Project Appendix P). See Biological Technical Report for the Fanita Ranch Project, Appendix P, for additional details on monitoring methods and control of Argentine ants within the Habitat Preserve.	
		PS	**BIO-12: Vernal Pool Mitigation Plan.** A Vernal Pool Mitigation Plan has been prepared and would allow disturbance of seasonal basin features (i.e., natural vernal pools and street ruts containing vernal pool indicator plant and wildlife species). The Vernal Pool Mitigation Plan is subject to approval from the Regional Water Quality Control Board, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service and shall comply with Clean Water Act Section 404 and 401 permit/certification by the U.S. Army Corps of Engineers and Regional Water Quality Control Board, respectively, as well as federal Endangered Species Act requirements. The Vernal Pool Mitigation Plan describes and identifies those areas slated for preservation, rehabilitation and enhancement, and requires the creation of new seasonal basin resources within the Habitat Preserve as mitigation for anticipated development impacts. The Vernal Pool Mitigation Plan is focused on seasonal basin features and associated upland watershed habitat enhancement opportunities and cover the following: vernal pool design and location, planting plan (planting palettes for both vernal pool and upland watershed habitats), and supplemental water program; maintenance and monitoring guidelines; San Diego fairy shrimp and western spadefoot translocation; and ownership arrangements and long-term management strategy.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			Natural vernal pools shall be mitigated at a 4:1 ratio, including preservation and management of existing pools, rehabilitation/enhancement of existing features within the Habitat Preserve, and creation of new features. Constructed pools (i.e., artificial features and street ruts) shall be mitigated through rehabilitation/enhancement and/or creation at a 3:1 or 2:1 ratio, depending on whether the feature supports plant or wildlife indicator species. Rehabilitation/enhancement shall occur in existing features within the Habitat Preserve that are not included as vernal pools (i.e., street ruts lacking vernal pool indicator species). This would entail repairing degraded features through the manipulation of surface topography to improve the overall ecological function of the vernal pool, control of invasive species, and planting of appropriate native species. Creation would consist of establishing new vernal pools in areas where they did not previously occur and/or the returning of areas to a pre-existing condition through manipulation of surface topography to support inundation and ponding for vernal pools. Created features shall exhibit the same or improved characteristics as those within the impact area currently supporting fairy shrimp, indicator vernal pool plant species, and western spadefoot, and shall maintain comparable individual pool sizes and watersheds. Existing permanently impacted features that support San Diego fairy shrimp and indicator vernal pool plant species shall have the top 1 to 3 inches of soil removed and set aside prior to mass grading. This soil shall be kept in a dry location until it is deposited into the new features. Once the created or enhanced pools are proven to hold water for the appropriate amount of time, they shall be inoculated with the soil from the impacted features. The acreage of surface area that shall be created shall be verified using on-site soil hydrologic properties and modeling of rainfall seasons. The target surface area acreage is 0.50 acre, based on the acreage of impacted features recorded of which 0.40 acre shall need to include creation of new pools (Table 4.3-11). The Vernal Pool Mitigation Plan is included in the Biological Technical Report for the Fanita Ranch Project as Appendix R. This plan may be modified and augmented pending U.S. Army Corps of Engineers, Regional Water Quality Control Board, and Wildlife Agency (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) review. Table 4.3-11 identifies mitigation requirements for impacts to vernal pools.	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		PS	**BIO-13: Western Spadefoot Relocation.** During the wet season prior to clearing or grading operations, biologists shall collect western spadefoot adults from areas within 300 meters of known occupied pools. Adults shall either be held by a US Fish and Wildlife Service or California Department Fish Wildlife-approved biologist to be released back onto the site after construction activities using standard methods, or they shall be relocated to another area on the project site that has suitable breeding habitat and few or no western spadefoot individuals. A Western Spadefoot Relocation Plan is included as a component of the Vernal Pool Mitigation Plan (included in the Biological Technical Report for the Fanita Ranch Project as Appendix R) and is subject to approval by the wildlife agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife). The Western Spadefoot Relocation Plan includes, at a minimum, the following elements: • The timing and methods for surveying, capturing, and releasing adults. Long-term care methods shall also be discussed if this option is used. • Collection shall occur during the first three or four large rain events of the season. Ideally, these rain events shall produce a minimum of 0.20 inches during a 24-hour period.	LS
		PS	**BIO-14: Nesting Bird Survey.** To avoid impacts to nesting migratory birds and raptors and other nesting birds, which are a sensitive biological resources pursuant to the California Environmental Quality Act, the Migratory Bird Treaty Act, and the California Fish and Game Code, breeding season avoidance shall be implemented and included on all construction plans. To the extent feasible, there shall be no brushing, clearing and/or grading allowed during the breeding season of migratory birds or raptors (between January 15 and September 15) or coastal California gnatcatcher (between February 15 and August 15). If vegetation is to be cleared during the nesting season, all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by the qualified biologist no earlier than 72 hours prior to clearing. The survey results shall be submitted by the applicant to the City of Santee Director of Development Services. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with an initial 300-foot buffer for coastal California gnatcatcher and up	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			to a 500-foot maximum buffer for raptors. The nests shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. The final appropriate buffer distance, as well as cycle completion or nest failure, shall be determined by an approved biologist. Factors used to determine and guide the appropriate buffer distance shall include individual pair behavior responses, amount of buffering topography, proximity to existing disturbance, and ambient noise levels. In addition, an approved biologist shall be present on the project site to monitor the vegetation removal to ensure that nests not detected during the initial survey are not disturbed (see Mitigation Measures BIO-8, Approved Biologist). If the monitoring biologist determines that the nesting activities are being substantially disrupted by adjacent construction activity, the City of Santee shall be notified and measures to avoid or minimize such impacts shall be developed. Such measures might include installation of noise barriers, increased buffering, stopping construction in the area, or other measures, as developed.	
		PS	**BIO-15: Wetland Mitigation Plan.** A total of 9.81 acres of impacts to jurisdictional resources, including 8.04 acres of permanent impacts and 1.77 acres of temporary impacts, would occur on and off site. Impacts to jurisdictional resources require permits and authorizations by U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife prior to impacts. The applicant shall provide the City of Santee with permits and authorizations from each resource agency demonstrating approval of project impacts prior to the approval of the grading and improvement plans. A Wetland Mitigation Plan has been prepared and describes the on-site mitigation program to mitigate anticipated temporary and permanent development impacts to waters of the United States and wetland vegetation communities. Both on- and off-site mitigation sites are needed to provide full compensation for project impacts, and therefore two plans shall be required. The off-site mitigation will provide wetland habitat through a combination of habitat preservation, enhancement, restoration, and creation. With this program, wetland habitat that is comparable in habitat type and quality to the impact area will be enhanced, restored, or created within the City of Santee's jurisdiction, and within the San Diego River and/or its tributaries. The off-site restoration program will be subject to the same standards and	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			rules as the on-site mitigation program, including management of access control, invasive species, and native vegetation cover and diversity. Off-site restoration will include these management efforts, as well as a program of revegetation of wetland species with planting and seeding. The off-site habitat creation will also include potential topographic alteration to expand and create bed and bank areas appropriate for the establishment of new wetland habitat. At least 7.53 acres of off-site mitigation will be habitat creation and/or re-establishment. This total is based on the current aquatic resource assessment and impacts, and the no-net-loss requirement in the Draft Santee MSCP Subarea Plan. The off-site preservation/enhancement component may occur at the 11-acre parcel, owned by the project applicant, adjacent to the lower Santee Lakes to satisfy the off-site preservation/enhancement requirement. The City of Santee has agreed to allow the remaining off-site creation/re-establishment mitigation component to be completed within City of Santee-owned lands in the same hydrologic unit, next to the San Diego River. Based on preliminary evaluations, several opportunities have been identified to provide off-site mitigation for the remaining creation/re-establishment mitigation component, indicating that it is feasible to accomplish the off-site compensatory mitigation. The Wetland Mitigation Plan is consistent with the U.S. Army Corps of Engineers 2008 Compensatory Mitigation Rule and subsequent guidance documents. The Wetland Mitigation Plans shall use the latest available tentative tract map to define the mitigation areas. The Wetland Mitigation Plan provides a description of project impacts and required mitigation at approved replacement ratios. An implementation section includes the different types of wetland mitigation areas including treatments such as soil preparation, plant palettes, and temporary interim erosion control. Plant palettes incorporate sensitive species that will be impacted by the proposed project, as appropriate. A maintenance plan to promote the successful establishment of the target vegetation communities includes the specific activities to be performed over the 5-year maintenance period. A monitoring plan is included that describes performance criteria for each vegetation community, monitoring frequency, and methods. The Wetland Mitigation Plan includes reporting requirements and contingency measures. Since temporary impact areas are not appropriate for restoration of jurisdictional resources, these areas shall be considered permanently	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			impacted and shall be mitigated in conformance with the mitigation ratios for permanent impacts to jurisdictional resources. Mitigation ratios based on the Draft Santee Multiple Species Conservation Program Subarea Plan shall be included in the Wetland Mitigation Plan. A draft Wetland Mitigation Plan is included in the Biological Technical Report for the Fanita Ranch Project as Appendix S. This plan may be modified and augmented pending U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife review.	
		PS	**BIO-16: Coastal Cactus Wren Habitat Management.** Coastal cactus wren is covered species under the Draft Santee Multiple Species Conservation Program Subarea Plan. Because suitable and occupied habitat for this species shall be impacted by grading and construction of the proposed project, habitat enhancement and restoration of coastal cactus wren habitat shall occur. Based on project impacts to 0.57 acres of suitable habitat, a 2:1 mitigation ratio resulting in a total of 1.14 acres of habitat enhancement and restoration would be required for mitigation. This habitat restoration and enhancement is outlined within Appendix Q, Upland Restoration Plan, and Appendix P, Preserve Management Plan, of the Biological Technical Report for the Fanita Ranch Project. This habitat shall need to be similar in extent and density to currently occupied patches to be impacted and shall show use by coastal cactus wren prior to clearing of currently occupied habitat. Use is minimally intended to prove that impacted coastal cactus wren have identified where these patches are located so that they can colonize them once their current habitat patches are cleared. It is anticipated that restoration and enhancement activities shall begin prior to construction, where practicable, to provide the most amount of time for maturation. In order to enhance habitat for coastal cactus wren, appropriate areas within the Habitat Preserve shall be planted with coast prickly pear (*Opuntia littoralis*) and coastal cholla (*Cylindropuntia prolifera*) in a matrix that is optimal for coastal cactus wren. Studies performed on the Orange County Central Reserve found that an interstitial mix of cactus and sage scrub or grasslands may be optimal. This ratio has been implemented into the Upland Restoration Plan and Preserve Management Plan where appropriate, but likely, greater than 20 percent 1-meter-high cactus cover associated with *Sambucus*	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			mexicana shall be best. Minimally, three habitat patches shall be planted along primarily southern exposure slopes to increase the amount of suitable nesting habitat for coastal cactus wren outside of the proposed development footprint. The habitat enhancement program is be focused on improving habitat conditions for coastal cactus wren within portions of the project site that are identified for preservation and along manufactured slopes in development areas. Site selection shall be based on the following criteria: 1. Slope aspect (prioritize southern exposures and southwest-facing ridgelines) 2. Habitat quality (prioritize areas where some cacti were present, but with adequate space to support additional cacti to improve habitat quality for coastal cactus wren) 3. Soil conditions (prioritize areas with similar soil conditions compared to occupied cactus scrub habitat) 4. Proximity to occupied cactus patches (prioritize areas that are closer to documented coastal cactus wren occurrences to provide opportunities for dispersal; try to enhance areas within 200 meter to 1,000 meter of occupied habitat) 5. Access (prioritize areas that would be accessible to a planting and maintenance crew) 6. Cactus plantings along manufactured slope areas shall be planted so that they do not hinder fire access, but shall be clustered so that they discourage or inhibit encroachment by the public. The approach to habitat enhancement shall include planting coast prickly pear and cholla by means of pad and segment cuttings in up to 10 selected enhancement areas. Cacti plants take several years to mature to the size that can support coastal cactus wren nesting. Therefore, the planted cuttings may be augmented with larger container plants in a subsequent year after the most successful planting sites can be determined. In addition, future preconstruction salvage of whole cactus plants and pads may be used to further enhance the structure of the cactus patch areas at the time of construction.	

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Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			It is not expected that all 10 sites shall be successful or perform at equivalent levels. Therefore, a subset of planted areas shall be selected in the second year to focus maintenance efforts on sites with the greatest potential to develop into habitat suitable for coastal cactus wren occupation. The sites that develop into suitable habitat shall be monitored annually for coastal cactus wren use or occupation over a 5-year period in order to maintain a documented record of coastal cactus wren use of targeted areas for enhancement. This measure shall also incorporate and implement enhancement methods and implementation procedures, a two-year maintenance, monitoring and reporting program, and an adaptive management strategy. Refer to Biological Technical Report for the Fanita Ranch Project.	
		PS	**BIO-17: Brown-Headed Cowbird Trapping.** A brown-headed cowbird trapping program shall be initiated within the project site as necessary. The trapping program includes the following: trapping shall begin during the first phase of grading and continue for a period of 15 years or until such time as an alternative control method is developed, which would then replace the trapping program through the 15-year period. The trapping program shall be based on the most current trapping methods. Three traps shall be set at appropriate locations within open space or adjacent to open space on site, though there is flexibility to install one at another location within the City's sphere of influence (e.g., Santee Lakes Recreation Preserve) that might provide better local and regional benefits (e.g., along a river or creek or at a local equestrian center). Trapping shall be performed between April 1 and August 1 unless 21 days without brown-headed cowbirds occurs, then trapping may end for that year. In order to establish whether a cowbird trapping program is necessary, focused surveys shall be conducted in and around the Habitat Preserve. A qualified biologist shall survey the Habitat Preserve during February, April, and May of each year during the construction phase, through final buildout. If final buildout occurs before 10 years, then at least 10 years of surveys shall be required. During the survey, no single biologist may cover more than 300 acres of Habitat Preserve per day. If 10 or more males or 5 or more females or juveniles are observed on any single occasion, then trapping shall commence. No additional monitoring or trapping shall be	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			required after 10 years even if the brown-headed cowbird occurrence thresholds have not been met. Since there is a small segment of trail designated for equestrian use, then monitoring for brown-headed cowbirds is addressed within the Preserve Management Plan (Biological Technical Report for the Fanita Ranch Project, Appendix P) and that area shall be monitored and managed in accordance with that plan, even if the 10-year threshold has been met for the remainder of the Habitat Preserve. Yearly reporting of the trapping results shall be provided with the other Preserve Management Plan reporting and will minimally include the rationale for trap placement, number of target species, non-target species, mortalities of each, sex and age of each as able to be determined, comparison to prior trapping, and suggestions for the following year.	
		PS	**BIO-18: Restoration of Suitable Habitat for Quino Checkerspot Butterfly and Hermes Copper Butterfly.** Mitigation for impacts to suitable habitat for Quino checkerspot butterfly shall include a combination of in-perpetuity management of the Habitat Preserve that will focus on removal of non-native grasses, weedy material, and duff layers and the supplemental planting of dot-seed plantain (*Plantago erecta*), woolly plantain (*Plantago patagonica*), Coulter's snapdragon (*Antirrhinum coulterianum*), rigid bird's beak (*Cordylanthus rigidus*), owl's clover (*Castilleja exserta*), Chinese houses (*Collinsia concolor*), and purple Chinese houses (*Collinsia heterophylla*) so that habitat is more suitable for Quino checkerspot butterfly. This shall include an endowment or other acceptable permanent funding mechanism and documented management plan as outlined within the Preserve Management Plan (see the Biological Technical Report for the Fanita Ranch Project, Appendix P). Restoration/enhancement and creation of suitable habitat areas shall entail specific standards or guidelines on vegetation management. EIR Tables 4.3-12 through 4.3-14 summarize the mitigation requirement scenarios based on the three potentially suitable habitat models for Quino checkerspot butterfly. Regardless of the model used, approximately 1,096.57 acres of suitable habitat based on the most conservative 2009 extrapolation model shall be managed for Quino checkerspot butterfly along with other compatible species such as coastal California gnatcatcher, San Diego fairy shrimp, and Hermes copper butterfly, providing a minimum 1.9:1 mitigation ratio.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			As described in the Draft Santee Multiple Species Conservation Program Subarea Plan, impacts to potentially suitable habitat for Hermes copper butterfly requires mitigation by preservation of suitable habitat at a ratio of 1:1, or 2:1 if the suitable habitat was previously occupied. Previously occupied habitat includes areas of potentially suitable habitat within 500 feet of a previously known occurrence of Hermes copper butterfly but where the butterfly was not identified during subsequent and more recent focused surveys. Mitigation of suitable habitat shall be included in the Preserve Management Plan (see Biological Technical Report for the Fanita Ranch Project, Appendix P) and occur in the following ways: preservation and management of existing suitable habitat within the Habitat Preserve, restoration/enhancement of existing suitable habitat within the Habitat Preserve, and creation of new suitable habitat areas within the Habitat Preserve and along manufactured slopes within development areas, as appropriate. Restoration/enhancement and creation of new suitable habitat areas would entail repairing degraded habitat through the control of invasive species and/or planting of appropriate native species (i.e., redberry buckthorn within 15 feet of California buckwheat); see the Upland Restoration Plan in the Biological Technical Report for the Fanita Ranch Project, Appendix Q, for details. Table 4.3-15 summarizes the mitigation requirements for impacts to potentially suitable habitat for Hermes copper butterfly.	
		PS	**BIO-19: African Clawed Frog Trapping.** African clawed frogs have been detected in the past within Sycamore Canyon Creek and vernal pool features on the project site. A monitoring and control program is included in the Preserve Management Plan (see Biological Technical Report for the Fanita Ranch Project, Appendix P) and designed to determine the presence of African clawed frogs within occupied fairy shrimp and western spadefoot features. Monitoring shall consist of surveying flowing and pooled portions of Sycamore Canyon Creek and restored and natural vernal pool features within the project site once per month from January through April while the proposed project is in construction. After construction is complete, these areas shall be surveyed for African clawed frogs once per year in March. If African clawed frogs are observed during the construction or post-construction monitoring, then control measures shall be implemented. Since	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			different areas may require control each year, yearly updates shall be made as necessary.	
		PS	**BIO-20: Wildlife Protection.** In order to generally protect wildlife species, the following measures shall be implemented during construction: 1. Adequate fencing shall be erected to guide human users away from open space areas where open space abuts streets, parks, and trails. Fencing locations shall be shown on the construction plans. 2. Covenants, Conditions, and Restrictions shall include a section that forbids collection of native wildlife (e.g., coast horned lizards, toads, snakes) without obtaining the necessary collection permits from the California Department of Fish and Wildlife. 3. Covenants, Conditions, and Restrictions shall include a notice describing the necessary role that coyotes, bobcats, and rattlesnakes have in the environment and shall make recommendations for keeping pets and pet food indoors and safe, and restrictions against controlling these and other native species unless there is a threat to life or property. 4. Covenants, Conditions, and Restrictions shall include a notice describing the trail and preserve restrictions. 5. Street signs, speed bumps, or other traffic-calming devices shall be employed along the residential collector Streets "V" and "W" to allow wildlife to cross more safely (see Biological Technical Report for the Fanita Ranch Project, Figures 5-7b and 5-7c). The posted speed limit on these streets shall be 25 miles per hour.	LS
		PS	**BIO-21: Fire Protection Plan.** To minimize the potential exposure of the project site to fire hazards, all features of the Fire Protection Plan for the Fanita Ranch Project prepared by Dudek (2020) and provided as EIR Appendix P1 shall be implemented in conjunction with development of the proposed project.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Riparian Habitat or Other Sensitive Natural Communities	The proposed project would have potential direct and indirect impacts on riparian and other sensitive natural communities.	PS	**BIO-1, BIO-2, BIO-6 through BIO-12, and BIO-15 (see above).**	LS
Wetlands	The proposed project would have potential direct and indirect impacts on protected wetlands and other jurisdictional waterways.	PS	**BIO-6, BIO-7, BIO-10, and BIO-15 (see above).**	LS
Native Resident or Migratory Fish or Wildlife Species	The proposed project would potentially interfere with wildlife movement corridors and impede movement by native species.	PS	**BIO-1, BIO-6, BIO-9, BIO-10, and BIO-20 (see above).**	LS
		PS	**BIO-22: Wildlife Corridor.** The project shall include an interior corridor that is minimally 1,200 feet wide and a northern corridor that is minimally 1,400 feet wide with the exception of one location that narrows to 600 feet for an approximate 800-foot length. This length is adjacent to the protected and managed Goodan Ranch/Sycamore Canyon Preserve to the north so it would still function for wildlife movement of mountain lion, coastal California gnatcatcher, and all other species. The western boundary shall include a corridor that is mostly approximately 1,000 feet wide except at the southern edge where it narrows to 400 feet at the stormwater catch basin. This entire area is bordered and managed by the Marine Corps Air Station Integrated Natural Resources Management Plan. In order to retain wildlife movement to the north along the eastern boundary of the project site, a secondary corridor has been included. Throughout the Habitat Preserve, the following measures shall be implemented: 1. Lighting shall be directed toward development and shielded away from the Habitat Preserve. 2. Trails shall not be in use from dusk to dawn, pets must be on leashes, and trails shall only be used for hiking and biking with the exception of the extreme northeastern trail (approximate 1,200-foot long section) that is already established for equestrian use. 3. Trails shall be managed in accordance with the Public Access Plan (Appendix T to the Biological Technical Report for the Fanita Ranch Project), and disclosed in the Covenants, Codes & Restrictions (CC&Rs):	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			a. Only the trail types discussed within the Public Access Plan shall be allowed; b. Unnecessary trails shall be abandoned and restored in accordance with the Public Access Plan, Preserve Management Plan (Appendix P to the Biological Technical Report for the Fanita Ranch Project), and Upland Restoration Plan (Appendix Q to the Biological Technical Report for the Fanita Ranch Project); and c. Trails shall be monitored on a regular basis and protected and maintained in accordance with the Public Access Plan and Preserve Management Plan; 4. Trails may be temporarily closed to control unauthorized access. 5. Trails may be closed on a seasonal basis to protect Covered Species in the Habitat Preserve. 6. Streets "V" and "W," which connect Vineyard Village to Fanita Commons and Orchard Village, shall provide safety lighting that shall be button started with a timer shut-off delay such that lighting shall not permanently be on at night, but only on when needed for emergency purposes or pedestrian safety.	
		PS	**BIO-23: Wildlife Undercrossings**. A wildlife undercrossing shall be constructed approximately 400 feet south of the project site boundary within the Cuyamaca Street extension to adequately convey coyotes, mule deer, and smaller-sized wildlife. The wildlife undercrossing shall utilize existing or manufactured topography. The crossing shall be designed to provide a greater than 0.6 openness ratio (calculated as width times height divided by length in meters; see the Biological Technical Report for the Fanita Ranch Project, Figures 5-7b and 5-7c, Wildlife Corridors and Crossings). Crossings shall have a raised floor and/or side platform to allow dry passage for wildlife when water is flowing. In addition, a 48-inch reinforced concrete pipe culvert and directional curbs shall be constructed to allow western spadefoot and other small wildlife to cross under Fanita Parkway to reduce permanent indirect impacts to these species (see the Biological Technical Report for the Fanita Ranch Project, Figure 5-7a, Local Wildlife Corridors).	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Tree Preservation	Implementation of proposed project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.	LS	No mitigation is required.	LS
Habitat Conservation Plan	Implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	LS	No mitigation is required.	LS
4.4 Cultural and Tribal Cultural Resources				
Historical Resources	The proposed project would not cause a substantial adverse change in the significance of a historical resource.	LS	No mitigation is required.	LS
Archaeological Resources	Development of the proposed project would have the potential to cause a substantial adverse change to CRHR- or NRHP-eligible archaeological resources. .	PS	**CUL-1: Site Capping Program**. Prior to implementation of a site (or locus) capping program, a site capping plan shall be prepared by a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology. The plan shall be reviewed and approved by the Project Planner for the City of Santee with input from Native American tribal groups who have consulted on the project. The plan shall include includes the following or equivalent steps: 1. Retain an archaeological monitor and Kumeyaay monitor to observe the capping process. 2. Remove organic material from the archaeological site surface by hand, including brushing, raking, or use of power blower. Use of motorized vehicles for vegetation removal is prohibited. All vegetation shall be removed at ground surface such that no soil disturbance results. 3. Remaining root balls and masses in the ground after hand removal of vegetation stems and trunks shall be sprayed with topical pesticide per the pesticide manufacturer's specifications to ensure no further	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			growth. The resulting dead vegetation masses shall be left in place. Complete surface vegetation removal and die-off of root massing shall be achieved before geotextile placement. 4. No remedial grading, sub-grade preparation, or scarification shall occur before placement of the geotextile fabric. 5. A biaxial geogrid (Tensar BX1200, TX 160, or equivalent) shall be laid over the ground surface where capping is to take place, and a minimum buffer area to be determined by the City of Santee through consultation with a qualified archaeologist and Native American groups who have consulted on the project and the most likely descendant as the final grading plans are prepared. The geogrid type and verification of its technological capability shall be provided by a qualified geotechnical engineer during plan check of final grading plans. 6. Placement of fill soils on top of the geotextile fabric shall be done in no greater than 8-inch lifts with rubber-tired equipment. 7. Geotextile fabric shall be capable of preventing compaction and load impacts on underlying archaeological resources. 8. Fill soils shall have a pH ranging from 5.5 to 7.5 only. 9. Fill soils shall be free of archaeological resources (i.e., culturally sterile). 10. Fill soils shall be spread from the outside with rubber-track, heavy equipment such that the equipment would only be working on top of the fill soils. The fill soils shall be placed ahead of the loading equipment so that the machine does not have contact with the archaeological site surface. 11. The fill soils shall be sufficiently moist so that they are cohesive under the weight of the heavy equipment as the material is spread out over the archaeological site and buffer area. 12. After the first 12–18 inches of fill are laid, larger equipment may be used to increase the fill to desired grade. A minimum of 24 inches of fill material shall be maintained between the surface of the archaeological cap and any ground disturbing activities. Ground disturbing activities include but are not limited to	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			grading; excavation; compaction; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; and construction, erection, or placement of any, underground utilities, building or structure.	

		PS	**CUL-2: Phase III Data Recovery Excavation Program**. For areas within CA-SDI-8243 and CA-SDI-8345 that cannot be avoided, capped, or designated as open space by the proposed project, a Phase III Data Recovery Excavation Program shall be completed to comprehensively document the resources and exhaust the data potential of the resources prior to the issuance of project grading permits. The Phase III Data Recovery Excavation Program shall be conducted by a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology in accordance with the California Office of Historic Preservation's 1990 Archaeological Resource Management Reports: Recommended Contents and Format; CEQA; California Public Resources Code, Section 21084.1; and CEQA Guidelines, Section 15126.4(b).
			Prior to implementing the field component of the Phase III Data Recovery Excavation Program, a Phase III Data Recovery Plan shall be prepared by the qualified archaeologist selected to carry out the program. The plan shall be prepared in consultation with Native American groups who have participated in consultation for the proposed project, and shall be reviewed and approved by the Project Planner at the City of Santee. The plan shall guide the Phase III Data Recovery Excavation Program. The plan shall, at minimum, include the following:
			• Phase III research design including but not limited to the following:
			  • Summary of previous research completed for CA-SDI-8243 and CA-SDI-8345
			  • Discussion of relevant research questions that can be addressed by the resources. Relevant research topics include but are not limited to the following:
			  • Site chronology
				LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• Dietary reconstruction • Paleo-environment reconstruction • Settlement pattern • Introduction and use of artifact typologies, such as projectile point typologies and ceramics • Methods used to gather data •Number of data recovery units to be excavated • The number of recovery units shall be determined based on industry standards for establishing data redundancy. Industry standard typically requires that between 3 to 10 percent of intact site deposits impacted by the proposed project be recovered and analyzed as part of a Phase III Data Recovery Program. The final percentage shall be determined based on the percentage of the site to be impacted by the proposed project, the research questions established for the Phase III, in consideration of the guidelines established by the Office of Historic Preservation for Phase III Data Recovery Programs and in consultation with the qualified archaeologist, City of Santee, and Native American groups who have participated in consultation for the project. • Artifact screening methods to be used • Procedures to follow in the event human remains are discovered (Mitigation Measure CUL-10) • Procedures for backfilling excavated units prior to the completion of the Phase III fieldwork • Laboratory methods to analyze the artifacts, including but not limited to the following: •Methods used to analyze ceramics, lithics, groundstone, and specialty items, such as beads • Protein residue analysis • Radiocarbon dating • Ethnobotanical studies	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• Curation procedures (Mitigation Measure CUL-8) The Phase III data recovery fieldwork shall be completed in accordance with the established plan by a qualified archaeologist. The fieldwork shall be observed by a minimum of one Native American monitor. The Native American monitors shall be of Kumeyaay descent. Following the completion of the Phase III data recovery fieldwork, the results shall be summarized in a Phase III Data Recovery Report. The report shall be completed by a qualified archaeologist and shall include the results of the fieldwork and laboratory analysis and address the research questions established in the Phase III Data Recovery Plan. The report shall also include the California Department of Parks and Recreation Series 523 form updates for the sites CA-SDI-8243 and CA-SDI-8345. The report shall be submitted to the consulting Native American groups and the Project Planner at the City of Santee for review. Upon acceptance of the final report, an electronic version of the final report shall be submitted to the South Coastal Information Center and the San Diego Archaeological Society.	
		PS	**CUL-3: Worker Environmental Awareness Program.** Prior to the commencement of project-related ground-disturbing activities, including but not limited to site clearing, grubbing, trenching, and excavation, a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology shall provide a Worker Environmental Awareness Program for the general contractor, subcontractors, and construction workers participating in ground-disturbing activity for project construction. The Worker Environmental Awareness Program training shall describe the potential of exposing archaeological resources, types of cultural materials that may be encountered, and directions on the steps that shall be taken if such a find is encountered. This training may be presented alongside other environmental training programs required prior to construction. A Worker Environmental Awareness Program acknowledgment form shall be signed by workers who receive the training.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		PS	**CUL-4: Cultural Resources Mitigation and Monitoring Program.** Following the completion of the Phase III Data Recovery Excavation Program, and prior to the start of any ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology shall be retained to prepare a Cultural Resources Mitigation and Monitoring Program for unanticipated discoveries during project construction. The information gathered during the Phase III Data Recovery Excavation Program will help to inform the Cultural Resources Mitigation and Monitoring Program. The Cultural Resources Mitigation and Monitoring Program shall be prepared in consultation with Native American tribes who have participated in consultation for the proposed project. The Cultural Resources Mitigation and Monitoring Program shall include provisions for archaeological and Native American monitoring of all ground disturbance related to construction of the proposed project, project construction schedule, procedures to be followed in the event of discovery of archaeological resources, and protocols for Native American coordination and input, including review of documents. The Cultural Resources Mitigation and Monitoring Program shall outline the role and responsibilities of Native American monitors. It shall include communication protocols and opportunity and timelines for review of cultural resources documents related to discoveries that are Native American in origin. The Cultural Resources Mitigation and Monitoring Program shall include provisions for Native American monitoring during testing or data recovery efforts for unknown resources that are Native American in origin (Mitigation Measures CUL-6 and CUL-7). Once completed, the Cultural Resources Mitigation and Monitoring Program shall be reviewed and approved by the Project Planner at the City of Santee prior to the start of any ground-disturbing activities.	LS
		PS	**CUL-5: Cultural Resources Construction Monitoring.** 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	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			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 based on the steps outlined in the Cultural Resources Mitigation and Monitoring Program identified in Mitigation Measures CUL-4, CUL-7, and CUL-10 for the proposed project. 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 report shall also include the monitoring logs prepared by the Native American monitor for the proposed project. The Cultural Resources Monitoring Report shall be submitted to the City of Santee and the South Coastal Information Center.	
		PS	**CUL-6: Native American Construction Monitoring.** A minimum of one Native American monitor 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 Native American monitors shall be of Kumeyaay descent. The Native American monitors shall prepare daily logs and submit weekly updates to the qualified archaeologist and the Project Planner at the City of Santee. In addition, the Native American monitors shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the proposed project (see Mitigation Measure CUL-5). The Project Planner at the City of Santee shall review and include the summary statement as	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			part of the cultural resources monitoring report prepared for the proposed project.	
		PS	**CUL-7: Previously Unidentified Archaeological Resources**. If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall be halted, and the qualified archaeologist shall evaluate the resource in consultation with the Native American monitor. If necessary, the evaluation may require preparation of a Treatment Plan and archaeological testing for California Register of Historical Resources or National Register of Historic Places eligibility. If the City of Santee, in consultation with the qualified archaeologist, determines that the discovery is significant and cannot be avoided by the proposed project, additional work, such as the data recovery excavation described in Mitigation Measure CUL-2, shall be completed prior to the resumption of ground-disturbing activities in the immediate area to mitigate any significant impacts to cultural resources.	LS
		PS	**CUL-8: Curation of Archaeological Resources.** Upon completion of project construction, archaeological collections that have not been repatriated or buried on site (per Mitigation Measure CUL-11), along with final reports, field notes, and other standard documentation collected, shall be permanently curated at a facility that meets the State Historical Resources Commission's Guidelines for the Curation of Archaeological Collections. A qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be required to secure a written agreement with a recognized museum repository regarding the final disposition and permanent storage and maintenance of all archaeological resources recovered as a result of the Phase III archaeological investigations and monitoring activities that have not been repatriated or buried on site. The written agreement shall specify the level of treatment (preparation, identification, curation, cataloging) required before the collection would be accepted for storage. The cost of curation is assessed by the repository and is the responsibility of the applicant.	LS
		PS	**CUL-9: Cultural and Tribal Cultural Impacts Associated with Biological Restoration.** Prior to the execution of Mitigation Measures BIO-1,	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			BIO-2, BIO-12, and BIO-15, the supervising biologists and applicant shall consult with the City of Santee, a qualified archaeologist who meets the Secretary of Interior's Professional Qualifications Standards for archaeology, and the Native American groups who have participated in consultation for the proposed project to complete the following tasks to address potential impacts to cultural and tribal cultural resources: 1. After the identification of possible biological restoration areas, the archaeologists and a Native American monitor of Kumeyaay descent shall complete a cultural resource records search of the California Historical Resources Information System and in-fill pedestrian surveys of any areas not previously investigated by Atkins (December 2017) or Rincon (May 2020) as part of the proposed project. • The survey shall include the biological mitigation area and a 100-foot buffer. • The survey shall be carried out using transects spaced no greater than 10 meters apart to be consistent with the standard field methods used by the previous studies (Atkins [December 2017] or Rincon [May 2020]). • A Native American monitor shall be present and shall participate in the survey effort. • Any cultural and or tribal cultural resources identified during the restoration effort shall be documented using California Department of Parks and Recreation Series 523 forms and be filed at the South Coastal Information Center. • A Phase I report that documents the survey locations and the results of the survey and includes California Department of Parks and Recreation Series 523 forms for any resources identified during the survey effort shall be completed by the qualified archaeologist. The report shall be prepared in accordance with the California Office of Historic Preservation's 1990 Archaeological Resource Management Report's: Recommended Contents and Format and California Environmental Quality Act; California Public Resources Code,	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			Section 21084.1; and California Environmental Quality Act Guidelines, Section 15126.4(b). The final report shall be electronically submitted to the City of Santee and the South Coastal Information Center. 2. If human remains are identified on the surface during the pedestrian survey, the location of the human remains and a 50-foot buffer shall be avoided. Steps outlined in Mitigation Measure CUL-10 shall be followed in the event human remains are identified. 3. If a resource not containing human remains cannot be feasibly avoided, then a Phase II evaluation of the resource shall occur to determine the eligibility of the resource for listing on the California Register of Historical Resources. The Phase II evaluation shall be implemented by a qualified archaeologist who meets the Secretary of Interior's Professional Qualifications Standards for archaeology and observed by a Native American monitor. • If the resource is recommended eligible by the qualified archaeologist and the City of Santee concurs with the recommendation, Mitigation Measure CUL-2 shall be carried out. • Following completion of Mitigation Measure CUL-2, Mitigation Measures CUL-3 through CUL-8, CUL-10, and CUL-11 shall be implemented. • If the resource is recommended ineligible by the qualified archaeologist, and the City of Santee concurs with the recommendation, no further testing shall be required. A determination of eligibility shall be made by the qualified archaeologist in consultation with the City of Santee and Native American groups who have consulted on the proposed project. Upon completion of the determination of eligibility, Mitigation Measures CUL-5 through CUL-11 shall be implemented.	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Human Remains	Development of the proposed project would have the potential to result in the disturbance of human remains in recorded and unrecorded sites.	PS	**CUL-10: Discovery of Human Remains.** If human remains are found, State of California Health and Safety Code, Section 7050.5, states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code, Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains.	LS
Tribal Cultural Resources	Development of the proposed project could would have the potential to cause an adverse change in the significance of a TCR	PS	**CUL-1, CUL-2, CUL-3, CUL-4, CUL-5, CUL-6, CUL-7, CUL-8, CUL-9, CUL-10 (see above).**	LS
		PS	**CUL-11: Treatment and Disposition of Tribal Cultural Resources.** The applicant shall relinquish ownership of all non-burial related tribal cultural resources collected during the grading monitoring program and to the extent performed by the applicant, from any previous archaeological studies or excavations on the project site to the most likely descendant tribe for proper treatment and disposition per the Cultural Resources Mitigation and Monitoring Program (Mitigation Measure CUL-4). Any burial related tribal cultural resources (as determined by the most likely descendant) shall be repatriated to the most likely descendant as determined by the Native American Heritage Commission pursuant to California Public Resources Code, Section 5097.98. If none of the consulting tribes accept the return of the cultural resources, then the cultural resources shall be subject to the curation requirements stipulated in Mitigation Measure CUL-8. In the event that curation of tribal cultural resources is required by a superseding regulatory agency, curation shall be conducted by an approved facility and the curation shall be guided by the State Historical Resources Commission's Guidelines for the Curation of Archaeological Collections. In the event on-site reburial of culturally affiliated material is preferred by the Native American groups consulting on the proposed project, the applicant, in consultation with the most likely descendant, shall designate a location on the project site where reburial will take place.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			The reburial shall take place in a location where future construction shall not impact the buried material, such as an area designated as open space for the proposed project; therefore, a cap shall not be required. The on-site reburial location shall be selected prior to the start of construction. The reburial of material shall take place following the completion of ground disturbance for the proposed project and shall be observed by the most likely descendant or a Native American monitor representing the most likely descendant and a qualified archaeologist who meets the Secretary of Interior's Professional Qualifications Standards for archaeology. The location of the reburial shall be documented using a California Department of Parks and Recreation Series 523 form completed by the qualified archaeologist who observed the reburial. The qualified archaeologist shall submit the location to the City of Santee and the location and forms to the South Coastal Information Center.	
4.5 Energy				
Wasteful or Inefficient Energy Use	The proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.	LS	No mitigation is required.	LS
Conflict with Renewable or Energy Efficiency Plan	The proposed project would not conflict with or obstruct any renewable energy or energy efficiency plan.	LS	No mitigation is required.	LS
4.6 Geology, Soils and Paleontological Resources				
Exposure of Persons to the Hazards of Seismic Ground Shaking	The proposed project would not expose people and structures to seismically induced hazards.	LS	No mitigation is required.	LS
Soil Erosion or Topsoil Loss	Construction of the proposed project could potentially accelerate erosion rates in areas of the project site that have generally loose and unconsolidated soils and old fill	PS	**GEO-1: Geotechnical Recommendations.** Prior to the issuance of a grading permit, the applicant shall demonstrate that the recommendations and specifications contained in the geotechnical investigations conducted for the project site and off-site areas have been incorporated into the final project design and construction documents as minimum project requirements to the satisfaction of the City of Santee Development Services	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	areas, resulting in soil erosion or the loss of topsoil.		Director. The recommendations are discussed in detail in the following reports prepared by Geocon Consultants, Inc. in 2020: Geotechnical Investigation for Fanita Ranch – Fanita Commons, Orchard Village, and Vineyard Village; Geotechnical Investigation for Fanita Ranch – Fanita Parkway Widening and Extension Station 9+35 to 111+50; Geotechnical Investigation for Fanita Ranch – Off-Site Improvement to Cuyamaca Street; and Geotechnical Reconnaissance for Fanita Ranch – Off-Site Improvements to Magnolia Avenue. The geotechnical recommendations include but are not limited to: general geotechnical recommendations, recommendations for the Special Use area, soil and excavation characteristics, terrace drains, grading, seismic design criteria, slope stability, corrosive potential, foundation and concrete slab on-grade, retaining walls and lateral loads, slope maintenance, site drainage and moisture protection, Fanita Parkway flexible pavement, Cuyamaca Street pavement design, Lake Canyon Road Pavement section recommendations, grading plan review, and recommended grading specifications.	
Geologic Stability	The project site contains areas of geologic instability, and the proposed development could potentially increase the instability of slopes.	PS	**GEO-1 (see above).**	LS
Expansive Soils	Expansive soils on the project site could cause damage to proposed structures.	PS	**GEO-1 (see above).**	LS
Septic Tanks or Alternative Wastewater Disposal Systems	No septic tanks or alternative wastewater disposal systems would be used on the project site.	NI	No mitigation is required.	NI
Paleontological Resources	The proposed project could potentially impact significant paleontological resources during construction grading and excavation.	PS	**GEO-2: Paleontological Monitoring Program.** To address potentially significant impacts to paleontological resources, a monitoring program shall be implemented and involve the following: 1. Preconstruction Personnel and Repository: Prior to the commencement of construction, a qualified project paleontologist shall be retained to oversee the mitigation program. A qualified project	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			paleontologist is a person with a doctorate or master's degree in paleontology or related field and who has knowledge of the County **of** San Diego paleontology and documented experience in professional paleontological procedures and techniques. In addition, a regional fossil repository, such as the San Diego Natural History Museum, shall be designated by the City of Santee to receive any discovered fossils. 2. Preconstruction Meeting: The project paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. 3. Preconstruction Training: The project paleontologist shall conduct a paleontological resource training workshop to be attended by earth excavation personnel. 4. During-Construction Monitoring: A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all original cutting of previously undisturbed deposits of Pleistocene terrace deposits (moderate paleontological potential), ancient landslide deposits (moderate paleontological potential), Stadium Conglomerate (high paleontological potential), and Friars Formation (high paleontological potential) to inspect exposures for unearthed fossils. Areas to be monitored shall include but would not be limited to the majority of the proposed Orchard Village and Vineyard Village footprints and approximately the southern half of the Fanita Commons footprint, the improvements to Fanita Parkway in the vicinity of Lake Canyon Road and northward, and the northern half and southernmost end of the off-site extension of Cuyamaca Street. 5. During-Construction Fossil Recovery: If fossils are discovered, the project paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor)	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. 6. Post-Construction Treatment: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged. 7. Post-Construction Curation: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository. 8. Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City of Santee within 2 weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.	
4.7 Greenhouse Gas Emissions				
Generate Substantial Greenhouse Gas Emissions	Implementation of the proposed project would produce a net increase in greenhouse gas emissions that could have a significant impact on the environment.	PS	**GHG-1: Solar Panels.** Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the project shall include both fixed-position rooftop photovoltaic (PV) solar energy panels on residential structures and commercial buildings, and in the Special Use area PV panels mounted on racks that have motorized tilt positions that follow the sun unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified solar consultant submitted to City. The proposed project shall provide on-site PV renewable energy generation with a total design capacity of at least 12.147 megawatts (MW) for the Preferred Land Use Plan with School, or 12.083 MW capacity for the Land Use Plan without School at full buildout.	LS
		PS	**GHG-2: Recycling and Composting Services.** Prior to issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that: • Between 2020 and 2030, at least 70 percent of construction and demolition waste is diverted, and	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• Starting in 2030, at least 80 percent of construction and demolition waste is diverted. Long term, at least 90 percent of the waste generated at the project shall be diverted. To achieve this mandate, the project shall include, but not be limited to the following: • Recycling containers within all multi-family residential communities and non-residential buildings, and • Composting containers and compost collection services within commercial and office facilities.	
		PS	**GHG-3: Water Conservation.** Prior to issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the project will implement water conservation strategies that are designed to be as efficient as possible with potable water supplies and achieve at least 20 percent indoor and outdoor water reduction as compared to the average water consumption rate in the City of Santee at the time of project approval.	LS
		PS	**GHG-4: All Electric Homes**. Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the project will include all-electric homes. No natural gas shall be provided to the residential portion of the project.	LS
		PS	**GHG-5: On-Site Tree Planting**. Prior to the issuance of the precise grading permit for each phase, landscape and irrigation plans shall show evidence of tree planting in support of the overall master tree planting plan that requires at least 26,705 trees and at least 237.4 acres of bushes/hedges on site.	LS
		PS	**GHG-6: Private Electric Vehicles.** Prior to the certificate of occupancy for the 500th low density residential unit, the applicant or its designee shall provide evidence to the City of Santee that one electric vehicle has been provided with the purchase of a low density residential (LDR) unit, until a total of 100 electric vehicles have been delivered.	LS
		PS	**AIR-5 through AIR-8, AIR-10 (see above).**	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Consistency with Applicable Plan, Policy, or Regulation	The proposed project would result in an increase in GHG emissions that would have the potential to conflict with the City's GHG reduction goals identified in the Sustainable Santee Plan.	PS	**GHG-1, GHG-2, GHG-6, AIR-6 through AIR-8, (see above), and TRA-16 (see below).**	LS
4.8 Hazards and Hazardous Materials				
Transport, Use, and Disposal of Hazardous Materials	The proposed project would not result in increased transport, use, and disposal of hazardous materials that could pose a hazard to the public and environment because it would comply with applicable federal, state and local laws.	LS	No mitigation is required.	LS
Accidental Release	The proposed project has the potential to result in a significant hazard to the public or the environment from an existing groundwater well on the project site.	PS	**HAZ-1: Groundwater Well Abandonment.** Prior to issuance of a grading permit, the applicant shall provide documentation to the City of Santee Development Services Department showing the proper abandonment of the on-site groundwater well located approximately 800 feet northeast of the Padre Dam Municipal Water District Ray Stoyer Water Recycling Facility, in accordance with the County of San Diego's Well Ordinance (Section 67.441 of the Regulatory Ordinances). Section 67.441 outlines the permit application requirements and conditions for the purpose of construction, repair, reconstruction and destruction of any well. These requirements include, but are not limited to, locational information, waste disposal systems, drainage patterns, depth of the well(s), and completion of work. This section also includes the conditions of approval for a permit that must be adhered to by the applicant.	LS
Hazards to Nearby Schools	Hazardous materials and waste would be handled within one-quarter mile of a proposed school; however, the materials are not anticipated to occur in quantities	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	that would pose a risk to occupants of the existing or proposed schools.			
Hazardous Materials Sites	Implementation of the proposed project would not result in activities located on a listed hazardous materials site compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or environment.	LS	No mitigation is required.	LS
Airport Safety Hazards	Portions of the proposed project are located within 2 miles of an airport land use plan; however, hazards from flight operations would pose minimal safety hazards to people residing or working in the project area as a result of implementation of the proposed project.	LS	No mitigation is required.	LS
Emergency Response and Evacuation Plans	The proposed project would not affect adopted emergency response and evacuation plans.	LS	No mitigation is required.	LS
4.9 Hydrology and Water Quality				
Water Quality Standards	The proposed project would have the potential to generate pollutants during construction and post-construction activities that could impact downstream water quality; however, compliance with applicable regulations would ensure that downstream water quality is not impacted.	LS	No mitigation is required.	LS
Groundwater Supplies	The proposed project would be designed to minimize potential	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	effects to groundwater recharge and would not use groundwater during project construction or operation.			
Site Drainage and Hydrology	The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would substantially increase the rate or amount of surface runoff in a manner that would impede or redirect flood flows, result in substantial erosion or siltation on or off site, or flooding on or off site. The project would generate less runoff than existing conditions. Therefore, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	LS	No mitigation is required.	LS
Activities in a Flood Hazard, Tsunami, or Seiche Zone	Implementation of the proposed project would not result in activities in a flood hazard, tsunami, or seiche zone.	NI	No mitigation is required.	NI
Water Quality Control Plan or Sustainable Groundwater Plan	Implementation of the proposed project would have the potential to generate pollutants during construction and post-construction	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	activities; however, compliance with applicable regulations would ensure that it would not conflict with or obstruct the implementation of the San Diego Basin Plan.			
4.10 Land Use and Planning				
Physical Division of an Established Community	The proposed project would not physically divide an established community.	LS	No mitigation is required.	LS
Conflict with Land Use Plans, Policies, or Regulations	The proposed project would not conflict with applicable land use plans, policies, or regulations.	LS	No mitigation is required.	LS
4.11 Mineral Resources				
Loss of Known Mineral Resources	The proposed project would use on-site rock materials during project construction and preserve over 63 percent of the site as a Habitat Preserve. It would not result in the loss of availability of known mineral resources valuable to the region and state.	LS	No mitigation is required.	LS
Loss of Locally Important Mineral Resource Site	The proposed project would not result in the loss of a locally important mineral resource recovery site.	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.12 Noise				
Exceedance of Noise Standards	Implementation of the proposed project would have the potential to result in excessive noise levels as a result of construction activities, potential nighttime nuisance noise at the Special Use area, temporary and permanent increases in ambient noise levels, and exposure of proposed NSLUs to noise levels in excess of Santee General Plan compatibility standards.	PS	**NOI-1: Construction Access Road Speed Limitations.** As a condition of approval for the proposed project, the applicant shall not seek to increase the posted speed limit on Fanita Parkway south of Ganley Road from the existing posted speed limit of 40 miles per hour to the post-project improvement design speed of 50 miles per hour until the building construction phase of Phase 1 is complete. The speed limit for construction-related traffic shall be stipulated in project construction documents, including the grading plans, and the contract with the construction contractor. Construction-related traffic shall not exceed existing posted speed limits.	LS
		PS	**NOI-2: Vendor Trip Route Limitations.** During building construction activities, the construction contractor shall prohibit the use of Magnolia Avenue for medium-duty and heavy-duty truck trips. During building construction activities, all trucks shall access the site via Fanita Parkway and Cuyamaca Street only. Additionally, medium- and heavy-duty truck trips shall be limited on Fanita Parkway. Truck trips shall be limited to 170 one-way trips (85 two-way trips) on Fanita Parkway during Phase 1 building construction activities and to a maximum of 140 one-way trips (70 two-way trips) on Fanita Parkway during simultaneous building construction activities and project operation. These requirements shall be included in project construction documents, including the grading plan and the contract with the construction contractor. Prior to issuance of a grading permit, temporary signage prohibiting proposed project truck access shall be installed at the Magnolia Avenue and Mast Boulevard intersection.	LS
		PS	**NOI- 3: Roadway Construction Notification.** In accordance with Section 5.04.090 of the Santee Municipal Code, the construction contractor shall provide written notification of off-site construction activities to all uses within 300 feet of the potential construction area. The notification to any existing uses within 300 feet of roadway construction activities. The notice shall describe the nature of the construction activities, including the expected duration, and provide a point of contact to resolve noise complaints. If a complaint is received, construction noise shall be monitored by a qualified acoustical consultant at the nearest affected receptor for the duration a normal day of construction. If the hourly average monitored noise level from construction exceeds a normal conversation level (65 A-weighted decibels)	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			at the nearest sensitive receptor, or the ambient noise level at the receptor if the ambient noise level exceeds 65 A-weighted decibels, construction activities in the immediate area of the affected receptor shall cease. Construction shall not resume until activities can be adjusted or noise reduction measures are implemented to reduce noise at the affected receptor to below normal conversation levels (65 A-weighted decibels) or the ambient noise level at the receptor if the ambient noise level exceeds 65 A-weighted decibels. Measures to reduce noise shall include but not be limited to the following: • Stationary construction noise sources, such as temporary generators, shall be located as far from nearby noise-sensitive receptors as possible. • Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive residences are located. • Construction equipment shall be outfitted with properly maintained, manufacturer-approved or recommended sound abatement tools on air intakes, combustion exhausts, heat dissipation vents, and the interior surfaces of engine hoods and power train enclosures. • Construction laydown and vehicle staging areas shall be positioned (to the extent practical) as far from noise-sensitive land uses as feasible. • Simultaneous operation of construction equipment shall be limited, or construction time within an hour shall be limited, to reduce the average noise level. • Temporary noise barriers, such as noise blankets, shall be implemented around the perimeter of the construction area to minimize construction noise at affected receptors.	
		PS	**NOI- 4: Nighttime Noise Sound Management Plan.** The construction contractor shall be required to obtain authorization from the Director of Development Services for any construction activities that would occur between 7:00 p.m. and 7:00 a.m. As part of the authorization process, the construction contractor shall prepare a Sound Management Plan to be included in construction documents, including the grading plan and construction contract. The Sound Management Plan shall include all or a combination of the measures listed in Mitigation Measure NOI-3, as	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			deemed necessary by a qualified acoustical engineer, to minimize noise at nearby receptors. In addition to the measures listed in Mitigation Measure NOI-3, construction activities that must take place between 7:00 p.m. and 7:00 a.m. that could generate high noise levels at residences shall be scheduled during times that would have the least impact on sensitive receptor locations, such as the evening hours between 7:00 p.m. and 10:00 p.m., rather than the nighttime hours between 10:00 p.m. and 7:00 a.m.	
		PS	**NOI-5: Special Use Area Noise Measures.** The following requirements for the Special Use area shall be included as conditions of approval in the development review permit between the applicant and the City of Santee: • Any electronic or automatic gate installed at Special Use area access points shall not generate noise levels that exceed 65 A-weighted decibels at the access point. The site operator shall provide specifications from the manufacturer prior to gate installation, and the site operator agreement shall include proper maintenance of the gate. Proper maintenance shall include response within 1 business day to complaints received by the site operator from residents, or received from the City as a result of a complaint, regarding nuisance noise as a result of disrepair. The response shall detail measures that the site operator will take to address the complaint and a timeline, such as a scheduled maintenance appointment. • Use of the Special Use area as a storage facility shall limit access to the site to the hours of 7:00 a.m. to 7:00 p.m., with the exception of a special after-hours pickup and drop-off location. Stored property shall be relocated to or from the after-hours location during normal business hours because access to the regular storage facilities shall be restricted to 7:00 a.m. to 7:00 p.m. The after-hours location shall be secured with an additional access gate that can only be opened with a temporary gate code provided through pre-arrangement with the site operator. The after-hours location shall be more than 125 feet from the nearest existing receptors and shall be screened from existing receptors by the regular storage facilities.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		PS	**NOI-6: Noise Barrier Installation (Direct and Cumulative).** A permanent noise barrier shall be installed on the western side of Fanita Parkway from Mast Boulevard to the project site, on the eastern side of Cuyamaca Street from Mast Boulevard to El Nopal, and at individual neighborhoods on Magnolia Avenue north of El Nopal in conjunction with proposed improvements to these roadways. Installation of a noise barrier on Magnolia Avenue may interfere with current access from apartment buildings to the existing sidewalk. In these areas, noise barrier installation would include providing a new walkway adjacent to the wall to provide sidewalk access at existing driveways. The noise barriers shall be designed by a qualified acoustical engineer. The applicant shall submit an analysis to the Director of Development Services prior to the start of construction that demonstrates that the proposed noise barriers would reduce traffic noise exposure at residential receptors to 65-A-weighted-decibel community noise equivalent level or below on Fanita Parkway and Cuyamaca Street. The noise level on Magnolia Avenue is estimated to exceed 65 A-weighted decibels without project traffic. The barrier on Magnolia Avenue shall demonstrate a reduction in noise exposure to a 66-A-weighted-decibel day-night average sound level or below. Noise barriers shall be installed concurrently with the following proposed roadway improvements: • Extension and widening of Fanita Parkway prior to the commencement of building construction activity on site • Extension and widening of Cuyamaca Street prior to issuance of the first certificate of occupancy • Extension of Magnolia Avenue prior to construction and certification of occupancy of the 1,500th equivalent dwelling unit	SU (permanent increase in traffic noise levels)
		PS	**NOI-7: On-Site Ambient Noise Exposure.** Prior to issuance of a building permit for any first-row Low Density Residential units or Active Adult units that would be located adjacent to Fanita Parkway and first-row multi-family residential units located adjacent to Cuyamaca Street in the Village Center, the applicant shall prepare an acoustical analysis ensuring that interior noise levels due to exterior noise sources would be at or below 45-A-weighted-decibel day-night average sound level. The analysis shall be submitted to the Director of Development Services for approval. One or a combination of the following measures shall be incorporated as necessary to ensure	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			interior noise would be at or below 45-A-weighted-decibel day-night average sound level 1. Use non-noise-sensitive structures such as garages to shield noise-sensitive areas 2. Orient bedrooms away from noise sources 3. Limit opening and penetrations on portions of buildings impacted by noise 4. Apply noise insulation to walls, roofs, doors, windows, and other penetrations 5. Enclose patios or balconies using a clear material, such as glass 6. Install dual-paned windows For some units, it may be necessary for the windows to be able to remain closed to ensure that interior noise levels meet the interior standard of 45-A-weighted-decibel day-night average sound level. Consequently, a ventilation or air conditioning system shall be required for these units to provide a habitable interior environment with the windows closed.	
Excessive Groundborne Vibration or Noise	Construction activities may result in a substantial temporary increase in groundborne vibration or noise levels.	PS	**NOI-3 and NOI-4 (see above).**	LS
		PS	**NOI-8: Vibration Best Management Practices.** Prior to the commencement of construction activities that would involve use of a vibratory roller (or equivalent equipment) within 75 feet of a residence, the applicant shall retain a qualified acoustician to identify best management practices to be implemented by the construction contractor to reduce vibration levels to below 80 vibration decibels at the nearest residence. The best management practices shall be included in project construction documents, including the grading plan and contract with the construction contractor. Practices may include but are not limited to the following: • Use only properly maintained equipment with vibratory isolators • Operate equipment as far from sensitive receptors as possible • Use rubber-tired vehicles as opposed to tracked vehicles	LS
		PS	**NOI-9: Construction Vibration Notification.** The construction contractor shall provide written notification to receptors within 75 feet of construction activities at least 3 weeks prior to the start of any construction activities that would require the use of a vibratory roller or equivalent equipment. The	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			notice would inform them of the estimated start date and duration of daytime vibration-generating construction activities. This notification shall include information warning about the potential for impacts related to vibration-sensitive equipment. The City of Santee shall provide a phone number for the affected receptors to call if they have vibration-sensitive equipment on their property. If a complaint is received, a vibration monitoring program will be implemented within 2 working days to reduce vibration to below 80 vibration decibels at the nearest receptor. The vibration monitoring plan shall be prepared and administered by a qualified vibration consultant and submitted to the Director of Development Services for approval. The vibration monitoring plan shall include the location of the vibration monitor, the vibration instrumentation used, a data acquisition and retention plan, and an exceedance notification and reporting procedures. The program shall include but not be limited to the following: • Monitor vibration during construction activities with a seismograph or other instrument capable of measuring and recording displacement and frequency, particle velocity, or acceleration at the closest residence to the construction area • Use equipment that includes dampeners or other modifications to reduce vibration • Use of alternative non-vibratory equipment where available • Limit simultaneous operation of equipment.	
Aircraft Noise	The proposed project would not expose people residing or working in the project site to excessive noise levels resulting from aircraft noise.	LS	No mitigation is required.	LS
4.13 Population and Housing				
Substantial Population Growth	Implementation of the proposed project would not result in direct inducement of substantial population growth to the area.	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Displacement of People or Housing	The proposed project would not displace people or housing. It would create new residences to add to the City's existing housing stock.	LS	No mitigation is required.	LS
4.14 Public Services				
Fire Protection Facilities	Implementation of the proposed project would include the development of a new fire station to offset its increase in demand for fire services and would not require additional new facilities that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.	LS	No mitigation is required.	LS
Police Protection Facilities	The proposed project would not result in increased demand for police services that would require new off-site facilities that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.	LS	No mitigation is required.	LS
Public School Facilities	The proposed project would not result in increased demand for public school facilities that would require new off-site facilities that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.	LS	No mitigation is required.	LS
Other Facilities - Libraries	The proposed project would not result in increased demand for	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	library facilities such that new or physically altered facilities are needed that could result in a significant physical impact to the environment other than what is already addressed in Sections 4.1 through 4.18.			
4.15 Recreation				
Deterioration of Parks and Recreational Facilities	The proposed project would increase the use of existing Neighborhood and Regional Parks; however, not to the point that substantial physical deterioration of those facilities would occur.	LS	No mitigation is required.	LS
Construction or Expansion of Recreational Facilities	The proposed project would require construction of recreational facilities that have the potential to result in significant impacts to the environment.	PS	Applicable mitigation measures from other resource topics including air quality, biological resources, cultural and tribal cultural resources, greenhouse gas emissions, geology, soils and paleontological resources, noise, transportation, and wildfire in this EIR. No additional mitigation is required.	SU (air quality, noise, and transportation impacts)
4.16 Transportation				

Circulation System Performance	The proposed project would cause a conflict with an applicable plan or policy addressing the circulation system during project construction and operation.	PS	**TRA-1: Construction Traffic Control Plans.** Prior to beginning construction, work zone traffic control plans and construction transportation management plans shall be prepared in accordance with all applicable requirements of the City of Santee and County of San Diego encroachment permits and applicable City of Santee and County of San Diego plans, ordinances, and policies. The plans shall include provisions for the following:
			• The applicant shall comply at all times with the following work hour requirements:
			  • No site work, building construction, or related activities, including equipment mobilization shall be permitted to start on the project prior to 7:00 a.m. and all work for the day shall be completed by 7:00 p.m., subject to the satisfaction of the City Engineer.
			  • No work is permitted on Sundays or City holidays.
				LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• No deliveries, including equipment drop-off and pick-up, shall be made to the project except between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday, excluding Sundays and City holidays, subject to the satisfaction of the City Engineer. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public would be permitted. • If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and materials suppliers regarding the specified work hours, additional reduction of work hours shall be imposed by the City Department of Development Services. • In addition to the above, the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24 inches by 36 inches and shall be weatherproofed. The sign content shall be provided by the Department of Development Services. • Coordinate with public transit providers (where necessary). • Provide off-site construction worker parking areas and shuttles for workers to/from the job site, if necessary. • Implement standard safety practices, including installing appropriate barriers between work zones and transportation facilities, placement of appropriate signage, and use of traffic control devices. • Coordinate with the jurisdictions prior to construction to determine specific traffic handling layouts. • Protect traffic by using flaggers, warning signs, lights, and barricades to guide vehicles through or around construction zones. • Restore roadway capacity to the extent feasible during hours when construction activities are not occurring, which could include the use of street plates or temporary paving. • Clean and restore roadways upon completion of work.	

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			• Limit the length of open trenches to the length allowed by County of San Diego and City of Santee encroachment permits. • Implement construction schedules and techniques that minimize roadway closures, including the number of cross streets and side streets that may be blocked or otherwise impacted by construction activities. • Detours for cyclists and pedestrians when bike lanes or sidewalks must be closed. • Install steel plates over open trenches in inactive construction areas to maintain existing bicycle and pedestrian access after construction hours. • Coordinate with local schools prior to construction within close proximity of school property to ensure entryways are not blocked during peak drop-off and pick-up times. • Enforce speed limits of construction vehicles on all streets. • Notify emergency response providers of streets closures at least one week prior to closures and include the location, date, time and duration of the closure. • Abide by encroachment permit conditions, which shall supersede conflicting provisions in the plans. • In addition, vendor trip limitations shall be imposed, which would prohibit vendor truck trips on Cuyamaca Street and Magnolia Avenue and require all truck traffic to use Fanita Parkway for site access. Worker vehicle trips would be allowed on all roadways.	
		PS	**TRA-2: Princess Joann Road/Cuyamaca Street Intersection (Year 2035 Cumulative).** As part of the proposed project, this intersection would be constructed as a project design feature. By year 2035, with ambient growth assumed from buildout of the Santee General Plan land uses, a cumulative impact would occur. Therefore, to mitigate the cumulative impact, prior to occupancy of the 890th equivalent dwelling unit the proposed project shall install a traffic signal, provide protected southbound left-turn phasing and provide the following lane geometry: southbound – 1 left lane, 1 thru lane; westbound – 1 shared left lane/right lane; and	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			northbound – 1 thru, 1 right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	
		PS	**TRA-3: Ganley Road/Fanita Parkway Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 1,917th equivalent dwelling unit, the proposed project shall install a traffic signal at this intersection and provide southbound/northbound left-turn protected phasing. Provide the following lane geometry: southbound – 1 left lane, 1 shared thru/right-turn lane; northbound – 1 left lane, 1 thru lane, 1 right lane; westbound – 1 left lane, 1 shared thru lane/right lane; and eastbound – 1 shared left lane/thru lane/right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-4: Woodglen Vista Drive/Cuyamaca Street Intersection (Direct and Year 2035 Cumulative**). Prior to occupancy of the 2,212th equivalent dwelling unit, the proposed project shall install a traffic signal at this intersection and provide north–south protected phasing and east–west permissive phasing. The following lane geometry shall be provided: southbound – 1 left lane, 1 thru lane; northbound – 1 left lane, 1 thru lane, 1 right lane; westbound – 1 shared left lane/thru lane/right lane; and eastbound – 1 shared left lane/thru lane/right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-5: El Nopal/Cuyamaca Street Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 1,327th equivalent dwelling unit, the proposed project shall install a traffic signal at this intersection and provide north–south protected phasing and east–west permissive phasing. The following lane geometry shall be provided: southbound – 1 left lane, 1 thru lane, 1 shared thru lane/right lane; northbound – 1 left lane, 1 thru lane, 1 shared thru lane/right lane; eastbound – 1 shared left lane/thru lane/right lane; westbound – 1 shared left lane/thru lane/right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-6: El Nopal/Los Ranchitos Road Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 2,654th equivalent dwelling unit, the project shall restripe the westbound approach at this intersection to provide the following lane geometry: 1 left lane, 1 thru lane. However, since this intersection is located within the County of San Diego's jurisdiction, the	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			City of Santee is without jurisdiction to ensure the construction of the recommended improvements. Therefore, the impact would be considered significant and unavoidable.	
		PS	**TRA-7: Lake Canyon Road/Fanita Parkway Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 1,828th equivalent dwelling unit, the proposed project shall install a traffic signal at this intersection and provide northbound–southbound protected phasing. The following lane geometry shall be provided: southbound – 1 left lane, 2 thru lanes; northbound –1 thru lane, 1 shared thru lane/right lane; and westbound – 1 left lane, 1 shared left lane/right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-8: Beck Drive/Cuyamaca Street Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 265th equivalent dwelling unit, the proposed project shall install a traffic signal and provide northbound–southbound protected phasing. The following lane geometry shall be provided: southbound – 1 left lane, 1 thru lane, 1 shared thru lane/right lane; northbound – 1 left lane, 1 thru lane, 1 shared thru lane/right lane; eastbound – 1 shared left lane/thru lane/right lane; and westbound – 1 shared left lane/thru lane/right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-9: Mast Boulevard/State Route 52 Westbound Ramps Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 442nd equivalent dwelling unit, the proposed project shall widen the westbound approach at the intersection to provide the following lane geometry: westbound – 1 shared thru-right lane; and 2 right lanes, consistent with the improvements proposed in the Santee General Plan Mobility Element. However, since this intersection is within the City of San Diego's and the California Department of Transportation's jurisdictions, the City of Santee is without jurisdiction to ensure the construction of the recommended improvements. Therefore, the impact would be considered significant and unavoidable.	SU
		PS	**TRA-10: Mast Boulevard/West Hills Parkway Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 88th equivalent dwelling unit, the proposed project shall widen the intersection to provide the	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			following lane geometry: eastbound – 1 left lane, 3 thru lanes, 1 right lane; westbound – 2 left lanes, 2 thru lanes, 1 shared thru lane/right lane; northbound – 2 left lanes, 1 shared thru lane/right lane; and southbound – 1 shared thru lane/left lane, 1 right lane. However, since this intersection is within the City of San Diego's and the California Department of Transportation's jurisdictions, the City of Santee is without jurisdiction to ensure the construction of the recommended improvements. Therefore, the impact would be considered significant and unavoidable.	
		PS	**TRA-11: Mast Boulevard/Fanita Parkway Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 2,064th equivalent dwelling unit, the proposed project shall widen the intersection to provide dual southbound right-turn lanes and restripe the eastbound approach to provide dual eastbound left-turn lanes. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-12: Mast Boulevard/Cuyamaca Street Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 2,212th equivalent dwelling unit, the proposed project shall widen the intersection to provide the following lane geometry: southbound – 1 left lane, 2 thru lanes, 1 right lane; and eastbound –2 left lanes, 2 thru lanes, 1 right lane. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-13: Riverford Road/State Route 67 Southbound Ramps Intersection (Direct and Year 2035 Cumulative).** Prior to the occupancy of the 442nd equivalent dwelling unit, the proposed project shall install a traffic signal at this intersection. However, since this intersection is within the County of San Diego's and the California Department of Transportation's jurisdictions, the City of Santee is without jurisdiction to ensure the construction of the recommended improvements. Therefore, the impact would be considered significant and unavoidable.	SU
		PS	**TRA-14: Riverford Road/Woodside Avenue Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 442nd equivalent dwelling unit, the proposed project shall restripe the westbound approach to provide the following lane geometry: 1 thru lane, 1 right lane. However, since this intersection is within the County of San Diego's jurisdiction, the City of Santee is without jurisdiction to ensure the construction of the	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			recommended improvements. Therefore, the impact would be considered significant and unavoidable.	
		PS	**TRA-15: West Hills Parkway/Mission Gorge Road Intersection (Year 2035 Cumulative).** Prior to occupancy of the 237th equivalent dwelling unit, the proposed project shall contribute an 18.5 percent fair share toward restriping the intersection to provide the following lane geometry: westbound – 1 left lane, 1 thru lane, 1 shared thru lane/right lane, 1 right lane, consistent with the improvements proposed in the Santee General Plan Mobility Element. This improvement is not currently identified in the City of Santee Proposed Capital Improvement Program Five-Year Budget, Fiscal Year 2017–2018 through Fiscal Year 2021–2022. Therefore, the project applicant shall coordinate with the City to initiate a capital improvement program project for the proposed project and future development to pay into. This impact would be considered significant and unavoidable until a funding mechanism is established for the proposed improvement.	SU
		PS	**TRA-16: Mission Gorge Road/Carlton Hills Boulevard Intersection (Direct and Year 2035 Cumulative).** The intersection of Mission Gorge Road/Carlton Hills Boulevard is currently built to its ultimate Santee General Plan Mobility Element configuration and extends to the limits of the existing right-of-way. To widen this intersection, sidewalks would need to be removed or reduced in width, which would result in impacts to non-vehicular modes of travel (pedestrians). Planning and environmental laws recognize the importance of planning for all modes of transportation, including pedestrians, bicyclists, transit riders, and motorists. As such, widening the roadway by removing sidewalks is considered infeasible due to policy considerations. Another option for intersection widening would involve the expansion of current rights-of-way through additional property acquisition. Property acquisitions, however, are considered environmentally, financially, and socially infeasible. In many cases, property acquisitions would require demolition of existing buildings, which would generate additional environmental impacts associated with construction, such as air quality, noise, greenhouse gas emissions, solid waste, and traffic. Commercial buildings abutting the sidewalks would be displaced for additional rights-of-way, causing a direct impact to existing landowners and	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			tenants. For these reasons, mitigation measures that do not require widening were evaluated. Prior to occupancy of the 560th equivalent dwelling unit, the proposed project shall install an Adaptive Traffic Signal Control system along Mission Gorge Road between Fanita Drive and Town Center Parkway. Adaptive Traffic Signal Control is a traffic management strategy in which traffic signal timing changes, or adapts, based on actual traffic demand. It employs hardware and software to provide real-time adjustments to the signal timing plan based on actual traffic demand. Adaptive traffic signals or "smart" signals communicate with each other and dynamically adjust signal timings, memorize traffic patterns, improve traffic flow, and reduce vehicle stops. The improved conditions resulting from implementation of an Adaptive Traffic Signal Control system are evidenced by a decrease in overall travel time through the subject corridor. Therefore, implementation of an Adaptive Traffic Signal Control system would result in a decrease in overall travel time, similar to the benefit that physical widening of the street would provide from increased physical capacity. However, implementation of Adaptive Traffic Signal Control along Mission Gorge Road would not reduce impacts at this intersection to below significant levels. Therefore, this impact would be significant and unavoidable.	
		PS	**TRA-17: Mission Gorge Road/Cuyamaca Street Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 2,123rd equivalent dwelling unit, the proposed project shall widen the intersection to provide a dedicated northbound right-turn lane consistent with the improvements proposed in the Santee General Plan Mobility Element. This improvement is identified in the City of Santee Proposed Capital Improvement Program Five-Year Budget, Fiscal Year 2017–2018 through Fiscal Year 2021–2022, ensuring that it has a funding mechanism. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-18: Buena Vista Avenue/Cuyamaca Street Intersection (Direct and Year 2035 Cumulative).** Prior to occupancy of the 206th equivalent dwelling unit, the proposed project shall restripe the westbound approach to provide the following lane geometry: westbound – 1 left lane, 1 shared left lane/thru lane/right lane. The signal shall be modified to provide split	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			phasing in the east–west direction. Implementation of these improvements would mitigate the impact to below a level of significance.	
		PS	**TRA-19: El Nopal: Magnolia Avenue to Los Ranchitos Road (Year 2035 Cumulative).** This segment of El Nopal is currently built to its ultimate Santee General Plan Mobility Element classification. Widening along this roadway would be infeasible given the lack of available right-of-way and residential driveways that front this segment. However, "spot" improvements shall be implemented prior to occupancy of the 224th equivalent dwelling unit. A westbound left-turn lane at the Los Ranchitos Road intersection shall be provided to improve the through flow of vehicles along this segment. Dedicated turn pockets on El Nopal shall be provided to allow for turning vehicles to decelerate and queue outside of the thru lanes. The removal of turning vehicles from thru-traffic lanes have been identified in literature published by the Transportation Research Board as one of several principals that improve "the safety and operations of an arterial roadway" (2014 Transportation Research Board Report S2-C05-RW). However, even with the identified "spot" improvements, this impact would be significant and unavoidable.	SU
		PS	**TRA-20: El Nopal: Los Ranchitos to Riverford Road (Direct and Year 2035 Cumulative).** This segment of El Nopal is in the County of San Diego and is currently built to its ultimate Mobility Element classification. Widening along this roadway would be infeasible given the lack of available right-of-way and residential driveways that front this segment. However, "spot" improvements shall be implemented prior to occupancy of the 864th equivalent dwelling unit. A westbound left-turn lane at the Los Ranchitos Road intersection shall be provided to improve the through flow of vehicles along this segment. Dedicated turn pockets shall be provided on El Nopal to allow for turning vehicles to decelerate and queue outside of the thru lanes. The removal of turning vehicles from thru-traffic lanes have been identified in literature published by the Transportation Research Board as one of several principals that improve "the safety and operations of an arterial roadway" (2014 Transportation Research Board Report S2-C05-RW). In addition, there is a cumulative development (Parkside, formerly Hillside Meadows) in the County of San Diego that proposes to construct a parallel route to Riverford Road, Hillside Meadows Drive, that would intersect El	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			Nopal and connect to Mast Boulevard in the south. Completion of this roadway could relieve traffic congestion on this segment of El Nopal approaching Riverford Road by rerouting trips to Mast Boulevard. However, the timing of completion of this roadway network improvement is unknown, is proposed by a private development project, and cannot be assured. In addition, since this segment is located within the County of San Diego's jurisdiction, the City of Santee is without jurisdiction to ensure the construction of the recommended improvements. Therefore, the impact would be significant and unavoidable.	
		PS	**TRA-21: Mast Boulevard: State Route 52 to West Hills Parkway (Direct).** Implementation of Mitigation Measure TRA-9, Mast Boulevard/State Route 52 Westbound Ramps Intersection (Direct and Year 2035 Cumulative), prior to occupancy of the 1,917th equivalent dwelling unit to improve the access to State Route 52 westbound by providing one shared thru lane/right lane and dual right lanes would mitigate the impact along this segment by facilitating the flow of vehicles from Mast Boulevard onto State Route 52 westbound. However, since this segment is located within the City of San Diego's jurisdiction, the City of Santee is without jurisdiction to ensure the construction of the recommended improvements. Therefore, the impact would be significant and unavoidable.	SU
		PS	**TRA-22: Carlton Oaks Drive: Fanita Parkway to Carlton Hills Boulevard (Direct and Year 2035 Cumulative).** This segment of Carlton Oaks Drive is currently built to its ultimate Santee General Plan Mobility Element classification and extends to the limits of the existing right-of-way. To widen the roadway prior to occupancy of the 1,843rd equivalent dwelling unit, sidewalks or bicycle facilities would need to be removed or reduced in width, which would result in impacts to non-vehicular modes of travel (pedestrians and bicyclists). Planning and environmental laws recognize the importance of planning for all modes of transportation, including pedestrians, bicyclists, transit riders, and motorists. As such, widening the roadway by removing sidewalks and bicycle facilities is considered infeasible due to policy considerations. Another option for roadway widening would involve the expansion of current right-of-way through additional property acquisition. In many cases, property acquisitions would require demolition of existing buildings, which would generate additional	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			environmental impacts associated with construction such as air quality, noise, greenhouse gas emissions, solid waste, and traffic. Residences would be displaced for additional right-of-way causing a direct impact to existing residents. For these reasons, mitigation measures for the impacted roadway segments along Carlton Oaks Drive are considered infeasible. Therefore, no additional improvements are recommended and the impact to the roadway would remain significant and unavoidable.	
		PS	**TRA-23: Fanita Parkway: Ganley Road to Lake Canyon Road (Direct and Year 2035 Cumulative).** Prior to occupancy of the 1,485th equivalent dwelling unit, the proposed project shall widen this segment of Fanita Parkway to a three-lane parkway with a raised median with one northbound lane and two southbound lanes. The information presented in the Fanita Ranch Traffic Impact Analysis (LLG 2020) indicates that this mitigation to construct Fanita Parkway to three lanes would result in acceptable level of service conditions based on peak-hour intersection, arterial, and queueing analyses between the signalized intersections of Ganley Road and Lake Canyon Road. Nonetheless, in the abundance of caution, a monitoring program consistent with Section 21.3.2, Fanita Parkway Monitoring Program, in the Traffic Impact Analysis, shall be established to identify the need for a fourth lane along this segment should certain traffic thresholds be met. The monitoring program shall be implemented by collecting various data metrics along the roadway based on the following three thresholds: (1) average daily volumes regularly exceed 13,000 average daily traffic, as defined in the monitoring program; (2) the PM peak-hour intersection delay in the northbound direction at the Fanita Parkway/Ganley Road intersection regularly exceeds 20 seconds, as defined in the monitoring program; and (3) peak-hour arterial operations along this segment of Fanita Parkway are equal to or lower than 28 miles per hour taking into account intersection delay at Ganley Road, as defined in the monitoring program. Once the 13,000 average daily traffic threshold 1 is met and the monitoring program commences, if one of the two remaining thresholds (i.e., thresholds 2 and 3) are met, the fourth lane shall be constructed to the satisfaction of the City Engineer.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			Implementation of these improvements would mitigate the impact to below a level of significance.	
		PS	**TRA-24: Fanita Parkway: Lake Canyon Road to Mast Boulevard (Direct and Year 2035 Cumulative).** Prior to occupancy of the 1,264th equivalent dwelling unit, the proposed project shall widen this section of Fanita Parkway as a four-lane parkway with a raised median with two northbound lanes and two southbound lanes. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-25: Cuyamaca Street: Woodglen Vista Drive to El Nopal (Year 2035 Cumulative).** Prior to occupancy of the 155th equivalent dwelling unit, the proposed project shall improve this street segment to its ultimate Santee General Plan Mobility Element classification of a four-lane major street. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-26: Cuyamaca Street: El Nopal to Mast Boulevard (Direct and Year 2035 Cumulative).** Prior to occupancy of the 1,481st equivalent dwelling unit, the proposed project shall reconstruct the median and restripe Cuyamaca Street from El Nopal to Mast Boulevard to four-lane major street standards consistent with the Santee General Plan Mobility Element. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-27: Cuyamaca Street: Mission Gorge Road to State Route 52 Ramps (Direct and Year 2035 Cumulative).** Implementation of Mitigation Measure TRA-17 at the intersection of Mission Gorge Road/Cuyamaca Street and Mitigation Measure TRA-18 at the intersection of Cuyamaca Street/Buena Vista Avenue prior to occupancy of the 2,650th residential unit would mitigate this segment impact by improving traffic flow at the key signalized intersections along this segment. Implementation of these improvements would mitigate the impact to below a level of significance.	LS
		PS	**TRA-28: Riverford Road: Riverside Drive to State Route 67 Ramps (Direct and Year 2035 Cumulative).** The existing section of Riverford Road between Riverside Drive and the San Diego River bridge is primarily	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			a three-lane roadway (two northbound lanes and one southbound lane) with a two-way left-turn lane. South of the bridge at North Woodside Avenue, it is a two-lane roadway. To mitigate the proposed project's impact, prior to occupancy of the 673rd equivalent dwelling unit the proposed project shall restripe Riverford Road to provide a second southbound lane between Riverside Drive and the San Diego River. Currently, there are two southbound lanes on Riverford Road south of the Riverside Drive intersection for approximately 480 feet after which it merges into one lane. The two southbound lanes are proposed to be extended by an additional 320 feet to create additional segment capacity. The current on-street parking and the Class II bike lane in the southbound direction are proposed to be maintained. The proposed 320 feet of widening on the 1,780-foot segment amounts to approximately 18 percent of the roadway. The Year 2035 Project volume of 530 average daily trips compared to the total Year 2035 volume of 25,430 is approximately 2 percent of the future traffic on this segment. Thus, the proposed project's contribution to widen 18 percent of the roadway more than exceeds the proposed project's contribution to the future traffic volumes of 2 percent. However, since this segment is within the County of San Diego's jurisdiction, the City of Santee is without jurisdiction to ensure the construction of the recommended improvements. and the impact to the roadway would remain significant and unavoidable.	
		PS	**TRA-29: State Route 52: Santo Road to Mast Boulevard: Eastbound PM Peak Hour (Direct and Year 2035 Cumulative).** The proposed project applicant has privately funded a Caltrans Project Study Report – Project Development Support (PSR-PDS) for the evaluation of potential improvements to the SR-52 corridor by Caltrans intended to relieve congestion (see Appendix N). Caltrans can and should complete its evaluation and implement of all feasible improvements along the impacted corridor. Insofar as SR-52 is within the exclusive jurisdiction of Caltrans, the City of Santee is without jurisdiction to implement any such improvements. Therefore, the impact is considered significant and unavoidable.	SU
		PS	**TRA-30: State Route 52: Santo Road to Mast Boulevard: Westbound AM Peak Hour (Direct and Year 2035 Cumulative).** The proposed project applicant has privately funded a Caltrans Project Study Report – Project Development Support (PSR-PDS) for the evaluation of potential	SU

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			improvements to the SR-52 corridor by Caltrans intended to relieve congestion (see Appendix N). Caltrans can and should complete its evaluation and implement of all feasible improvements along the impacted corridor. Insofar as SR-52 is within the exclusive jurisdiction of Caltrans, the City of Santee is without jurisdiction to implement any such improvements. Therefore, the impact is considered significant and unavoidable.	
Vehicle Miles Traveled	The proposed project would cause substantial additional VMT that exceeds the Citywide average.	PS	**AIR-6 (see above).**	SU
Hazard Design Features	The proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses.	LS	No mitigation is required.	LS
Inadequate Emergency Access	The proposed project would not result in inadequate emergency access.	LS	No mitigation is required.	LS
4.17 Utilities and Service Systems				
New or Expanded Utilities or Service Systems	Implementation of the proposed project would require the construction of new and expanded water, wastewater, drainage, electric power, natural gas, and telecommunications facilities, some of which could cause significant environmental effects.	PS	Applicable mitigation measures from other resources topics including air quality, biological resources, cultural and tribal cultural resources, greenhouse gas emissions, geology, soils, and paleontological resources, noise, transportation and wildfire in this EIR. No additional mitigation is required. .	SU (air quality, noise and transportation impacts)
Water Supply Availability	The proposed project would increase the demand on water supply from the PDMWD; however, sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development during normal, dry and multiple dry years.	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Wastewater Treatment Capacity	The PDMWD would have adequate capacity to serve the project's projected wastewater demand in addition to its existing commitments.	LS	No mitigation is required.	LS
Generation of Solid Wastes	The proposed project would increase the volume of solid waste that enters Sycamore Landfill. However, it would not generate solid waste in excess of state or local standards or in excess of the capacity of the local infrastructure.	LS	No mitigation is required.	LS
Compliance with Solid Waste Regulations	The proposed project would comply with applicable solid waste regulations.	LS	No mitigation is required.	LS
4.18 Wildfire				
Emergency Response Plan or Evacuation Plan	Implementation of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	LS	No mitigation is required.	LS
Pollutant Concentrations	The proposed project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire.	LS	No mitigation is required.	LS
Installation or Maintenance of Associated Infrastructure	The proposed project would require the installation and maintenance of infrastructure (such as roads, fuel breaks, emergency water sources,	LS	No mitigation is required.	LS

Table 1-1. Proposed Project Environmental Impacts and Mitigation Measures

Issue	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	power lines, or other utilities) and would implement fire prevention construction and maintenance measures outlined in the Construction Fire Protection Plan and Fire Protection Plan such that it would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.			
Flooding or Landslides	The proposed 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 stability, or drainage changes.	LS	No mitigation is required.	LS

Notes: LS = Less than Significant Impact; NI = No Impact; PS = Potentially Significant Impact; SU = Significant and Unavoidable Impact

Table 1-2. Summary of Impacts for Alternatives Compared to the Proposed Project

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
4.1 Aesthetics							
Scenic Vistas	LS	LS	<	>	>	<	<
Scenic Highways	LS	LS	=	=	=	=	=
Visual Character and Quality	LS	LS	<	>	>	<	<
Lighting and Glare	LS	LS	<	>	>	<	<
4.2 Air Quality							
Consistency with Applicable Air Quality Plans	PS	SU	<	<	=	=	=
Cumulative Increase in Criteria Pollutant Emissions	PS	SU	<	<	>	<	<
Sensitive Receptors	PS	LS	<	<	>	<	<
Odors	LS	LS	<	<	<	<	=
4.3 Biological Resources							
Candidate, Sensitive, Special-Status Species	PS	LS	<	>	<	<	<
Riparian Habitat or Other Sensitive Natural Communities	PS	LS	<	>	<	<	<
Wetlands	PS	LS	<	>	<	<	<
Native Resident or Migratory Fish or Wildlife Species	PS	LS	<	>	<	<	<
Tree Preservation	LS	LS	=	=	=	=	=
Habitat Conservation Plan	LS	LS	=	=	=	=	=

Table 1-2. Summary of Impacts for Alternatives Compared to the Proposed Project

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
4.4 Cultural Resources							
Historic Resources	LS	LS	=	=	=	=	=
Archaeological Resources	PS	LS	<	>	<	<	<
Human Remains	PS	LS	<	>	<	<	<
Tribal Cultural Resources	PS	LS	<	>	<	<	<
4.5 Energy							
Wasteful or Inefficient Energy Use	LS	LS	<	<	=	<	<
Conflict with Renewable or Energy Efficiency Plan	LS	LS	<	<	=	<	<
4.6 Geology, Soils, and Paleontological Resources							
Exposure of Persons to the Hazards of Seismic Ground Shaking	LS	LS	<	=	=	<	<
Soil Erosion or Topsoil Loss	PS	LS	<	>	>	<	<
Geologic Stability	PS	LS	<	>	>	<	<
Expansive Soils	PS	LS	<	>	>	<	<
Septic Tanks or Alternative Wastewater Disposal Systems	NI	NI	=	=	=	=	=
Paleontological Resources	PS	LS	<	>	<	<	<

Table 1-2. Summary of Impacts for Alternatives Compared to the Proposed Project

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
4.7 Greenhouse Gas Emissions							
Generate Substantial Greenhouse Gas Emissions	PS	LS	<	<	>	<	<
Consistency with Applicable Plan	PS	LS	<	<	=	<	<
4.8 Hazards and Hazardous Materials							
Transport, Use, and Disposal of Hazardous Materials	LS	LS	<	<	=	<	<
Accidental Releases	PS	LS	<	=	=	=	=
Hazards to Nearby Schools	LS	LS	<	=	=	=	=
Hazardous Materials Sites	LS	LS	<	=	=	=	=
Airport Safety Hazard	LS	LS	<	=	=	=	=
Emergency Response and Evacuation Plans	LS	LS	=	=	=	=	=
4.9 Hydrology and Water Quality							
Water Quality Standards	LS	LS	<	>	<	<	<
Groundwater Supplies	LS	LS	<	=	=	=	=
Site Drainage and Hydrology	LS	LS	<	>	<	<	<
Activities in a Flood Hazard, Tsunami, or Seiche Zone	NI	NI	=	>	>	=	=
Water Quality Control Plan or Sustainable Groundwater Plan	LS	LS	<	=	=	=	=

Table 1-2. Summary of Impacts for Alternatives Compared to the Proposed Project

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
4.10 Land Use and Planning							
Physical Divide an Established Community	LS	LS	<	=	=	=	=
Conflict with Land Use Plans, Policies, or Regulations	LS	LS	>	=	=	=	=
4.11 Mineral Resources							
Loss of Known Mineral Resources	LS	LS	<	=	<	<	<
Loss of a Locally Important Mineral Resource Site	LS	LS	<	=	<	<	<
4.12 Noise							
Exceed Noise Standards	PS	SU	<	<	>	<	<
Excessive Groundborne Vibration or Noise	PS	LS	<	<	>	<	<
Aircraft Noise	LS	LS	<	=	=	=	=
4.13 Population and Housing							
Substantial Population Growth	LS	LS	<	<	>	<	<
Displacement of People or Housing	NI	NI	=	=	=	=	=

Table 1-2. Summary of Impacts for Alternatives Compared to the Proposed Project

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
4.14 Public Services							
Fire Protection Facilities	LS	LS	<	<	>	<	<
Police Protection Facilities	LS	LS	<	<	>	<	<
Public School Facilities	LS	LS	<	<	>	<	<
Other Facilities – Libraries	LS	LS	<	<	>	<	<
4.15 Recreation							
Deterioration of Parks and Recreational Facilities	LS	LS	<	=	>	>	>
Construction or Expansion of Recreational Facilities	PS	SU	<	<	=	=	=
4.16 Transportation							
Circulation System Performance	PS	SU	<	<	>	<	<
Vehicle Miles Traveled	PS	SU	<	<	=	<	<
Hazard Design Features	LS	LS	<	=	=	=	=
Inadequate Emergency Access	LS	LS	=	=	=	=	=
4.17 Utilities and Service Systems							
New or Expanded Utilities or Service Systems	PS	SU	<	<	>	<	<
Water Supply Availability	LS	LS	<	<	=	<	<
Wastewater Treatment Capacity	LS	LS	<	<	=	<	<
Generation of Solid Waste	LS	LS	<	<	=	<	<

Table 1-2. Summary of Impacts for Alternatives Compared to the Proposed Project

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
Compliance with Solid Waste Regulations	LS	LS	<	=	=	=	=
4.18 Wildfire							
Emergency Response Plan or Evacuation Plan	LS	LS	=	=	=	=	=
Pollutant Concentrations	LS	LS	<	=	=	<	<
Installation or Maintenance of Associated Infrastructure	LS	LS	<	=	=	<	<
Flooding or Landslides	LS	LS	<	>	>	<	<

Notes: LS = Less than Significant Impact; NI = No Impact; PS = Potentially Significant Impact; SU = Significant and Unavoidable

= Impacts would be similar to those of the proposed project.

> Impacts would be greater than those of the proposed project.

< Impacts would be less than those of the proposed project.

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