

City of Santee
COUNCIL AGENDA STATEMENT

Item 9

MEETING DATE October 9, 2019

AGENDA ITEM NO.

ITEM TITLE CONTINUED PUBLIC HEARING FOR TENTATIVE MAP (TM2016-3), DEVELOPMENT REVIEW PERMIT (DR2016-4), AND MITIGATED NEGATIVE DECLARATION (AEIS2016-8) PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A RESIDENTIAL SUBDIVISION CONSISTING OF 38 ATTACHED CONDOMINIUMS AND 15 SINGLE-FAMILY DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON PROSPECT AVENUE AT MARROKAL LANE. APN: 383-112-32 AND 383-112-55. APPLICANT: PROSPECT ESTATES II, LLC

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY This item was continued from the September 25, 2019 City Council meeting. The applicant is proposing a residential subdivision consisting of 38 condominiums and 15 single-family dwelling units on the north side of Prospect Avenue, southeast of Marrokal Lane. The subject property consists of two (2) parcels. One (1) parcel with street frontage along Prospect Avenue and the second parcel to the rear with a 20-foot wide "panhandle" access to Prospect Avenue. The proposed three-story condominiums would range in size from 1,440 square feet to 2,288 square feet and would be located on the 3.34-acre northern parcel (APN 383-112-32) zoned Medium Density Residential (R-7). The proposed single and two-story single-family dwelling units would range in size from 1,741 square feet to 2,766 square feet and would be located on the 3.48-acre southern parcel (APN 383-112-55) zoned Low-Medium Density Residential (R-2). The units would be equipped with roof-top solar, rain catchment barrels, wired for electric vehicles, and would provide charging stations for new owners with electric vehicles serving each unit. Access to the development would be from Marrokal Lane. Private internal streets are proposed that will provide guest parking for 42 vehicles exceeding the City's minimum parking standards by 29 spaces. Recreational amenities include private open space and a 5,700 square foot private park.

ENVIRONMENTAL REVIEW An Environmental Initial Study, prepared in accordance with the California Environmental Quality Act (CEQA), indicates that the project would have no significant impact on the environment with mitigation. Therefore, a Mitigated Negative Declaration (MND) has been prepared. It was advertised and was available for agency and public review/comment from June 28, 2019 through July 29, 2019. Three (3) comment letters were received during the public review period and did not raise any new environmental issues.

FINANCIAL STATEMENT Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$1,158,762.95 with potential credit given for one (1) existing dwelling unit.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS

1. Conduct and close the Public Hearing;
2. Find that Tentative Map TM2016-3 and Development Review Permit DR2016-4 will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; and authorize a filing of a Notice of Determination; and
3. Approve Tentative Map TM2016-3 and Development Review Permit DR2016-4 per the attached Resolutions.

ATTACHMENTS

Staff Report	Aerial/Vicinity Map	Project Plans
TM Resolution	DR Resolution	MND Resolution
Mitigated Negative Declaration/Initial Study without Appendices		Response to Comments
Mitigation Monitoring and Reporting Program		

**STAFF REPORT
PUBLIC HEARING FOR TENTATIVE MAP (TM2016-3), DEVELOPMENT REVIEW
PERMIT (DR2016-4), AND MITIGATED NEGATIVE DECLARATION (AEIS2016-8)
PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR
A RESIDENTIAL SUBDIVISION CONSISTING OF 38 ATTACHED CONDOMINIUMS
AND 15 SINGLE-FAMILY DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON
PROSPECT AVENUE AT MARROKAL LANE.**

**APPLICANT: PROSPECT ESTATES II, LLC
APN: 383-112-32 AND 383-112-55**

**CITY COUNCIL MEETING
OCTOBER 9, 2019**

Due to the applicant's request, the project was continued on September 25, 2019 to October 9, 2019. A Notice of Continuance was posted on the City's website and the Notice of Continuance was mailed to 317 owners and occupants of property within 300 feet of the property, the occupants of all coaches in the Mission Gorge Villas Mobile Home Park (MHP), and the owner of the subject property, by U.S. Mail on September 19, 2019. Notices were also hand-delivered to the coaches in the Mission Gorge Villas MHP that front the development site and provided to the park management office on September 18, 2019.



A. SITUATION AND FACTS

1. Requested by Prospect Estates II, LLC
2. Land Owner..... Prospect Estates II, LLC (APN: 383-112-32) and M Grant Real Estate, INC (APN: 383-112-55)
3. Type and Purpose of Request Tentative Map and a Development Review Permit for a proposed residential subdivision consisting of 38 attached condominiums (developed in 7 buildings) and 15 single family residences.
4. Location Prospect Avenue at Marrokal Lane (APN: 383-112-32 and 383-112-55)
5. Site Area 6.8 Acres
6. Number of lots 2 existing / 1-lot condominium with 38 dwelling units and 15 single-family lots are proposed
7. Hillside Overlay No
8. Existing Zoning R-2 (Low-Medium Density Residential) & R-7 (Medium Density Residential)
9. Surrounding Zoning North: R-7 (Medium Density Residential)
South: R-2 (Low-Medium Density Residential)
East: R-2 (Low-Medium Density Residential) / R-7 (Medium Density Residential)
West: R-2 (Low-Medium Density Residential)
10. General Plan Designation R-7 (Medium Density Residential) (APN:383-112-32)
R-2 (Low-Medium Density Residential) (APN: 383-112-55)
11. Existing Land Use APN: 383-112-32 contains a single-family home
APN: 383-112-55 is vacant
12. Surrounding Land Use North: Vacant
South: Single family residential
East: Detached condominiums & single family residential
West: Mobile Home Park
13. Terrain..... The topography on the site slopes from south to north with the lowest point of the site near the northeast corner. The northern parcel is developed with a single-family residence and accessory buildings. The southern parcel was previously graded

to create a pad for a church.

- 14. Environmental Status A Mitigated Negative Declaration (MND) has been prepared in accordance with the California Environmental Quality Act (CEQA).
- 15. APN..... 383-112-32 and 383-112-55
- 16. Within Airport Influence Area The project is within Airport Influence Area 2 and does not require a consistency review with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

B. BACKGROUND

The applicants' first development proposal in 2016 included a General Plan Amendment to change the land use designation on the southern parcel from R-2 to R-7 to match the classification of the northern parcel. The project included 47 detached condominium units. The proposed project is in accordance with the General Plan and includes 38 attached condominium units on the northern parcel (R-7 zone) and 15 single-family residences on the southern parcel (R-2) zone for a total of 53 units.

The project was continued on September 25, 2019 to October 9, 2019 and public testimony was taken on September 25, 2019. Issues raised were an above-ground gas pipe that runs along the western fence of the Mission Gorge Villa Mobile Home Park (MHP), the proposed building height, and access to the project site which are discussed in the report.

Existing Conditions:

The project would be developed on two (2) existing parcels located on the north side of Prospect Avenue and the east side of Marrokal Lane. Mission Gorge Villa MHP is located west of the development site. Single-family residences are located to the south across Prospect Avenue. Undeveloped land is located to the north. Single-family residences and detached condominiums (Prospect Estates I) are located to the east of the project site. The development site generally slopes downward from south to north.

The northern parcel (APN: 383-112-32) contains a single-family residence with accessory structures and the site was noted for its oak trees. This parcel has access to Mission Gorge Road via utility easements and has direct access to Prospect Avenue through a 20-foot wide "panhandle" connection. The southern street fronting parcel (APN: 383-112-55) is currently undeveloped.

Mission Gorge Villa Mobile Home Park (MHP):

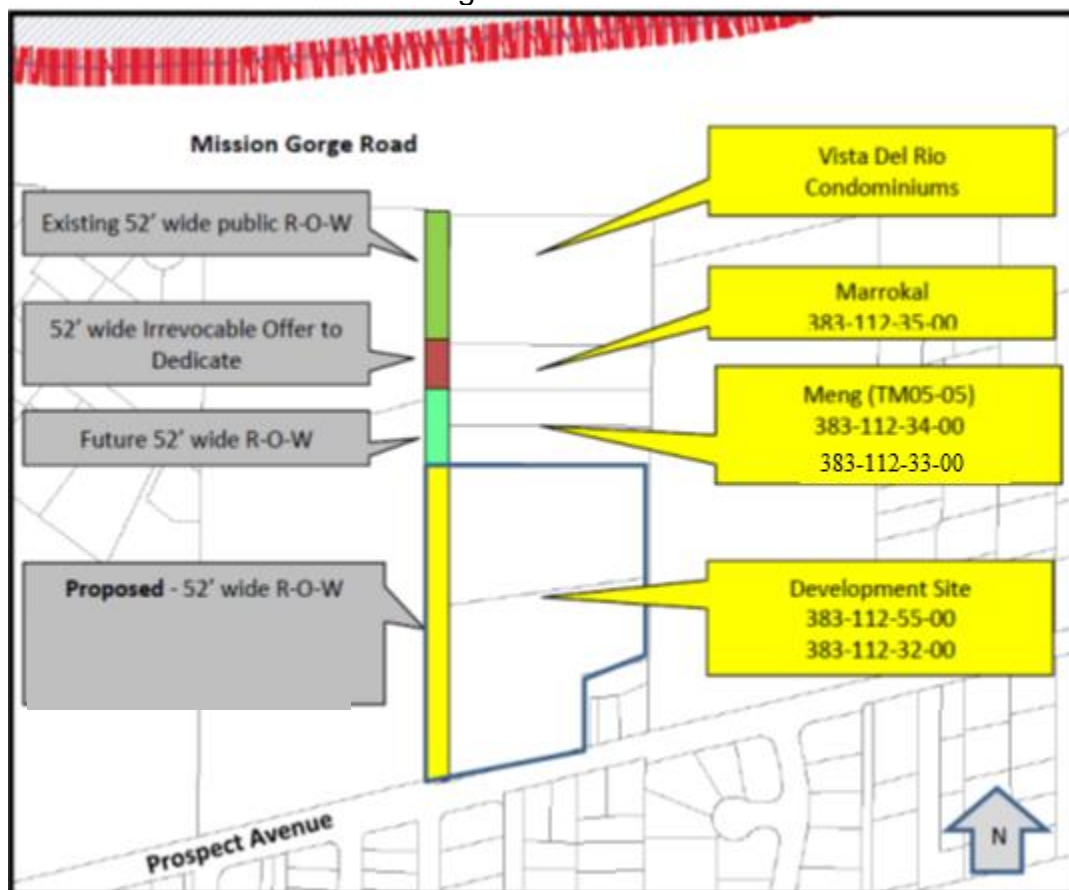
There is currently a four-inch gas-line located adjacent to a fence owned by the MHP that parallels Marrokal Lane west of the project site. San Diego Gas & Electric (SDG&E) provides gas to a service point at the north east corner of the MHP and

reduces the pressure from the supply side of 60 psi to a working pressure of 0.25 psi. The private gas-line supplies gas to each of the mobile homes and is sub-metered by the MHP. The four-inch line provides the volume on the largest demand days. SDG&E is currently working in three (3) mobile home parks in Santee to convert similar gas-line arrangements to SDG&E gas mains in the private streets and then metered individually to each mobile home. There are currently no plans for future conversions at the MHP. As a condition of approval, the applicant is required to provide a barrier during construction and the applicant is required to install a six-foot-high vinyl fence on the west site of Marrokal Lane for the length of the project site.

Marrokal Lane:

Marrokal Lane (see Figure 1 below) is a proposed two-lane public street along the west side of the development site. Currently, the project site has access to Mission Gorge Road via utility easements. Portions of Marrokal Lane have been built or committed for future dedication to the City as a result of prior development conditions.

Figure 1



R-O-W = Right of Way

The segment of Marrokal Lane near the Vista Del Rio Condominium development is a public street that was constructed as part of a map recorded in 1984. The two (2) parcels located to the north of the development site were approved for a 24-unit condominium development (Applicant: "Meng", Tentative Map TM05-05) in 2007. This map was conditioned to dedicate the right-of-way for a public street and achieve access through the Marrokal property, located north of the Meng property. Presently, there is a gate at the northern property line of the Marrokal property. The project will take access from Prospect Avenue to Marrokal Lane. This project will not establish public right of access through Marrokal Lane between the Meng property to the north and Mission Gorge Road (refer to Section 2.H of the TM Resolution).

C. PROJECT DESCRIPTION

Overview:

The project is a request for a Tentative Map and Development Review Permit for a residential subdivision consisting of 38 attached condominiums (developed in seven buildings) and 15 single-family residences on a 6.8-acre site.

The proposed three-story condominiums would range in size from 1,440 square feet to 2,288 square feet and would be located on the 3.34-acre northern parcel (APN 383-112-32) zoned Medium Density Residential (R-7). The proposed single and two-story single-family dwelling units would range in size from 1,741 square feet to 2,766 square feet and would be located on the 3.48-acre southern parcel (APN 383-112-55) zoned Low-Medium Density Residential (R-2). The site provides both private and common open space as required by SMC Section 13.10.040 A and 13.10.040 E. A private park maintained by the Homeowners Association (HOA) is proposed in the southwest corner of the project site accessed from Marrokal Lane. The park is approximately 5,700 square feet and would contain a children's play structure, picnic table, benches and landscaping. The project is conditioned to provide bicycle racks and a dog waste station.

There are three (3) Spanish model sizes proposed for the single-family development which range in building height from 18 feet 6 inches to 28 feet in height and two (2) Spanish model sizes proposed for the multi-family development which are 32 feet in height.

Each condominium unit and single-family dwelling would provide the required two-car garage. Thirteen guest parking spaces are required and 42 guest parking spaces are provided on the internal private streets.

The project would be accessed from two (2) locations off Marrokal Lane and three (3) internal private streets ranging from 26-feet wide to 36-feet wide would serve the development as follows:

Street "A": Thirty-foot-wide street with a four-foot wide sidewalk and parking on the south side of the street.

Street “B”: Thirty-six-foot-wide street with a four-foot wide sidewalks and parking on both sides of the street.

Street “C”: Twenty-six-foot-wide street with no sidewalks or parking.

D. ANALYSIS

General Plan:

The project is consistent with Objective 5.0 of the Housing Element which encourages the provision of a wide range of housing. The City of Santee Housing Element (2013-2021), identifies the northern parcel as a site that could support up to 33 dwelling units and has potential for consolidation with other parcels (Site #16).

Zoning:

The project includes a parcel (APN 383-112-32) that is zoned R-7 and a parcel (APN 383-112-55) that is zoned R-2. Table 1 below compares the allowable densities, key development standards and parking requirements for the two zones:

Table 1

	Medium Density Residential (R-7)	Low-Medium Density Residential (R-2)
Density	7-14 dwelling units/acre	2 – 5 dwelling units /acre
Minimum Lot Size	None	6,000 square feet
Maximum Height	35 feet (two stories)	35 feet (two stories)
Parking	2 or more-bedroom units: 2 spaces per unit	2 spaces per unit in a garage
Guest Parking	1 for every 4 units	1 for every 4 units
Setbacks		
Prospect Avenue	25 feet	25 feet
Front	20 feet	20 feet
Side (Interior)	10 feet	5 feet
Side (Exterior)	10 feet	10 feet
Rear	10 feet	20 feet

The project site, as conditioned, would meet the development standards of the R-7 zone and the R-2 zone of Chapter 13.10 of the Santee Municipal Code (SMC). The northern parcel includes 38 multi-family units with a density of 11.4 dwelling units per acre. The proposed building height is 32 feet and three (3) stories. The southern parcel includes 15 single-family units with a density of 4.3 dwelling units per acre. The single-family homes include single and two-story units with a building height of 28 feet. In both zones, the maximum permitted building height is the applied standard, at 35 feet. The allowable building envelope would be the same regardless of the number of stories.

Separations between buildings and accessory structures within the project would be determined by the development standards of the Zoning Ordinance, the building code, and the HOA. All required parking, including guest parking, has been met and would be required to be maintained through the HOA.

Parking:

The project provides two (2) parking spaces for each unit inside an attached garage and 42 parking spaces on the private streets for a total of 148 on-site parking spaces. The project meets the parking required for each unit and exceeds the requirement of 13 guest parking spaces. In addition, five (5) single-family units would provide a garage for a recreational vehicle.

The project has been conditioned to require the CC&Rs to prohibit RV parking in the driveways and private streets. Additionally, garages must remain available for parking and guest parking is required to be maintained.

Grading:

Topography of the site is relatively flat with elevations ranging from approximately 340 to 373 feet above mean sea level (AMSL) north to south. Approximately 15,000 cubic yards of cut and fill is proposed to create the building pad areas and retaining walls are proposed to accommodate the grade change. Pad elevations on the northern parcel for the condominiums would range from 345 feet AMSL to approximately 351.5 feet AMSL, while pad elevations on the southern parcel for the single-family residences would range from approximately 351 AMSL to 365.5 AMSL.

Landscaping:

The proposed landscape plans include front yard planting that consists of medium size shrubs, small accent shrubs, groundcover, and Australian Willows and Crape Myrtles. Landscaping along the project's street frontages, bio retention basin, and the private park include Coast Live Oaks ("oaks"), Australian Willows, Crape Myrtles, and Fern Pines with shrubs, groundcover, and various flowers. The project adds a total of 135 trees. In addition, the applicant is required to modify the landscape plan by incorporating 27 more oaks on the project site for a total of 33.

Compatibility with Adjacent Land Uses:

The proposed project is compatible with existing R-2 and R-7 development standards for height and size. The single family-dwelling units of the project reach a building height of 28 feet and the condominiums reach a building height of 32 feet which is below the maximum of 35 feet allowed in both the R-2 and R-7 zones.

The proposed building height is similar to the residential development to the east of the site which is zoned R-7 and is developed with detached single-family condominiums of approximately 29 feet in height. In 2007, Tentative Map TM05-05 ("Meng") was approved for a condominium development consisting of buildings 28 feet 5 inches in height on the undeveloped parcels located immediately to the north of the development site. The "Meng" entitlement expires in March 2021.

The building height of the proposed project is also similar to commercial development in the immediate vicinity including the collision center, located northeast of the project site on Mission Gorge Road. The collision center building is approximately 33 feet in height. On September 18, 2019, City Council approved Woodspring Suites Hotel (Conditional Use Permit P2019-1) adjacent to the collision center with a maximum building height of 49 feet.

As such, the proposed project is representative of the development approved and anticipated in the General Plan.

As a condition of approval, the applicant shall install a six (6) foot high vinyl fence on the west site of Marrokal Lane adjacent to the MHP for the length of the project site to prevent vehicle headlight intrusion in to the mobile home park to the immediate west.

Safe Routes to School:

Chet F. Harritt Elementary School (8120 Arlette Street) is located approximately 0.45 miles to the west of the project site. Prospect Avenue is a main corridor for students travelling to and from this school. This project has been conditioned to widen Prospect Avenue and construct a sidewalk across the 340-foot long frontage. Therefore, the project would provide new pedestrian facilities that will directly contribute to Santee’s “Safe Routes to School” program.

Development Impact Fees:

The proposed development would trigger development impact fees as listed below:

Drainage -	\$ 123,891.00
Traffic -	\$ 147,560.00
Traffic Signal -	\$ 15,243.00
Park-in-Lieu -	\$ 404,431.00
Public Facilities-	\$ 333,381.00
RTCIP -	\$ 134,256.95
Total	\$1,158,762.95

Street Improvements:

Improvements to Prospect Avenue include widening the street by a 12-foot dedication to meet collector street standards which include curb, gutter, sidewalk, street lighting, fire hydrants, pedestrian ramps and landscaping that would be provided along the project’s frontage. In addition, drainage improvements and the replacement of existing inadequate pavement is required.

Improvements to Marrokal Lane include widening the street to local street standards to include curb, gutter, sidewalk, street lighting, fire hydrants, pedestrian ramps and landscaping along the project’s frontage. In addition, six (6) feet of right-of-way is required along the western side. Two (2) driveway entrances to the project side would be constructed on Marrokal Lane and an interim concrete pedestrian ramp

would be located on the west side.

Traffic:

The project's traffic analysis prepared by Darnell & Associates states that the project would generate an additional 454 daily trips, including 36 AM and 46 PM peak hour trips. The project would generate less than 20 peak-hour trips on any existing freeway on- or off- ramp. Therefore, the project did not trigger additional analysis.

Noise:

The Noise Element of the General Plan is used to guide the location and type of development to protect the citizens of Santee from excessive exposure to noise. Portions of this site were identified in the Noise Element as being subjected to increased ambient noise levels primarily due to proximity to roads and freeways above 60dB Ldn. For residential uses, a noise level below 65dB Ldn is normally acceptable. Noise levels between 65 and 70 dB Ldn are conditionally acceptable and require a detailed analysis prior to development.

A noise analysis prepared by Recon concluded that implementing mitigation measures would comply with the City's Noise Element and the Noise Abatement and Control Ordinance. The project includes mitigating construction noise levels, mitigating traffic noise levels along Prospect Avenue, and mitigating HVAC equipment noise levels. These mitigation measures are listed in the attached Mitigation and Monitoring Program.

The project site is surrounded by residential development. As such, the project is conditioned to require advance notice of construction to surrounding properties, within 300 feet of the site, in accordance with Section 5.04.090 of the SMC. The notice will describe the nature of the construction, the expected duration, and provide a point of contact to resolve noise complaints.

Environmental Status:

An Initial Study of the project was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that the project would not have a significant adverse impact on the environment with mitigation. Therefore, a Mitigated Negative Declaration was prepared and made available for review and comment by agencies and the public from June 28, 2019 to July 29, 2019 (State Clearinghouse Number 2018051040). A Mitigation, Monitoring, and Reporting Program for potential impacts to biological, cultural, noise, and paleontological resources is attached to the Resolutions of Approval. Comments from the Governor's Office and Planning Research and the County of San Diego Environmental Health were received and have been reviewed and considered. No substantial new information has been received that has not already been analyzed in the Mitigated Negative Declaration. Comments received from the California Department of Fish and Wildlife included replacing coast live oaks at a ratio of three to one into the landscaping plan which is added as a condition of approval. No revisions made to the Draft MND in response to comments constitute substantial

revisions as defined in State CEQA Guidelines Section 15073.5. A full discussion of the environmental issues and response to comments is found in the attached Mitigated Negative Declaration.

E. STAFF RECOMMENDATION

1. Conduct and close the Public Hearing;
2. Find that Tentative Map TM2016-3 and Development Review Permit DR2016-4 project will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; and authorize a filing of a Notice of Determination; and
3. Approve Tentative Map TM2016-3 and Development Review Permit DR2016-4 per the attached Resolutions.

PROSPECT ESTATES II

APNs: 383-112-32 and 383-112-55

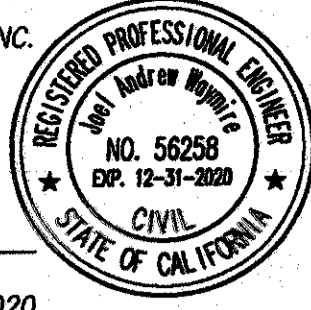
TM2016-3 / DR2016-4



ENGINEER OF WORK

POLARIS DEVELOPMENT CONSULTANTS, INC.
 2514 JAMACHA ROAD, SUITE 502-31
 EL CAJON, CA 92019
 (619) 444-2923

JOEL A. WAYMIRE
 R.C.E. 56258
 DATE: 3/1/19
 EXP. 12-31-2020



OWNER/APPLICANT

PROSPECT ESTATES II, LLC
 NAME: MICHAEL GRANT
 ADDRESS: 8520 RAILROAD AVENUE
 SANTEE, CA 92071
 PHONE: (619) 449-0249
 MICHAEL GRANT
 DATE: 3-1-19

DEVELOPMENT REVIEW SITE PLAN FOR PROSPECT ESTATES II

LEGAL DESCRIPTION

A PORTION OF LOT 14 IN BLOCK "C" OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

TOGETHER WITH AN EASEMENT FOR RIGHT-OF-WAY AND ROAD PURPOSES OVER THE WESTERLY 20' OF LOTS 3 & 14 OF SAID BLOCK "C".

ASSESSOR'S PARCEL NUMBER

383-112-32 & 55

TYPICAL HOUSE PLOTTING

SEE TM SHEET 3

DISTRICT SERVICE

FIRE: CITY OF SANTEE
 WATER: PADRE DAM WWD
 SEWER: PROSPECT ESTATES II H.O.A.
 HIGH SCHOOL: GROSSMONT-UNION HIGH SCHOOL DISTRICT
 ELEMENTARY SCHOOL: SANTEE UNIFIED SCHOOL DISTRICT
 STREET LIGHTING: PROSPECT ESTATES II H.O.A.
 LANDSCAPE MAINTENANCE: PROSPECT ESTATES II H.O.A.

PARKING TABLE

RESIDENT PARKING (R2 & R7 ZONES)	
AMOUNT REQUIRED:	2 SPACES IN EACH GARAGE - 2 X 53 = 106
AMOUNT PROVIDED:	2 SPACES IN EACH GARAGE - 2 X 53 = 106
VISITOR PARKING (R7 ZONE)	
AMOUNT REQUIRED:	1/4 SPACE FOR EACH UNIT - 1/4 X 38 = 10
AMOUNT PROVIDED:	DRIVEWAY SPACES - 2 X 38 = 76
	OFF-STREET COMMON STALLS - 10
	ON-STREET SPACES - 36
	TOTAL PROVIDED = 122

PROJECT NOTES

- TOPOGRAPHY PER AERIAL SURVEY BY PHOTO GEODETIC CORP. FLOWN ON AUGUST 21, 2015 (DATUM: NAD83).
- PAD ELEVATIONS SHOWN ON TM.
- FINISH FLOOR ELEVATIONS ARE 8" ABOVE PAD ELEVATION.
- SURFACES NOT IDENTIFIED AS STREETS, SIDEWALKS, DRIVEWAYS OR HOUSES SHALL BE LANDSCAPED.
- SEE TM FOR PROPOSED UNIT DIMENSIONS, WALL ELEVATIONS, EASEMENTS, AND STREET SECTIONS.
- RECYCLED WATER WILL BE USED FOR IRRIGATING ALL H.O.A. MAINTAINED AREAS AND CITY L.M.D.
- PROJECT PROPOSES A SINGLE H.O.A. FOR THIS ENTIRE SUBDIVISION.
- CONNECT INTO EXISTING WATERLINE IN COMISKEY WAY.
- INDIVIDUAL TRASH CONTAINERS TO BE LOCATED IN GARAGES FOR THE MULTI-FAMILY UNITS, AND IN THE SIDYARDS FOR THE SINGLE-FAMILY UNITS.

DEVELOPMENT SUMMARY

- GROSS PROJECT AREA: 6.83 AC
- NET PROJECT AREA: 5.90 AC
- NUMBER OF EXISTING LOTS: 2
- NUMBER OF PROPOSED LOTS: 18
- NUMBER OF PROPOSED RESIDENTIAL UNITS: 53

APN 383-112-55 DEVELOPMENT SUMMARY

- GROSS PROJECT AREA: 3.48 AC
- NET PROJECT AREA: 3.12 AC
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF PROPOSED LOTS: 17
- NUMBER OF PROPOSED RESIDENTIAL UNITS: 15
- MINIMUM LOT SIZE: 6,392 sf
- EXISTING ZONING: R-2 LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: R-2 LOW DENSITY RESIDENTIAL
- EX. G.P. LAND USE DESIGNATION: LOW DENSITY RES.
- PROP. G.P. LAND USE DESIGNATION: LOW DENSITY RES.
- EXISTING LAND USE: VACANT LAND/SINGLE FAMILY RES.
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

LOT DATA TABLE

LOT NUMBER	LOT AREA (sf)	HOUSE/ DWY. (sf)	LOT COVERAGE
39	10,218	2,766	27.1%
40	6,480	2,597	40.0
41	7,293	1,741	23.9
42	6,744	2,597	38.5
43	6,912	2,766	40.0
44	6,935	1,741	25.1
45	6,650	2,597	39.1
46	6,935	1,741	25.1
47	6,912	2,766	40.0
48	6,569	1,741	26.5
49	8,369	2,766	33.1
50	11,916	2,597	21.8
51	6,864	2,597	37.8
52	7,292	2,766	37.9
53	6,392	1,741	27.2
C	6,735	-	-
D	19,652	-	-

PLAN TYPE SUMMARY

PLAN 'A'	5
PLAN 'B'	5
PLAN 'C'	5
TOTAL	15

APN 383-112-32 DEVELOPMENT SUMMARY

- GROSS PROJECT AREA: 3.34 AC
- NET PROJECT AREA: 2.78 AC
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF PROPOSED LOTS: 1
- NUMBER OF PROPOSED RESIDENTIAL UNITS: 38
- MINIMUM UNIT SIZE: 1,440 sf
- EXISTING ZONING: R-7 MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING: R-7 MEDIUM DENSITY RESIDENTIAL
- EX. G.P. LAND USE DESIGNATION: MED. DENSITY RES.
- PROP. G.P. LAND USE DESIGNATION: MED. DENSITY RES.
- EXISTING LAND USE: VACANT LAND/SINGLE FAMILY RES.
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

UNIT DATA TABLE

UNIT NUMBER	UNIT AREA (sf)	UNIT NUMBER	UNIT AREA (sf)
1	2,029	22	1,440
2	1,440	23	1,860
3	1,440	24	1,808
4	1,440	25	1,440
5	1,440	26	1,440
6	1,860	27	1,440
7	1,890	28	1,860
8	1,440	29	1,860
9	1,440	30	1,440
10	1,440	31	1,440
11	1,440	32	1,440
12	1,993	33	1,808
13	2,288	34	1,860
14	1,440	35	1,440
15	1,440	36	1,440
16	1,440	37	1,440
17	1,440	38	1,808
18	1,808	A	18,512
19	1,808	B	12,532
20	1,440	D	25,996
21	1,440		

PLAN TYPE SUMMARY

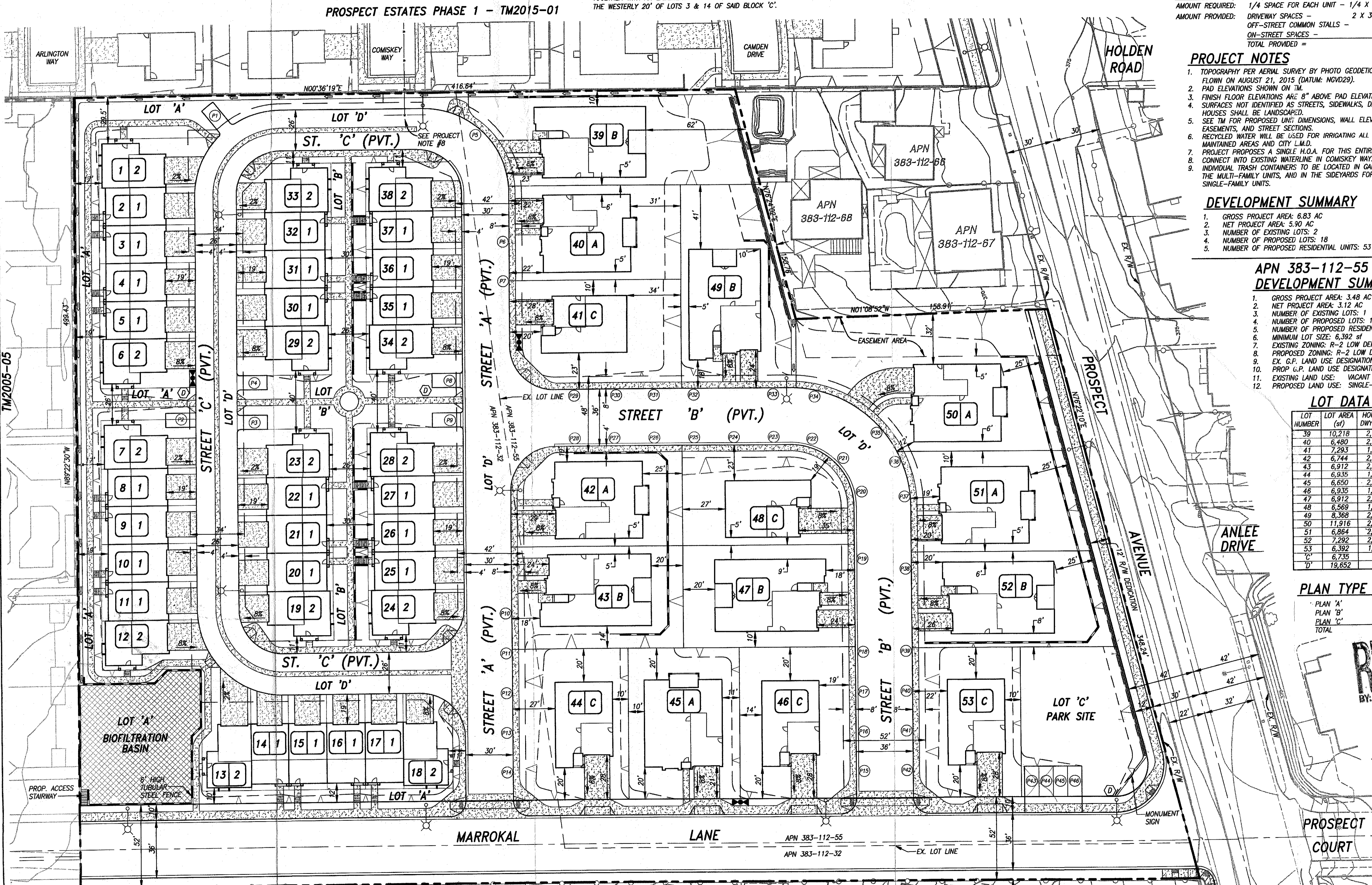
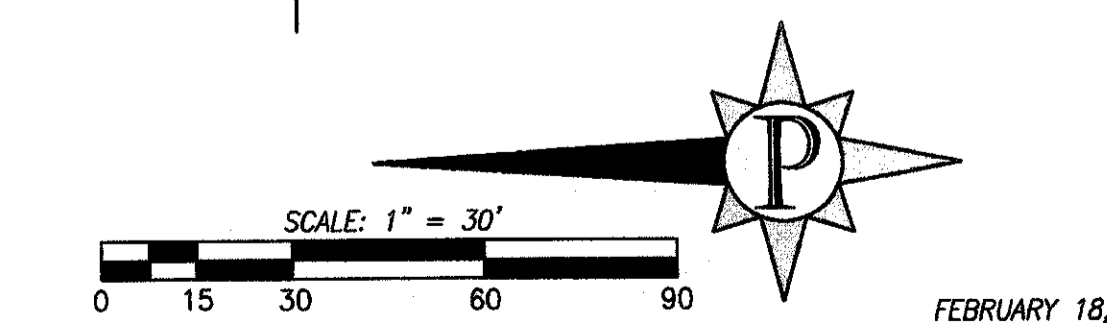
PLAN ONE	24
PLAN TWO	14
TOTAL	38

SITE COVERAGE

SITE	NET AREA	BLDG. DWYS. PVT. STS.	SITE COVERAGE
	121,276 sf	75,447 sf	62.2%

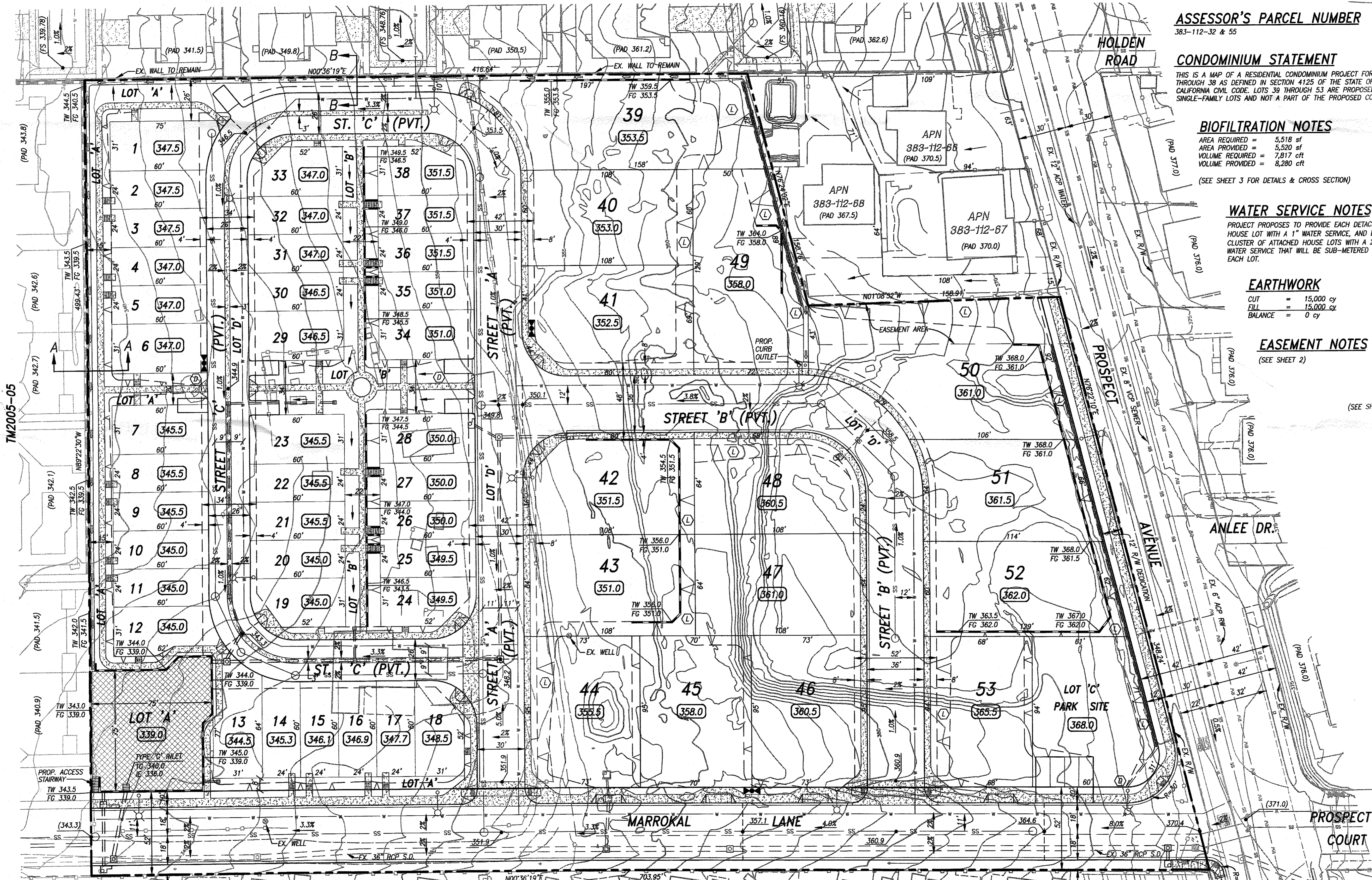
PRIVATE OPEN SPACE

AMOUNT REQUIRED: 100sf PER UNIT
 AMOUNT PROVIDED: 100sf PER UNIT (MIN.)



TENTATIVE MAP & PRELIMINARY GRADING PLAN FOR PROSPECT ESTATES II

PROSPECT ESTATES PHASE 1 - TM2015-01



LEGAL DESCRIPTION

A PORTION OF LOT 14 IN BLOCK "C" OF FANTIA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, TOGETHER WITH AN EASEMENT FOR RIGHT-OF-WAY AND ROAD PURPOSES OVER THE WESTERLY 20' OF LOTS 3 & 14 OF SAID BLOCK "C".

ASSESSOR'S PARCEL NUMBER

383-112-32 & 55

CONDOMINIUM STATEMENT

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT FOR UNITS 1 THROUGH 38 AS DEFINED IN SECTION 4125 OF THE STATE OF CALIFORNIA CIVIL CODE. LOTS 39 THROUGH 53 ARE PROPOSED AS SINGLE-FAMILY LOTS AND NOT A PART OF THE PROPOSED CONDO MAP.

BIOFILTRATION NOTES

AREA REQUIRED = 5,518 sf
 AREA PROVIDED = 5,520 sf
 VOLUME REQUIRED = 7,817 cft
 VOLUME PROVIDED = 8,280 cft
 (SEE SHEET 3 FOR DETAILS & CROSS SECTION)

WATER SERVICE NOTES

PROJECT PROPOSES TO PROVIDE EACH DETACHED HOUSE LOT WITH A 1" WATER SERVICE, AND EACH CLUSTER OF ATTACHED HOUSE LOTS WITH A 2" WATER SERVICE THAT WILL BE SUB-METERED TO EACH LOT.

EARTHWORK

CUT = 15,000 cy
 FILL = 15,000 cy
 BALANCE = 0 cy

EASEMENT NOTES

(SEE SHEET 2)

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING RIGHT OF WAY
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	EXISTING CURB
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING WATER MAIN
---	EXISTING RECYCLED WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING STORM DRAIN
---	EXISTING BUILDING
---	EXISTING FIRE HYDRANT
---	EXISTING POWER POLE
---	EXISTING FENCE
---	EXISTING STREET LIGHT
---	EX. WATER WELL TO BE ABANDONED PER DEH REQUIREMENTS
---	SUBDIVISION BOUNDARY
---	PROPOSED UNIT LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED MASONRY RETAINING WALL
---	PROP. 6" HIGH MASONRY SCREEN WALL
---	PROPOSED SLOPE (2:1 U.O.N.)
---	PROPOSED DAYLIGHT LINE
---	PROPOSED CONCRETE PAVING
---	PROPOSED BIOFILTRATION AREA
---	PROPOSED STREET LIGHT
---	PROPOSED FIRE HYDRANT
---	PROPOSED UNIT/LOT NUMBER
---	PROPOSED PAD ELEVATION
---	PROPOSED SLOPE OVER 3' IN HEIGHT TO BE LANDSCAPED & IRRIGATED
---	PROPOSED DOG WASTE STATION

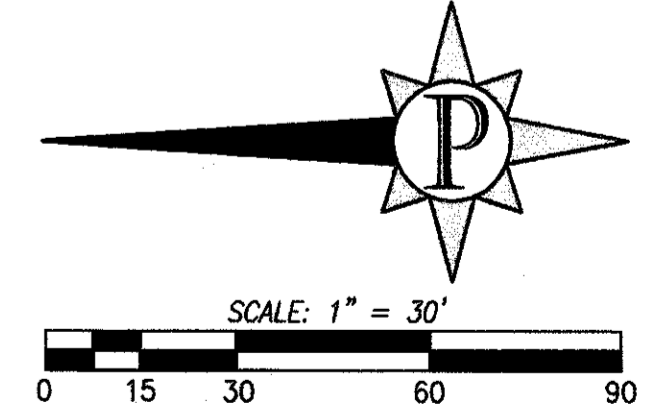
(SEE SHEET 3 FOR CROSS SECTIONS A-A & B-B)

OWNER/APPLICANT

PROSPECT ESTATES II, LLC
 NAME: MICHAEL GRANT
 ADDRESS: 8520 RAILROAD AVENUE
 SANTEE, CA 92071
 PHONE: (619) 449-0249
 MICHAEL GRANT 3-1-19
 DATE

ENGINEER OF WORK

POLARIS DEVELOPMENT CONSULTANTS, INC.
 2514 JAMACHA ROAD, SUITE 502-31
 EL CAJON, CA 92019
 (619) 444-2923
 JOEL A. WAYMIRE 3/1/19
 R.C.E. 56258 DATE EXP. 12-31-2020



Planning * Engineering * Mapping
POLARIS
 Development Consultants, Inc.
 2514 Jamacha Road, Suite 502-31 • El Cajon, CA 92019 • 619-444-2923
 FEBRUARY 18, 2019

CITY OF SANTEE
 TENTATIVE MAP AND PRELIMINARY GRADING PLAN 2016-03
PROSPECT ESTATES II

TM2005-05

APN 383-111-03

BOUNDARY AND EASEMENTS FOR PROSPECT ESTATES II

LEGAL DESCRIPTION

A PORTION OF LOT 14 IN BLOCK "C" OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

TOGETHER WITH AN EASEMENT FOR RIGHT-OF-WAY AND ROAD PURPOSES OVER THE WESTERLY 20' OF LOTS 3 & 14 OF SAID BLOCK "C".

ASSESSOR'S PARCEL NUMBER

383-112-32 & 55

EASEMENT NOTES

- △ EXISTING EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO TO SDG&E PER DOC. REC. JANUARY 31, 1946 IN BOOK 202B, PAGE 347, O.R. TO BE QUIT-CLAIMED ON PROJECT FINAL MAP.
- △ EXISTING EASEMENT TO SDG&E PER DOC. REC. MAY 18, 1951 IN BOOK 4104, PAGE 259, O.R. TO BE QUIT-CLAIMED ON PROJECT FINAL MAP.
- △ EXISTING 20' WIDE EASEMENT FOR RIGHT-OF-WAY TO JOHN DOW KLEIN AND MICHELE ROCHE KLEIN PER DOC. REC. SEPTEMBER 7, 1961 AS INSTRUMENT #109276, BOOK 4227, PAGE 11, O.R. TO REMAIN.
- △ EXISTING PRIVATE ROAD EASEMENT TO JOHN L. POUTOUS, JR. PER DOC. REC. AUGUST 18, 1969 AS INSTRUMENT #150257, O.R. TO REMAIN.
- △ EXISTING 18' WIDE DRAINAGE EASEMENT TO THE CITY OF SANTEE PER DOC. REC. MARCH 23, 1983 AS INSTRUMENT #091912, O.R. TO REMAIN.
- △ EXISTING 30' WIDE WATER AND SEWER EASEMENT TO PADRE DAM MWD PER DOC. REC. APRIL 11, 1983 AS INSTRUMENT #83-114714, O.R.
- △ EXISTING VARIED WIDTH WATER AND SEWER EASEMENT TO PADRE DAM MWD PER DOC. REC. APRIL 11, 1983 AS INSTRUMENT #83-114715, O.R. PORTION OF EASEMENT TO BE QUIT-CLAIMED ON PROJECT FINAL MAP.
- △ EXISTING 24' WIDE WATER AND SEWER EASEMENT TO PADRE DAM MWD PER DOC. REC. APRIL 11, 1983 AS INSTRUMENT #83-114716, O.R. EASEMENT TO BE QUIT-CLAIMED ON PROJECT FINAL MAP.
- △ EXISTING IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET PER DOC. REC. NOVEMBER 12, 2002 AS INSTRUMENT #2002-1007346, O.R.
- △ EXISTING EASEMENT FOR VISIBILITY CLEAR SPACE AREA TO THE CITY OF SANTEE PER DOC. REC. NOVEMBER 12, 2002 AS INSTRUMENT #2002-1007347, O.R. TO REMAIN.
- △ PROPOSED VARIED WIDTH GENERAL PUBLIC UTILITY EASEMENT & EASEMENT TO PADRE DAM M.W.D.
- △ PROPOSED VARIED WIDTH PRIVATE STREET, FIRE & EMERGENCY VEHICLE ACCESS EASEMENT.
- △ PROP. 25' WIDE WATER EASEMENT TO PADRE DAM M.W.D.

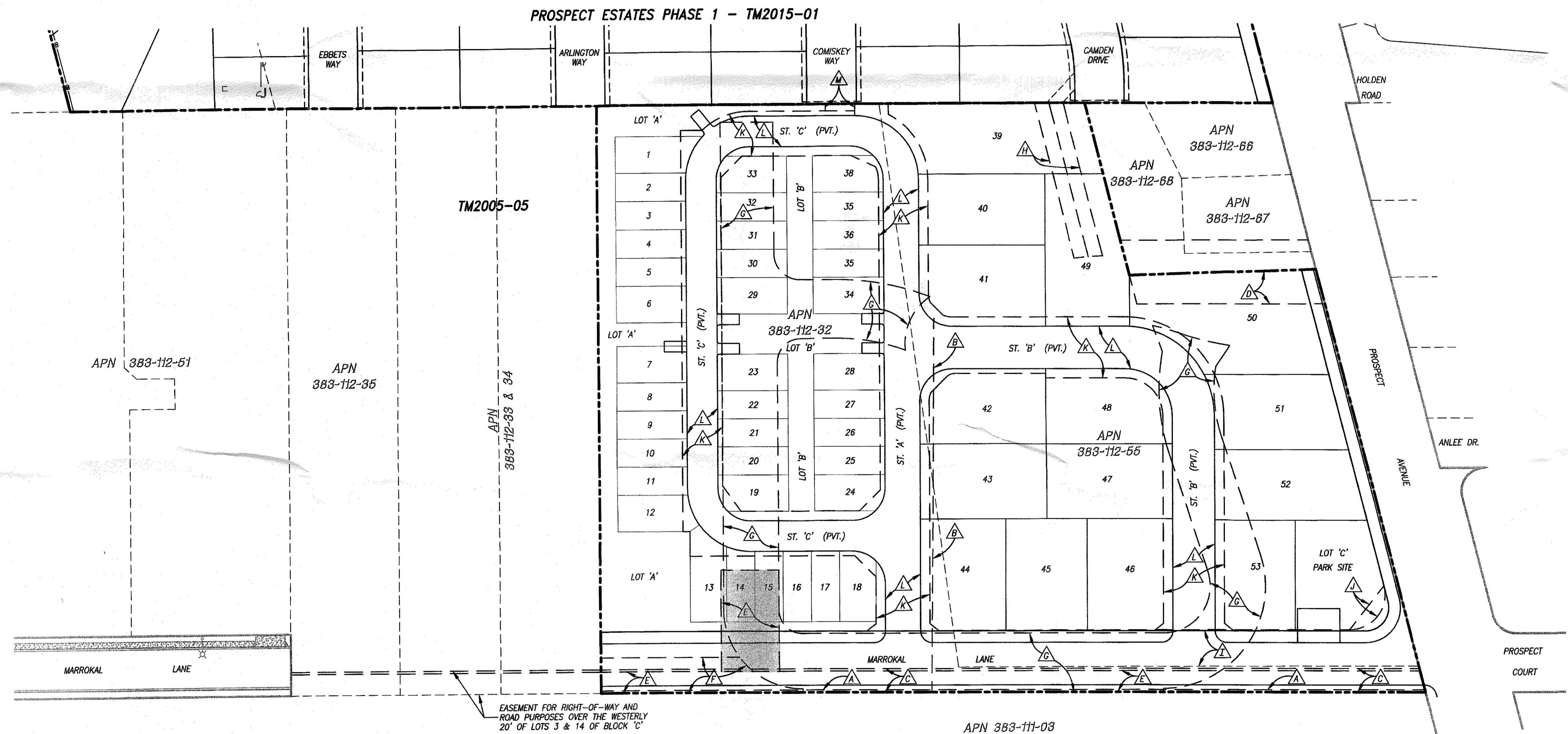
■ PORTION OF EASEMENT 'E' TO BE QUIT-CLAIMED ON PROJECT FINAL MAP

OWNER/APPLICANT

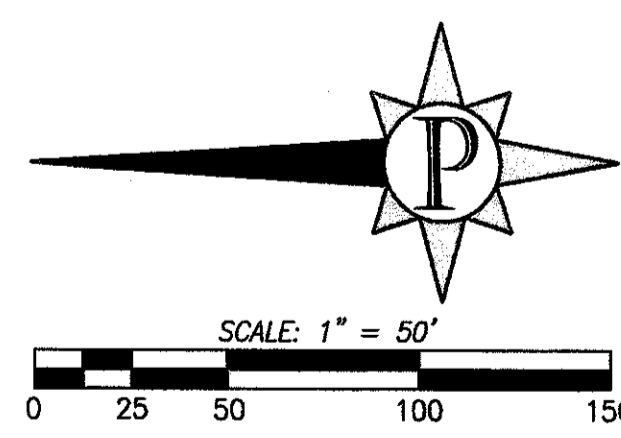
PROSPECT ESTATES II, LLC
 NAME: MICHAEL GRANT
 ADDRESS: 8520 RAILROAD AVENUE
 SANTEE, CA 92071
 PHONE: (619) 449-0249
Michael Grant 3-1-19
 MICHAEL GRANT DATE

ENGINEER OF WORK

POLARIS DEVELOPMENT CONSULTANTS, INC.
 2514 JAMACHA ROAD, SUITE 502-31
 EL CAJON, CA 92019
 (619) 444-2903
Joel A. Waymire 3/1/19
 JOEL A. WAYMIRE DATE
 R.C.E. 56258 EXP. 12-31-2020



EASEMENT FOR RIGHT-OF-WAY AND ROAD PURPOSES OVER THE WESTERLY 20' OF LOTS 3 & 14 OF BLOCK "C"

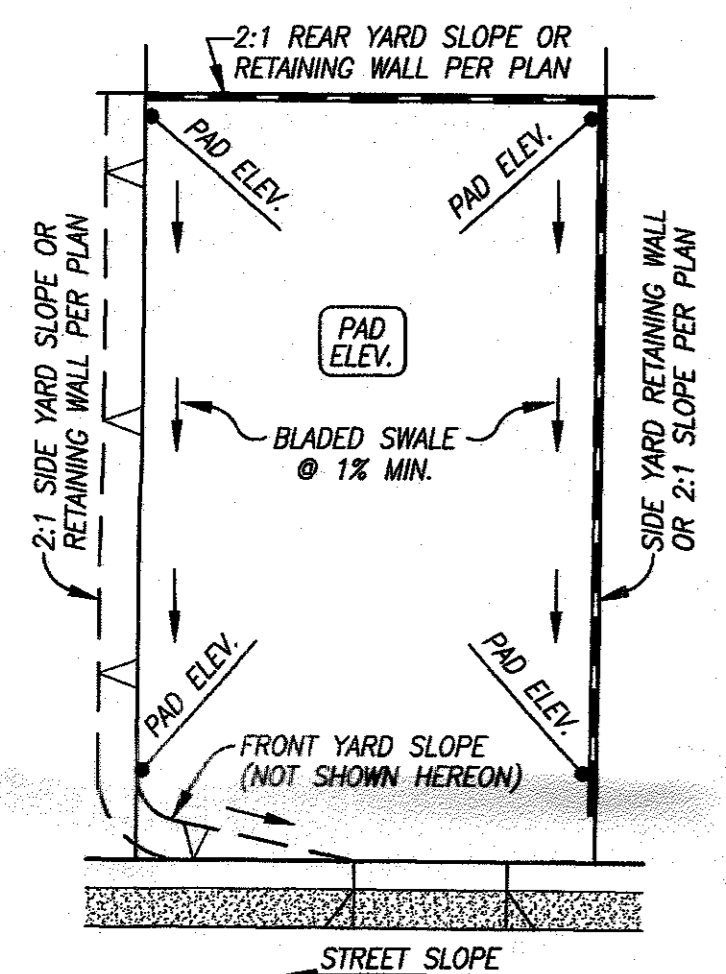


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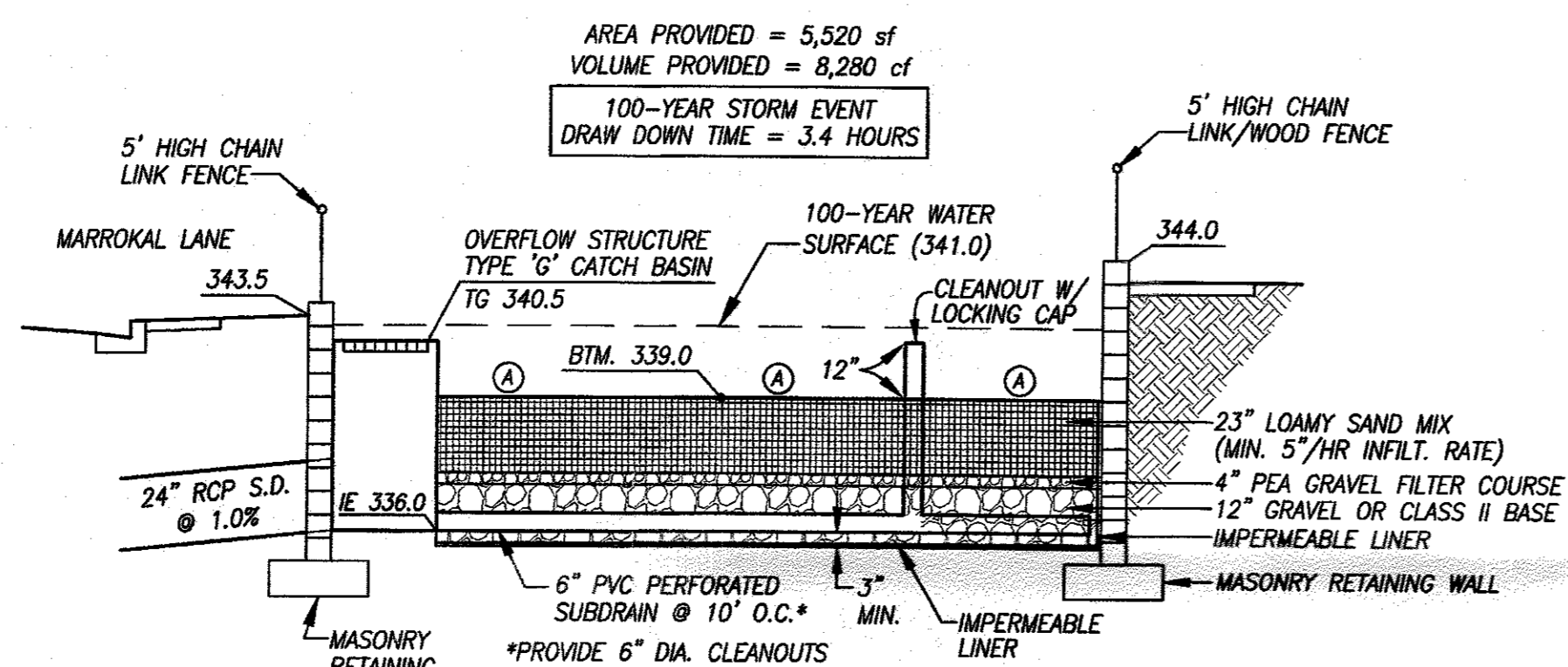
FEBRUARY 18, 2019

CITY OF SANTEE
 BOUNDARY AND EASEMENTS
 for TM2016-03
PROSPECT ESTATES II

DETAILS, SECTIONS AND NOTES FOR PROSPECT ESTATES II

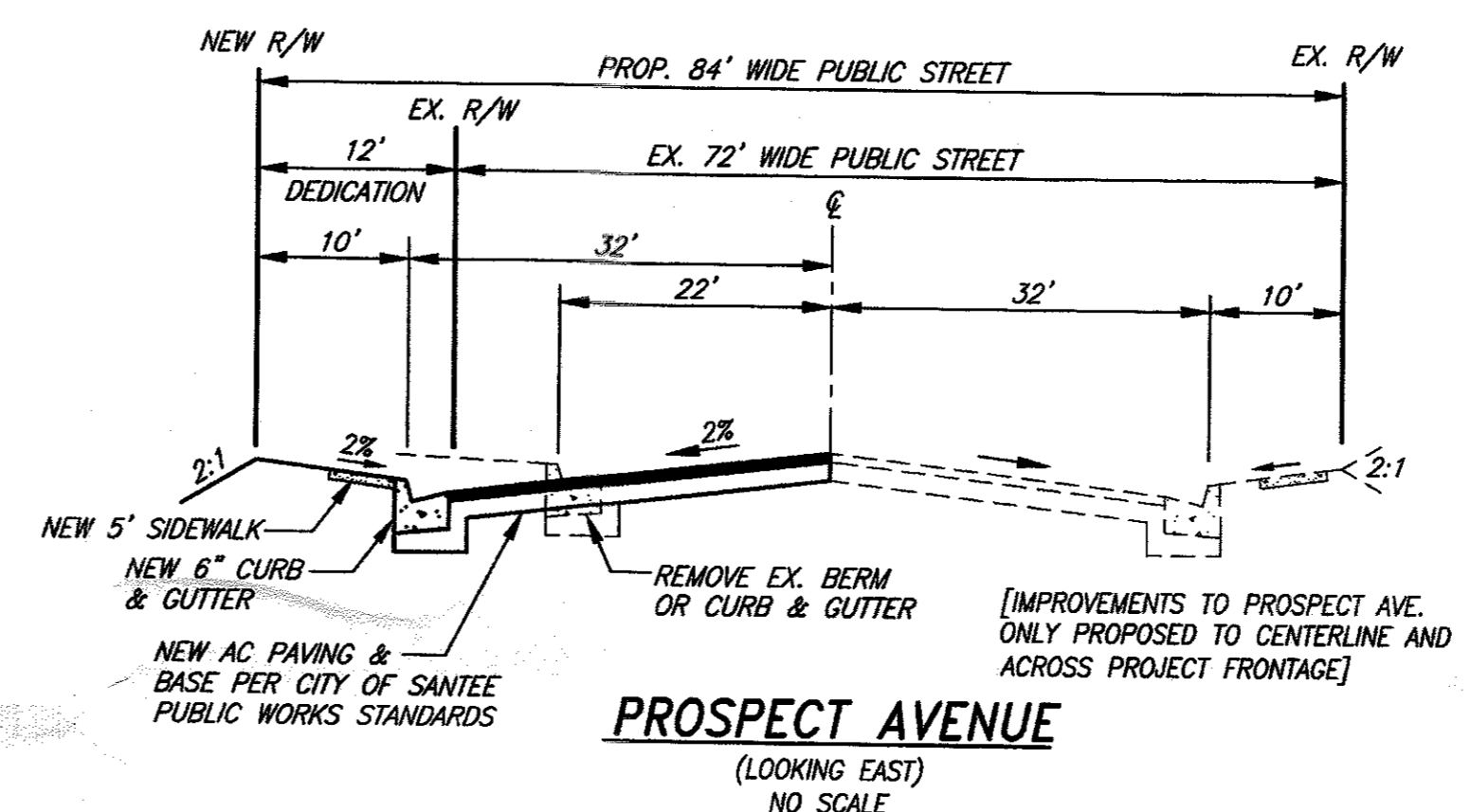


TYPICAL S.F. LOT GRADING
NO SCALE

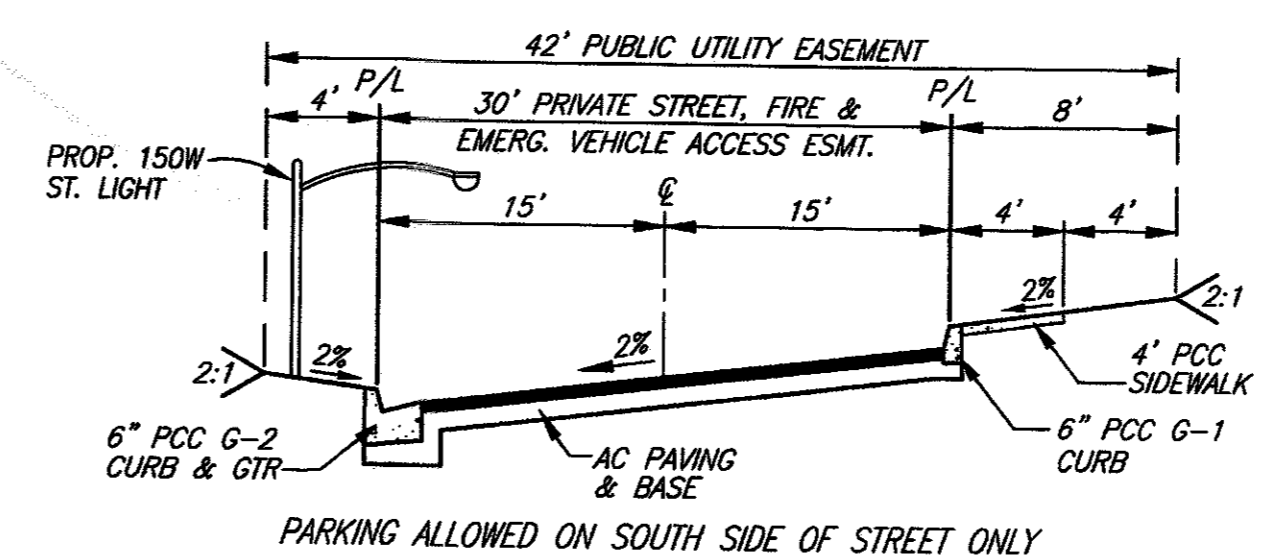


BIOFILTRATION AREA
NO SCALE
(BIOFILTRATION AREA WILL BE CONSTRUCTED PER SPECS REFERENCED WITHIN THE CITY OF SANTEE'S BMP DESIGN MANUAL)

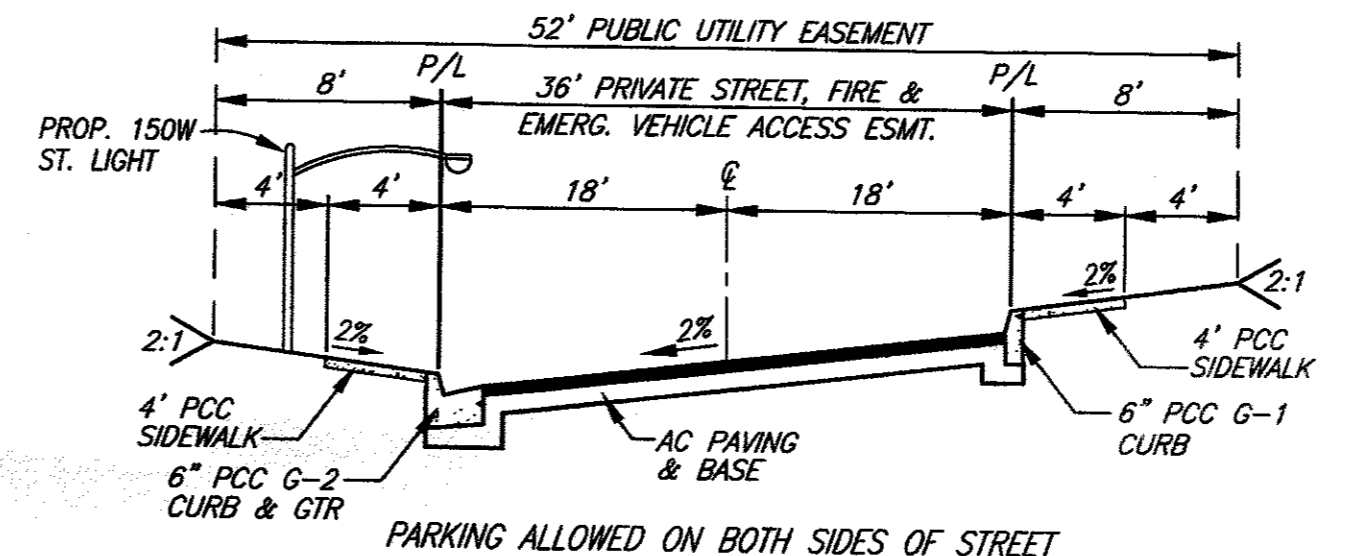
LANDSCAPING LEGEND
A CALIFORNIA FIELD SEDGE & COMMON RUSH WITH 3" WELL-AGED, SHREDDED HARDWOOD MULCH



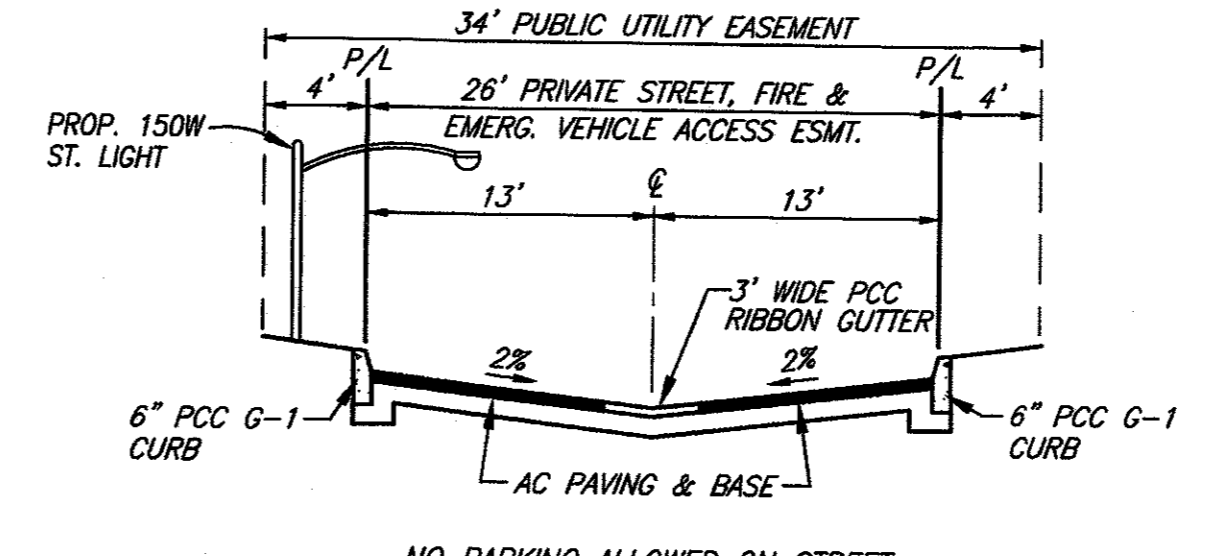
PROSPECT AVENUE
(LOOKING EAST)
NO SCALE



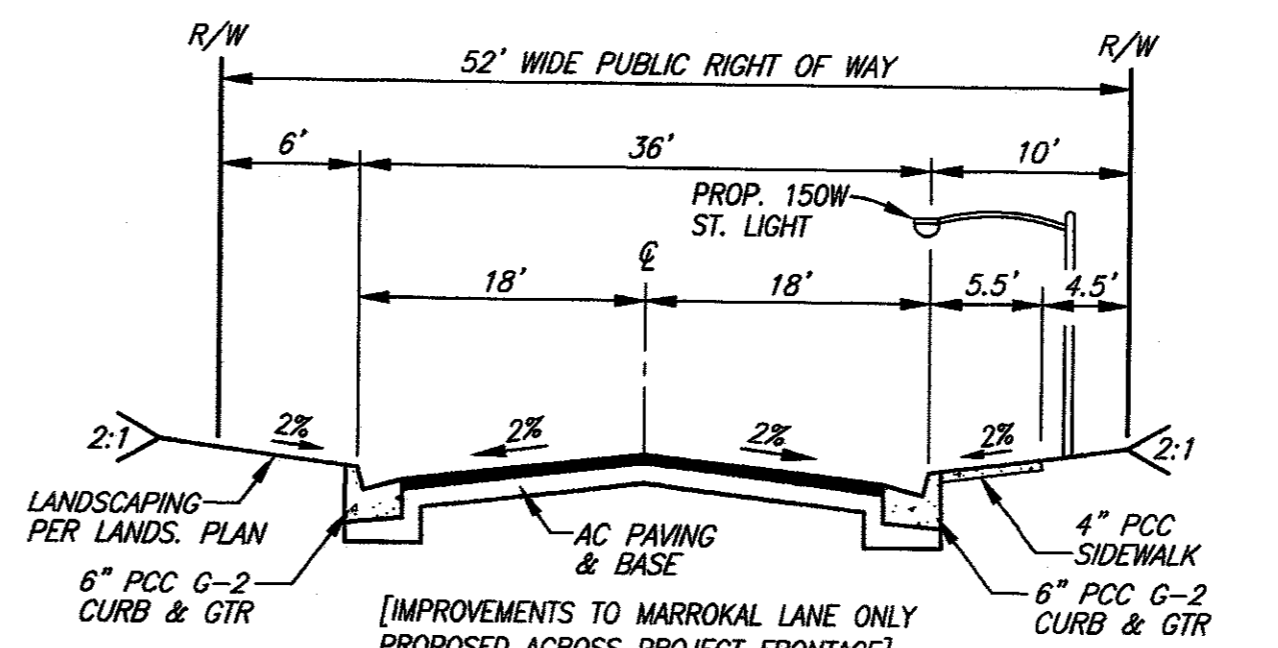
STREET 'A' (PVT.)
(LOOKING EAST)
NO SCALE



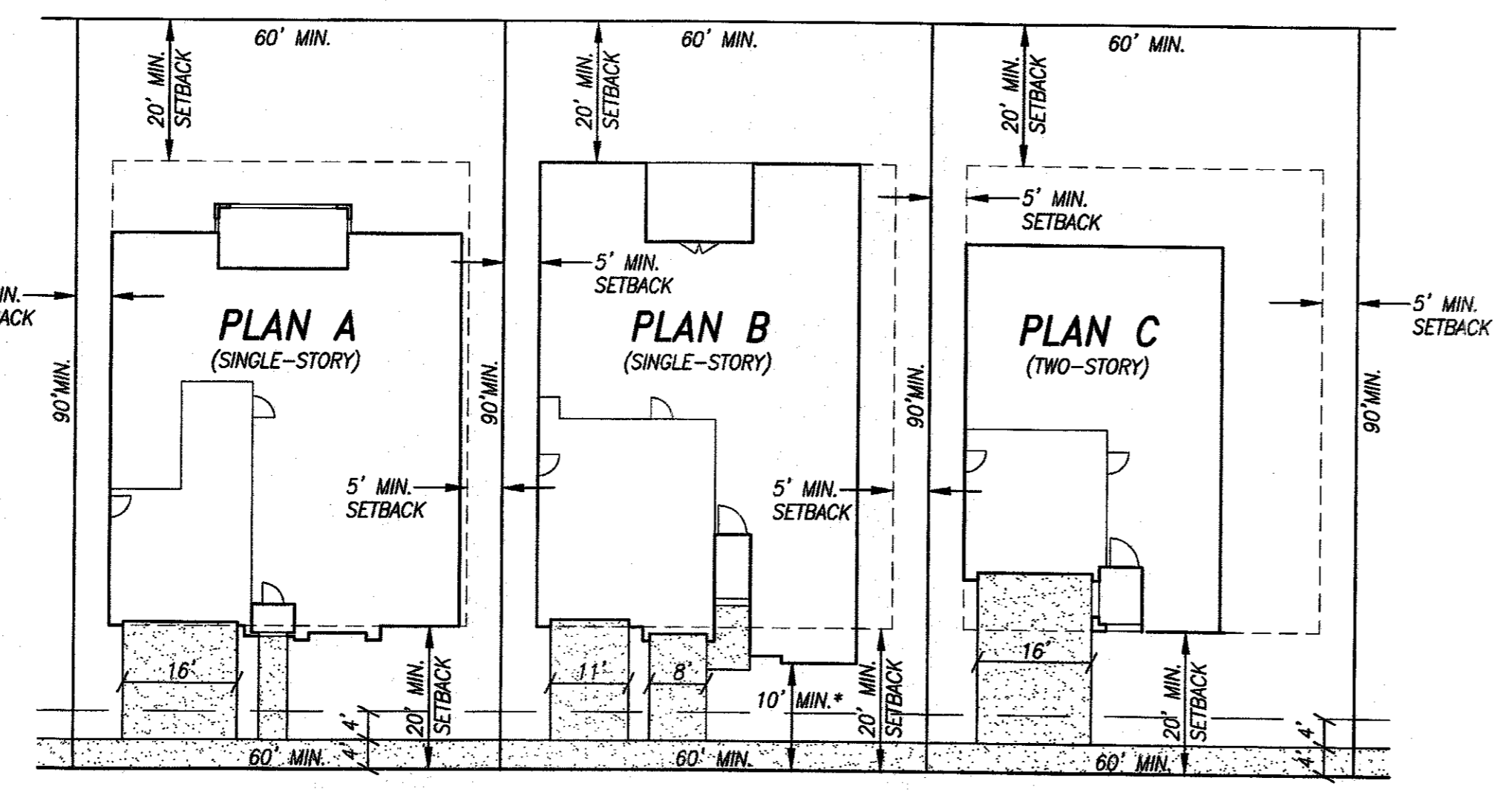
STREET 'B' (PVT.)
NO SCALE



STREET 'C' (PVT.)
NO SCALE



PROPOSED MARROKAL LANE
(LOOKING NORTH)
NO SCALE



*THE FRONT SETBACKS OF THE INTERIOR LOTS CAN BE LESS THAN 20', PROVIDED THAT THE AVERAGE FRONT SETBACKS OF THE INTERIOR LOTS IS AT LEAST 20'.

TYPICAL R2 HOUSE PLOTTING
1" = 20'

PROJECT NOTES

- TOPOGRAPHY PER AERIAL SURVEY BY PHOTO GEODETIC CORP. FLOWN ON AUGUST 21, 2015 (DATUM: NGVD 29).
- BUILDING PLAN TYPES AND LOCATIONS SHOWN ON D.R. SITE PLAN.
- FINISH FLOOR ELEVATIONS ARE 8" ABOVE PAD ELEVATIONS.
- SURFACES NOT IDENTIFIED AS STREETS, SIDEWALKS, DRIVEWAYS OR HOUSES SHALL BE LANDSCAPED.
- ALL NEW STORM DRAIN FACILITIES PROPOSED WITH THIS SUBDIVISION SHALL BE PRIVATE AND BE MAINTAINED BY THE H.O.A., UNLESS OTHERWISE NOTED.
- THE PROPOSED WATER FACILITIES ARE TO BE PUBLIC AND WILL BE DESIGNED AND BUILT PER FDMWD STANDARDS.
- THE PROPOSED SEWER FACILITIES ARE TO BE PRIVATE AND WILL BE MAINTAINED BY THE PROSPECT ESTATES H.O.A.
- RECYCLED WATER WILL BE USED FOR IRRIGATING ALL H.O.A. MAINTAINED AREAS AND CITY L.M.D. AREAS (SEE CONNECTION BEHIND UNIT 19).
- THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE STATE OF CALIFORNIA CIVIL CODE (LOTS 1-38).
- THE APPLICANT HEREBY REQUESTS EARLY SUBDIVISION GRADING PER SECTION 15.58.170 OF THE SANTEE MUNICIPAL CODE.
- THE APPLICANT SHALL PAY A FEE IN LIEU FOR PARK PURPOSES.
- THE PROPOSED STORM DRAIN INLETS SHALL BE FITTED WITH A GRATE/SCREEN OR TRASH RACK AND BE LABELED WITH A CONCRETE STAMP OR EQUIVALENT STATING "NO DUMPING - DRAINS TO RIVER".
- THE EXISTING SEPTIC SYSTEM ON APN 383-112-32 WILL BE REMOVED PER COUNTY HEALTH REQUIREMENTS.

DISTRICT SERVICE

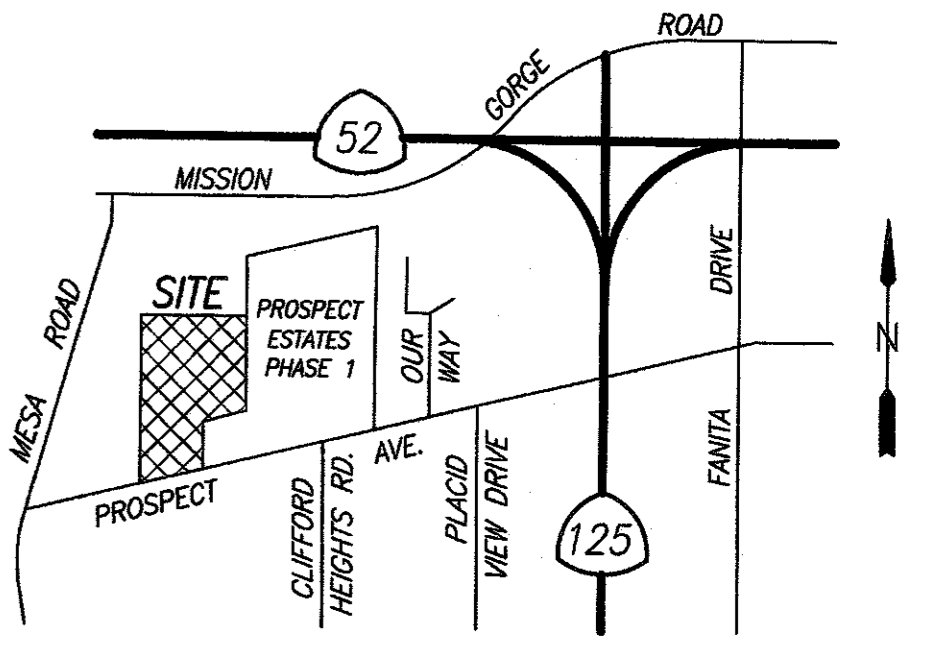
FIRE:	CITY OF SANTEE
WATER:	PADRE DAM MWD
SEWER:	PROSPECT ESTATES H.O.A.
HIGH SCHOOL:	GROSSMONT UNION H.S.D.
ELEMENTARY SCHOOL:	SANTEE UNIFIED S.D.
STREET LIGHTING:	CITY OF SANTEE
LANDSCAPE MAINTENANCE:	PROSPECT ESTATES H.O.A.

OWNER/APPLICANT

PROSPECT ESTATES II, LLC
NAME: MICHAEL GRANT
ADDRESS: 8520 RAILROAD AVENUE
SANTEE, CA 92071
PHONE: (619) 449-0249
Michael Grant 3-1-19
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ENGINEER OF WORK

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(619) 444-2923
Joel A. Waymire 3/1/19
JOEL A. WAYMIRE DATE
R.C.E. 56258 EXP. 12-31-2020



VICINITY MAP
NO SCALE

Planning * Engineering * Mapping
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Development Consultants, Inc.
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CITY OF SANTEE
DETAILS, SECTIONS AND NOTES
for TM2016-03
PROSPECT ESTATES II



PLANTING LEGEND

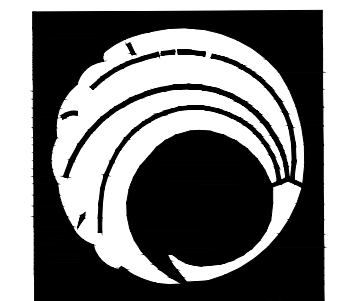
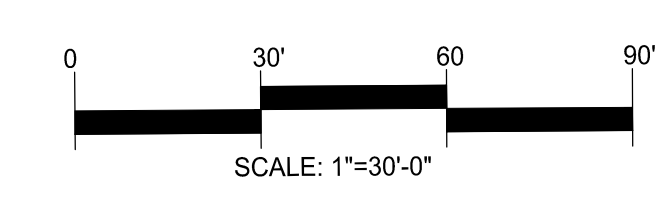
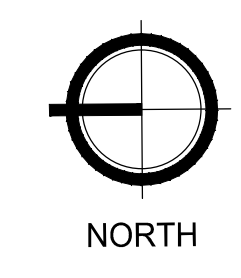
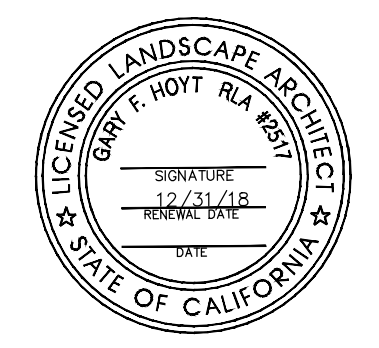
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	GELEERA PARVIFLORA	AUSTRALIAN WILLOW	15 GALLON INTERIOR TREE 24" BOX ST. TREE	
	LAGERSTROEMIA INDICA 'PEPPERMINT LACE'	CRAPE MYRTLE	15 GALLON INTERIOR TREE 24" BOX ST. TREE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	STANDARD FORM
	PODOCARPUS GRACILIOR	FERN PINE	36" BOX - PROSPECT AVE. ST TREE 24" BOX - MARROKAL LN. ST. TREE	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' CALVEZIA SPECIOSA 'FIRECRACKER' LANTANA CAMARA 'SPREADING SUNSET' LEUCOPHYLLUM C. 'THUNDER CLOUD' RHAPPHIOLEPIS INDICA 'BALLERINA' ROSMARINUS OFFICINALIS 'IRENE' WESTRINGIA FRUTICOSA	DWARF BOTTLE BRUSH ISLAND BUSH SNAPDRAGON LANTANA TEXAS RANGER INDIAN HAWTHORN ROSEMARY COAST ROSEMARY	5 GALLON	
	CAREX PRAEGRACILLIS JUNCUS PATENS	CALIFORNIA FIELD SEDGE COMMON RUSH	1 GALLON @ 24" O. C. 1 GALLON @ 24" O. C.	
	BACCHARIS P. LANTANA M. MYOPORUM P. SALVIA 'BEES BLISS'	DWARF COYOTE BRUSH TRAILING LANTANA PINK MYOPORUM BEES BLISS SAGE	FLATS AS NEEDED	
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GALLON	PROSPECT AVE. WALL PLANTING
	CISTUS PURPUREUS LANTANA MONTIVIDENSIS 'LEMON SWIRL' PENNISETUM MASSAICUM 'RED BUNNY TAILS' PITTOSPORUM TOBIRA 'TURNERS VARIAGATED DWARF' RHAPPHIOLEPIS INDICA 'CLARA' ROSA 'ICEBURG'	ROCKROSE LEMON SWIRL LANTANA FOUNTAIN GRASS PITTOSPORUM INDIAN HAWTHORN WHITE ICEBERG SHRUB ROSE	5 GALLON	PARK AREA PLANTING
		ARTIFICIAL TURF - OWNER TO SELECT		
		BUFFALO GRASS BLEND		

TYPICAL FRONT YARD PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	PITTOSPORUM T. 'WHEELERS DWARF' RHAPPHIOLEPIS 'JACK EVANS' WESTRINGIA F. 'WESOS'	DWARF PITTOSPORUM INDIAN HAWTHORN MUNDI WESTRINGIA	5 GALLON	
	DIETES X 'ORANGE DROP' NANDINA D. 'FIRE POWER' PHORMIUM T. 'WINGS OF GOLD'	ORANGE DROP FORTNIGHT LILY HEAVENLY BAMBOO NEW ZEALAND FLAX	1 GALLON	
	BACCHARIS P. LANTANA 'CHAPEL HILL YELLOW' ROSA X 'FLOWER CARPET'	DWARF COYOTE BRUSH CHAPEL HILL LANTANA FLOWER CARPET ROSE		
		TYPICAL FRONT YARD PLANTING - SEE SHEET 3		

REFER TO CIVIL ENGINEERS PLANS AND SPECIFICATIONS FOR BIORETENTION SOIL MATRIX.
BMP WILL BE CONSTRUCTED PER SPECIFICATIONS OF THE CITY OF SANTEE BMP MANUAL.

PRELIMINARY PLANS NOT FOR CONSTRUCTION



Gary F. Hoyt
landscape architecture, inc
Poway CA 92064
tel: (858) 486-4931
fax: (858) 486-1457

LANDSCAPE CONCEPT PLAN

CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR		CITY OF SANTEE G-485, 2013-175,176					CITY OF SANTEE VERTICAL CONTROL MONUMENT	HORIZ: N/A	GFH	PML	GFH		LANDSCAPE CONCEPT PLAN FOR:			LCP
INSPECTOR		PDMWD DWGS. 361, 362, 365, 495, 533,					#2027 PER R.O.S. 11252, LOCATED AT THE INTERSECTION	VERT: N/A					PROSPECT ESTATES	PHASE 2		SHEET 2 OF 5
DATE COMPLETED		1673, 2551, 2552, 3054, 3072, 3079, 3470					OF PROSPECT AVENUE AND PLACID VIEW DRIVE.		PLANS PREPARED UNDER THE SUPERVISION OF	DATE 09/25/2018	EXPIRES 12/31/18	PROJECT ENGINEER				
							ELEVATION: 360.40 FEET (MSL)		RLA NO. 2517							

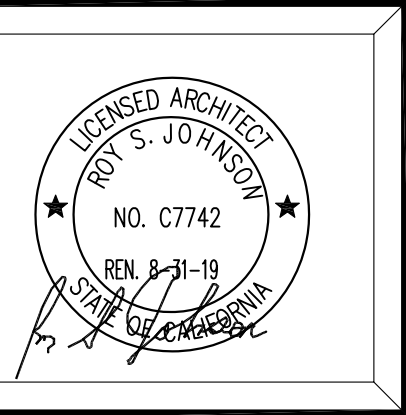
Development Review

PROSPECT ESTATES II

Santee, California

REVISIONS:

Key Section



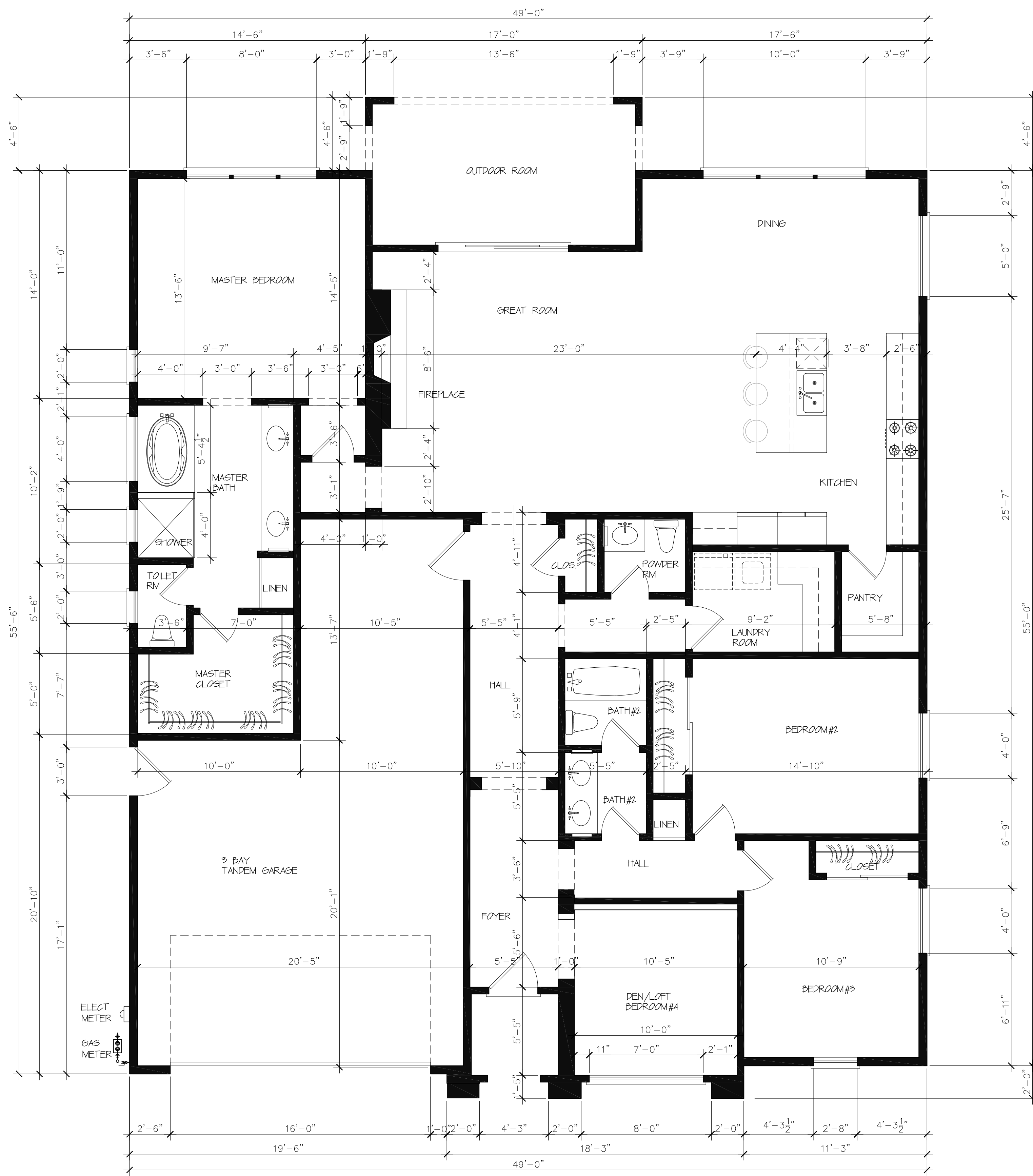
ARCHITECT:
Roy Johnson Architect
7830 La Mesa Blvd.
La Mesa, California 91942

PROJECT:
Development Review
PROSPECT ESTATES II
Santee, California

SHEET TITLE:
COVER SHEET

SCALE: AS NOTED	DATE: 3-12-2019
DRAWN BY: R/J	PROJECT NO.:
SHEET NO.:	

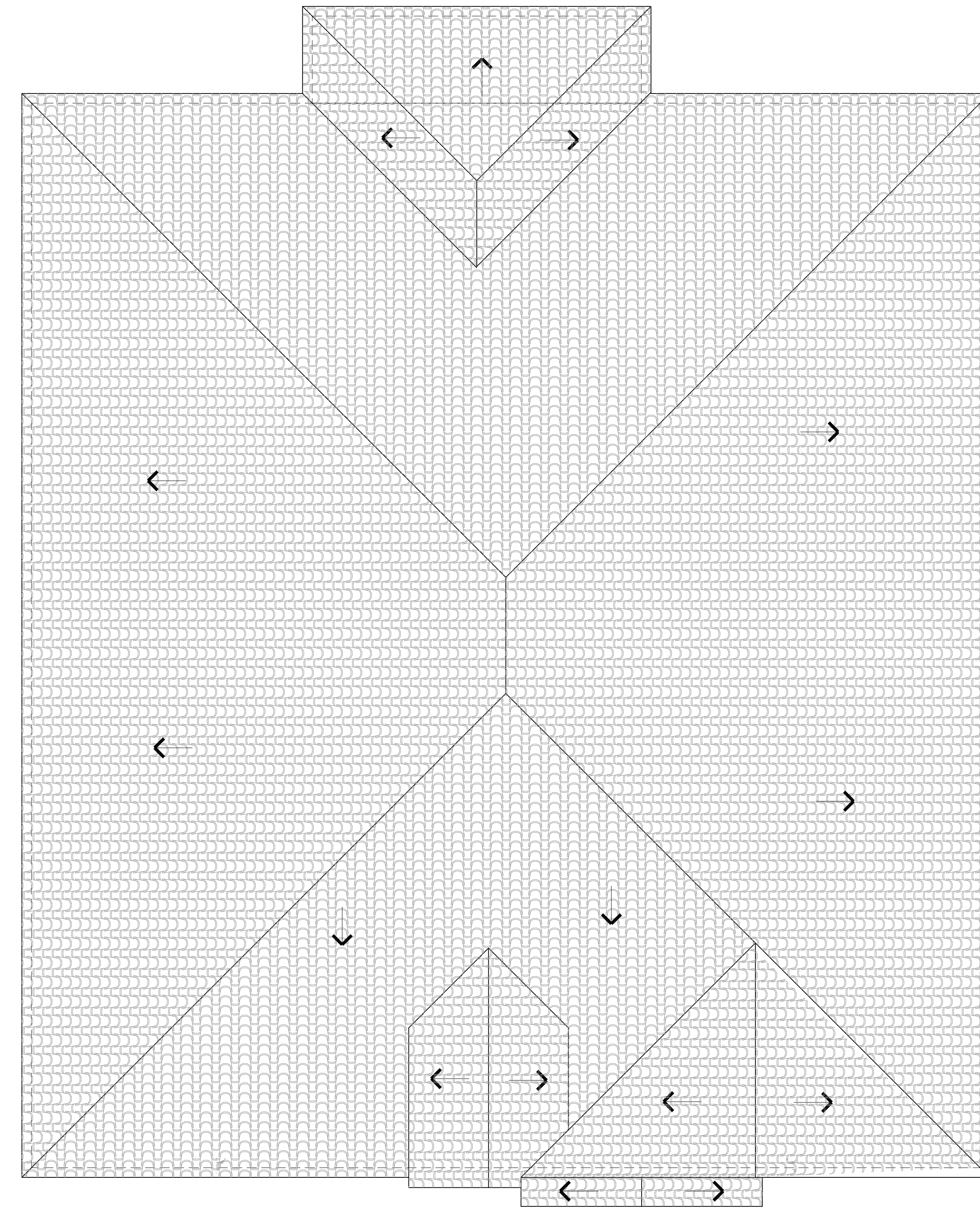
T1.0



Plan A Floor Plan

SCALE: 1/4" = 1'-0"

348 SF



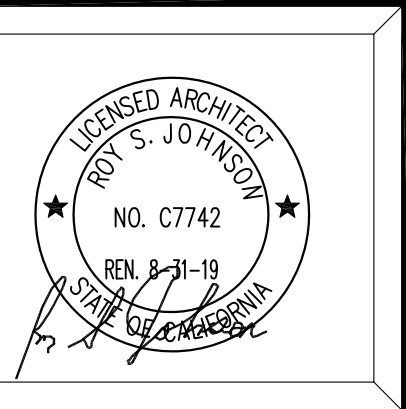
Plan A Roof Plan

SCALE: 1/4" = 1'-0"

348 SF

NO.	REVISIONS

Key Section



ARCHITECT
Roy Johnson Architect
 7830 La Mesa Blvd.
 La Mesa, California 91942

Development Review
PROSPECT ESTATES II
 Santee, California

SHEET TITLE:
 PLAN A
 SINGLE STORY
 FLOOR PLAN

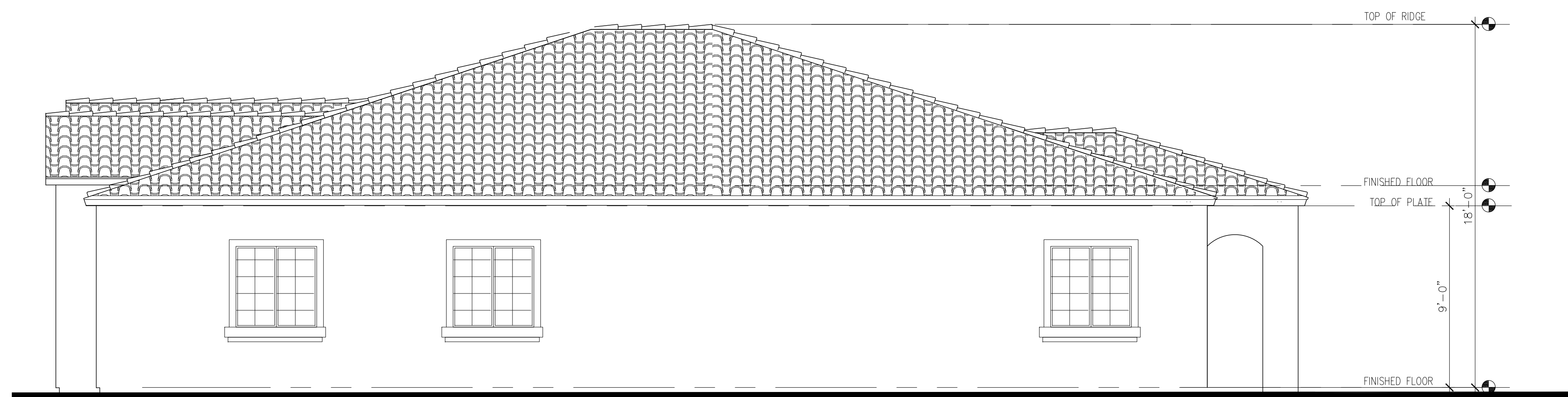
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 SHEET NO.: **A2.0**

DATE: 3-12-2019
 PROJECT NO.:
 OF: 1



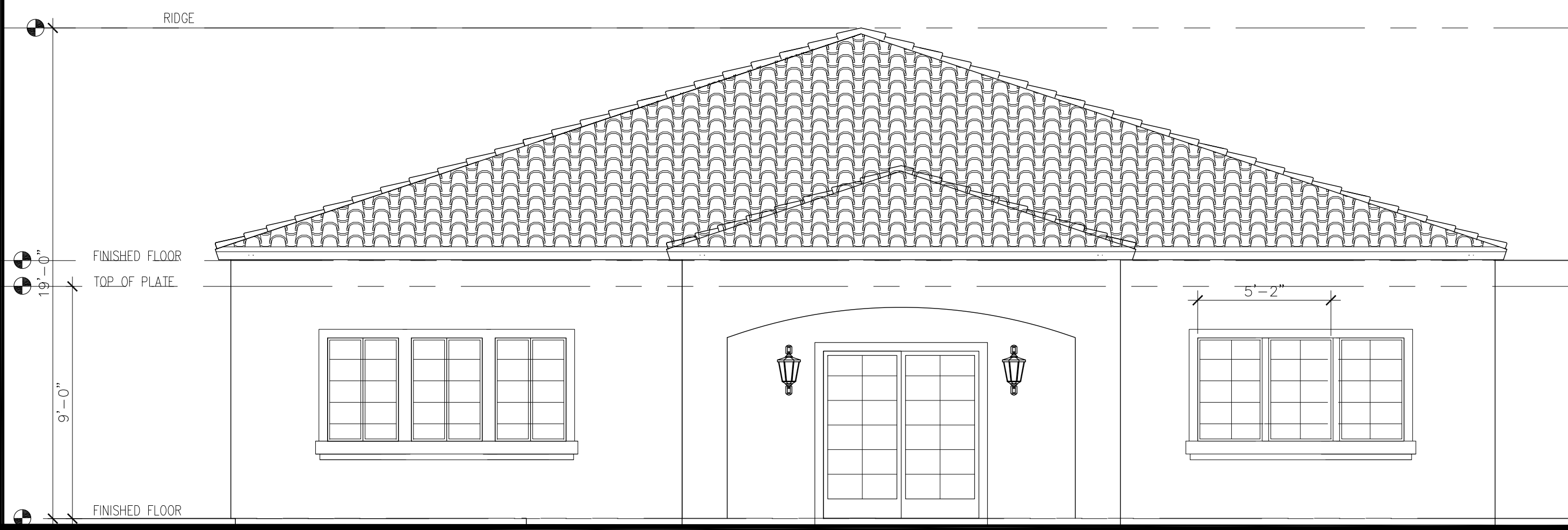
Plan A Front Elevation

SCALE : 1/4" = 1'-0"



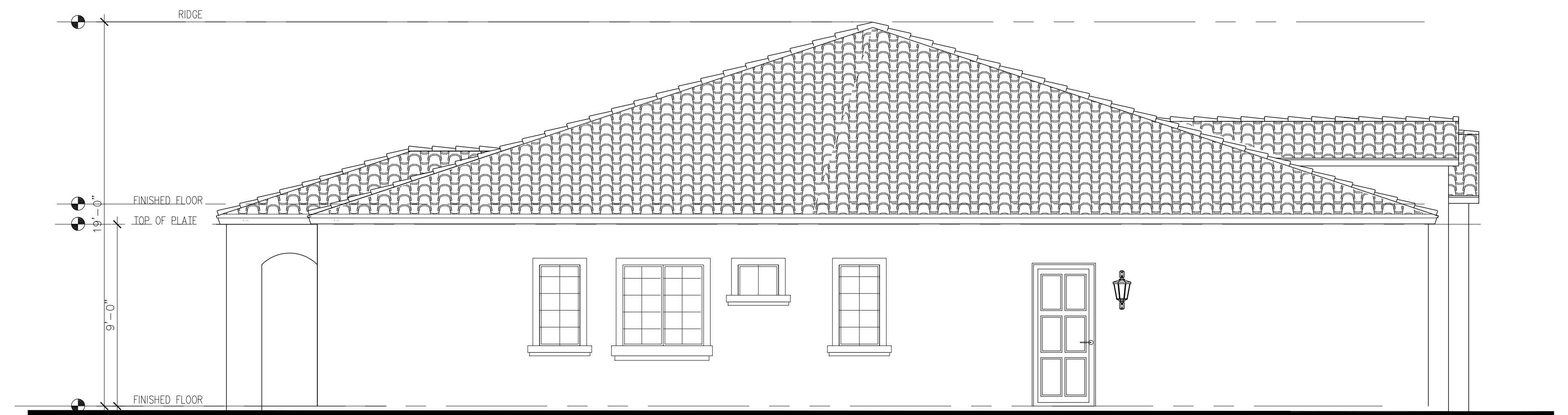
Plan A Right Side Elevation

SCALE : 1/4" = 1'-0"



Plan A Rear Elevation

SCALE : 1/4" = 1'-0"



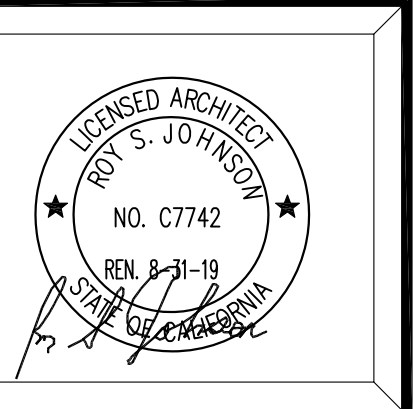
Plan A Left Side Elevation

SCALE : 1/4" = 1'-0"

NO.	REVISIONS



Key Section

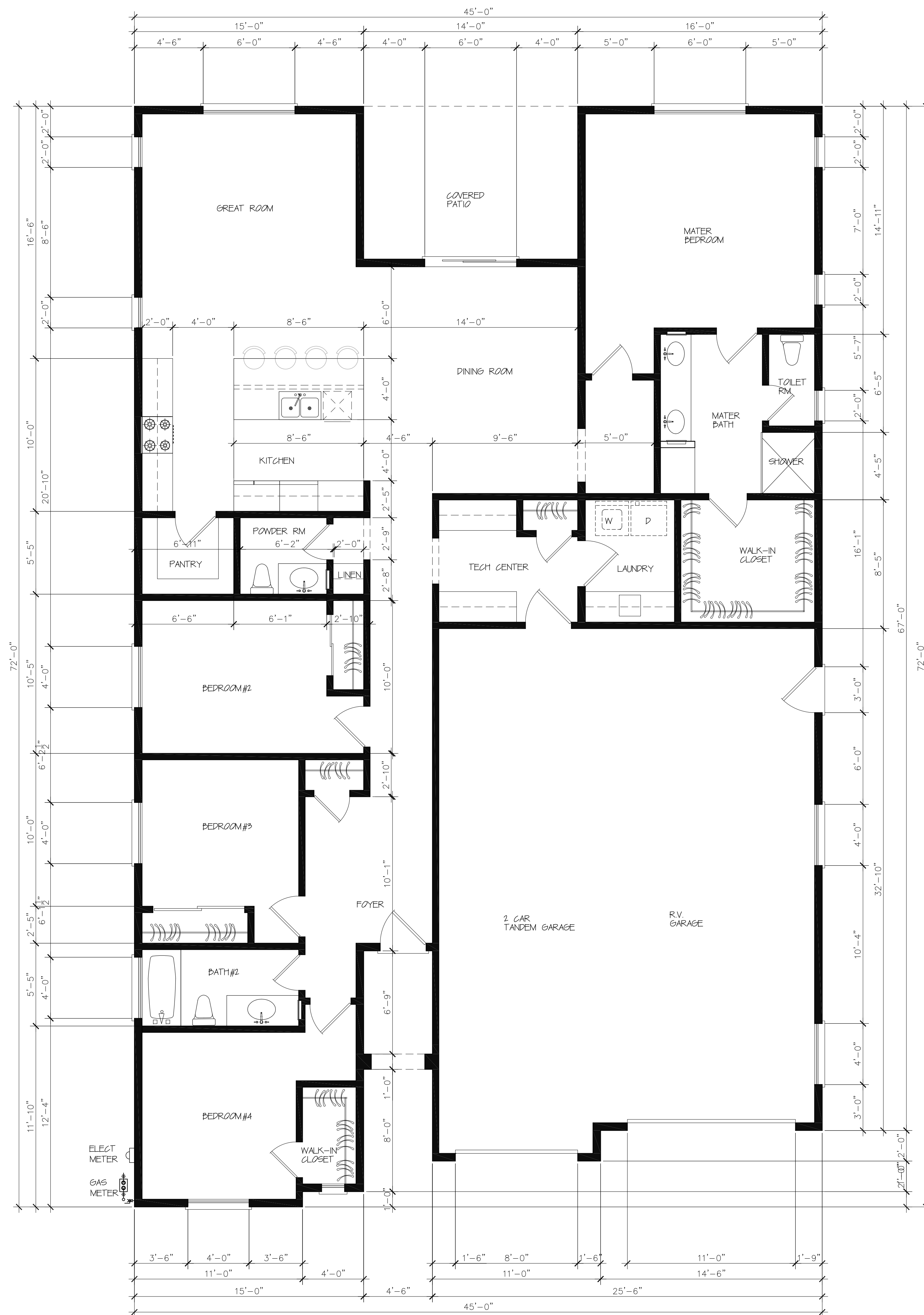


ARCHITECT
Roy Johnson Architect
 7830 La Mesa Blvd.
 La Mesa, California 91942

PROJECT
 Development Review
PROSPECT ESTATES II
 Santee, California

SHEET TITLE:
 PLAN A
 SINGLE STORY
 ELEVATIONS

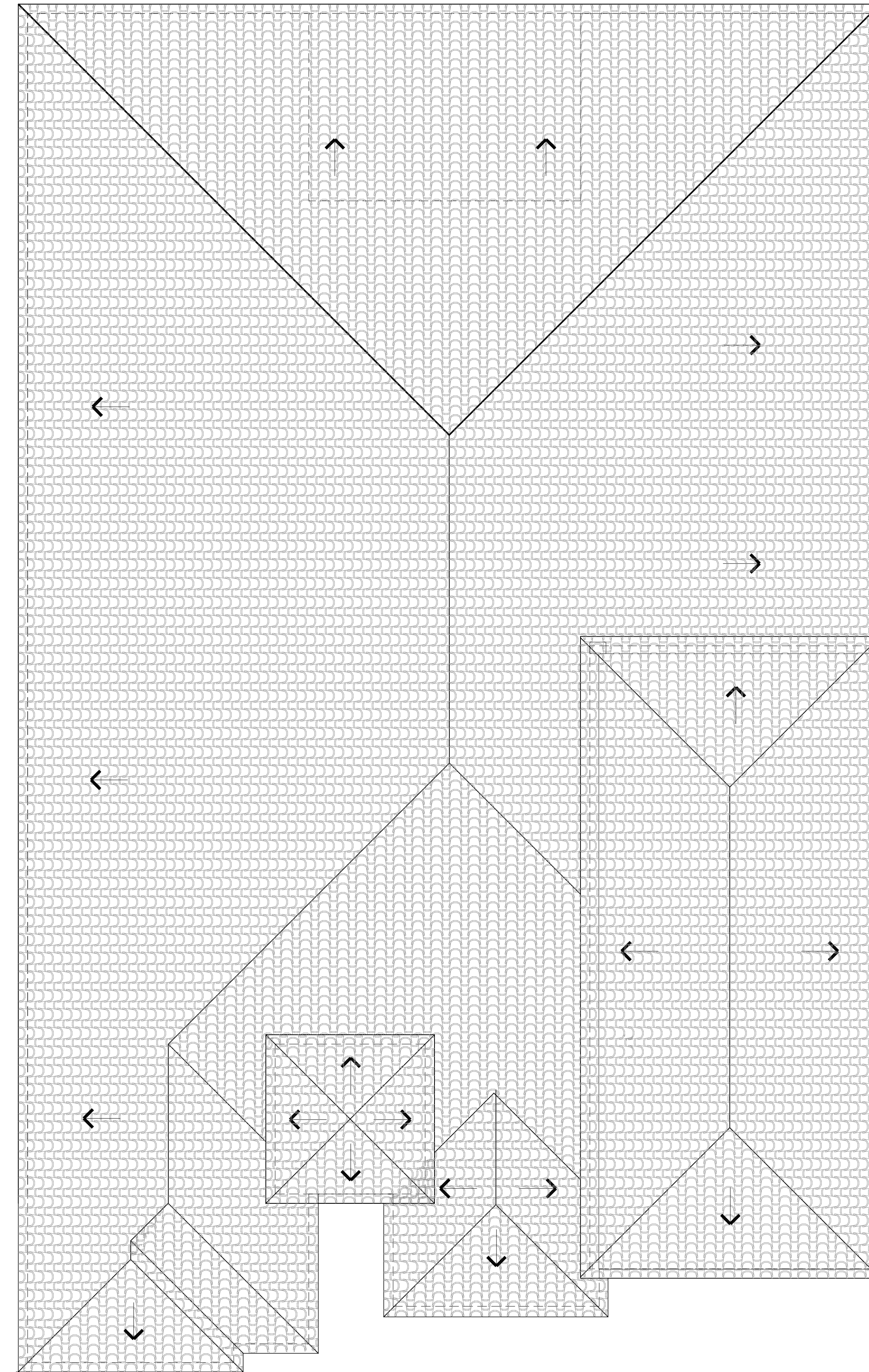
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 DRAWN BY: S/JCR
 SHEET NO.: **A2.1**
 DATE: 3-12-2019
 PROJECT NO.:
 OF _____



Plan B Floor Plan

SCALE: 1/4" = 1'-0"

2070 SF.



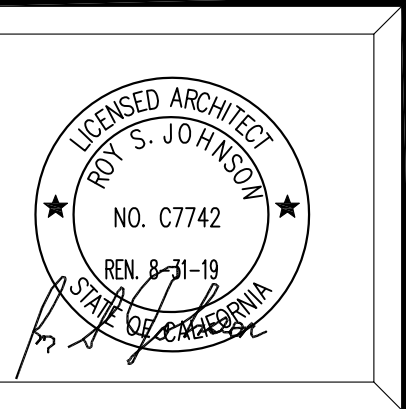
Plan B Roof Plan

SCALE: 1/4" = 1'-0"

2070 SF.

NO.	REVISIONS

Key Section



Roy Johnson Architect
7830 La Mesa Blvd.
La Mesa, California 91942

ARCHITECT

Development Review

PROSPECT ESTATES II

Santee, California

PROJECT

SHEET TITLE:

PLAN B
SINGLE STORY
FLOOR #
ROOF PLAN

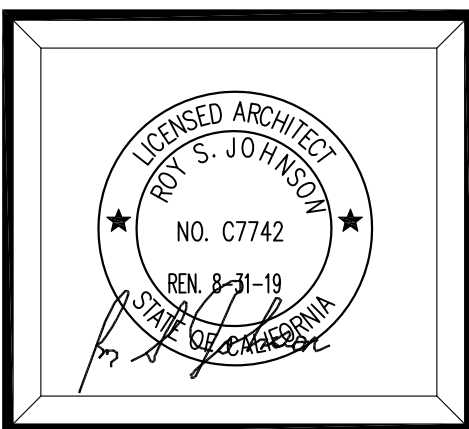
SCALE: AS NOTED	DATE: 3-12-2019
DRAWN BY: R/J/C/R	PROJECT NO.:
SHEET NO.:	

A3.0

OF

NO.	REVISIONS

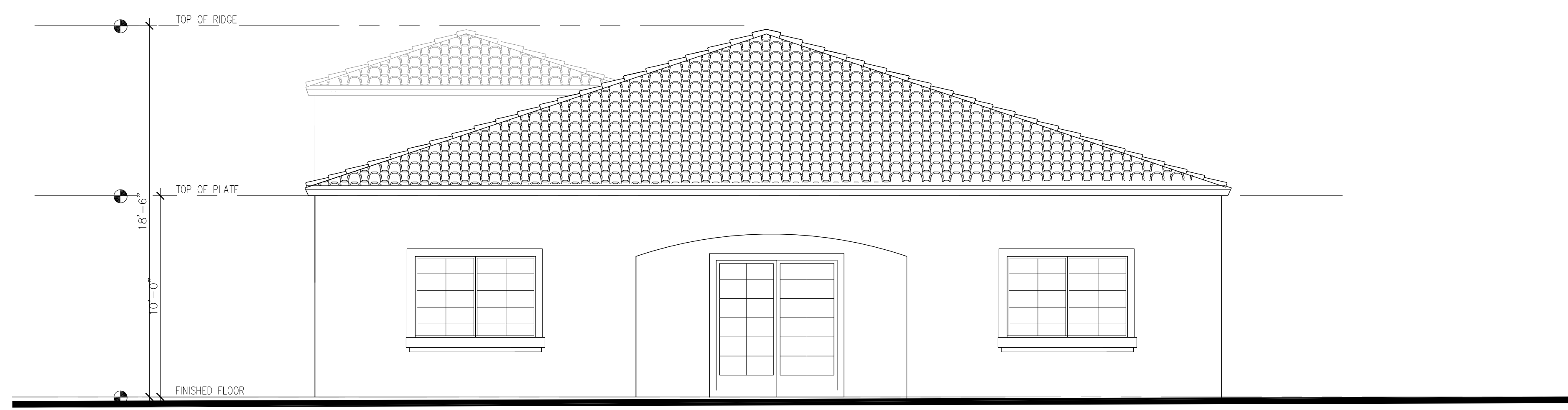
Key Section



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 La Mesa, California 91942



Plan B Front Elevation
 SCALE : 1/4" = 1'-0"

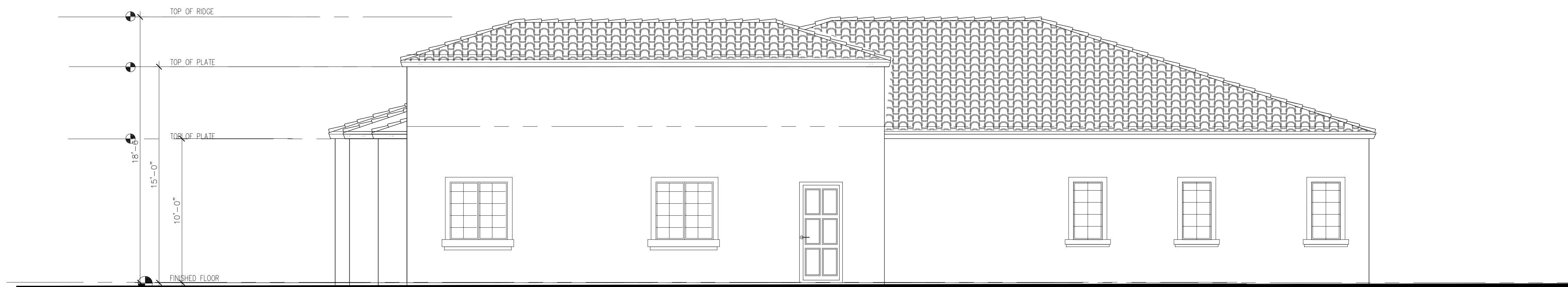


Plan B Rear Elevation
 SCALE : 1/4" = 1'-0"

Development Review
PROSPECT ESTATES II
 Santee, California

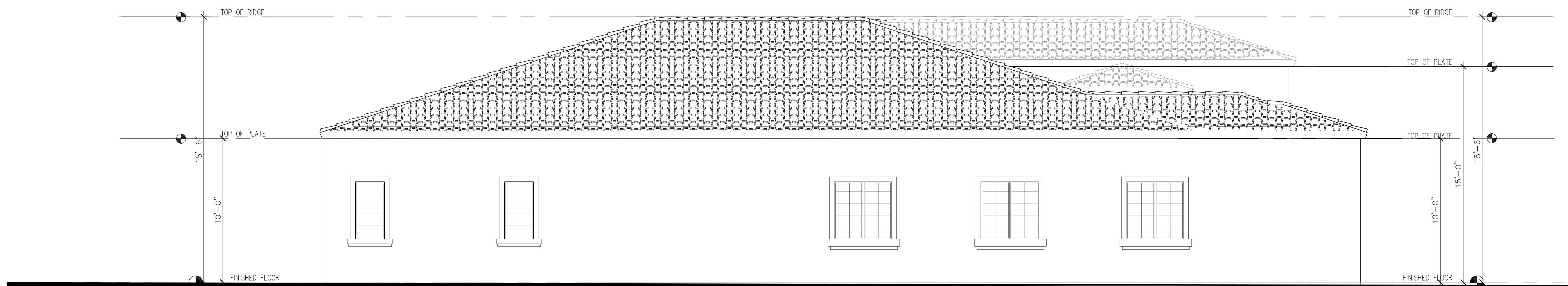
SHEET TITLE:
**PLAN B
 SINGLE STORY
 ELEVATIONS**

SCALE: AS NOTED
 DRAWN BY: R/S/J
 SHEET NO.: **A3.1**
 DATE: 3-12-2019
 PROJECT NO.:
 OF: 1



Plan B Right Elevation

SCALE : 1/4" = 1'-0"

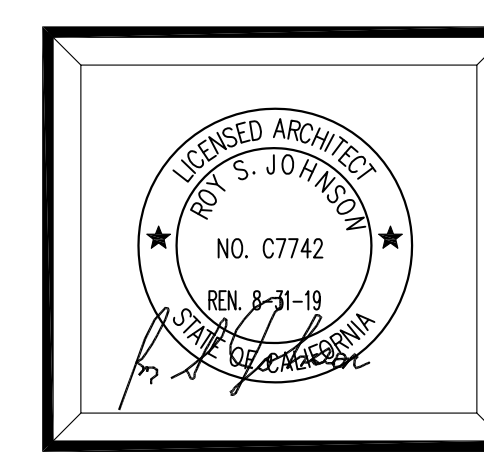


Plan B Left Elevation

SCALE : 1/4" = 1'-0"

NO.	REVISIONS

Key Section

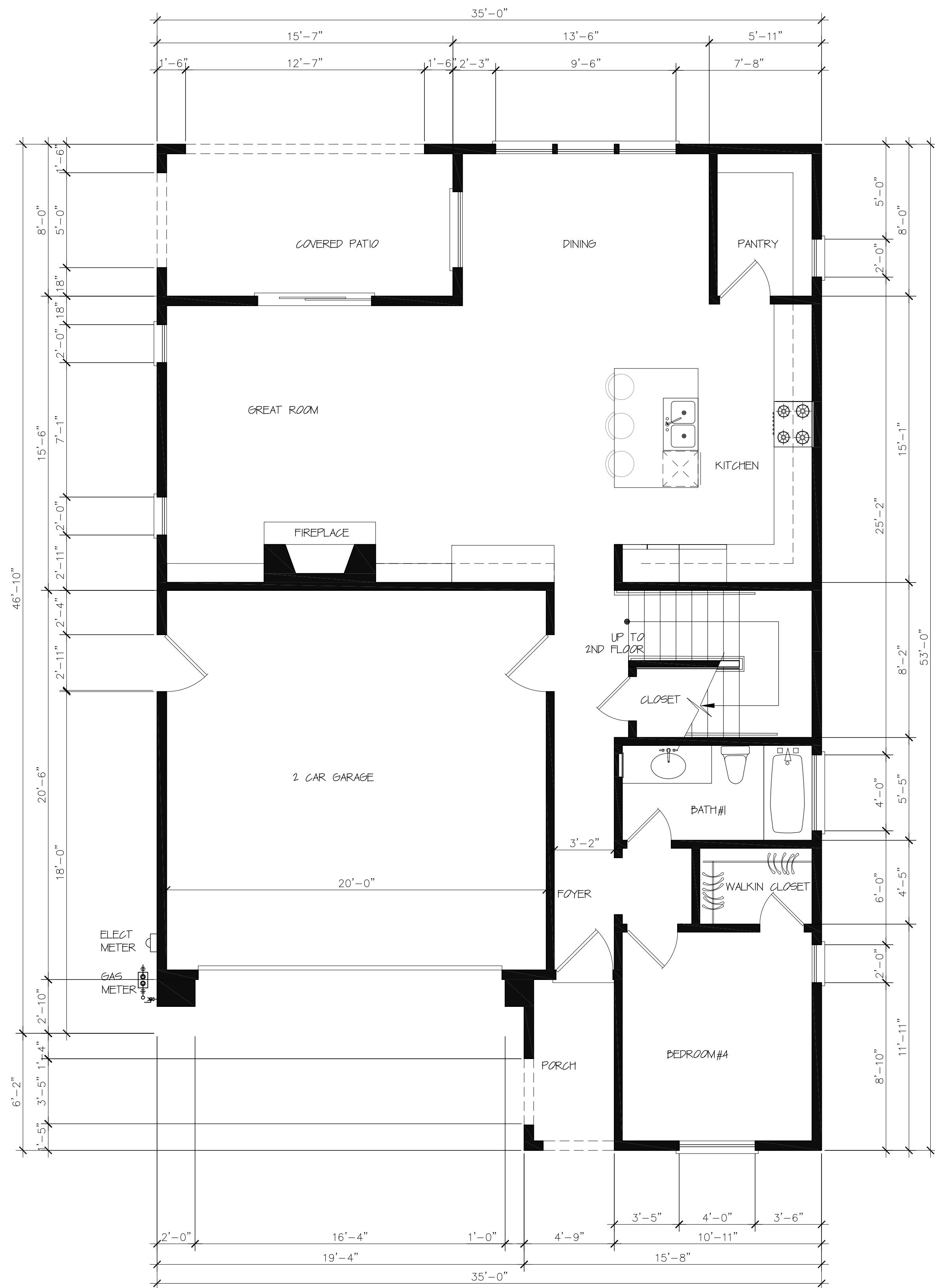


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 ARCHITECT

Development Review
PROSPECT ESTATES II
 Santee, California
 PROJECT:

SHEET TITLE:
 PLAN B
 SINGLE STORY
 ELEVATIONS

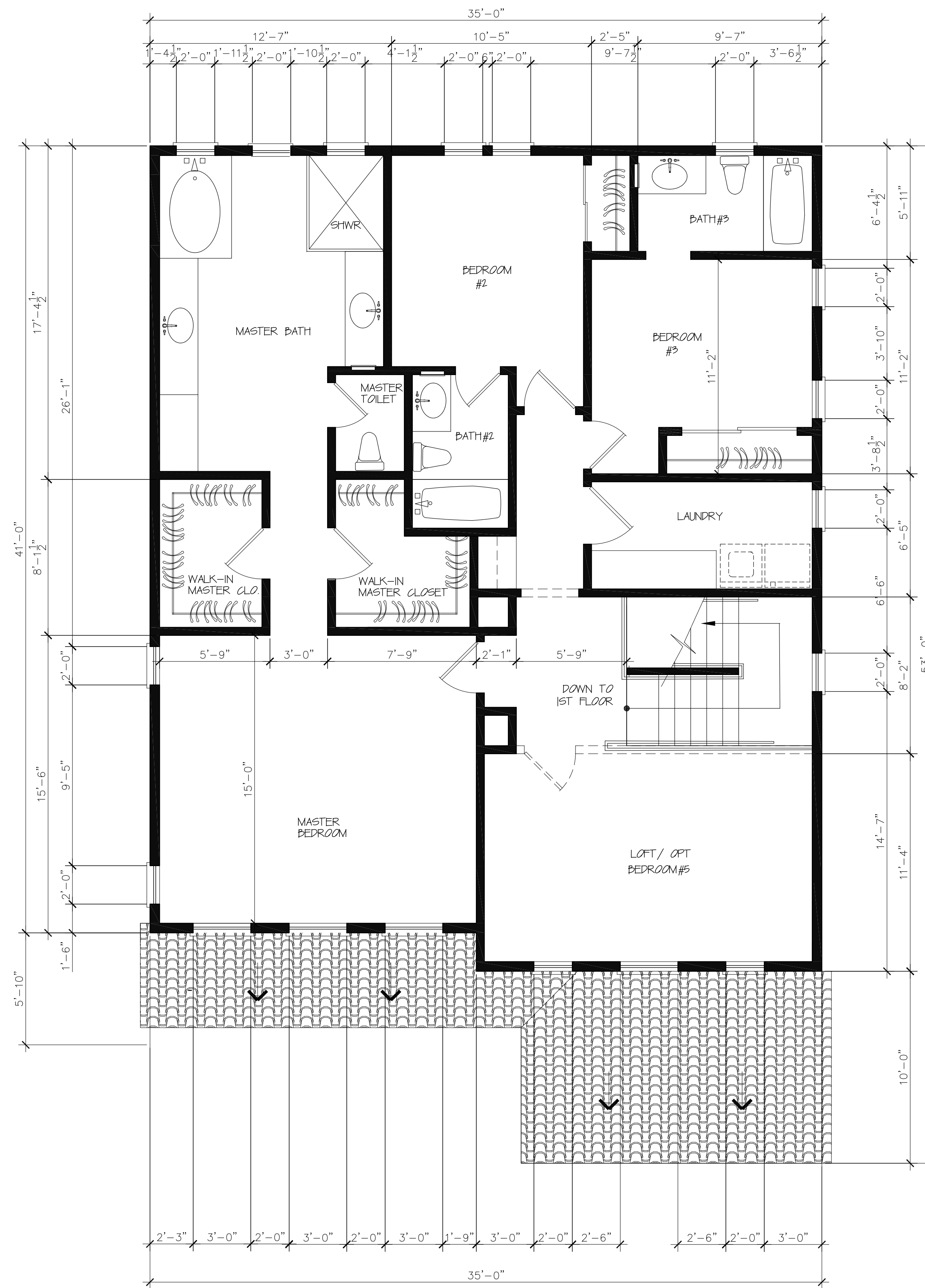
SCALE: AS NOTED
 DRAWN BY: S/J/C/R
 SHEET NO.: **A3.2**
 DATE: 3-12-2019
 PROJECT NO.:
 OF:



Plan C 1st Floor Plan

SCALE: 1/4" = 1'-0"

140 SF



Plan C 2nd Floor Plan

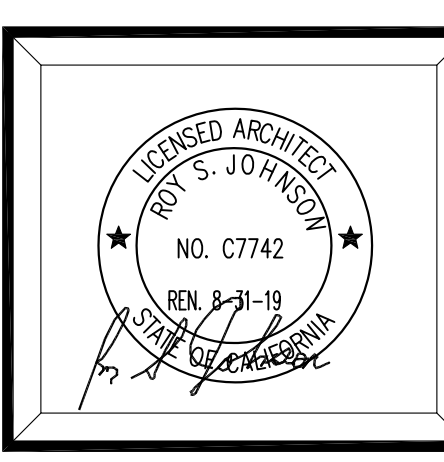
SCALE: 1/4" = 1'-0"

110 SF

140 SF
140 SF
290 SF

NO.	REVISIONS

Key Section



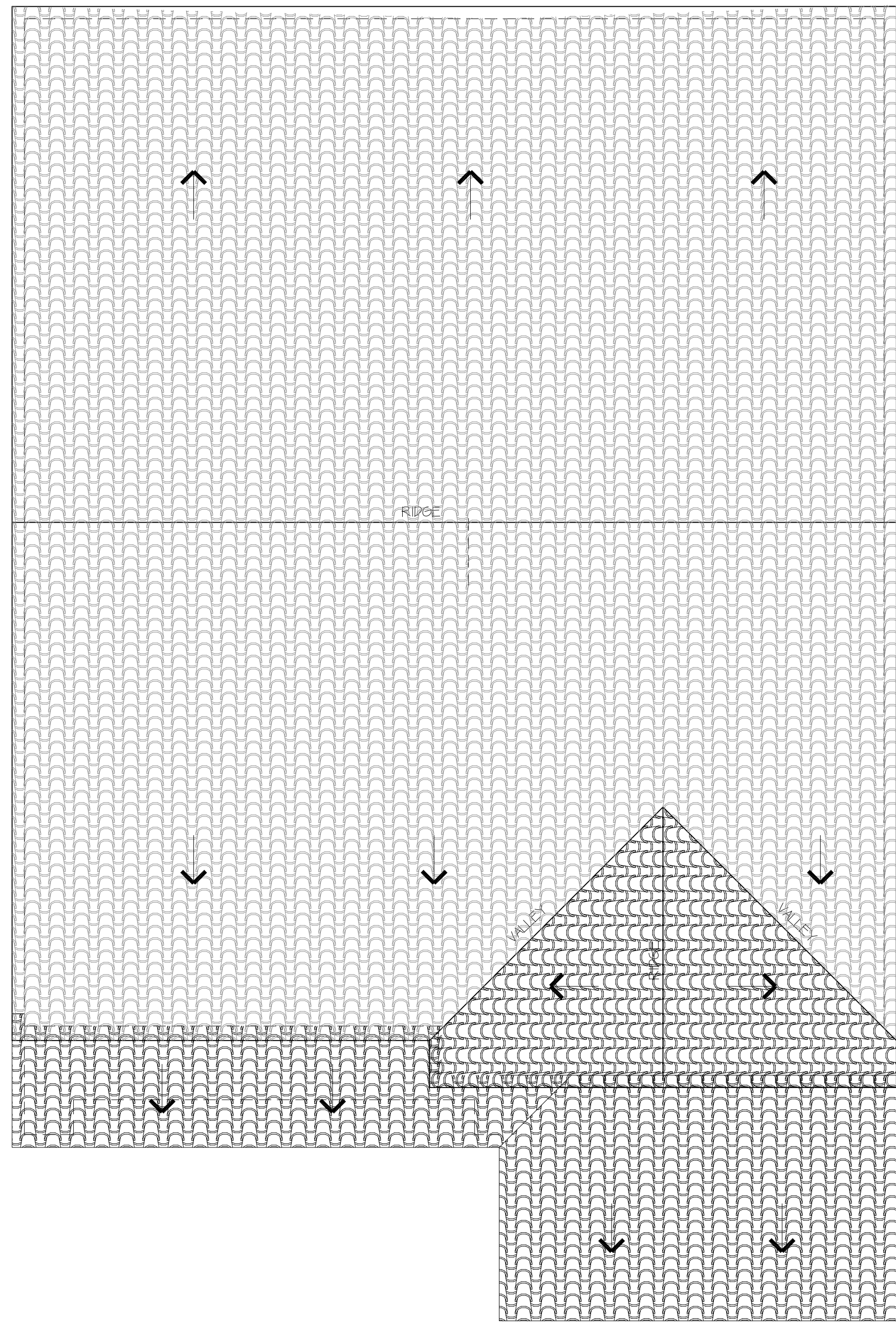
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Roy Johnson Architect
 7830 La Mesa Blvd.
 La Mesa, California 91942

PROJECT:
 Development Review
PROSPECT ESTATES II
 Santee, California

SHEET TITLE:
**PLAN C
 TWO STORY
 FLOOR PLAN**

SCALE: AS NOTED
 DRAWN BY: R/J/C/R
 SHEET NO.: **A4.0**

DATE: 3-12-2019
 PROJECT NO:
 OF: 1

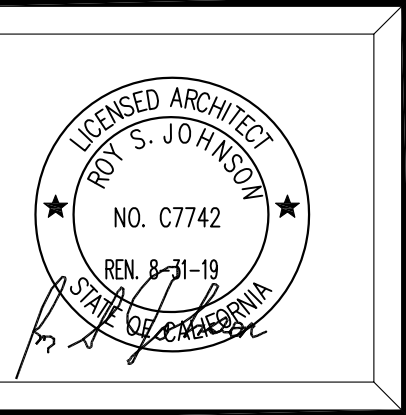


Plan C Roof Plan

SCALE: 1/4" = 1'-0"

NO.	REVISIONS

Key Section



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 La Mesa, California 91942

PROJECT:
 Development Review
PROSPECT ESTATES II
 Santee, California

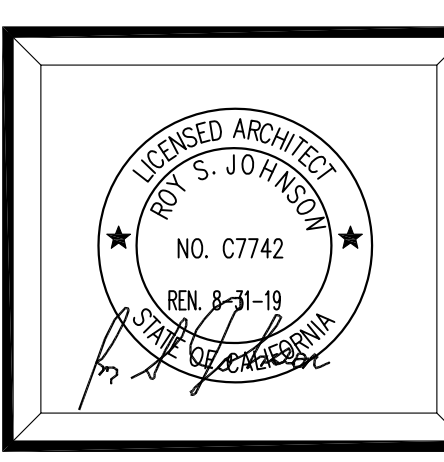
SHEET TITLE:
 PLAN C
 TWO STORY
 ROOF PLAN

SCALE: AS NOTED	DATE: 3-12-2019
DRAWN BY: R/J	PROJECT NO.:
SHEET NO.:	

A4.1
OF _____

NO.	REVISIONS

Key Section



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Development Review
PROSPECT ESTATES II
 Santee, California

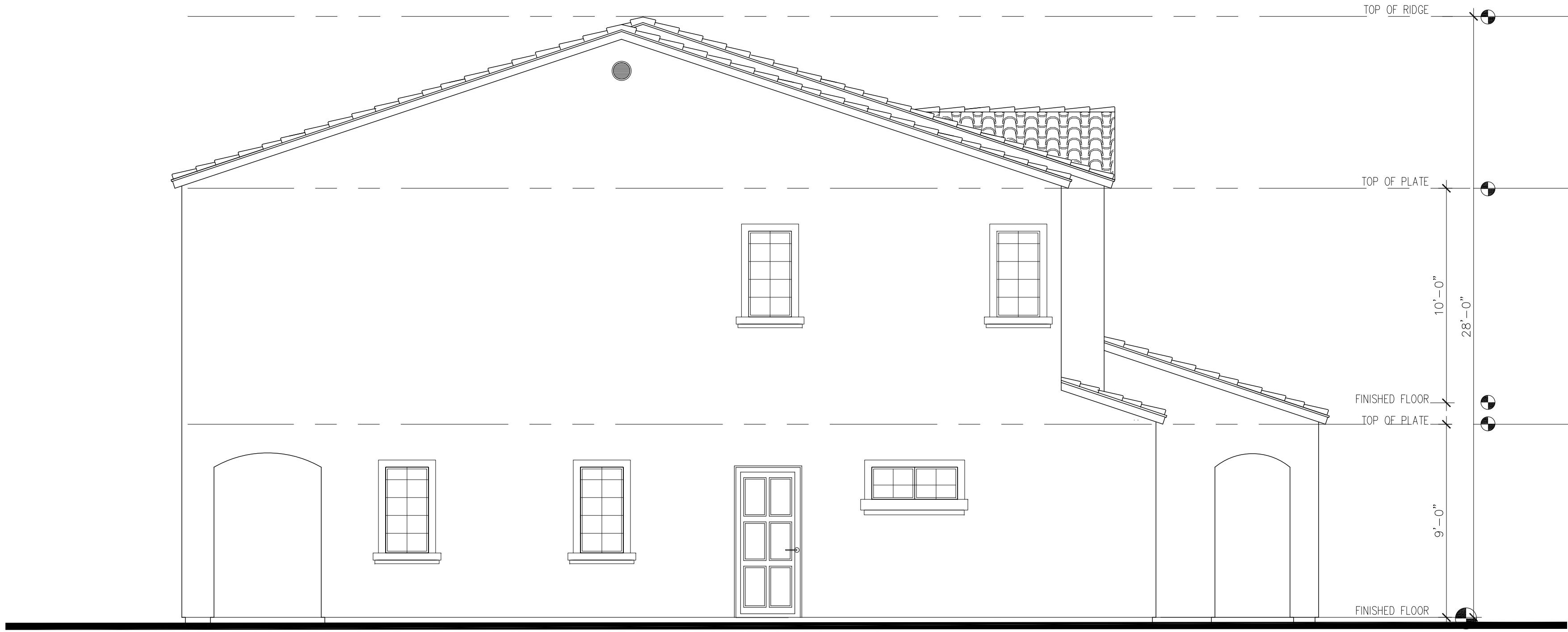
SHEET TITLE:
**PLAN C
 TWO STORY
 EXTERIOR ELEVS**

SCALE: AS NOTED
 DRAWN BY: R/J
 SHEET NO.: **A4.2**
 DATE: 3-12-2019
 PROJECT NO.:
 OF: 1



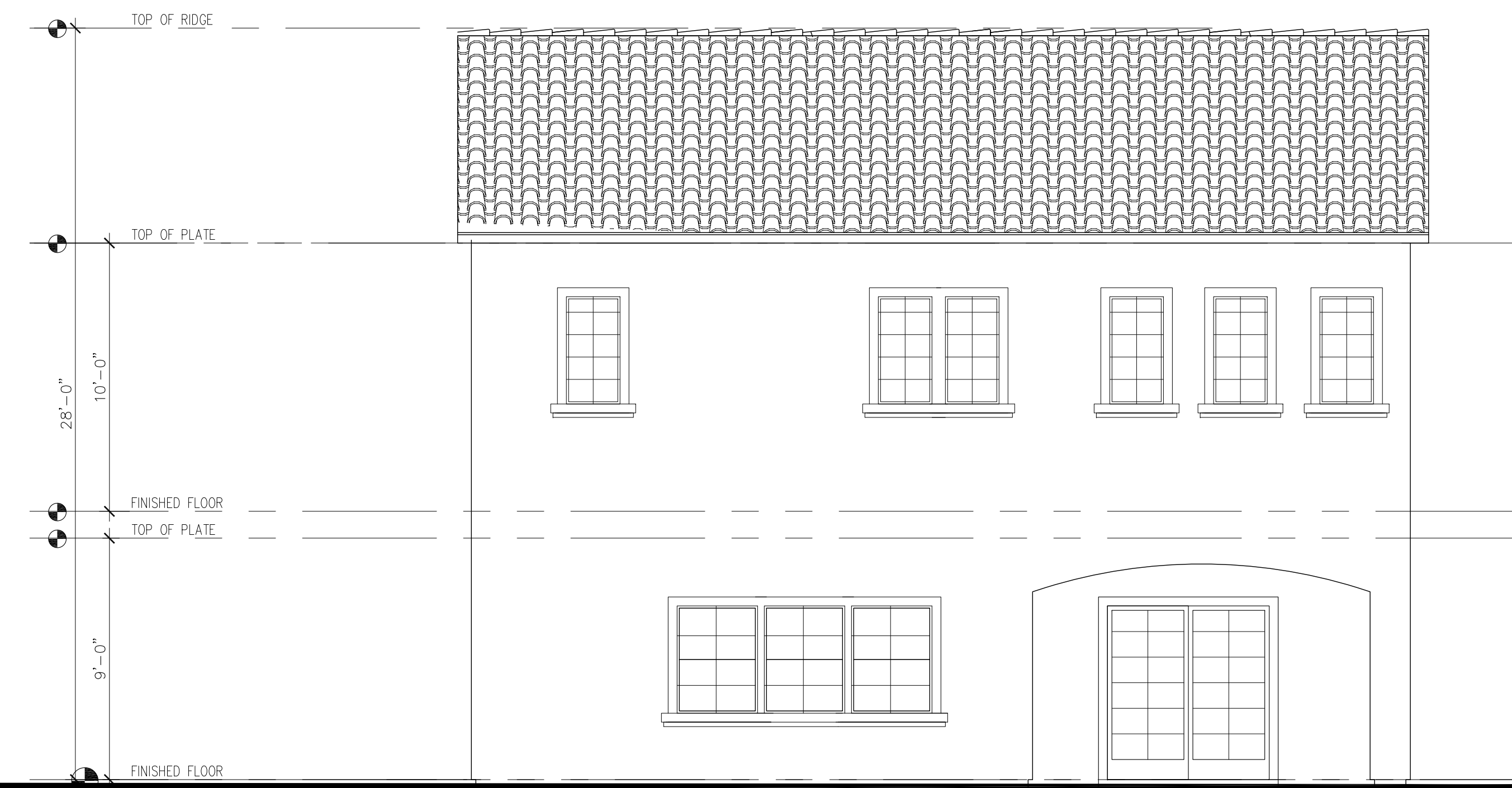
Plan C Front Elevation

SCALE: 1/4" = 1'-0"



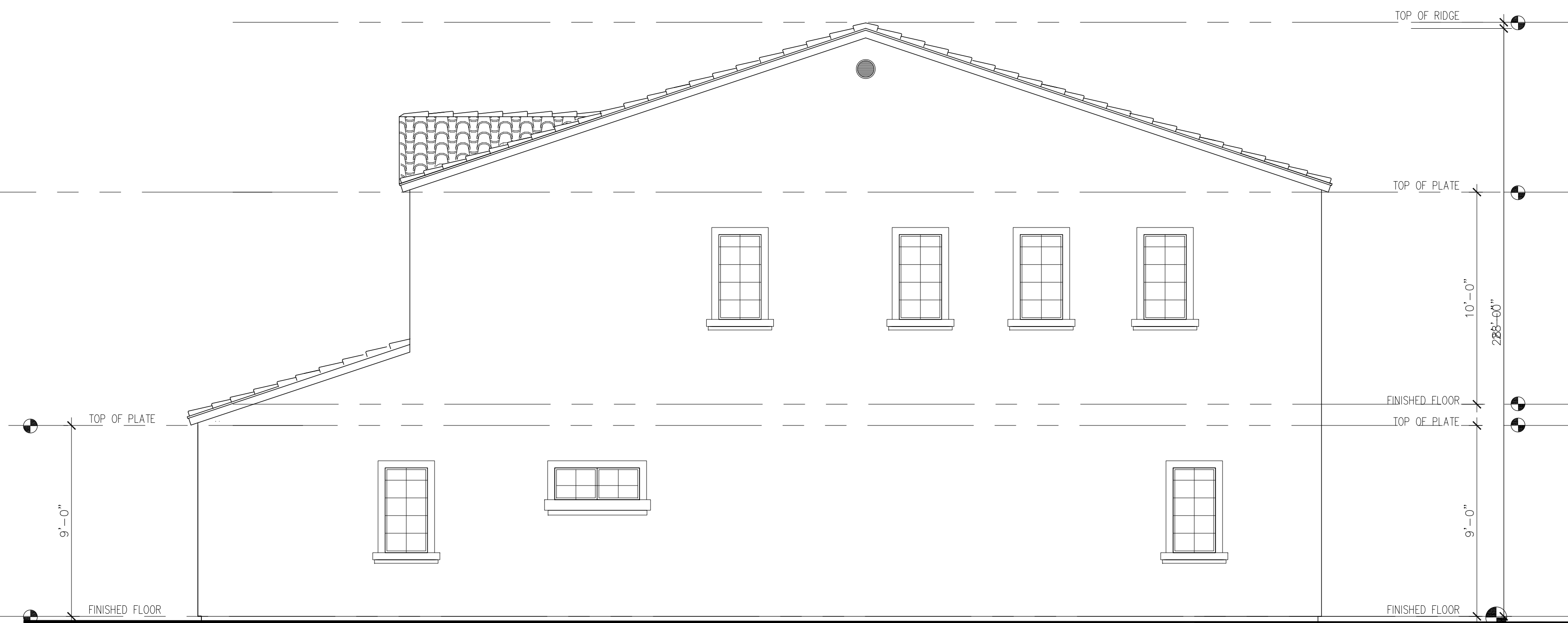
Plan C Left Side Elevation

SCALE: 1/4" = 1'-0"



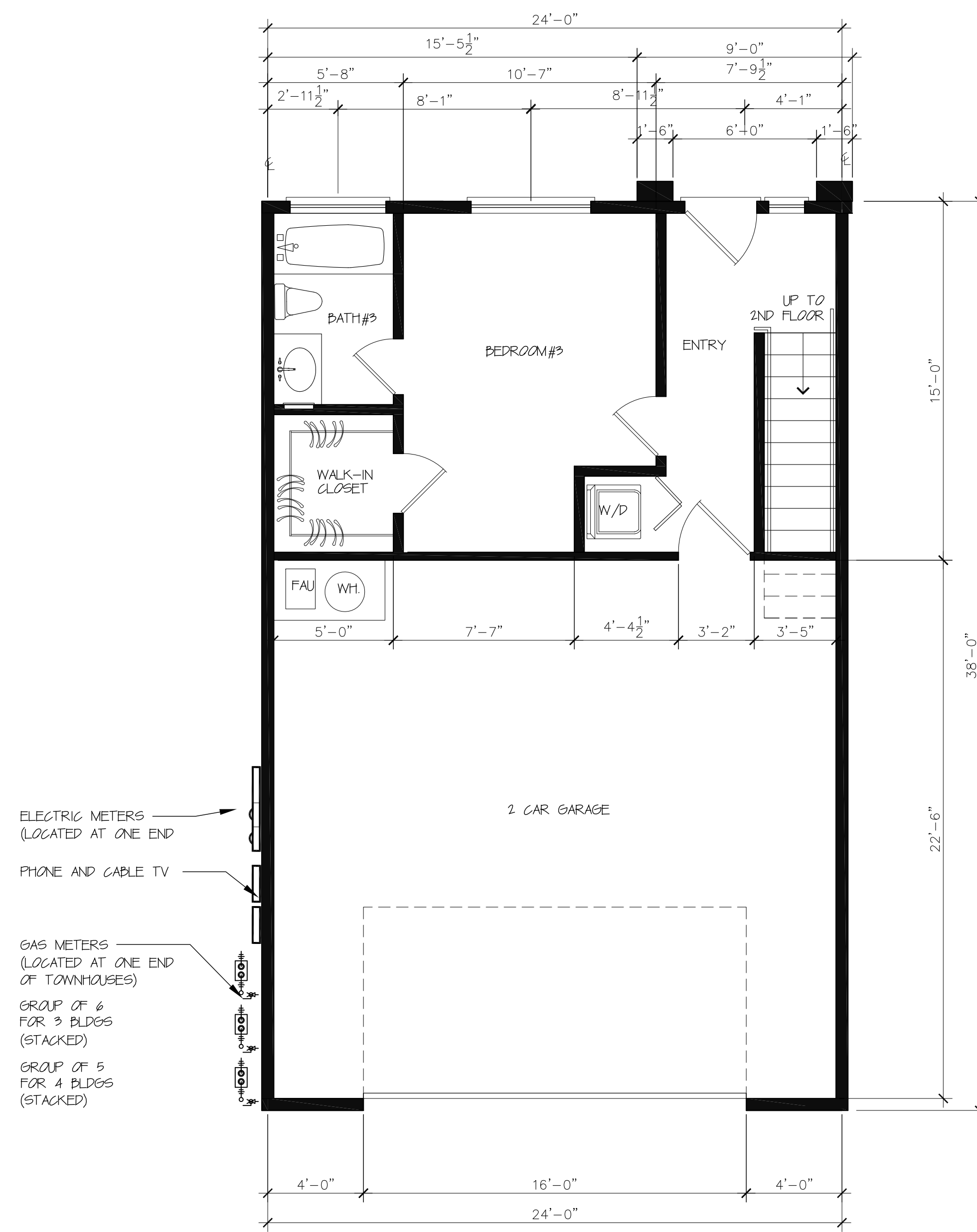
Plan C Rear Elevation

SCALE: 1/4" = 1'-0"



Plan C Left Side Elevation

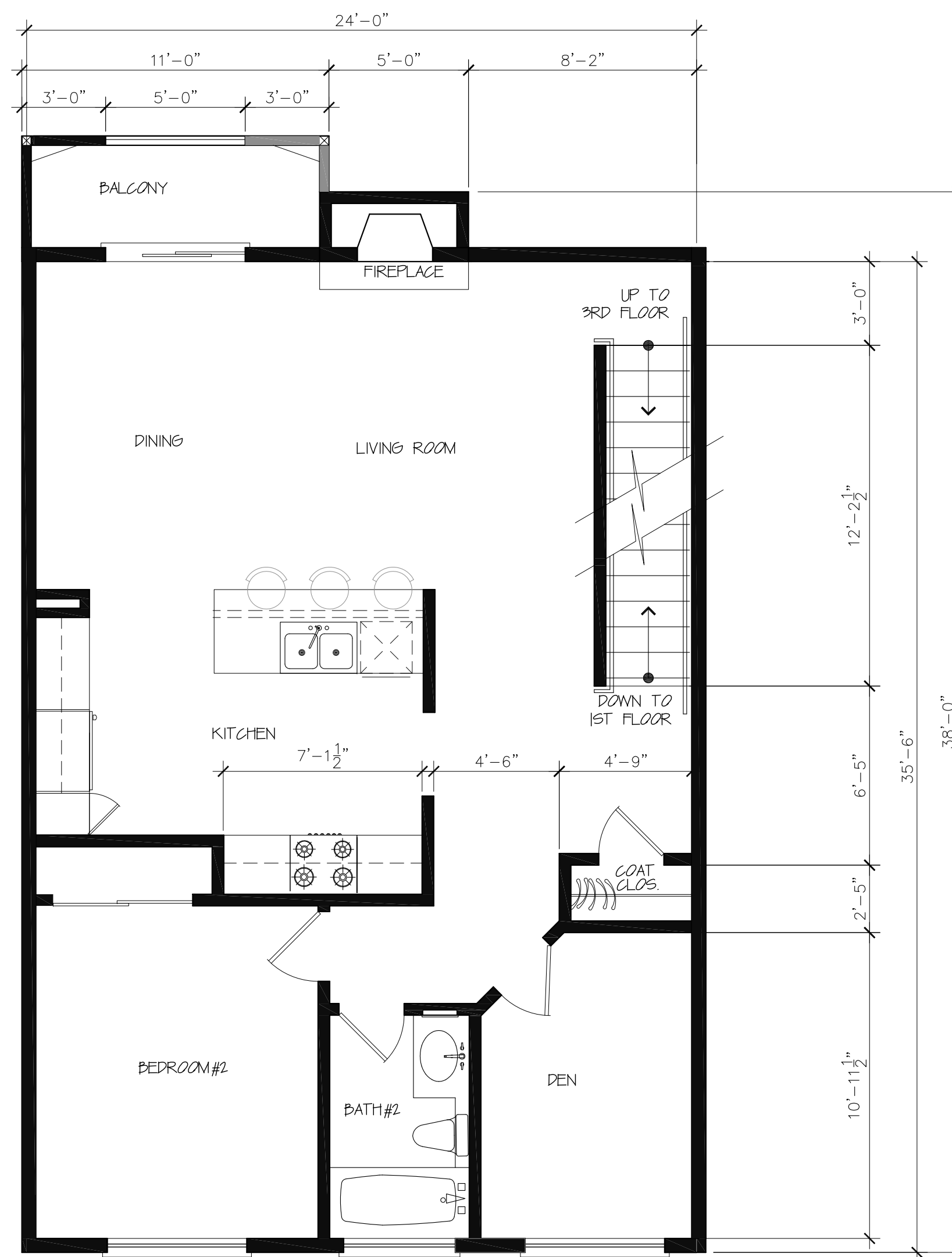
SCALE: 1/4" = 1'-0"



Plan 1 1st Floor Plan

SCALE: 1/4" = 1'-0"

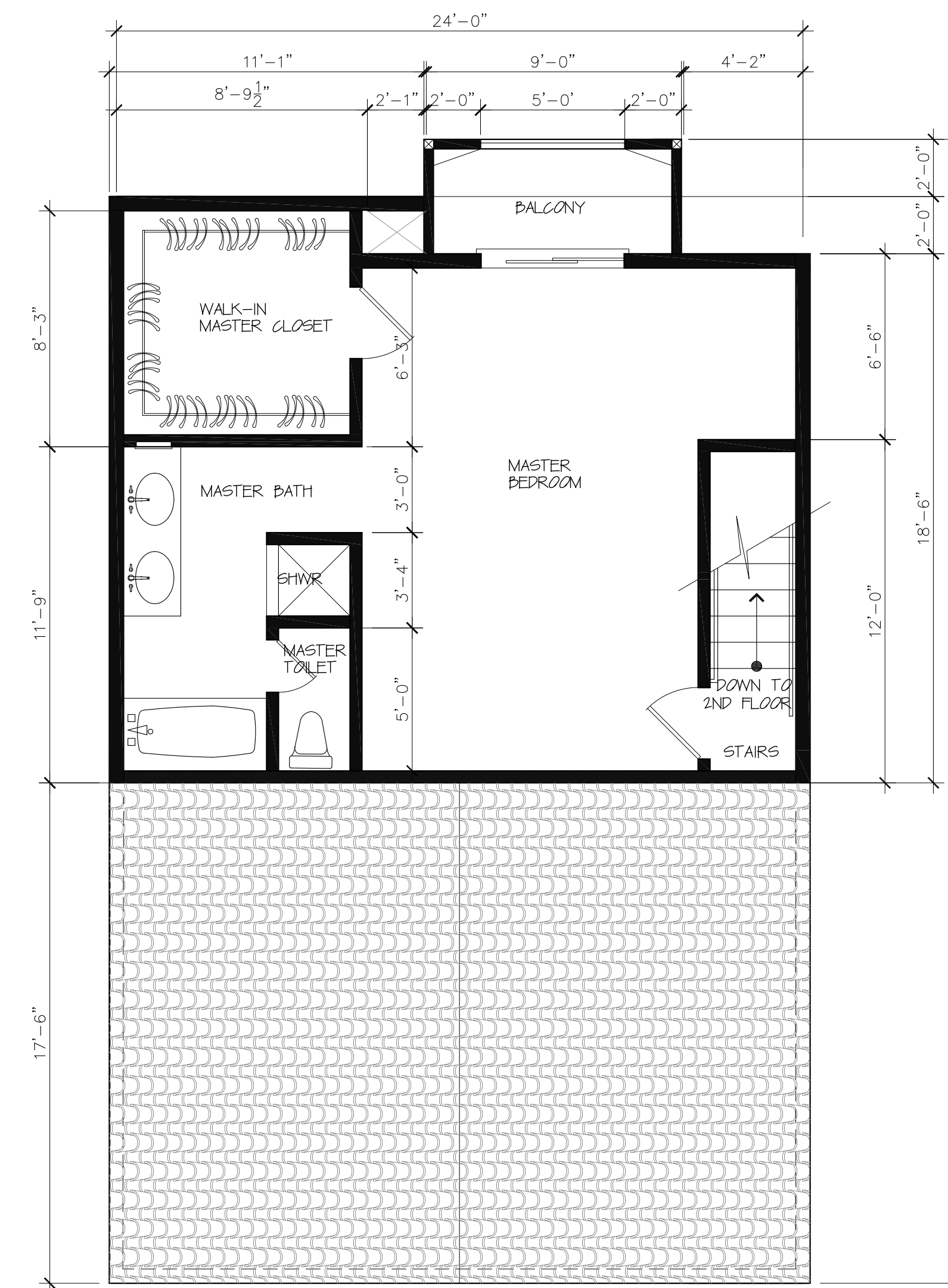
348 SF



Plan 1 2nd Floor Plan

SCALE: 1/4" = 1'-0"

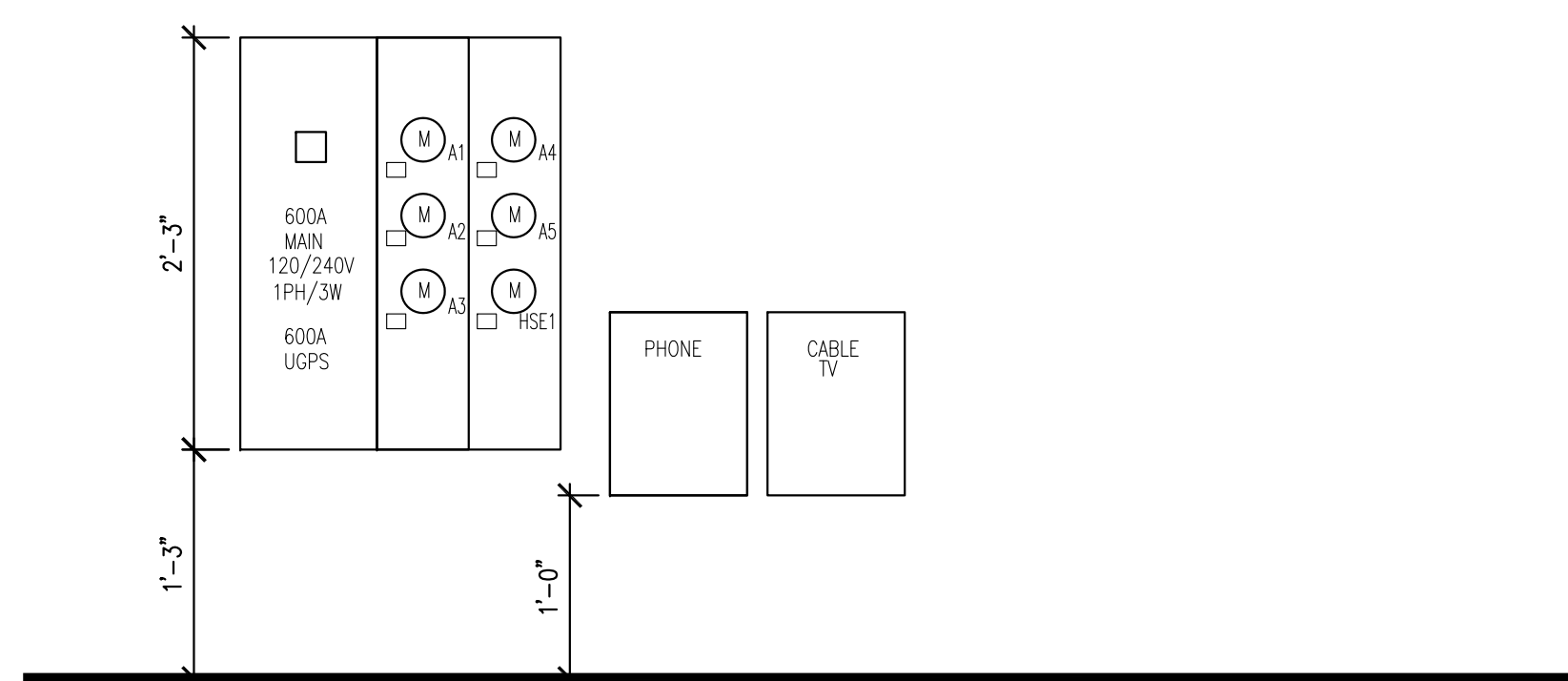
809 SF



Plan 1 3rd Floor Plan

SCALE: 1/4" = 1'-0"

421 SF

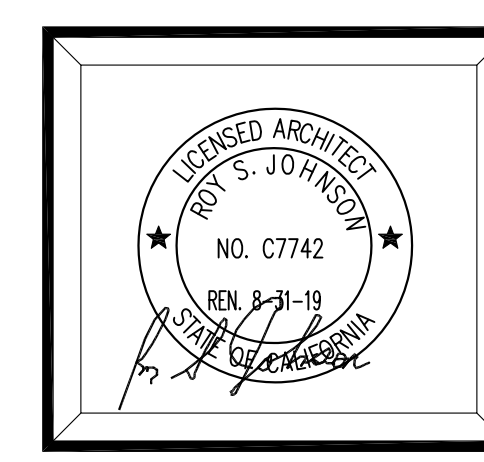


Elevation Bldg A Phone & Cable

SCALE: 1/8" = 1'-0"

NO.	REVISIONS

Key Section

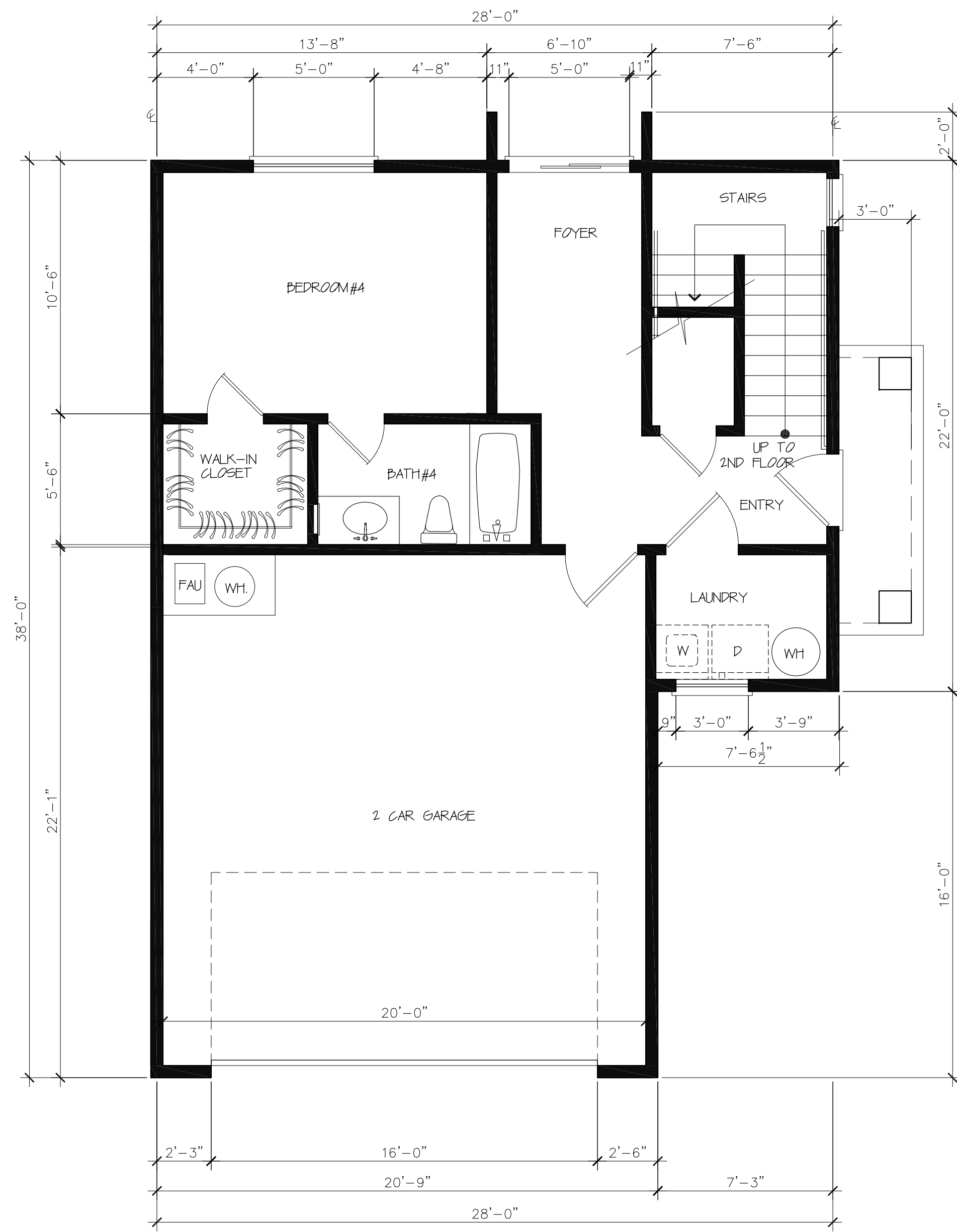


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Development Review
PROSPECT ESTATES II
Santee, California

SHEET TITLE:
PLAN I
1ST, 2ND & 3RD
FLOOR PLANS

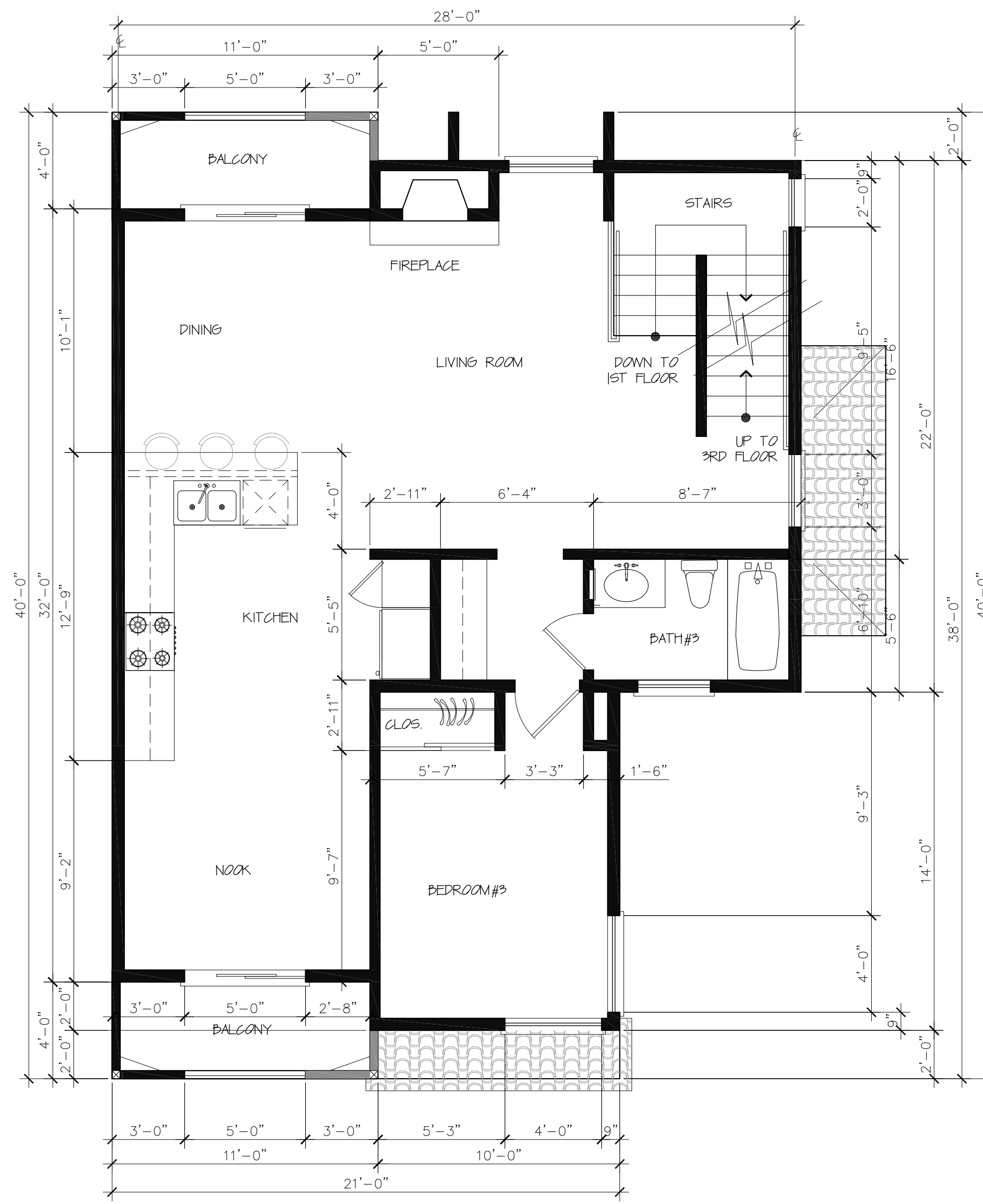
SCALE: AS NOTED
DATE: 3-12-2019
DRAWN BY: PROJECT NO:
BY/OR: SHEET NO.:
A5.0



Plan 2 1st Floor Plan

SCALE: 1/4" = 1'-0"

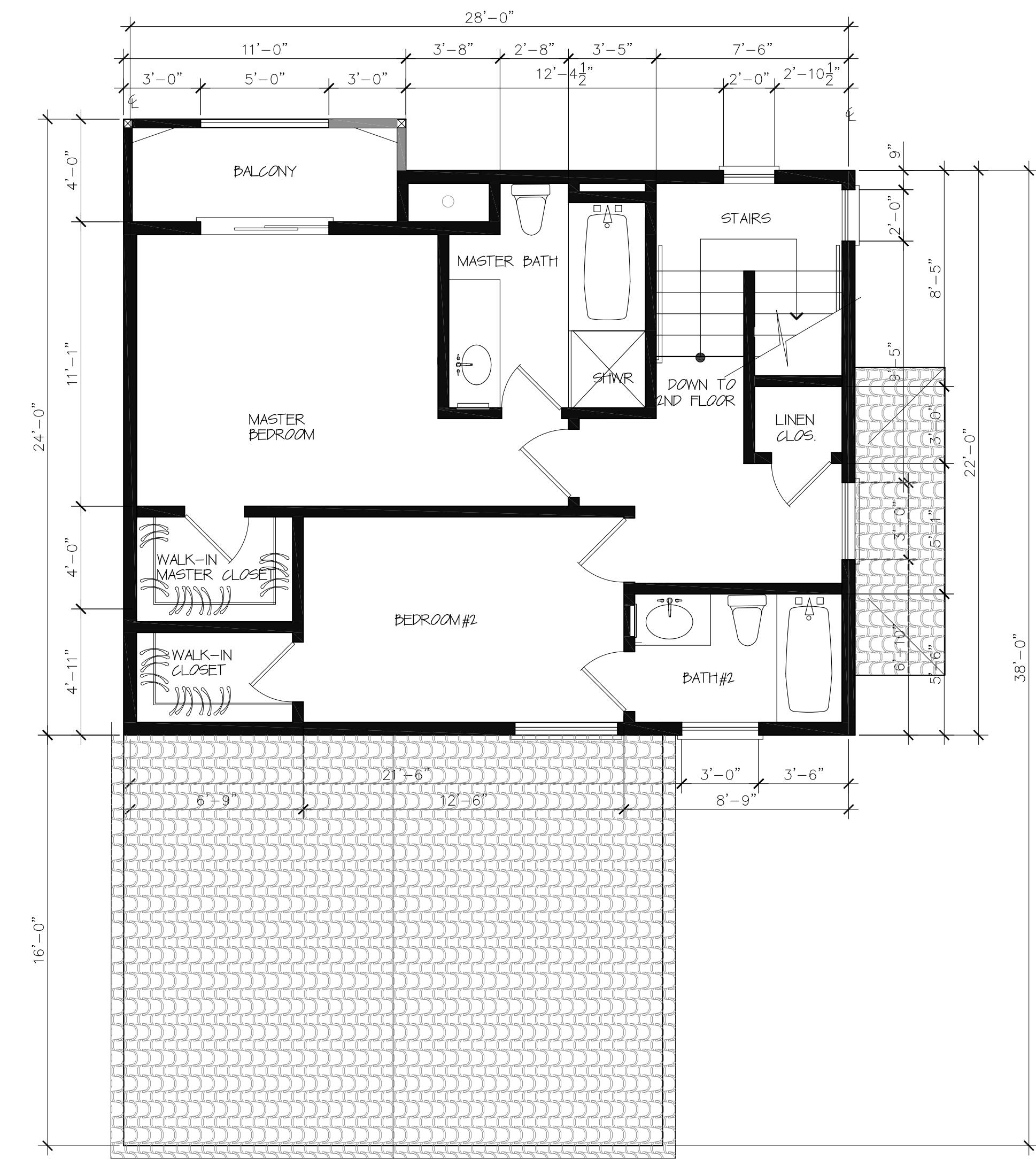
348 SF



Plan 2 2nd Floor Plan

SCALE: 1/4" = 1'-0"

809 SF



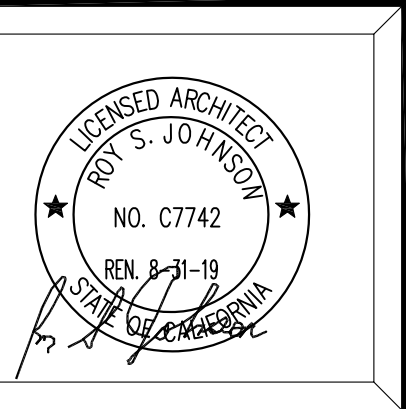
Plan 2 3rd Floor Plan

SCALE: 1/4" = 1'-0"

427 SF

NO.	REVISIONS

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ARCHITECT

Development Review

PROJECT:

PROSPECT ESTATES II
Santee, California

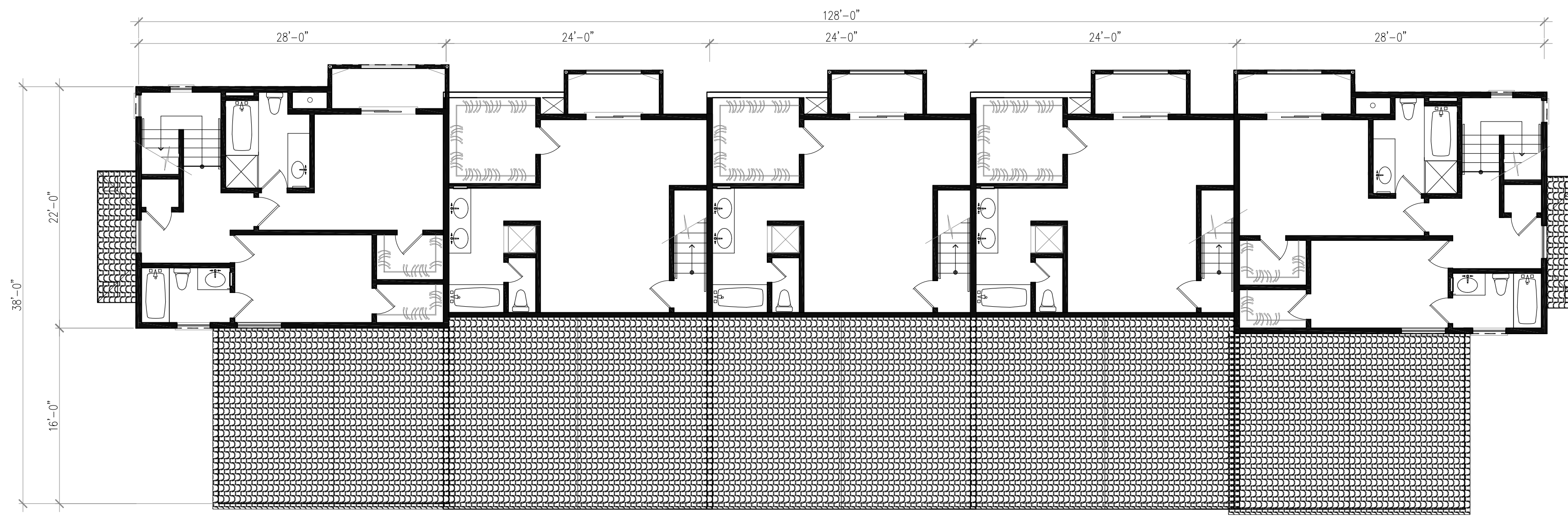
SHEET TITLE:

PLAN 2
1ST, 2ND & 3RD
FLOOR PLANS

SCALE: AS NOTED
DRAWN BY: R/J/C/R
SHEET NO.:

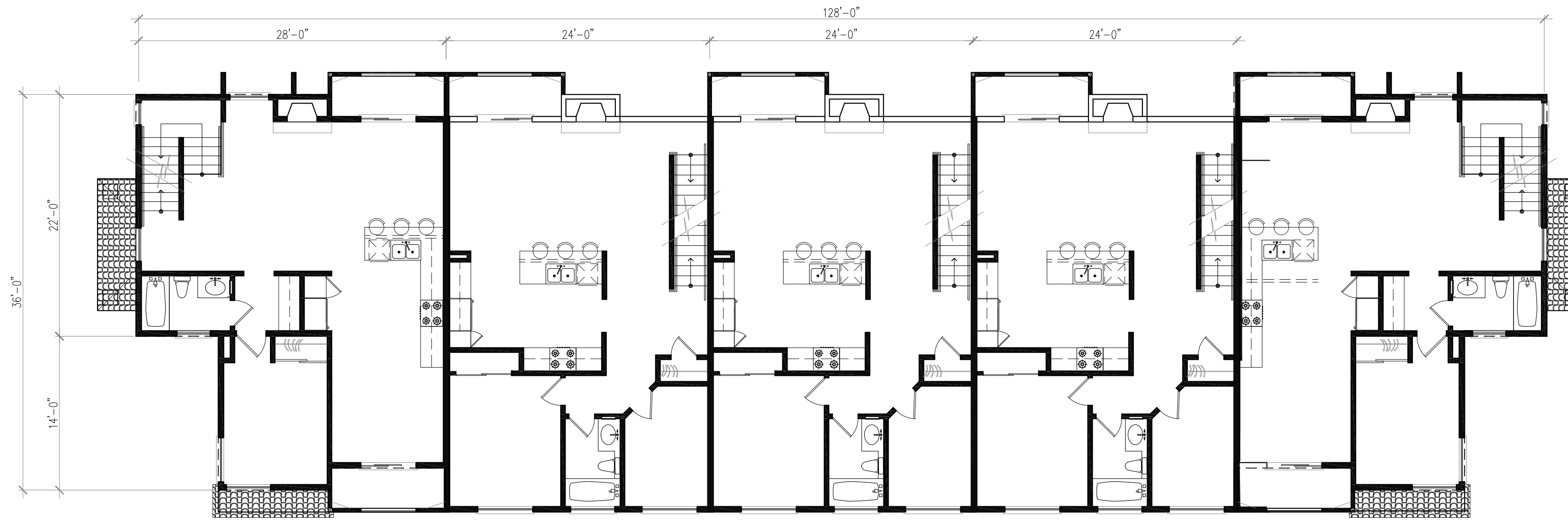
DATE: 3-12-2019
PROJECT NO.:

A5.1



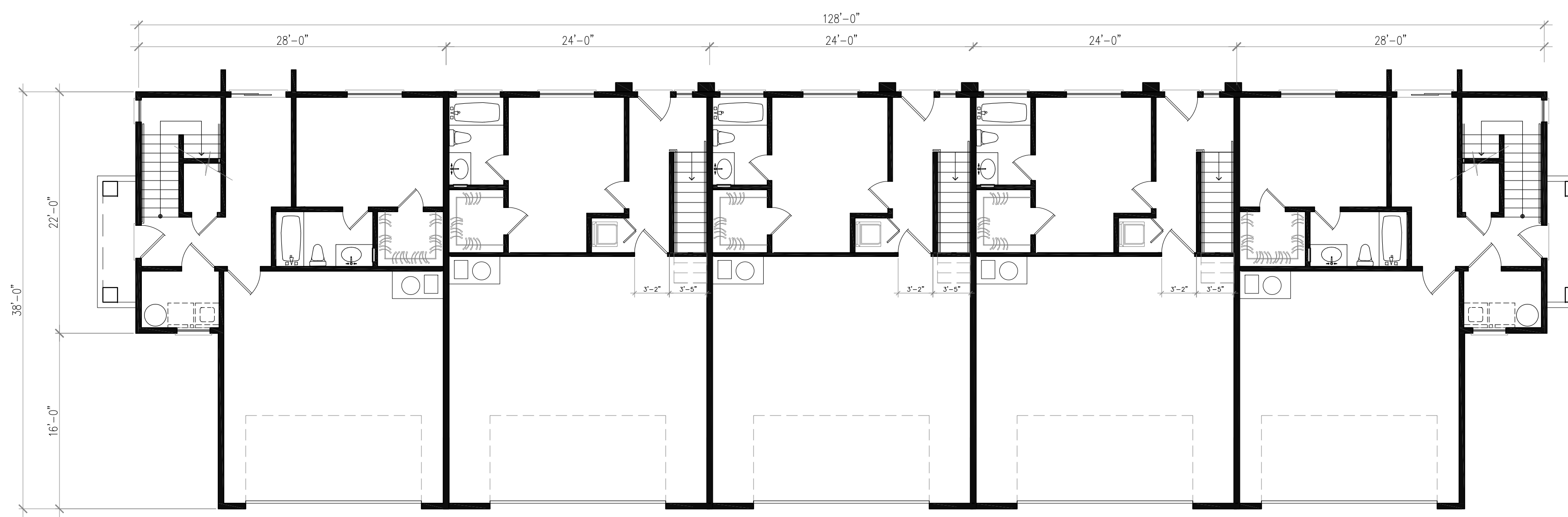
Townhouse Third Floor Plan

SCALE: 1/8" = 1'-0"



Townhouse Second Floor Plan

SCALE: 1/8" = 1'-0"

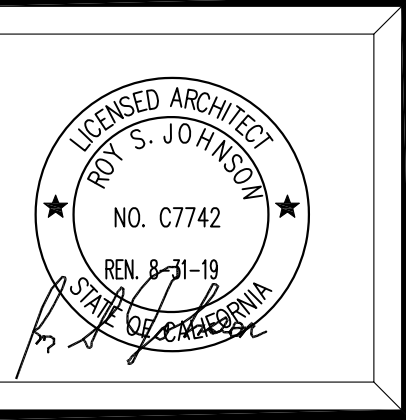


Townhouse First Floor Plan

SCALE: 1/8" = 1'-0"

NO.	REVISIONS

Key Section



ARCHITECT:
Roy Johnson Architect
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 La Mesa, California 91942

Development Review
PROSPECT ESTATES II
 PROJECT:
 Santee, California

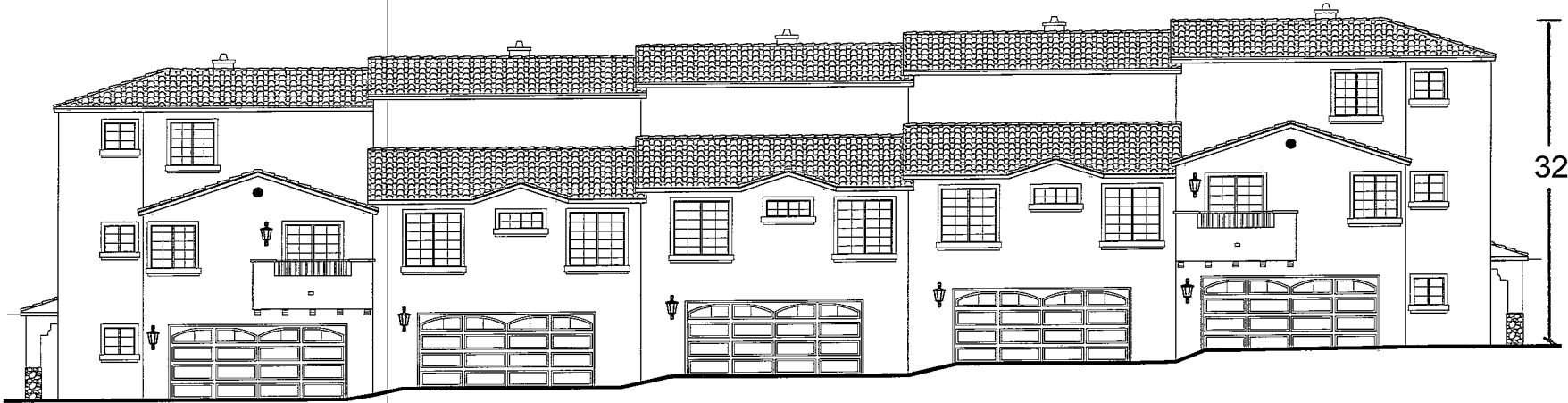
SHEET TITLE:
OVERALL TOWNHOUSE FLOOR PLANS

SCALE: AS NOTED	DATE: 3-12-2019
DRAWN BY: SLV/CR	PROJECT NO.:
SHEET NO.:	A5.2



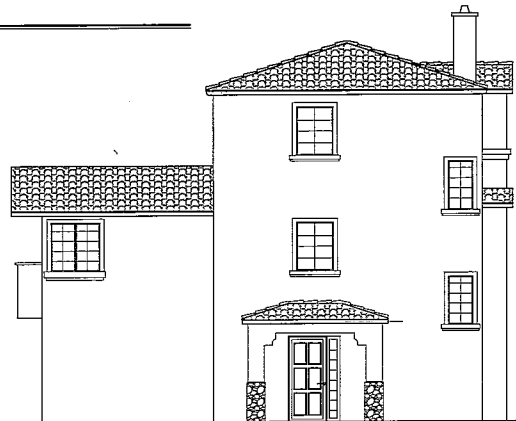
Front Exterior Elevations

SCALE: 1/4" = 1'-0"



Rear Exterior Elevations

SCALE: 1/4" = 1'-0"



Left Side Exterior Elevation

SCALE: 1/4" = 1'-0"

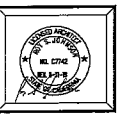


Right Side Exterior Elevation

SCALE: 1/4" = 1'-0"

NO.	DATE

Key Section



Roy Johnson Architect
7830 La Mesa Blvd.
La Mesa, California 91942

Development Review
PROSPECT ESTATES II
Santee, California

PLAN 1 & 2
TOWNHOUSE
ELEVATIONS

A5.3

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING TENTATIVE MAP (TM2016-3) FOR A RESIDENTIAL SUBDIVISION
CONSISTING OF 38 ATTACHED CONDOMINIUMS AND 15 SINGLE-FAMILY
DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON PROSPECT AVENUE AT
MARROKAL LANE**

**APPLICANT: PROSPECT ESTATES II, LLC.
APNS: 383-112-32 AND 383-112-55**

RELATED CASE FILES: DR2016-4, AEIS2016-8

WHEREAS, on April 2, 2019 Prospect Estates II, LLC. submitted a complete application for a Tentative Map TM2016-3 and Development Review Permit DR2016-4 for a residential subdivision consisting of 38 attached dwelling units and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue, at Marrokal Lane; and

WHEREAS, the subject site is legally described in Exhibit A; and

WHEREAS, the development site is located in Airport Influence Area-2 (AIA-2) of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) which does not require a compatibility review by the San Diego County Airport Authority (SDCAA); and

WHEREAS, the project is conditioned to receive a determination from the Federal Aviation Administration that the project would not create a hazard to air navigation; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2016-8) was conducted for the project which includes a Tentative Map (TM2016-3) and Development Review permit (DR2016-4) that determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2018051040) was prepared and advertised for public review from June 28, 2019 to July 29, 2019; and

WHEREAS, a portion of the development site is identified as Residential Site #16 (APN: 381-112-32) in the adopted City of Santee Housing Element 2013-2021 with a capacity to support 33 residential dwelling units; and

WHEREAS, the subject property is developed with one (1) single-family dwelling unit; and

WHEREAS, the subject development will add 53 new residential units to the City's housing stock (a net of 52); and

WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted by the General Plan ("Proposed Initiative") was filed with the City Clerk, City of Santee; and

RESOLUTION NO. _____

WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/ industrial and vice versa; and

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, on September 25, 2019, the City Council continued the scheduled public hearing (at the applicant's request) on the project until October 9, 2019; and

WHEREAS, on October 9, 2019, the City Council held a duly advertised public hearing on Tentative Map TM2016-3 and Development Review Permit DR2016-4; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

SECTION 1: CEQA Compliance. On October 9, 2019, the City Council approved and adopted Mitigated Negative Declaration (State Clearing House Number 2018051040) and its associated Mitigation Monitoring and Reporting Program, which fully disclosed, evaluated and mitigated the environmental impacts of the proposed project, including the Tentative Map contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq. are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the project site is planned and zoned R-7 (Medium Density Residential) and R-2 (Low Medium Density Residential). The northern parcel (APN 383-112-32) is zoned R-7 and allows a residential density of 7 to 14 dwelling units per acre. The project includes 38 multi-family units with a density of 11.4 dwelling units per acre. The southern parcel (APN 383-112-55) is zoned R-2 which allows a density of between 2 and 5 units per acre. The project includes 15 single-family units with a density of 4.3 dwelling units per acre. The proposed development is compatible with existing single and multiple-family development in the area, which ranges from 3 to 20 units per acre.
- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this

RESOLUTION NO. _____

subdivision.

1. On-site drainage improvements will be provided as well as drainage fees totaling \$123,891.00; and
 2. The project will be served by internal private streets developed to City Public Works Standards for private streets; and
 3. Traffic Impact and Traffic Signal fees totaling \$162,803.00, as required; and
 4. A park in-lieu fee in the amount of \$404,431.00 toward the future construction of parks shall be provided to mitigate the impact on City parks.
 5. Public Facilities Fees of \$333,381.00 for improvements to public facilities.
 6. Regional Transportation Congestion Improvement Program (RTCIP) of \$134,256.95 to help with regional congestion reduction programs.
- C. The site is physically suitable for density and type of development because the site is designated in the Santee General Plan and zoned for multiple unit residential development within the density proposed by the applicant. The use is compatible with the adjacent multiple-family and single-family residential development, access is provided to the site and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no endangered species currently exist on the site, and that the potential effects on nesting birds will be monitored during construction.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. There are 13 existing easements on the subject property as shown on Sheet 2 of the Tentative Map. Some easements will remain while others are abandoned. The Final Map will remove existing easements that are no longer required. Of note is an existing 20-foot wide easement that provides access to Marrokal Lane

RESOLUTION NO. _____

along the western boundary, crossing over three lots off-site to the north. This project does not establish public access rights north of the project to Mission Gorge Road. In the future there may be a public road with the development of the adjacent property and improvement of Marrokal Lane. An existing private road easement on proposed Lot 50 in the southeastern portion of the site is subject to recommended condition 17.m. of the draft resolution which requires an updated title report reflecting the removal of this existing easement. If the easement is not removed, then grading revisions are required on Lot 50. With this project condition, there is no conflict with easements.

- I. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act because the project will feature roof-top solar systems.
- J. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. Fifty-three new residences will be added to the City's housing stock (a net of 52).

SECTION 3: Tentative Map TM2016-3 dated March 4, 2019, a residential subdivision consisting of 38 attached condominium units and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue at Marrokal Lane is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR2016-4.
- B. The applicant shall be responsible for complying with all the provisions of the Mitigation Monitoring and Reporting Program adopted by the City Council on October 9, 2019 and attached to Development Review Permit Resolution No. ___ as Exhibit "B". Each and every mitigation measure contained in the Mitigation Monitoring and Reporting Program is hereby expressly made a condition of project approval in accordance with State CEQA Guidelines, section 15074.1.
- C. Prior to Final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:
 - 1. The applicant shall ensure the following note is placed on the first sheet of the Final Map:

"This is a map of a residential condominium project as defined in Section 4125 of the State of California Civil Code."
 - 2. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their

RESOLUTION NO. _____

project design team including project architect, their design engineer and their landscape architect.

3. The applicant shall submit for City review/approval and record an open space easement in favor of the HOA for the area at the southwest corner of the property. This document shall describe HOA maintenance responsibilities.
4. Submit to the City of Santee for review, the Covenants, Conditions, and Restrictions (CC&Rs) for the project. The CC&Rs shall be recorded prior to granting occupancy of the first unit. These CC&Rs should include discussion of, but are not limited to, the following issues:
 - a. Prohibition on parking boats, recreational vehicles, etc. on driveways and streets.
 - b. Future accessory structure standards such as carports, patio covers, gazebos, etc. Internal setbacks / building separations, and individual lot coverage limitations shall comply with the development standards as required by Table 13.10.040A for R2 and R7 districts.
 - c. Maintenance of private roads, water and sewer lines, and storm water facilities.
 - d. Maintenance of a minimum of 13 parking spaces for visitor and guests.
 - e. The statement that all garages shall be kept clear so that two cars can be parked in the garage at all times.
 - f. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping, drainage, and walls, and for the participation of the owners of all dwelling units in the maintenance and enforcement of such provisions.
 - g. The statement that the City has the right, but not the obligation, to provide for the maintenance of all drainage improvements and landscaping if the homeowner association fails to perform its maintenance obligation by the City. Cost for such service shall become a lien upon the property and/or each unit, as appropriate.

RESOLUTION NO. _____

- h. A statement that the entitlements contain an approved Landscaping and Fencing Plan pursuant to DR2016-4 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - i. A statement that the Homeowners' Association and/or property owners shall bear legal and financial responsibility for compliance with the approved Stormwater Management Plan and all applicable stormwater regulations, that this obligation shall transfer to all future property owners, and that it shall be disclosed to property owners prior to each new sale.
 - j. Prohibition on adding a second story to Units 50-52 along Prospect Avenue.
 - k. Maintenance of a rain-harvesting system for each unit.
5. The applicant shall conform to the following conditions and these notes shall be added to the grading plan:
- a. Grading areas and access roads shall be watered a minimum of twice daily to minimize fugitive dust.
 - b. Chemical stabilizers or pavement shall be placed on the last 100 feet of internal travel path within the construction site prior to entry onto public roads to inhibit track-out.
 - c. Visible track-out on public roads shall be removed within 30 minutes of occurrence.
 - d. Haul trucks shall have a minimum of 12 inches of freeboard or loads must be covered.
 - e. No soil disturbance or travel on unpaved surfaces shall be permitted if wind speeds exceed 25 miles per hour.
 - f. Stock piles and excavated material shall be watered or covered when material is not in use.
 - g. Vehicle speeds shall not exceed 15 miles-per-hour on unpaved surfaces.
 - h. During construction, idling time shall be limited to a maximum of 5 minutes for all diesel-powered equipment. Signs shall be posted in the designated queuing areas of the construction site to limit idling to a maximum of 5 minutes.
6. The septic system on the northern portion of the lot, Parcel APN: 383-112-32, shall be removed in accordance with the County of San Diego Department of Environmental Health (DEH) procedures. Provide a copy of

RESOLUTION NO. _____

the DEH closure letter to the City.

7. Provide an asbestos survey, conducted by a certified asbestos removal company, for the structures on APN: 383-112-32.
8. The applicant shall apply for a demolition permit for all existing structures on the property. A form approved by the Air Pollution Control District (APCD) shall be submitted concurrently with the application.
9. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
10. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the City project engineer.
11. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the Director of Development Services. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
12. The applicant shall obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the Director of Development Services.
13. Final Map Submittal Requirements - Final maps shall be submitted to the Department of Development Services Engineering Division. The first and last

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submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

The applicant shall include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the final map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval approving the project.
- g. Map check fees in the amount of \$3,000.00.

The applicant shall include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
- b. Two sets of prints bound and stapled.
- c. Two copies of the map in AutoCAD format on separate disk, CD or DVD for incorporation into the City GIS data base.
- d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- e. Copies of certified return receipts for all signature omission letters.
- f. Subdivision Map Guarantee.

14. Starting with the first plan check submittal, all plan sets including the Final Map, shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.

15. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a building permit. Improvements will be phased to coincide with the specific development for any given phase. Phase-specific conditions shall be specified at the time of approval.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Widen Prospect Avenue to collector street standards (64' curb to curb/84'

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right-of-way). Show curb, gutter, sidewalk, street lighting, fire hydrants, pedestrian ramps at curbs and landscaping.

- b. Widen Marrokal Lane to local street standards (36' curb to curb/52' right-of-way). Show curb, gutter, sidewalk, street lighting, fire hydrants, pedestrian ramps at curbs and landscaping. The alignment of Marrokal Lane shall consist of six feet of right of way parallel and offset of the western boundary, then thirty-six-foot-wide paved roadway and an additional ten feet of right of way to the east totaling a minimum width of fifty-two feet. Driveways and utility locations on Marrokal Lane shall conform to the City of Santee Public Works Standards regarding the minimum offset, spacing and alignment.
- c. Curb radius at the intersection on Marrokal Lane and Prospect Avenue shall be a minimum of 30 feet on the east side. The west side shall consist of an interim concrete handicap ramp(s) installed to the satisfaction of the Director of Development Services. The drainage and public improvements shall be constructed to accommodate the future installation of a curb radius on the west of Marrokal Lane a minimum of 30 feet and with minimum impact or removal of installed public improvements.
- d. Construct transitions with the existing pavement on Prospect Avenue at the property's eastern and western boundaries. Transition lengths, striping, signage, improvements, layout and ultimate location of utilities shall be to the satisfaction of the Director of Development Services.
- e. New utility structures serving the property shall be screened from view to the extent feasible and conform to the City of Santee Design Guidelines & Surface Utility Maintenance Manual.
- f. Construct driveway entrances on Marrokal Lane in the minimum width of 30 feet at Street "A" (Pvt.) and minimum width of 36 feet at Street "B" (Pvt.) per the City of Santee Standard Drawing PW-21 and to the satisfaction of the Director of Development Services. The location of the driveways shall be in accordance with the City of Santee Public Works Standards. The minimum public improvements shall include full ten-foot radii handicap ramps and transitions beyond to a minimum of three feet.
- g. A separate sheet(s) shall be included in the improvement plan set showing all proposed striping and signage. A stop sign and legend are required at the project entrances and at Marrokal Lane at Prospect Avenue.
- h. Construct drainage improvements in Prospect Avenue as necessary to accommodate the site runoff, including drainage of future development based on zoning of the upstream tributary area. The drainage study required herein shall demonstrate if there is a need to upsize existing downstream facilities, and/or installation of inlets along Prospect Avenue

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based on ultimate build out of the upstream tributary area. At a minimum, this shall include appropriately sized reinforced concrete drainage pipe of all portions of the drainage system located within existing and future public right of way. Drainage structures shall be installed in accordance with the City of Santee Public Works Standards.

- i. Replace failed or inadequate pavement to the centerline of the street, and failed or inadequate sidewalks on Prospect Avenue to the satisfaction of the Director of Development Services.
- j. Construct Street "A" to local (private) street standards (30' curb to curb/42' private street width). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- k. Construct Street "B" (East of Marrokal Lane up to and including Lots 48/49 to local (private) street standards (36' curb to curb/52' private street width). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- l. Construct Street "B" (South of Street "A" (private) up to and including Lots 41/42 – Reduced width behind curb at Lot 42 to four feet (4') to local (private) street standards (36' curb to curb/48' private width). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- m. Construct Street "C" to local (private) streets standards (26' curb to curb/34' private street width). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- n. The applicant shall design and install a sewer system in accordance with Water Agency Standards (WAS) for a public sanitary sewer system. At a minimum, this shall include bonds, securities and agreements to install the sewer system, dedication of easements a minimum of fifteen feet (15') in width, and a sewer connection into Mission Gorge Road in a location as determined by PDMWD. A larger easement shall be required if shared with a storm drain easement or other utilities. Drivable access for all equipment necessary to maintain the system shall be provided to all manholes. The minimum separation between water, storm drain and/or sewer lines shall be 10' clear measured perpendicular from the outside diameter of pipes.
- o. The applicant shall install storm drainage and flood control facilities within and outside of the project site as necessary to sufficiently carry storm runoff both tributary to and originating within the subdivision. Facilities shall be designed and installed in accordance with City Public Works Standards and be to the satisfaction of the Director of Development Services.
- p. Street improvement plans shall be one hundred percent (100%) complete

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at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:

1. Six sets of plans bound and stapled
2. Plan check fees
3. Preliminary cost estimate for the improvements
4. One copy of the resolution of Approval approving the project

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

16. Landscape Plan – Landscape plans prepared by a registered landscape architect covering both the site and public right-of-way are required to be issued concurrently with the grading permit. The private property landscape plans shall include:

- a. A wall and fence plan for approval by the Director of Development Services. This plan shall include:
 1. Fence and wall locations and type.
 2. Details on the fencing types.
 3. Retaining wall heights denoted every 10 feet along their length.
 4. Six-foot high black, tubular steel type fencing shall be placed around the detention basin ("Lot A"), per plans.
 5. Provide five-foot high vinyl interior fencing that is of durable design and resistant to water staining and provide the same design on both sides of the fence (aka "Good Neighbor fencing").
 6. Interior fences shall not exceed six-feet in height.
 7. Five-foot concrete decorative solid masonry unit retaining walls shall be installed around the southern and eastern sides of the project site adjacent to the single-family residential development, as well as along the rear yards of Units 42 and 43 and along the northern property boundary and around the biofiltration basin, per plans.
 8. Six-foot decorative masonry screening wall shall be installed along the southern side of the project site along Prospect Avenue adjacent to the single-family residential development, per plans.

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9. The location and design of all walls and fences shall be to the satisfaction of the Director of Development Services.
- b. The location of the common mailbox. Adjacent to the mailbox shall be a trash receptacle and lighting.
- c. An illuminated address locator sign near the entrance to the project.
- d. Compliance with that meets the water efficient landscape standards as delineated in Section 13.36 of the Santee Municipal Code (SMC).
- e. Details on the recreation area required in accordance with Section 13.10.040(F) of the SMC. The details of the common open space area in Lot "C" shall include the following:
 1. Details of the proposed play structure.
 2. Details of the picnic table, bench, and trash receptacle.
 3. Details of the bicycle racks in a 20-foot by 20-foot area.
 4. One dog waste station.
- f. The following shall be included as part of the landscape plan submittal package:
 1. Six sets of plans bound and stapled
 2. Plan check fees
 3. Preliminary cost estimate for the improvements
 4. One copy of the resolution of Approval approving the project

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

17. Rough Grading Plans may be submitted to the Department of Development Services Engineering Division and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the homeowner's meter.
 - b. Project improvement plans shall be completed to the satisfaction of the Director of Development Services and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.

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- c. Project plot plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
- d. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- e. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
- f. The grading plans shall include detailed landscape and irrigation information, with a decorative fencing plan for the proposed bio-retention facilities. If the proposed basin design includes the use of an impermeable liner, the proposed planting in and around the basins shall be specified accordingly.
- g. The grading plans shall clearly identify the bio-retention facilities dimensions and drainage path, demonstrating the required area and volume, as well as those proposed to address hydro-modification and to attenuate the 100-year storm event. Details of the facilities in cross sections shall include the proposed depth, media type, design assumptions, freeboard, material types, side slopes, orifice size, piping locations, and address emergency overflow.

Should the above-mentioned proposed bio-retention facility drawdown time as designed exceed 48 hours, the basin may result in vector breeding. It is the sole responsibility of the homeowners association (HOA) for the coordination with local vector control authorities to address vector breeding. A Notice of Restrictions shall be included to advise future homeowners of this requirement.

- h. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, fitting all storm drain inlets with a grate/screen or trash rack, and retrofitting any adjacent storm drain inlet structures to which the site discharges with trash capture devices. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, all inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River".
- i. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section for interior streets shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and

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design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.

- j. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- k. Prior to issuance of a grading permit for early subdivision grading, the applicant shall provide a copy of the as built plans and certification of the county of San Diego Department of Environmental Health for the demolition of the two existing wells identified by the design engineering as existing one on each of the following parcels, APN 383-112-32-00 and 383-112-55-00.
- l. Prior to issuance of a grading permit for early subdivision grading, or recordation of the final map, whichever may occur first, the applicant shall provide an updated title report reflecting the removal of the existing easements recorded on August 18, 1969 as instrument #150257 O.R. and on January 3, 1977 as instrument #77-000086, O.R., or revise the proposed grading on Lot 50 as to not restrict the use of these easements to the satisfaction of the Director of Development Services.
- m. Expansive soils shall be removed to minimum depth of three feet below finish grade and replaced with properly compacted, non-expansive soil in accordance with the City of Santee Municipal Code.
- n. Fill material shall be compacted to a dry density of at least 90 percent of the laboratory maximum dry density in accordance with the City of Santee Municipal Code.
- o. Excess soil generated from grading operations shall be hauled to a legal dumping site.
- p. Grading Plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
 - 1. Six sets of grading plans bound and stapled
 - 2. Plan check fees

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3. A completed grading permit application
4. A cost estimate for the cost of construction
5. Three copies of the Drainage Analysis specified here within
6. Two copies of the Storm Water Management Plan specified here within
7. Two copies of the Storm Water Pollution Prevention Plan specified here within
8. Three copies of the Geotechnical Study specified here within
9. A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City
10. A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within
11. One copy of the Resolution of Approval approving the project

All grading shall be completed to the satisfaction of the Director of Development Services. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

18. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction or related activities, including equipment mobilization will 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.
 - b. No work is permitted on Sundays or City Holidays.
 - c. 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 City Holidays, Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Development Services.

In addition to the above, the applicant shall erect one or more signs stating

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the work hour restrictions. Signs shall be installed as may be 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" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

19. The sawing of roof tiles is prohibited on the roof. Roof tiles must be cut on the ground with a wet saw.
20. Trench work when required within City streets shall be completed within two weeks on the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each workday. Advance warning signs on lighted barricades notifying the public or trench plates and or uneven pavement shall be placed and maintained until permanent repairs are made. The maximum length of time including weekend and holidays that trench pated remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
21. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
22. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map.
23. Provide three copies of a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site and surface water that may flow on to the site from upstream lands and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics

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shall be developed for the 2-year, 10-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps in accordance with the San Diego County Hydrology Manual.

- c. The drainage study shall demonstrate the runoff resulting from a 10-year frequency six-hour storm along Prospect Avenue. This shall be based upon ultimate build out of the entire upstream tributary area, per current zoning for all lots. The study shall demonstrate through calculations if it is necessary for the installation of new inlets on Prospect Avenue to prevent obstructing one or more travel lanes along Prospect Avenue in accordance with the City of Santee Public Works Standards.
 - d. The existing downstream drainage facilities are to be analyzed for a 100-year frequency six-hour storm based upon ultimate build out of the entire upstream tributary area, per current zoning for all lots. The study shall conclusively demonstrate if the existing facilities are deficient and if drainage problems and/or flooding to the project site, adjoining properties, and/or street overflow will cause serious damage in accordance with the City of Santee Public Works Standards.
24. Provide three copies of a Storm Water Quality Management Plan (SWQMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee BMP Design Manual (latest version). All requirements developed in the approved SWQMP shall be incorporated into the project design. The SWMP shall include the following:
- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWMP.
 - b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
 - c. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscape areas or be plumbed to the sewer. Construct a dedicated sewer connection for the annual backwashing of water from any private fire suppression systems.
 - d. California native/drought-tolerant plants shall be used to the maximum

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extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.

- e. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
- f. The project shall comply with full trash capture requirements fitting all storm drain inlets with a grate/screen or trash rack and retrofitting any adjacent storm drain inlet structures to which the site discharges with trash capture devices. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, all inlets must be labeled with concrete stamp or
- g. Dog waste stations shall be incorporated through the property and include signage to pick up and properly dispose of pet waster, pet waste bags, and a trash receptacle.

25. Water Quality Control – Construction Storm Water Management Compliance

- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
- b. Submit a copy of the draft project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMPs) the applicant will use to protect storm water runoff and the placement of those BMPs. Section XIV of the Construction General Permit describes the SWPPP requirements.

26. Minimum best management practices for storm water and water quality will be incorporated in the development's CC&R's via reference to the project's Storm Water Quality Management Plan (SWQMP).

27. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.

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28. Provide three copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third party review to be paid for by the applicant. The applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.

- a. The soil report is subject to a third party review and additional mitigation requirements may be added to satisfy the City's geotechnical concerns. No grading permit will be issued or plans approved until such time at the third party reviewing the geotechnical documents and plans are satisfied. All required mitigation shall be enveloped into the project at the applicant's expense.
- b. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided. This geotechnical engineer of record review shall be based upon final engineering design and established duration of water impoundment above the filtration media. A recommendation regarding the feasibility of the proposed lined bio retention basin is required as a part of the final geotechnical report.
- c. Retaining walls are to be designed by a licensed civil engineer. Retaining wall plans shall be approved prior to issuance of a building permit. The project geotechnical engineer of record shall review all retaining wall plans and provide recommendations regarding the proposed foundation and drainage of said walls. All recommendations from the project geotechnical engineer of record shall be incorporated into the design of the proposed retaining walls. The design engineer, and/or City of Santee Engineering Department may require more stringent conditions than those of the geotechnical engineer during final engineering review and approval.
- d. The geotechnical engineer of record shall review and approve detailed grading, improvement, and foundation plans prior to City of Santee approval.

29. The applicant shall make the following conveyances on the final map:

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- a. Relinquish vehicular right of access to a portion of Lots 50-52 adjacent to Prospect Avenue and Lot "C" adjacent to Prospect Avenue and Marrokal Lane.
 - b. Dedicate visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
 - c. Dedicate right-of-way along Prospect Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 42 feet.
 - d. Dedicate right-of-way along Marrokal Lane adjacent to the site such that the ultimate right-of-way width is a minimum of 52 feet. The City will reject a one-foot strip of the right of way along the westerly edge of the right-of-way as well as a one-foot strip along the northerly edge of the right-of-way reserved for future street subject to future acceptance by the City.
 - e. Dedicate drainage and access easements for all storm drainage improvements proposed for City maintenance.
 - f. Grant to the City of Santee a wall maintenance easement for graffiti removal for any walls that face the public right-of way.
 - g. Dedicate to the City of Santee a 26-foot wide fire and emergency vehicular access easement over all driveways and private streets.
 - h. Grant to Padre Dam Municipal Water District any required water, sewer, or access easements.
30. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the Director of Development Services. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole.
- Applicant shall underground all existing power and communication transmission lines, facilities and ancillaries along Marrokal Lane to the maximum extent possible. This may include reduction in height of existing poles and may require the addition of new service poles to provide overhead support of the existing services to the mobile home park (Mission Gorge Villas) units located west of the project site.
31. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer and/or private water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association.

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32. Applicant shall execute and record a private sewer and/or private water mains maintenance agreement to the satisfaction of the City Attorney. The applicant shall place a deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. The Agreement shall include provisions addressing the following:
- a. A grant of perpetual, nonexclusive reciprocal easement appurtenant from and to each of the parcels in the subdivision, under and through the private street and utility easement area for the benefit of the owner(s) of each parcel, their families, guests, tenants and invitees, for the purpose of a private street and utilities, installation and maintenance of a private street and utility improvements including curbs, gutter, sidewalks, pavement, striping, signage, utility meters, and similar sewer and/or water mains improvements.
 - b. A legal description of the private utility easement area to be maintained.
 - c. A list of addresses or parcel numbers of properties in the subdivision against which the maintenance agreement will be recorded.
 - d. A statement that the maintenance agreement constitutes a covenant running with each parcel in the subdivision and is effective for so long as the easement exists.
 - e. A statement of the portion or percentage of maintenance costs to be borne by the owner(s) of each parcel.
 - f. A mechanism for the determination of the total amount of maintenance costs payable pursuant to the agreement (e.g., a voting system or association system) and payment of each party's costs.
 - g. A statement of costs to be borne separately by each property owner (e.g., landscaping costs for the portion of the private utility easement lying within their own property; cost of installation, maintenance or extension of utilities benefiting their own property).
 - h. Maintenance standards for the utility, or utilities, themselves as well as for other improvements to be installed.
 - i. A statement that the parties will share liability (in the same portion as payment of costs) for injuries to third parties arising out of maintenance or repair work undertaken pursuant to the agreement.
 - j. A statement that each party shall indemnify and hold every other party harmless from liability for personal injury or damage to property including the easement area which results from the actions of that party in connection with any use, maintenance, or repair work within the

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easement area.

- k. An enforcement mechanism for payment of maintenance costs, such as authority to record a lien against any of the properties subject to the maintenance agreement.

33. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

D. The following conditions apply to the project under TM2016-3 and DR2016-4 shall be memorialized by recording a "Notice of Restrictions" on the property. This notice shall be prepared to the satisfaction of the Director of Development Services:

- 1. The development's Covenants, Conditions, and restriction (CC&Rs) shall include, but are not limited to, the following:
 - a. Prohibition on parking boats, recreational vehicles, etc. on driveways and streets.
 - b. Future accessory structures standards such as carports, patio covers, gazebos, etc., internal setbacks / building separations, individual lot coverage limitations shall comply with the development standards as required by Table 13.10.040A for R2 and R7 districts.
 - c. Maintenance of private roads, water and sewer lines, and storm water facilities.
 - d. Maintenance of a minimum of 13 parking spaces for visitor and guests.
 - e. The statement that all garages shall be kept clear so that two cars can be parked in the garage at all times.
 - f. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping, drainage, and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
 - g. The statement that the City has the right, but not the obligation, to provide for the maintenance of all drainage improvements and landscaping if the

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homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each unit, as appropriate.

- h. A statement that the entitlements contain an approved Landscaping and Fencing Plan pursuant to DR2016-4 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - i. A statement that the Homeowners' Association and/or property owners shall bear legal and financial responsibility for compliance with the approved Stormwater Management Plan and all applicable stormwater regulations, that this obligation shall transfer to all future property owners, and that it shall be disclosed to property owners prior to each new sale.
 - j. Prohibition on adding a second story to Units 50-52 along Prospect Avenue.
 - k. Maintenance of a rain-harvesting system for each unit.
2. The Medium Density Residential (R-7) development standards shall apply to the multi-family development (383-112-32) and the Low-Medium Density (R-2) development standards shall apply to the single-family development. Prospect Avenue is a Circulation Element street requiring a 25-foot setback for buildings from the ultimate right-of-way line.
 3. Provide documentation for the annual inspection and testing of the building fire services systems to the Santee Fire Department. Contact the Fire Marshal for specific requirements.
 4. Maintain current 5-year certifications on all building fire sprinkler systems. Provide copy of this certification to the Santee Fire Department.

SECTION 4: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Tentative Map, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of the Tentative Map TM2016-3 approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of the Tentative Map TM2016-3 expires on October 9, 2022 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining

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such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on October 9, 2019.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk, County of San Diego" in the amount of \$2,354.75. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2019, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

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EXHIBIT "A"

Legal Description

The land referred to herein is situated in the State of California, County of San Diego, City of Santee and described as follows:

PARCEL 1:

That portion of Lot 14, Block "C" of Fanita Rancho, in the City of Santee, County of San Diego, State of California, according to Revised Map No. [688](#) of a part of said Rancho, filed in the Recorder's Office, October 22, 1891, lying Southerly of a line drawn at right angles Westerly from a point in the Easterly line of said Lot 14, which point is 892 feet Southerly from the Northeast Corner of Lot 3 in said Block "C".

Excepting therefrom that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 14; thence in a Southwesterly direction along the Southeasterly line of said Lot 14, a distance of 494 feet; thence Northerly along a line which is parallel with the Easterly line of said Lot, a distance of 393 feet; thence in an Easterly direction, a distance of 483 feet to a point on the East line of said lot which is distant therealong 336 feet Northerly from the Southeast corner thereof; thence Southerly along the East line of said lot, a distance of 336 feet to the point of beginning.

PARCEL 2:

An easement and right of way road purposes over the Westerly 20 feet of Lots 3 and 14 in said Block "C".

Excepting therefrom and portion thereof lying within the first above described parcel.

PARCEL 3:

Parcel "D", as shown on Certificate of Compliance, as evidenced by document recorded April 22, 1994 as Instrument No. [94-271647](#), of Official Records, being more particularly described in the document as follows:

That portion of Lot 14 in Block "C" of Fanita Rancho, in the County of San Diego, State of California, according to Map thereof No. [688](#), filed in the Office of the County Recorder of said County, October 22, 1891, described as follows:

Beginning at a point in the Southerly line of said Lot 14 distant thereof South 76° 02' 45" West 494.00 feet from the Southeast corner thereof thence; North 0° 17' 36" East parallel with the East line of said Lot 14 393.00 feet; thence North 82° 36' 43" East 483.14 feet to a point in the East line of said Lot 14; thence 0° 17' 36" West along said East line 176.00 feet to the Northeasterly corner of the Southerly 160.00 feet of said Lot 14. said 160.00 feet being measured along the East line of said Lot 14; thence South 76° 02' 45" West 150.79 feet; thence South 1° 27' 18" East 158.84 feet to a point in the Southerly line of said Lot 14, thence along said Southerly line, Westerly to the true point of beginning.

(End of Legal Description)

APN: [383-112-32-00](#); [383-112-55-00](#)

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING DEVELOPMENT REVIEW PERMIT DR2016-4 FOR A RESIDENTIAL
SUBDIVISION CONSISTING OF 38 ATTACHED CONDOMINIUMS AND 15
DETACHED SINGLE-FAMILY DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON
PROSPECT AVENUE AT MARROKAL LANE**

**APPLICANT: PROSPECT ESTATES II, LLC.
APNS: 383-112-32-00 AND 383-112-55-00**

RELATED CASE FILES: TM2016-3, AEIS2016-8

WHEREAS, on April 2, 2019 Prospect Estates II, LLC. submitted a complete application for a Tentative Map TM2016-3 and Development Review Permit DR2016-4 for a residential subdivision consisting of 38 attached dwelling units and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue, at Marrokal Lane; and

WHEREAS, the subject site is legally described in Exhibit A; and

WHEREAS, the development site is located in Airport Influence Area-2 (AIA-2) of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) which does not require a compatibility review by the San Diego County Airport Authority (SDCAA); and

WHEREAS, the project is conditioned to receive a determination from the Federal Aviation Administration that the project would not create a hazard to air navigation; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2016-8) was conducted for the project which includes a Tentative Map (TM2016-3) and Development Review permit (DR2016-4) that determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2018051040) was prepared and advertised for public review from June 28, 2019 to July 29, 2019; and

WHEREAS, a portion of the development site is identified as Residential Site #16 (APN: 381-112-32) in the adopted City of Santee Housing Element 2013-2021 with a capacity to support 33 residential dwelling units; and

WHEREAS, the subject property is developed with one single-family residence; and

WHEREAS, the subject development will add 53 new residential units to the City's housing stock (a net of 52); and

WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over the currently permitted by the General Plan ("Proposed Initiative") was filed with the City Clerk, City of Santee; and

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WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/ industrial and vice versa; and

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, on September 26, 2019, the City Council continued the scheduled public hearing (at the applicant's request) on the project until October 9, 2019; and

WHEREAS, on October 9, 2019, the City Council held a duly advertised public hearing on Tentative Map TM2016-3 and Development Review Permit DR2016-4; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

SECTION 1: CEQA Compliance. On October 9, 2019, the City Council approved and adopted Mitigated Negative Declaration (State Clearing House Number 2018051040) and its associated Mitigation Monitoring and Reporting Program, which fully disclosed, evaluated and mitigated the environmental impacts of the proposed project, including the Development Review Permit contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with Chapter 13.10 "Residential Districts" of the Santee Municipal Code for a Development Review Permit (Section 13.08.080) are made as follows:

- A. That the proposed project as conditioned meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because the site is planned and zoned R-7 (Medium Density Residential) and R-2 (Low Medium Density Residential). The northern parcel (APN 383-112-32) is zoned R-7 and allows a residential density of 7 to 14 dwelling units per acre. The project includes 38 multi-family units with a density of 11.4 dwelling units per acre. The southern parcel (APN 383-112-55) is zoned R-2 which allows a density of between 2 and 5 units per acre. The project includes 15 single-family units with a density of 4.3 dwelling units per acre. The proposed development is compatible with existing single and multiple-family development in the area, which ranges from 3 to 20 units per acre compatible with the Development Review criteria contained in section 13.08.070 of the Municipal Code. The proposed units would

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have heights similar to heights allowed in the adjacent R-2 and R-7 zoned properties including the adjacent multi-family project to the east which is designated and zoned as R-7 and the adjacent undeveloped parcel to the north which received discretionary approval for a multi-family project designated and zoned R-7.

- B. That the proposed development conforms to the Santee General Plan. The project provides a low-medium and medium-density product which has access to a collector street or larger. The project provides a density consistent with the R-2 and R-7 density in the Land Use Element of the General Plan and is located along Prospect Avenue, a designated collector street in the Circulation Element of the General Plan. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing.

SECTION 3: The Development Review Permit DR2016-4 consisting of a residential project with 38 condominiums and 15 single-family dwelling units located on Prospect Avenue at Marrokal Lane is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM2016-3.
- B. The applicant shall be responsible for complying with all the provisions of the Mitigation Monitoring and Reporting Program adopted by the City Council on October 9, 2019 and attached to Resolution No. _____ as Exhibit "B". Each and every mitigation measure contained in the Mitigation Monitoring and Reporting Program is hereby expressly made a condition of project approval in accordance with State CEQA Guidelines, section 15074.1.
- C. Prior to Building Permit Issuance:
 - 1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
 - 2. The submitted building plans shall be in substantial conformance with the approvals and conditions of approval for Tentative Map 2016-3 and Development Review Permit DR2016-4.
 - 3. Receive determination from the Federal Aviation Administration that the proposed maximum building height of the multiple-story units in the R-7 zone would not create a hazard to air navigation.
 - 4. The maximum building height for the condominiums shall not exceed 35 feet.
 - 5. Each garage must provide 150 cubic feet of lockable, enclosed storage space in accordance with Section 13.10.040(H) of the Santee Municipal Code (SMC).

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6. The garage for each dwelling unit shall be a minimum 20 feet by 20 feet unobstructed in accordance with Section 13.24.030(B)(1)(d) of the SMC.
7. Trash enclosures shall comply with the requirements in Section 13.10.040 I. of the SMC.
8. The applicant shall install a rainwater harvesting system for each dwelling unit, subject to review and approval by the Director of Development Services.
9. The applicant shall include a roof-mounted solar photo-voltaic system to the maximum feasible extent given roof space or as required by the current CA Code of Regulations Title 24 at the time of building permit issuance.
10. Each garage shall be pre-wired to support a Level 2 EV charging system.
11. The applicant shall provide an in-garage EV charging station for every homeowner who can show EV ownership at the time of purchase.
12. Units 50-52 along Prospect Avenue must remain single-story units. Refer to G.1.m.
13. The project shall provide and maintain 13 guest/visitor parking spaces evenly distributed throughout the site. These parking spaces shall be properly signed (i.e. stenciled signage) as guest/visitor parking and shall not be used by residents. Parking shall be allowed on the side where homes and driveways face the street. Street "A" shall be a minimum 30' curb to curb with parking allowed on one side of the street. The opposite side of the street shall be marked No Parking Fire lane as approved by the Fire Marshall and required to be enforced through the project CC&R's.
14. The guest parking spaces at Lot "C" shall be removed and replaced with bicycle racks in a 20-foot by 20-foot area. The remaining areas shall be incorporated into the park.
15. Five-foot high vinyl (interior) fencing shall be installed along the rear and side yards of all single-family residential lots within the project site.
16. Five-foot concrete decorative solid masonry unit retaining walls shall be installed around the southern and eastern sides of the project site adjacent to the single-family residential development, as well as along the rear yards of units 42 and 43 and along the northern property boundary and around the biofiltration basin.
17. Six-foot decorative masonry screening wall shall be installed along the southern side of the project site along Prospect Avenue adjacent to the single-family residential development.
18. Six-foot high solid vinyl panel fencing shall be installed along the west side of Marrokal Lane (project's frontage) adjacent to the Mission Gorge Villas Mobile

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Home Park.

19. All private street lights shall be energy efficient models to be approved by the City Traffic Engineer.
20. The applicant shall install a 6-foot tall, black tubular metal fence around the detention basin (Lot "A"), per plans.
21. The applicant shall submit for approval of the Director of Development Services all materials, notices, wordings, etc. for the purposes of public disclosure to homeowners of any and all present or anticipated future assessment districts.
22. Provide a Construction and Demolition debris deposit as required by Chapter 13.38 SMC.
23. Submit a landscape plan that meets the requirements of the City' Water Efficient Landscape Ordinance (Chapter 13.36 SMC).
24. The landscape plan shall include 33 coast live oaks (*Quercus agrifolia*) on the project site and/or elsewhere in the City at the applicant's expense. The applicant must coordinate with the Director of Community Services for replacement trees planted within the City.
25. The landscape plan shall provide details on the recreation area required in accordance with Section 13.10.040(F) of the SMC. The details of the common open space area in Lot "C" shall include the following:
 - a. Details of the proposed play structure.
 - b. Details of the picnic table, bench, and trash receptacle.
 - c. Details of the bicycle racks in a 20-foot by 20-foot area.
 - d. Details of a pet waste station.
26. A model home complex and a construction trailer/office are authorized subject to prior review of the proposal by the City, applicable building / grading permits, and imposition of operating conditions by the Director of Development Services.
27. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
28. Plot Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply

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with Engineering Division standards.

- a. Down spouts and HVAC systems are not permitted to be connected to the storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer and shown on the plot plans accordingly.

Plot plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:

- 1. Six sets of plans bound and stapled
- 2. Plan check fees
- 3. A cost estimate for the cost of construction

29. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans.

30. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees, are estimated to be as follows:

a. Drainage	\$ 45,345.00	or	\$3,023.00/unit (15 units)
Drainage	\$ 78,546.00	or	\$2,067.00/unit (38 units)
b. Traffic	\$ 57,120.00	or	\$3,808.00/unit (15 units)
Traffic	\$ 90,440.00	or	\$2,380.00/unit (38 units)
c. Traffic Signal	\$ 5,895.00	or	\$ 393.00/unit (15 units)
Traffic Signal	\$ 9,348.00	or	\$ 246.00/unit (38 units)
d. Park-in-Lieu	\$ 122,205.00	or	\$8,147.00/unit (15 units)
Park-in-Lieu	\$ 282,226.00	or	\$7,427.00/unit (38 units)
e. Public Facilities	\$ 101,505.00	or	\$6,767.00/unit (15 units)
Public Facilities	\$ 231,876.00	or	\$6,102.00/unit (38 units)
f. RTCIP Fee	\$ 37,997.25	or	\$2,533.15/unit (15 units)

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RTCIP Fee \$ 96,259.70 or \$2,533.15/unit (38 units)

31. Development Impact Fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

Fee Credits for one existing dwelling unit may be applied provided the applicant obtains demolition permit prior to removal, and receives Engineering approval prior to removal. Fee Credits will only be applied to Drainage, Traffic and Traffic Signal.

32. Address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, 4" in height minimum, black in color (or other approved color), in contrast with their background. In multifamily residential developments, address numbers shall also be placed at an approved location on the garage side of each unit.

33. All buildings shall be constructed with approved automatic residential fire sprinkler systems designed and installed by a State licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation.

34. Three (3) fire hydrants are required for the development. The locations shown on Marrokal Lane, adjacent to Lot 44, on Private Street "A" adjacent to Lot 23 and on Private Street "D" adjacent to Lot 4 are approved locations. The hydrants and proposed underground water main system are to be built as a "public" water system, designed and built to Padre Dam Municipal Water District requirements. These hydrants shall have a minimum of one, 2 1/2" port and one, 4" port, with a minimum fire flow of 1500 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow". Exact location of required hydrants is to be determined by the Fire Department prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.

D. Prior to Grading Permit Issuance:

1. All residential units located within 300 feet of the construction site shall be sent a notice regarding the construction schedule ten (10) days prior to grading. A temporary sign, not exceeding 32 square feet in area and 12 feet in height, shall be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the construction superintendent.

E. During construction:

1. The sawing of roof tiles is prohibited on the roof. Roof tiles must be cut on the ground with a wet saw.

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2. The developer shall protect the gas line located on the chain link fence along the west side of Marrokal Lane.
- F. Prior to obtaining occupancy the following actions shall be taken:
1. Prior to occupancy of the first dwelling unit, the applicant shall submit a copy of the recorded CC&Rs pursuant to the conditions imposed for Tentative Map TM2016-3 and Development Review DR2016-4 to the Department of Development Services for approval by the City Attorney and the Director of Development Services to ensure consistency with City codes and applicable project permits and approved plans. The provisions of the CC&R's shall include, but are not limited to the following:
 - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas and onsite drainage improvements as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
 2. The applicant shall complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
 3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
 4. At the time of mid-construction, or Rough Fire Inspections, a digital CAD drawing of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If CAD drawings are not available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your project.
 5. The applicant shall obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services.
 6. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
 7. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: "wet signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to

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document each stage of BMP installation.

8. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm service provider and a copy of the SWQMP provided to the consultant and the HOA.
 9. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
- G. The following conditions apply to the project approved under TM2016-3 and DR2016-4 and shall be memorialized by recording a "Notice of Restrictions" on the property. This notice shall be prepared to the satisfaction of the Director of Development Services:
1. The development's Covenants, Conditions, and Restrictions (CC&Rs) shall include, but are not limited to, the following:
 - a. Prohibition on parking boats, recreational vehicles, etc. on driveways and streets.
 - b. Statement that accessory structure standards such as carports, patio covers, gazebos, etc., internal setbacks / building separations, individual lot coverage limitations shall comply with the development standards as required by Table 13.10.040A for R2 and R7 districts.
 - c. Maintenance of private roads, water and sewer lines, and storm water facilities.
 - d. Maintenance of a minimum of 13 parking spaces for visitors and guests, including signage.
 - e. The statement that all garages shall be kept clear so that two cars can be parked in the garage at all times.
 - f. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping, drainage, and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
 - g. The statement that the City has the right, but not the obligation, to provide for the maintenance of all drainage improvements and landscaping if the

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homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each unit, as appropriate.

- h. A statement that the entitlements contain an approved Landscaping and Fencing Plan pursuant to DR2016-4 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - i. A statement that the Homeowners' Association and/or property owners shall bear legal and financial responsibility for compliance with the approved Stormwater Management Plan and all applicable stormwater regulations, that this obligation shall transfer to all future property owners, and that it shall be disclosed to property owners prior to each new sale.
 - j. Prohibition on adding a second story to Units 50-52 along Prospect Avenue.
 - k. Maintenance of a rain-harvesting system for each unit.
2. The Medium Density Residential (R-7) development standards shall apply to the multi-family development (383-112-32) and the Low-Medium Density (R-2) development standards shall apply to the single-family development. Prospect Avenue is a Circulation Element street requiring a 25-foot setback for buildings from the ultimate right-of-way line.
- H. Upon establishment of the use pursuant to this Development Review Permit the following conditions shall apply:
- 1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 - 2. The parking areas and driveways shall be well maintained.
 - 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete.
 - 4. All storm water best management practices (BMPs) outlined in the Storm Water Management Plan must be installed and operational to the satisfaction of the Director of Development Services. Failure to maintain a required BMP will subject property owners and/or the Homeowners Association to civil penalties.
 - 5. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and

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shall otherwise conform to the requirements of Title 13 of the Santee Municipal Code.

SECTION 4: The terms and conditions of this Development Review Permit DR2016-4 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit DR2016-4 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Development Review Permit DR2016-4 expires on October 9, 2022 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to Tentative Map TM2016-3, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on October 9, 2019.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County of San Diego" in the amount of \$2,354.75. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2019, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment: Exhibit A

RESOLUTION NO. _____

EXHIBIT "A"

Legal Description

PARCEL 1:

That portion of Lot 14, Block "C" of Fanita Rancho, in the City of Santee, County of San Diego, State of California, according to Revised Map No. [688](#) of a part of said Rancho, filed in the Recorder's Office, October 22, 1891, lying Southerly of a line drawn at right angles Westerly from a point in the Easterly line of said Lot 14, which point is 892 feet Southerly from the Northeast Corner of Lot 3 in said Block "C".

Excepting therefrom that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 14; thence in a Southwesterly direction along the Southeasterly line of said Lot 14, a distance of 494 feet; thence Northerly along a line which is parallel with the Easterly line of said Lot, a distance of 393 feet; thence in an Easterly direction, a distance of 483 feet to a point on the East line of said lot which is distant therealong 336 feet Northerly from the Southeast corner thereof; thence Southerly along the East line of said lot, a distance of 336 feet to the point of beginning.

PARCEL 2:

An easement and right of way road purposes over the Westerly 20 feet of Lots 3 and 14 in said Block "C".

Excepting therefrom and portion thereof lying within the first above described parcel.

PARCEL 3:

Parcel "D", as shown on Certificate of Compliance, as evidenced by document recorded April 22, 1994 as Instrument No. [94-271647](#), of Official Records, being more particularly described in the document as follows:

That portion of Lot 14 in Block "C" of Fanita Rancho, in the County of San Diego, State of California, according to Map thereof No. [688](#), filed in the Office of the County Recorder of said County, October 22, 1891, described as follows:

Beginning at a point in the Southerly line of said Lot 14 distant thereof South 76° 02' 45" West 494.00 feet from the Southeast corner thereof thence; North 0° 17' 36" East parallel with the East line of said Lot 14 393.00 feet; thence North 82° 36' 43" East 483.14 feet to a point in the East line of said Lot 14; thence 0° 17' 36" West along said East line 176.00 feet to the Northeasterly corner of the Southerly 160.00 feet of said Lot 14. said 160.00 feet being measured along the East line of said Lot 14; thence South 76° 02' 45" West 150.79 feet; thence South 1° 27' 18" East 158.84 feet to a point in the Southerly line of said Lot 14, thence along said Southerly line, Westerly to the true point of beginning.

(End of Legal Description)

APN: [383-112-32-00](#); [383-112-55-00](#)

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING AND ADOPTING A MITIGATED NEGATIVE DECLARATION
(AEIS2016-8) AND A MITIGATION MONITORING AND REPORTING PROGRAM
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A
RESIDENTIAL SUBDIVISION CONSISTING OF 38 ATTACHED CONDOMINIUMS
AND 15 SINGLE-FAMILY DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON
PROSPECT AVENUE AT MARROKAL LANE**

**APPLICANT: PROSPECT ESTATES II, LLC.
APNS: 383-112-32 AND 383-112-55**

(RELATED CASE FILES: (TM2016-3, DR2016-4)

WHEREAS, on April 2, 2019 Prospect Estates II, LLC. submitted a complete application for a Tentative Map TM2016-3 and Development Review Permit DR2016-4 for a residential subdivision consisting of 38 attached dwelling units and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue, at Marrokal Lane (“Project”); and

WHEREAS, pursuant to Public Resources Code section 21067, and section 15367 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., § 15000 et seq.), the City is the lead agency for the Project; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS2016-8) was conducted for the (“Project”) and determined that all environmental impacts of the Project would be less than significant with mitigation and an Initial Study/Mitigated Negative Declaration (State Clearinghouse Number 2018051040) (“IS/MND”) was prepared in accordance with CEQA, the State CEQA Guidelines, and the City’s local CEQA Guidelines; and

WHEREAS, Tribal consultation began in 2018 pursuant to Assembly Bill-52 and Senate Bill-18 with the Projects previous proposal which required a General Plan Amendment. In response to SB-18, Jamul Indian Village requested a Kumeyaay Native American monitor to be on-site during grading activities. In response to AB52, the Barona Band of Mission Indians also requested a Kumeyaay Native American monitor in 2019. Mitigation measure CUL-1 in the Draft Initial Study/Mitigated Negative Declaration required the applicant to, among other things, retain an archaeological monitor to be present onsite during grading activities. In response to these requests, the City of Santee revised mitigation measure CUL-1 to also require that the applicant retain a Kumeyaay Cultural Monitor to be onsite during grading activities. The revised version of CUL-1 is more effective than the measure originally drafted and the revised measure is to be considered as part of the public hearing on this Project in accordance with State CEQA Guidelines section 15074.1. Thus, a substantial revision of the Mitigated Negative Declaration as defined in Section 15073.5 of the CEQA Guidelines and recirculation of the Mitigated Negative Declaration was not required; and

WHEREAS, as required by State CEQA Guidelines section 15072(d), on June 27, 2019, the Notice of Intent to Adopt the IS/MND was posted by the Clerk for the County of San Diego and published in the East County Californian; and

RESOLUTION NO. _____

WHEREAS, pursuant to State CEQA Guidelines Section 15073, the Draft MND was circulated for a 30-day public review period from June 28, 2019 to July 29, 2019; and

WHEREAS, the Notice of Intent to Adopt the Draft IS/MND was also submitted to the State Clearinghouse for state agency review and, as required by State CEQA Guidelines section 15073, the state agency review period began on June 28, 2019 and closed on July 29, 2019; and

WHEREAS, during the public comment period, copies of the Draft MND, including technical appendices, were available for review and inspection at City Hall, on the City's website, and at the Santee Branch of the San Diego County Library system at 9225 Carlton Hills Boulevard, #17 and

WHEREAS, three comment letters were received during the public review period, which did not raise any new environmental issues.

WHEREAS, staff has reviewed all comments and prepared responses to each comment as reflected in the Final MND; and

WHEREAS, the Final MND consists of the Draft MND, comments and responses on the draft MND, and the Mitigation Monitoring Reporting Program ("MMRP"); and

WHEREAS, on September 25, 2019, the City Council held a duly advertised public hearing on Mitigated Negative Declaration AEIS 2016-8, Tentative Map 2016-3, and Development Review Permit 2016-4, which was continued until October 9, 2019 at the applicant's request; and

WHEREAS, on October 9, 2019, the City Council held a duly advertised public hearing to review the Project; the Final/MND, the MMRP and all other relevant information contained in the administrative record for the Project; and

WHEREAS, as contained herein, the City Council has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City on connection with the preparation of the IS/MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project, as well, as feasible mitigation measures, have been adequately evaluated: and

WHEREAS, all of the findings and conclusion made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference, and not based solely on the information provided in this Resolution; and

RESOLUTION NO. _____

WHEREAS, prior to taking action, the City Council had heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Initial Study, MND, and MMRP; and

WHEREAS, the MND reflects the independent judgement of the City Council and is deemed adequate for purposed of making decisions on the merits of the Project; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, comments on the Mitigated Negative Declaration received, comments from Native American tribes, all recommendations by staff, and public testimony; and

WHEREAS, no comments submitted during the public review period, or made at the public hearing conducted by the City Council, and no additional information submitted to the City has produced substantial new information requiring recirculation of the MND or additional environmental review of the Project under State CEQA Guidelines section 15073.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: RECITALS: The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. As the decision-making body for the project, the City Council has reviewed and considered the Final Initial Study/Mitigated Negative Declaration and administrative record for the Project, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final Initial Study/Mitigated Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Based on the Final Initial Study/Mitigated Negative Declaration and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant with mitigation. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds that the Final Initial Study/Mitigated Negative Declaration contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.
- C. No new significant environmental effects have been identified in the Final Initial

RESOLUTION NO. _____

Study/Mitigated Negative Declaration and any changes to the Final Initial Study/Mitigated Negative Declaration, including the replacement of mitigation measures with equal or more effective measures pursuant to Section 15074.1, in response to comments or otherwise, do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5. The revised version of mitigation measure CUL-1 contained in the Final Initial Study/Mitigated Negative Declaration is more effective in mitigating or avoiding potential significant effects to archaeological resources because there will be two individuals with specified knowledge regarding resources with potential cultural significance onsite during grading activities. The addition of an onsite Kumeyaay Cultural Monitor during grading activities would not itself cause any potentially significant effect on the environment. (State CEQA Guidelines, section 15074.1.) All of the mitigation measures contained in the Mitigation Monitoring and Reporting Program, including revised mitigation measure CUL-1, have been made conditions of Project approval in accordance with State CEQA Guidelines section 15074.1.

- D. The City Council approves and adopts Mitigated Negative Declaration AEIS2016-8 pursuant to Public Resources Code section 21080, subdivision (c) as Exhibit "A."
- E. Pursuant to Public Resources Code section 21081.6, the City Council approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project, attached to this Resolution as Exhibit "B" and made a condition of Project approval.
- F. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

SECTION 3: LOCATION AND CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee CA 92071.

SECTION 4: EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2019, by the following roll call vote to wit:

RESOLUTION NO. _____

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment: Exhibit A - Mitigated Negative Declaration
Exhibit B - Mitigation Monitoring and Reporting Program (MMRP)

RESOLUTION NO. _____

Exhibit A

EXHIBIT A



RECON

**Recirculated Initial Study/
Environmental Checklist Form for the
Prospect Estates II Project
Santee, California**

**SCH 2018051040
TM2016-03, DR2016-04, AEIS2016-8**

Prepared for
City of Santee
10601 Magnolia Avenue
Santee, CA 92071

Prepared by
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
P 619.308.9333

RECON Number 7974-1
June 28, 2019

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APPENDICES

A:	Air Quality and Greenhouse Gas Model Results (CalEEMod Output Files), RECON, October 9, 2018.
B:	A Biological Resources Survey Report for the Prospect Estates II Project, Vince Scheidt, September 2018.
C:	Historic Building Survey of the House at 8542 Prospect Avenue/8705 Marrokal Lane, RECON, October 11, 2018.
D:	Results of the Archaeological Survey for the Prospect Estates II Project, RECON, October 11, 2018.
E:	Energy Use Calculations, RECON, April 15, 2019.
F:	Updated Geotechnical Investigation, Group Delta Consultants, Inc., May 31, 2017.
G-1:	Phase I Environmental Site Assessment, CERES, Corp. (Parcel #383-112-55-00), September 28, 2016.
G-2:	Phase I Environmental Site Assessment, CERES, Corp. (Parcel #383-112-32-00), May 23, 2017.
H:	Storm Water Quality Management Plan (SWQMP) for Prospect estates – Phase 2, Polaris Development Consultants, October 5, 2018.
I:	Drainage Study for Prospect Estates II TM2016-01, Polaris Development Consultants, October 5, 2018.
J:	Noise Analysis for the Prospect Estates II Project, Santee, California, RECON Environmental, October 11, 2018.
K:	Grossmont Union High School District and Santee School District and School Facility Availability Letters, both dated June 20, 2019.
L:	Trip Generation Analysis for Tentative Map for Prospect Estates II Development in the City of Santee, Darnell and Associates, Inc., September 27, 2018.
M:	Padre Dam Municipal Water District Public Facility Project Availability Form

CITY OF SANTEE
INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM
TM2016-03, DR2016-04, AEIS2016-8

This recirculated Initial Study/Environmental Checklist Form has been prepared to analyze the environmental effects associated with the revised Prospect Estates II Project (project) per the provisions of the California Environmental Quality Act (CEQA). An Initial Study/Environmental Checklist Form for the original project design was circulated for public review from May 18, 2018 to June 18, 2018. Subsequent to this public review period, the project was modified and the project's Initial Study/Environmental Checklist Form has been revised. The following is a summary of the changes:

- The original project involved applications for a General Plan Amendment and Zone Reclassification to change the land use designation and zoning of the southern parcel (APN 383-112-55-00) from Medium-Low Density Residential (R-2) to Medium Density Residential (R-7). The project has been redesigned to conform to the existing General Plan Land Use and Zoning designations.
- Therefore, the revised project no longer includes applications for a General Plan Amendment and Zone Reclassification to change the designation of the southern parcel from R-2 to R-7.
- The project now involves a mixture of 15 single-family residences on the southern R-2 designated parcel (APN: 383-112-55-00) and 38 multiple-family residences on the northern, R-7 designated parcel (APN: 383-112-32-00).
- The total number of dwelling units has increased from 47 to 53.
- Single-story structures and a park will be placed along the Prospect Avenue frontage replacing the previously proposed two-story structures.
- The previous project included all two-story single-family structures. As revised, the southern parcel contains 15 single-family residences. Ten (10) of these will be single-story structures. The northern parcel would contain 38 multi-family structures which are three-story in design.
- The project's park has been relocated from the east side of the project to the southwest corner of the project near Prospect Avenue.
- The following appendices have been updated based on the revised project design since the previous public review period:
 - Air Quality and Greenhouse Gas Model Results (CalEEMod Output Files), RECON, October 9, 2018.
 - Biological Resources Survey Report for the Prospect Estates II Project, Vince Scheidt, September 2018.

- Historic Building Survey of the House at 8542 Prospect Avenue/8705 Marrokal Lane, RECON, October 11, 2018.
- Results of the Archaeological Survey for the Prospect Estates II Project, RECON, October 11, 2018.
- Storm Water Quality Management Plan (SWQMP) for Prospect Estates – Phase 2, Polaris Development Consultants, October 5, 2018.
- Drainage Study for Prospect Estates II TM2016-01, Polaris Development Consultants, October 5, 2018.
- Noise Analysis for the Prospect Estates II Project, Santee, California, RECON, October 11, 2018.
- Trip Generation Analysis for Tentative Map for Prospect Estates II Development in the City of Santee, Darnell and Associates, Inc., September 27, 2018.
- The environmental impact analysis has been updated based on the revised project design and revised technical appendices listed above. These revisions did not identify any new significant environmental impacts that had not been identified previously.
- The environmental impact analysis has been revised per the updated CEQA thresholds adopted in November 2018. This included revising the impact analysis per existing CEQA environmental categories and analyzing potential impacts associated with the new CEQA environmental categories of Energy and Wildfire. These revisions did not identify any new significant environmental impacts that had not been identified previously. Per the updated CEQA thresholds, the evaluation of potential impacts associated with paleontological resources has been moved from Section 13.5 Cultural Resources to Section 13.7 Geology and Soils.

Overall, the revised impact analysis presented in this Initial Study/Environmental Checklist Form did not identify any new significant environmental impacts that had not been identified previously.

1. Project Title

Prospect Estates II

2. Lead Agency Name and Address

City of Santee
10601 Magnolia Avenue
Santee, CA 92071

3. Contact Person and Phone Number

John O'Donnell
Principal Planner
City of Santee
(619) 258-4100 x167
jodonnell@CityofSanteeCa.gov

4. Project Location

8600 Prospect Avenue, Santee, CA 92071
APNs 383-112-55-00 (southern parcel) and 383-112-32-00 (northern parcel)

5. Project Applicant/Sponsor's Name and Address

Michael Grant
Development Contractor, Inc.
110 Town Center Parkway
Santee, CA 92071

6. General Plan Designation

Northern Parcel (APN 383-112-32): Medium Density Residential (R-7)
Southern Parcel (APN 383-112-55): Low-Medium Density Residential (R-2)

7. Zoning

Northern Parcel (APN 383-112-32): Medium Density Residential (R-7)
Southern Parcel (APN 383-112-55): Low-Medium Density Residential (R-2)

All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. Telephone Number: (619) 258-4100, ext. 167. A digital copy is available from the City website: <http://cityofsanteeca.gov/services/project-environmental-review>.

8. Project Description

The Prospect Estates II Project (project) would develop 38 attached condominiums and 15 single-family residences located in the city of Santee, California (Figures 1 and 2), north of Prospect Avenue, east of Marrokal Lane. The project site is approximately 0.15 mile south of State Route 52 (SR-52) and 0.3 mile west of State Route 125 (SR-125). The western boundary of the project site fronts unimproved portions of Marrokal Lane. Refer to Figure 3 for the project location on an aerial photograph.

The proposed 38 attached condominiums would be consistent with General Plan designation and zone of R-7 – Medium Density Residential on the northern parcel and the proposed 15 single-family residences would be consistent with General Plan designation and zone of R-2 – Low-Medium Density Residential on the southern parcel. Required project approvals would include a Development Review Permit (DR 2016-04) and Tentative Map (TM 2016-03) to permit the proposed development of 38 attached condominiums and 15 single-family residences on the 6.8-gross-acre project site. All 38 of the attached

condominiums would be three stories and would range in size from 1,440 to 2,288 square feet, each with a two-car garage. The 15 single-family residences would range from 1,741 to 2,766 square feet, and each would have a two-car garage. Ten of the single-family residences would be one story and five would be two stories.

The tentative map would subdivide the 6.8-acre site for the development of 38 attached condominiums, 15 single-family residences, one biofiltration basin (Lot A), a park site (Lot C), and on-site private streets (Figure 4). The project includes storm drain improvements, connections to public utility, sewer and water lines, and dedication of easements. The existing single-family residence located within the project site would be demolished as a result of the project. Access to the project site would be provided at two locations from Marrokal Lane, which is a north-south connector street that provides access between Prospect Avenue and Mission Gorge Road. Private Street "A" would bisect the property and provide access to both the attached condominiums to the north and single-family residences to the south. Private Street "A" would connect to Private Street "C," which would consist of a loop street providing access to the attached condominiums in the northern portion of the project site. Private Street "B" would provide access for the single-family residences in the southern portion of the project site, which would then turn north and connect with Private Street "A." Four single-family residences would have driveways fronting Marrokal Avenue.

Pad elevations for the attached condominiums on the northern parcel would range from 345 feet above mean sea level (AMSL) to approximately 351.5 feet AMSL, while pad elevations for the single-family residences on the southern parcel would range from approximately 351 to 365.5 AMSL.

The project includes public road improvements to Prospect Avenue and Marrokal Lane. Improvements to Marrokal Lane would occur along the project frontage within a 52-foot right-of-way that would accommodate a 4-foot-wide sidewalk on the east side of the street, curb and gutter on both sides of the street, and two vehicular lanes of travel (one-way in each direction). Parking would be allowed on both sides of Marrokal Lane. Improvements to Prospect Avenue would include a new 12-foot-wide right-of-way dedication along the westbound lane, adjacent to the project site, resulting in an 84-foot-wide public street right-of-way. This additional 12-foot-wide right-of-way dedication would accommodate a 5-foot-wide sidewalk and curb and gutter. Improvements to Prospect Avenue also include new half-width paving and base per City of Santee Public Works standards. Existing berm and/or curb and gutter would be removed to accommodate these improvements. Streetlights would be installed along Marrokal Lane, Prospect Avenue, and all private internal streets. Internal streets would be constructed based on the following:

- Private Street "A": 30-foot-wide street with a 4-foot-wide sidewalk and parking on the south side of the street.
- Private Street "B": 36-foot-wide street with a 4-foot-wide sidewalk and parking on both sides of the street.
- Private Street "C": 26-foot-wide street with no sidewalks or parking.

The project would incorporate three types of fencing within the project site. Fencing Type 1 would be 5-foot wood fencing along the back and side yards of all single-family residential lots within the project site. Fencing Type 2 would be 5-foot concrete masonry unit (CMU) retaining walls. These retaining walls would be located around the southern and eastern sides of the project site adjacent to the proposed single-family residential development, as well as along the backyards of units 42 and 43. The 5-foot CMU retaining walls would also be located along the northern property boundary and around the biofiltration basin. Fencing Type 3 would consist of 6-foot masonry screening wall, which is proposed along the southern side of the project site adjacent to the proposed single-family residential development.

The front yards and streetscape areas would be landscaped, as shown on Figure 5. The typical front yard landscape would include medium screening shrubs, small accent shrubs, and groundcover consisting of various brush and flower types. All planting areas would be mulched to a minimum depth of 3 inches, and would be irrigated with a fully automatic, low volume irrigation system with weather-sensing capability. Landscaping within the streetscape areas would include trees, shrubs, groundcover and various flower types. All landscaping within the project site would comply with the requirements of the City of Santee Water Efficient Landscape Ordinance.

The project also includes construction of a private park area in the southwestern corner of the project site, bounded by the intersection of Prospect Avenue and Marrokal Lane, and units 52 and 53. The park would be made available for private use by residents of the development. The park would include amenities such as a picnic table, bench, trash receptacle, and a play structure. Landscaping within the park would be consistent with that proposed for the streetscape areas.

The Padre Dam Municipal Water District (PDMWD) would provide water and sewer service to the project site via the existing public water and sewer main along Prospect Avenue. On-site water and sewer connections would be constructed along Marrokal Lane, connecting with the existing 8-inch sewer main and 12-inch water main along Prospect Avenue. These utilities would be public and constructed in accordance with PDMWD standards. Three fire hydrants would be installed throughout the site, with one at the southeast intersection of proposed Private Street "A" and Private Street "B," one along Private Street "C," and one along Marrokal Avenue.

9. Surrounding Land Use(s) and Project Setting

A majority of the project site is undeveloped, consisting of disturbed lands. At the north end of the project site is an existing single-family residence and accessory structures. These structures would be demolished as part of the project. Topography on the site is relatively flat with elevations ranging from approximately 340 to 373 feet above mean sea level along the northern perimeter to the southern perimeter.

A mixture of existing development and undeveloped land surround the project site. The unimproved Marrokal Lane and Greenbrier mobile home park are located to the west, single-family residences and undeveloped land to the north, Prospect Avenue and single-

family residences to the south, and detached single-family condominium units that are under construction to the immediate east. Non-residential land uses are located within the vicinity, which include limited commercial along Mission Gorge Road. The Prospect Avenue Baptist Church is located 0.3 mile to the east, and the Chet F. Harritt Elementary School is located 0.4 mile to the west at the western terminus of Prospect Avenue.

10. Other Required Agency Approvals or Permits Required

California General Construction Permit (State of California)

11. Summary of Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

12. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required	

Reasons to Support Findings of Negative Declaration

1. The project would be consistent with the Low-Medium Density Residential R-2 and Medium Density Residential (R-7) General Plan land use designations for the project site and would be consistent with the character of land uses in the surrounding area.
2. The project would be located on a disturbed site in an urban area and would not result in significant impacts upon the environment.
3. The project is compatible with the Land Use Element and all other elements of the General Plan that guide development to be consistent with the overall community character because the project conforms to the existing Land Use designations which allow for residential use, a land use that is consistent with existing adjacent and surrounding residential uses.
4. The project would be appropriately located with access from a major roadway and no significant traffic impacts would result from the project. All utilities are readily available.

- 5. The project will not impede adoption of the City's Draft Multiple Species Conservation Program Subarea Plan, because the project site is not located within the proposed preserve area.
- 6. The project would not contribute significantly to greenhouse gas emissions, nor would the project frustrate the intent of state policy relative to greenhouse gas emissions.



Signature

June 28, 2019

Date

John O'Donnell, Principal Planner

Printed Name and Title

City of Santee

For




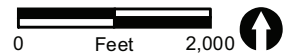
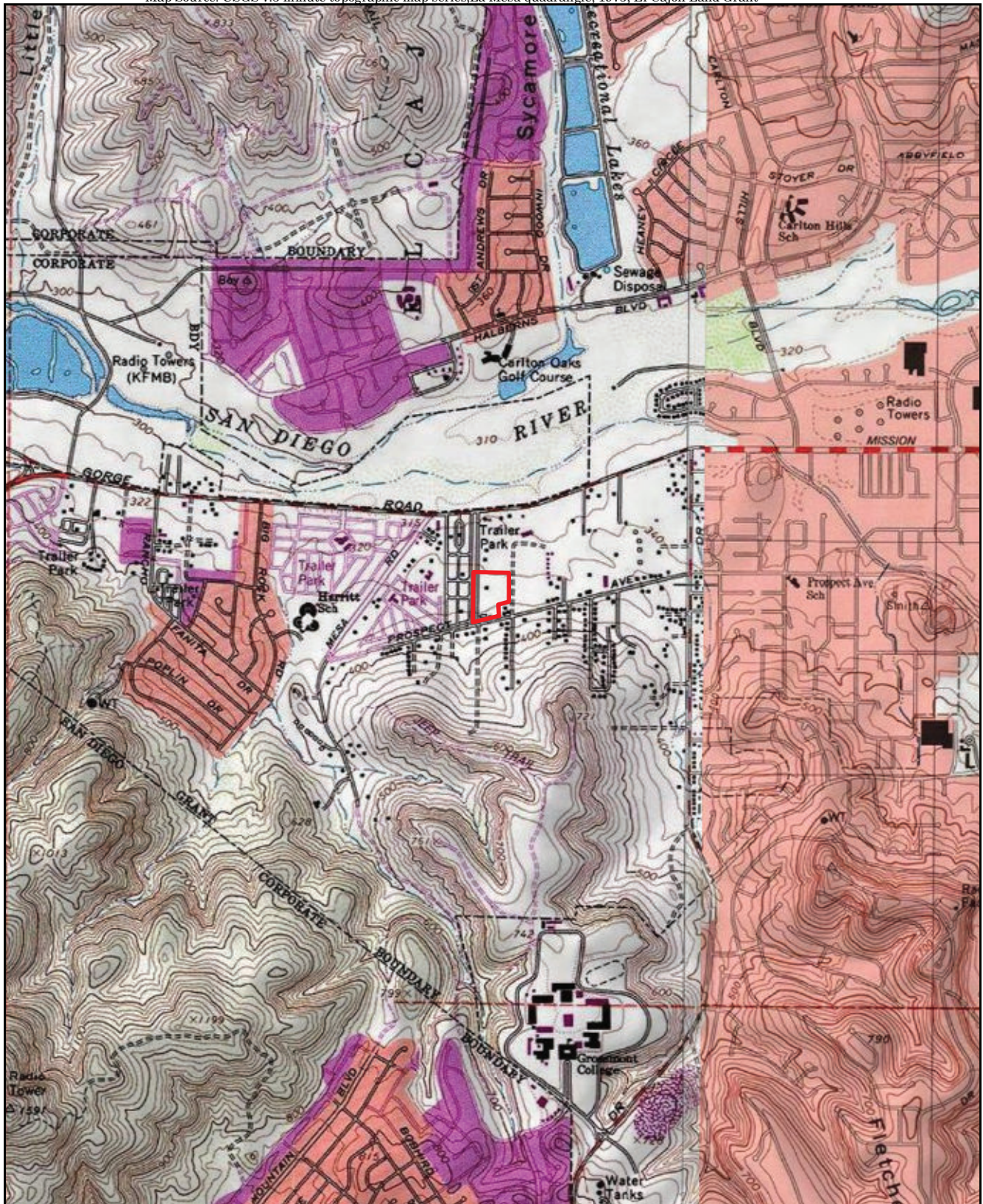
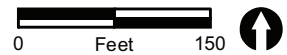
 Project Location

FIGURE 1
Regional Location

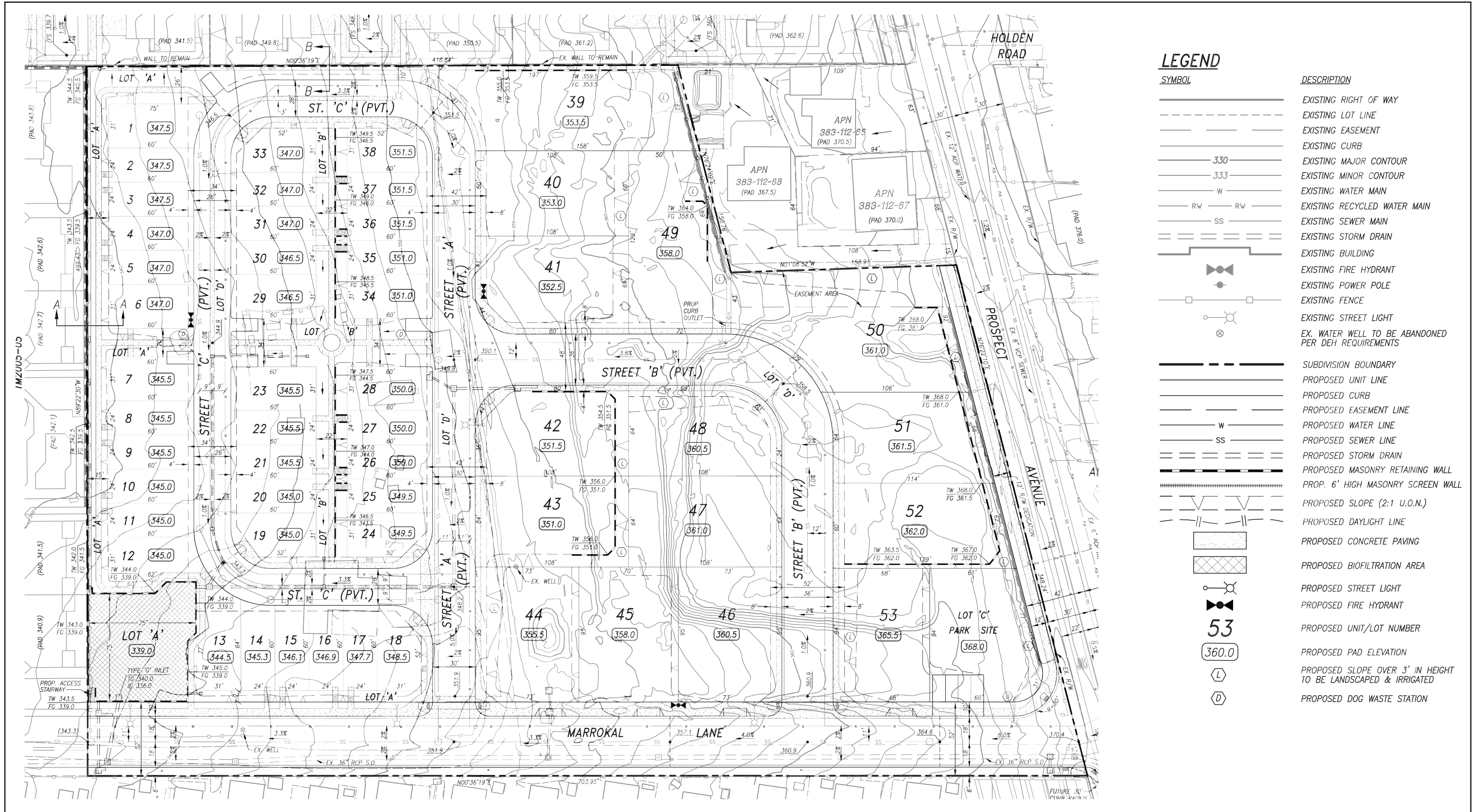


 Project Boundary



 Project Boundary

FIGURE 3
Project Location on Aerial Photograph



LEGEND

SYMBOL	DESCRIPTION
	EXISTING RIGHT OF WAY
	EXISTING LOT LINE
	EXISTING EASEMENT
	EXISTING CURB
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER MAIN
	EXISTING RECYCLED WATER MAIN
	EXISTING SEWER MAIN
	EXISTING STORM DRAIN
	EXISTING BUILDING
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING FENCE
	EXISTING STREET LIGHT
	EX. WATER WELL TO BE ABANDONED PER DEH REQUIREMENTS
	SUBDIVISION BOUNDARY
	PROPOSED UNIT LINE
	PROPOSED CURB
	PROPOSED EASEMENT LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	PROPOSED MASONRY RETAINING WALL
	PROP. 6' HIGH MASONRY SCREEN WALL
	PROPOSED SLOPE (2:1 U.O.N.)
	PROPOSED DAYLIGHT LINE
	PROPOSED CONCRETE PAVING
	PROPOSED BIOFILTRATION AREA
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED UNIT/LOT NUMBER
	PROPOSED PAD ELEVATION
	PROPOSED SLOPE OVER 3' IN HEIGHT TO BE LANDSCAPED & IRRIGATED
	PROPOSED DOG WASTE STATION

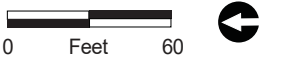
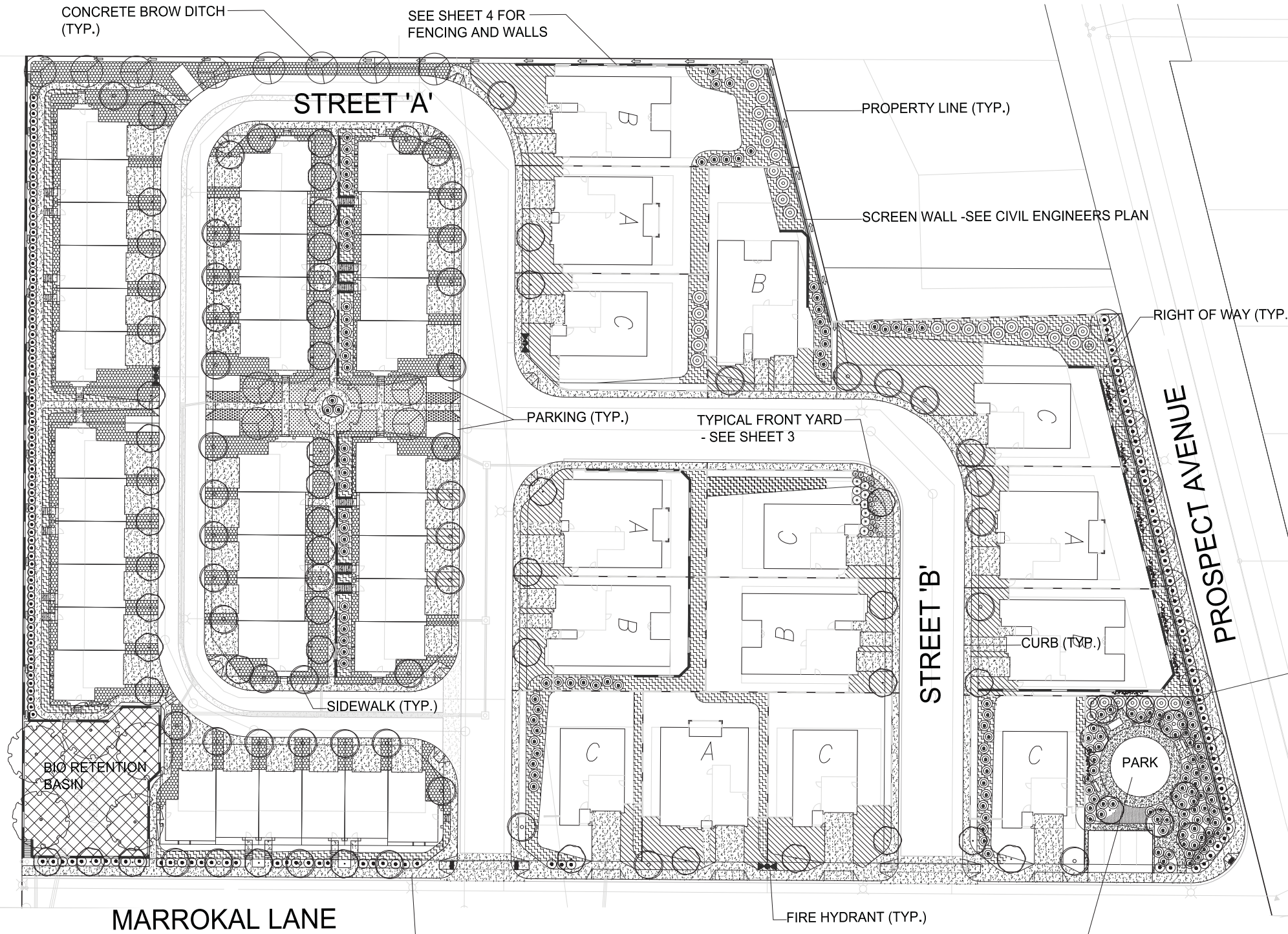


FIGURE 4
Tentative Map and Preliminary Grading Plan

PROSPECT ESTATES PH-1



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	GELERA PARVIFLORA	AUSTRALIAN WILLOW	15 GALLON INTERIOR TREE 24" BOX ST. TREE	
	LAGERSTROEMIA INDICA "PEPPERMINT LACE"	GRAPE MYRTLE	15 GALLON INTERIOR TREE 24" BOX ST. TREE	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	STANDARD FORM
	PODOCARPUS GRACILIOR	FERN PINE	36" BOX - PROSPECT AVE. ST. TREE 24" BOX - MARROKAL LN. ST. TREE	
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GALLON	
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON		
	LANTANA CAMARA 'SPREADING SUNSET'	LANTANA		
	LEUCOPYLLUM C. 'TRUNKER GLOID'	TEXAS RANGER		
	RHAPHIDOLEPS INEICA 'BALLERINA'	INDIAN HAWTHORN		
	ROSMARINUS OFFICINALIS 'IRENE'	ROSEMARY		
	WESTRINGIA FRUTICOSA	COAST ROSEMARY		
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GALLON @ 24" O. C.	
	JUNCUS PATENS	COMMON RUSH	1 GALLON @ 24" O. C.	
	BACCHARIS P.	DWARF COYOTE BRUSH	FLATS AS NEEDED	
	LANTANA M.	TRAILING LANTANA		
	MYRTOPORUM P.	PINK MYRTOPORUM		
	SALVIA 'BEES BLISS'	BEES BLISS SAGE		
	DISTICTIS BUCONATORIA	BLOOD RED TRUMPET VINE	5 GALLON	PROSPECT AVE. WALL PLANTING
	CISTUS PURPUREUS	ROCKROSE	5 GALLON	PARK AREA PLANTING
	LANTANA MONTANENSIS	LEMON SWIRL LANTANA		
	RENESENUM MASSALCUM	FOUNTAIN GRASS		
	PITTOSPORUM	"RED BUNNY TAIL"		
	PITTOSPORUM TOBIIRA	TURNERS VARIAGATED DWARF		
	RHAPHIDOLEPS INDICA 'CLARA'	INDIAN HAWTHORN		
	ROSA ICEBERG	WHITE ICEBERG SHRUB ROSE		
	ARTIFICIAL TURF - OWNER TO SELECT			
	BUFFALO GRASS BLEND			

SEE SHEET 3 FOR FRONT YARD PLANTING - TYPICAL

REFER TO CIVIL ENGINEERS PLANS AND SPECIFICATIONS FOR BIORETENTION SOIL MATRIX.

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. THE SYSTEM SHALL BE DESIGNED TO UTILIZE POTABLE WATER IN ACCORDANCE WITH THE STATE OF CALIFORNIA AND LOCAL WATER DISTRICT RULES AND REGULATIONS. THE AUTOMATIC IRRIGATION CONTROLLER SHALL UTILIZE A WEATHER BASED SYSTEM TO REGULATE THE IRRIGATION SCHEDULE. IN PLANTER AREAS WHERE APPROPRIATE, DRIP AND OR / BUBBLER IRRIGATION, OR OTHER LOW VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM MAY BE INSTALLED TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM SHALL UTILIZE EFFICIENT ROTATOR NOZZLES IN LAWN AREAS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SANTEE "WATER EFFICIENT LANDSCAPE REGULATIONS." A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF SANTEE, AND LOCAL DISTRICT STANDARDS AND REQUIREMENTS.

PRELIMINARY PLANS NOT FOR CONSTRUCTION

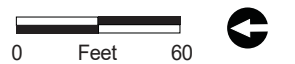


FIGURE 5
Landscape Concept Plan

13. Environmental Checklist Form

13.1 Aesthetics

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan - Community Enhancement, Conservation, and Circulation Elements, and Santee Municipal Code.

a. No Impact. The City of Santee’s (City) General Plan identifies existing visual resources which include the San Diego River and other waterway corridors, undeveloped hillsides and ridgelines, the Santee Town Center, Santee Lakes and Mission Trails Regional Parks, and the San Diego Trolley. The project site is not on or adjacent to these scenic vistas; thus, construction of the project would not have the potential to affect these scenic vistas. The project site is located in a low-lying area and development of single- and multi-family residences would be consistent with the one- and two-story residences to the east (Prospect Fields; three single-family residences), a mobile-home park to the west, and an approved (but not built) three-story, multi-family residential project to the north. Thus, the project would have no impact on a scenic vista.

b. No Impact. There are no designated State Scenic Highways within Santee. However, a section of State Route 52, from Mast Boulevard west to Santo Road (in the City of San Diego) is designated a State Scenic Highway segment. This segment is located

approximately 1.2 miles to the northwest of the project site and the road can be seen in the distance as the road climbs to the Mission Trails Summit (821 AMSL). As viewed from this segment, the project is indistinguishable from surrounding urban development in the City of Santee and, therefore, would have no impact on scenic resources. The project site does not contain scenic resources, as the site consists of a vacant lot, as well as an existing single-family residence. The site does not contain historic buildings, nor does it contain any existing environmental aesthetic conditions, such as open space, steep slopes or hillsides, or waterways, which are identified as visual resources in the City's General Plan Conservation Element. As a result, no impact to scenic resources would occur.

c. Less Than Significant Impact. The project site is located within an urban environment characterized by single-family residential land uses, commercial uses along Mission Gorge Road, small amounts of vacant land, and major roadways including Prospect Avenue, Mission Gorge Road, SR-52, and SR-125. The project would be consistent with the existing visual character because it would construct residential buildings in an area that is surrounded by residential uses, including the Prospect Fields development located adjacent to the project site that is currently under construction.

The northern half of the project site contains a single-family residence, accessory structures, and ornamental landscaping. The southern half of the project site is an undeveloped, relatively flat, disturbed parcel with limited low-lying vegetation. The project would develop the project site with residences, landscaping, and access roads that would result in a visual character consistent with the surrounding residential development. The site would be graded and developed to follow the existing landform with the site sloping downward from the south to the north. The project would incorporate ornamental landscaping throughout the project site that would comply with the City of Santee Water Efficient Landscape Ordinance. The landscape plans developed for the project include front yard planting designs, as well as streetscape landscaping along Prospect Avenue and internal streets. Installation of landscaping throughout the project site including street trees would enhance the visual quality of the site. Thus, the project would not substantially degrade the existing visual character or quality of the site and its surroundings, and impacts would be less than significant.

d. Less Than Significant Impact. The project would include outdoor lighting typical of residential uses and would provide downward-facing street lighting. Light spillover, trespass, and potential glare from project lighting are regulated by Section 17.30.030(B) of the Santee Municipal Code. The code requires that all lights and illuminated signs shall be shielded or directed to not cause glare on adjacent properties or to motorists. As a result, consistency with Section 17.30.030(B) would ensure that the project would result in less than significant impacts related to light, glare, and nighttime views.

13.2 Agriculture and Forestry Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Santee General Plan - Land Use Element, City of Santee Zoning Ordinance, Department of Conservation - Farmland Mapping and Monitoring Program.

a. No Impact. The project site is designated as Urban and Built-Up land according to the 2012 San Diego County Important Farmland Map prepared pursuant to the Farmland Mapping and Monitoring Program. The project site does not contain any agricultural operations and has no recent history of agricultural production. Therefore, the project would not result in the conversion of agricultural land or any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur.

b. No Impact. The project site is not within an Agricultural Preserve and is not subject to a Williamson Act Contract. The site is not zoned for agricultural purposes. Therefore, there is no conflict with agriculture zoning or Williamson Act lands. No impact would occur.

c. No Impact. The project site does not contain any forest or timberland as defined by Public Resources Code Section 4526 or Government Code Section 51104(g). Zoning for the project site zoned for residential use. No impact would occur.

d. No Impact. The project site does not contain any forest or timberland as defined by Public Resources Code Section 4526 or Government Code Section 51104(g). No impact would occur.

e. No Impact. Surrounding land uses include residential or commercial uses. There are no agricultural uses or forest lands on-site or in the vicinity of the project site. Therefore, the project would not result in conversion of farmland or forest land. No impact would occur.

13.3 Air Quality

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, City of Santee General Plan - Land Use Element, San Diego Air Pollution Control District Regulations, Carbon Monoxide Protocol, City of Santee Municipal Code, California Emissions Estimator Model (CalEEMod) Results (RECON 2018; Appendix A).

a. Less than Significant Impact. Following the California Clean Air Act (California CAA), California is divided geographically into 15 air basins for managing the air resources of the state on a regional basis. Areas within each air basin are considered to share the same air masses and, therefore, have similar ambient air quality. The project site is located within the San Diego Air Basin (SDAB). Stationary sources of air emissions within each air

basin are regulated by regional air quality districts, in San Diego, the San Diego Air Pollution Control District (SDAPCD).

Air districts are tasked with regulating emissions such that air quality in the basin does not exceed national or California ambient air quality standards (NAAQS and CAAQS); where NAAQS and CAAQS represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. NAAQS and CAAQS have been established for six common pollutants of concern known as criteria pollutants, which include ozone, carbon monoxide (CO), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), lead (Pb), and respirable particulate matter (PM₁₀ and PM_{2.5}).

The SDAB is currently classified as a federal and state non-attainment area for ozone, and a state non-attainment area for particulate matter less than 10 microns (PM₁₀), and particulate matter less than 2.5 microns (PM_{2.5}). The SDAPCD prepared an air quality plan, the 2016 Regional Air Quality Strategy (RAQS), to identify feasible emission control measures intended to progress toward attaining NAAQS and CAAQS for ozone. Reducing ozone concentrations is achieved by reducing the precursors to the photochemical formation of ozone—volatile organic compounds (VOC) and oxides of nitrogen (NOX).

The growth forecasting for the RAQS is based in part on the land uses established by local general plans. Thus, if a project is consistent with land use designated in the local general plan, it can normally be considered consistent with the RAQS. Projects that propose a different land use than is identified in the local general plan may also be considered consistent with the RAQS if the proposed land use is less intensive than the current land use designation. For projects that propose a land use that is more intensive than the current zoning designation, detailed analysis is required to assess conformance with the RAQS.

The proposed 38 attached condominiums would be consistent with General Plan designation and zone of R-7 – Medium Density Residential on the northern parcel, and the proposed 15 single-family residences would be consistent with General Plan designation and zone of R-2 – Low-Medium Density Residential on the southern parcel. As the proposed use is consistent with the land use designation, it would be consistent with the growth projections assumed in the San Diego RAQS. Therefore, the project would not conflict with or obstruct implementation of the RAQS, and impacts would be less than significant.

b. Less than Significant Impact. As discussed in 13.3.a, NAAQS and CAAQS have been established for six criteria pollutants, ozone, CO, SO₂, NO₂, lead, and respirable particulate matter. The project would result in short-term emissions from construction and long-term emissions associated with project operation. Construction and operational emissions associated with the project were modeled using the California Emissions Estimator Model (CalEEMod) software version 2016.3.2 (see Appendix A), which incorporates current air emission data. Planning methods, protocol, modeling methodology, and assumptions are summarized below.

Construction Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related emissions include:

- Fugitive dust from grading activities;
- Equipment exhaust;
- Off-gassing from architectural coatings (paints, etc.) and paving; and
- Vehicle trips by workers, delivery trucks, and material-hauling trucks.

The specific construction schedule has not been developed at this time; thus, specific construction phasing and equipment parameters were estimated based on project survey data incorporated in CalEEMod, which is based on surveys performed by the South Coast Air Quality Management District (SCAQMD) and the Sacramento Metropolitan Air Quality Management District (SMAQMD) for typical construction projects.

Operational Emissions

Operation of the project would result in emissions from mobile and area sources. Mobile emissions were calculated based on the vehicle type and the trip rate for each land use. Based on information from the project Trip Generation Analysis (Darnell and Associates 2018), project-generated traffic would account for an additional 454 average daily traffic (ADT) on Prospect Avenue. Vehicle emission factors and fleet mix were based on regional averages from the California Air Resources Board's (CARB) Emission Factors 2014 (EMFAC2014) model. The average trip length for San Diego County of 5.8 miles published by the San Diego Association of Governments (SANDAG) was used (SANDAG 2015). Area emissions include emissions from the use of landscaping equipment, consumer products (e.g., aerosols, cleansers, etc.), and architectural coatings (e.g., paint). Area sources were calculated based on regional use factors.

Significance Thresholds

The City has not adopted air quality significance thresholds. The SDAPCD also does not provide specific numeric thresholds for determining the significance of air quality impacts under the California Environmental Quality Act (CEQA); however, it does specify Air Quality Impact Analysis "trigger" levels for criteria pollutant emissions associated with new or modified stationary sources (SDAPCD Rules 20.2 and 20.3). The SDAPCD does not consider these trigger levels to represent significance thresholds because exceedances do not necessarily result in air quality impacts; rather, trigger levels are used to identify stationary sources with emissions that are too small to warrant further air quality analysis or permitting. Emissions below these trigger levels would not contribute to an exceedance of the NAAQS or CAAQS.

Based on the methodology summarized above, the project construction and operation emissions were calculated. Note that the emissions shown are the maximum emissions for each pollutant, regardless of variation that may occur between different construction phases or seasons. Table 1 summarizes the project emissions.

Table 1 Maximum Daily Construction and Operational Emissions (pounds/day)			
Pollutant	Project Emissions	Significance Threshold	Exceeds Threshold?
<i>Construction Emissions</i>			
Oxides of Nitrogen (NO _x)	46	250	No
Volatile Organic Compounds (VOC) ¹	54	250	No
Coarse Particulate Matter (PM ₁₀)	10	100	No
Fine Particulate Matter (PM _{2.5}) ²	6	55	No
Oxides of Sulfur (SO _x)	>1	250	No
Carbon Monoxide (CO)	23	550	No
Lead (Pb) ³	-	3.2	No
<i>Operational Emissions²</i>			
Oxides of Nitrogen (NO _x)	5	250	No
Volatile Organic Compounds (VOC) ¹	84	250	No
Coarse Particulate Matter (PM ₁₀)	16	100	No
Fine Particulate Matter (PM _{2.5}) ²	15	55	No
Oxides of Sulfur (SO _x)	>1	250	No
Carbon Monoxide (CO)	112	550	No
Lead (Pb)	-	3.2	No
SOURCE: SDAPCD, Rule 20.2 (April 2016). ¹ CalEEMod estimates emission of reactive organic gases (ROG). ROG and VOC have substantially similar definitions; for purposes of this analysis, ROG and VOC are equivalent. ² Based on the U.S. Environmental Protection Agency “Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards” published September 8, 2005. Also used by the South Coast Air Quality Monitoring District.			

As shown in Table 1, project-generated construction and operational emissions would be less than the significance thresholds for all criteria pollutants. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and impacts would be less than significant.

c. Less than Significant Impact. A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples of sensitive receptor locations in the community include residences, schools, playgrounds, childcare centers, churches, athletic facilities, retirement homes, and long-term health care facilities. Residential land uses in the vicinity of the project are considered to be sensitive receptors.

On-site Emissions

As discussed in response to 13.3.b, the project would not expose sensitive receptors to substantial concentrations of criteria pollutants. Construction of the project would result in the generation of diesel-exhaust Diesel Particulate Matter (DPM) emissions from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities and on-road diesel equipment used to bring materials to and from the project site. Due to the short-term nature of construction (i.e., approximately one year) and the distance between the project site and the nearest sensitive receptor, DPM generated by project construction is not anticipated to result in conditions where the probability is greater than 10 in 1 million of contracting cancer for the Maximally Exposed

Individual, or to generate ground-level concentrations of noncarcinogenic air toxics that exceeds a Hazard Index greater than 1 for the Maximally Exposed Individual. It should also be noted that all construction equipment is subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. This regulation, which applies to all off-road diesel vehicles 25 horsepower or greater, limits unnecessary idling to 5 minutes, requires all construction fleets to be labeled and reported to CARB, bans Tier 0 equipment and phases out Tier 1 and 2 equipment (thereby replacing fleets with cleaner equipment), and requires that fleets comply with Best Available Control Technology requirements. Additionally, the following standard Best Management Practices (BMPs) would be implemented in accordance with state rules and regulations:

- The construction fleet shall use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize California Air Resources Board/U.S. Environmental Protection Agency Engine Certification Tier 3 or better, or other equivalent methods approved by the CARB.
- The engine size of construction equipment shall be the minimum size suitable for the required job.
- Construction equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications.
- Per CARB's ACTM 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons.

Because construction would be short-term, construction emissions would be well less than applicable thresholds (see Table 1), and BMPs would be implemented, the project would not expose sensitive receptors to substantial pollutant concentrations generated by on-site emissions, and impacts would be less than significant.

Off-site Emissions

In addition to the project's on-site emissions, project-generated traffic would also result in off-site emissions. The primary pollutant of localized concern associated with vehicle traffic is CO. Projects generating substantial traffic may contribute to small-scale, localized concentrations of CO above the state and national standards near congested intersections, referred to as CO "hot spots." Appropriate procedures and guidelines to determine whether a project poses the potential for a CO hot spot are contained in Transportation Project-Level Carbon Monoxide Protocol (CO Protocol) prepared by the U.C. Davis Institute of Transportation Studies. As discussed in the CO Protocol, CO hot spots occur almost exclusively as signalized intersections operating at level of service (LOS) E or F.

A recent traffic study prepared for the neighboring Prospect Estates I project assessed the LOS of intersections in the vicinity and found that during peak traffic hours nearby intersections maintain a LOS of C or better (Darnell & Associates 2018). As the project would not generate substantial traffic and would not cause any intersection in the vicinity to fail, the project would not result in or contribute to a CO hotspot. Therefore, the project

would not expose sensitive receptors to substantial pollutant concentrations generated by off-site emissions, and impacts would be less than significant.

d. Less than Significant Impact. The project would allow development of a residential land use, which is not associated with the generation of odorous air contaminants or objectionable odors. During construction, the use of fuels including diesel would generate some nuisance odors. Odors generated during construction would be temporary, intermittent, and would not affect a substantial number of people. Therefore, the project would be consistent with nuisance rules from SDAPCD’s (Rule 51) and California Health and Safety Code (§41700), and would not discharge odorous air contaminants that would result in an annoyance to any considerable number of persons. Therefore, the project would not create objectionable odors affecting a substantial number of people, and impacts would be less than significant.

13.4 Biological Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Santee General Plan - Open Space Conservation Element, City of Santee Draft MSCP Subarea Plan, and A Biological Resources Survey Report for the Prospect Estates 2 Project prepared by Vincent Scheidt (September 2018; Appendix B).

a. Less than Significant with Mitigation. The site contains 6.8 acres of disturbed/developed habitat, which is not recognized as a sensitive habitat type by the City, California Department of Fish and Wildlife (CDFW), or U.S. Fish and Wildlife Service (USFWS). No sensitive vegetation communities were observed during on-site surveys because the site has been previously graded and disturbed or developed. Two specimens of small-flowered morning-glory were detected on-site; however, because of its low sensitivity (California Rare Plant Ranking 4.2 – “Watch List – Plants of Limited Distribution”) and low numbers observed, it is not considered a significant resource. One single sensitive animal species specimen (monarch) was observed during the survey, which does not have any current legal protection but is recognized by CDFW as a “Special-status Invertebrate” and is a candidate for federal listing as a “Threatened Species” under the Federal Endangered Species Act. Based on the species and the lack of any on-site habitat for monarch foraging or overwintering, impacts to this species would be less than significant. Wide-ranging sensitive plant and wildlife species are known to occur in the vicinity, such as the San Diego ambrosia, the graceful tarplant, the San Diego thornmint, the San Diego sagewort, the Orcutt's brodiaea, the long-spined spineflower, the Palmer's grapplinghook, the Coronado skink, the red-shouldered hawk (*Buteo lineatus*), the Cooper’s hawk (*Accipiter cooperii*), among others, including various native bats. Directed searches did not encounter any of these species on-site and they are not expected to occur due to the disturbed condition of the site.

However, removal of the existing trees/vegetation and development of the project site could result in potential direct impacts to nesting raptors or migratory songbirds associated with the displacement of suitable nesting habitat. To reduce potential impacts to nesting birds, the project shall be conditioned to avoid site brushing, grading, and/or removal of vegetation within 300 feet of any potential bird nesting location during the bird breeding season (February 15 through August 31), pursuant to the Migratory Bird Treaty Act and Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code. Therefore, implementation of the following mitigation measure outlined under **BIO-1** would reduce potentially significant impacts to nesting birds and wildlife nursery sites to less than significant.

BIO-1 Preconstruction Nest Surveys

In order to protect and avoid impacts to potential nesting birds and wildlife nursery sites, standard seasonal restrictions on clearing and grading shall be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey shall be provided in a report to the City of Santee Planning Department, for concurrence with the conclusions and recommendations.

b. No Impact. The entire site is developed/disturbed habitat, containing a variety of weedy annual species and ornamental landscaping and trees. The project site does not support any jurisdictional waters or wetlands; therefore, the project will have no impact on any riparian habitat or other sensitive natural community identified locally, regionally, or by the CDFW or USFWS.

c. No Impact. The site does not contain any federally protected wetlands. Thus, no impact to wetlands would occur.

d. No Impact. The project site is surrounded by developed lands containing urban uses and the project site does not function as a wildlife corridor. Additionally, the project site is not within a planned preserve area in the City's Draft Multiple Species Conservation Plan (MSCP) Subarea Plan. The project site is physically separated from the San Diego River, which is a regional wildlife corridor, by approximately 0.25 mile and SR-52. Project development would have no impact on wildlife corridors.

e. No Impact. The City does not currently have an adopted MSCP Subarea Plan. However, the project would not conflict with or prevent implementation of the City's current Draft MSCP Subarea Plan preserve design because the project site is not located within the Draft Subarea Preserve, is not proposed for conservation, and is not adjacent to any preserve

areas. The project would not conflict with any local policies or ordinances protecting biological resources. Thus, there would be no impact.

f. No Impact. See response provided for 13.4.e. No impacts would occur.

13.5 Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Historic Building Survey of the House at 8542 Prospect Avenue/8705 Marrokal Lane (RECON 2018; Appendix C), Updated Results of the Archaeological Survey for the Prospect Estates II Project (RECON 2018; Appendix D), Geologic Map of the San Diego 30'X60' Quadrangle, California by Kennedy and Tan (2008), City of Santee General Plan - Conservation Element, City of Santee Municipal Code).

a. No Impact. The term "historic resources" applies to any such resource that is at least 50 years old and is either listed, or determined to be eligible for listing, in the California Register of Historical Resources. The northern parcel possesses a single-story house that has been occupied by a single owner since it was moved to the property in 1965. An historic building evaluation of the existing house was completed in accordance with CEQA that included archival search (July 2017), a field survey and historic structure assessment (July 2017), and an interview with Ms. Hazel Sheffer, the property owner (August 2017) (see Appendix C).

The existing structure is a single-story house with a side-facing irregular T-floorplan and a side-gabled roof, developed in the architectural style of Minimal Traditional. A search of the Santee Historical Society files for information on the Sheffer family did not identify any information related to the house. Wilfred and Hazel Sheffer moved to Santee in 1951 and moved onto the property in 1957 and occupied a small house already on the property (H. Sheffer, pers. comm. 2017; see Appendix C). According to Ms. Sheffer, the original house was composed of two single-room buildings originally constructed for the Coast Artillery Corps replacement training center Camp Callan, located at Torrey Pines. When the camp was decommissioned after World War II, the buildings were sold.

The current house was purchased and moved to the Santee property by the Sheffers in 1965 (H. Sheffer, pers. comm.; see Appendix C). It was originally constructed in 1947 in the College area, close to the intersection of College Avenue and Montezuma Road. Originally, the house and garage were separate, but they were soon attached by a roof, and by the late 1970s the space between had been turned into a room.

The files of the Santee Historical Society were also checked for information on the house, but no information was found. No information could be found about the Sheffers or the house in the files at the San Diego Historical Society.

The California Register of Historical Resources (CRHR) establishes the evaluative criteria used by CEQA in defining a historic resource. A historic resource is significant if it meets one or more of the criteria for listing in the CRHR. An evaluation of the existing single story with these CRHR evaluation criteria is presented below:

1) Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.

No information could be found to associate the house with a significant event in Santee's, San Diego County's, or California's history or cultural heritage.

2) Are associated with the lives of persons important to the nation or to California's past.

No information could be found to relate either Wilfred or Hazel Shaffer with a significant event in local, regional, or California history.

3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The house is not a distinctive representative of the Minimal Traditional style of architecture. It exhibits common Minimal Traditional features such as a low-pitched gabled roof with shallow eaves, limited exterior detailing, a simple front porch, moderately sized wood-framed windows, stucco exterior with minimal use of wood siding as detail, and a detached garage (now connected). These features are very commonplace on such houses and are not distinctive to this particular house. Construction techniques and materials are those commonly used in the post-World War II era. No information could be found to associate the house with a well-known architect or contractor.

4) Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

The archaeological survey completed for the project determined that the prehistoric site and two isolated artifacts found on the northern parcel were not significant archaeological resources (see Appendix D). Therefore, the prehistoric site and two isolated artifacts would not yield important information related to prehistory. This criteria generally does not apply to the built environment, and research conducted for the existing house did not identify any information important to the history of the state or nation.

Based on the analysis presented above, the existing house on the northern parcel is not eligible for listing in the CRHR under any of the criteria and is, therefore, not a significant

historical resource under CEQA. Demolition of the existing house on the northern parcel would not cause a substantial adverse change in the significance of a historical resource, and no impact would occur.

The southern parcel is currently undeveloped. As detailed in the archaeological survey, no historic structural resources have been historically located or are currently located on the southern parcel (see Appendix D). Therefore, the project would not affect a known historical resource on the southern parcel.

b. Less than Significant with Mitigation. An archival records search was requested from the South Coastal Information Center at San Diego State University for a one-mile radius buffer from the project site. The record search identified 15 prehistoric sites, 2 historic sites, and 2 multi-component sites. None of the previously recorded sites are located within the project site.

An archaeological survey of the project site was completed by RECON in November 2015 (southern parcel) and July 2017 (northern parcel) and is detailed in Appendix D. During both site surveys, both parcels were inspected for evidence of archaeological materials such as flaked and ground stone tools, ceramics, milling features, and historic features. The entire southern parcel has been impacted by ground disturbance activities. No evidence of archaeological features or historic cultural material were identified during the November 24, 2015 survey of the southern parcel. The extent of grading and other ground-disturbance activities would have heavily impacted any surface prehistoric or historic material on the southern parcel. Despite the extensive disturbance, if there were cultural material on the southern parcel, some would still have been visible around the perimeter of the site, which has not been covered by fill.

During the July 2017 survey of the northern parcel, one prehistoric site and two isolated artifact locations were identified. The prehistoric site consists of sparse lithic scatter with one fine-grained metavolcanic core, one quartzite scraper, and one secondary quartzite flake. The core was located in an area with numerous cobbles and was likely pushed to this location during efforts to clear the property of cobbles. Isolate ISO-1 consists of one quartzite assayed cobble with two flakes removed and one quartzite core with three flakes uniaxially removed. Isolate ISO-2 consists of a quartzite undifferentiated flaked lithic artifact fragment. These isolates are not considered significant because they lack characteristics that would qualify them for listing on the CRHR. Site 7974.1-CZH-1 is not considered eligible for listing on the CRHR because it lacks a variety and density of artifacts and is likely a surface deposit. The three lithic artifacts likely are the result of opportunistic stone sampling and do not provide a meaningful contribution to the regional research questions. Additionally, the site appears to lack integrity. The area has likely been graded and the cobbles surrounding the site have been pushed there by heavy machinery. Through the recording of the location, the extent, and the characteristic of the site, its archaeological information potential has been exhausted.

The project site is located in a mapped alluvium and slopewash floodplain of the San Diego River. Given the recovery depth of proximal cultural resources, the project does have the potential to encounter buried archaeological deposits during construction-related subsurface activities. The potential for inadvertent disturbance of buried cultural resources during ground-disturbing activities would be a significant impact. Thus, implementation of

archaeological monitoring during grading would be required to ensure any buried cultural resources are recovered and handled. The following mitigation measure (**CUL-1**) would reduce potentially significant impacts to unknown, buried cultural resources to less than significant.

CUL-1 Archaeological Monitor

Potential impacts to buried artifacts or human remains inadvertently discovered during project grading shall be mitigated through the requirement for an archaeological monitor to be present on-site during grading activities.

- A. The archaeological monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5. If any find is determined to be significant, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for cultural resources is being carried out.

- B. If human skeletal remains are uncovered during project construction, the archaeological monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

d. Less Than Significant Impact. While there are no formal cemeteries or recorded burials in the vicinity of the project area, prehistoric burials are possible. In the unlikely event that unknown human burials are encountered during project grading and construction, they would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of a discovery of human remains. In addition, the above mitigation measure detailed under **CUL-1** would ensure any buried human remains inadvertently uncovered during grading operations are handled in compliance with these regulations and ensure that impacts would be less than significant. See 13.5.b.

13.6 Energy

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, Energy Use Calculations (Appendix E), California Emissions Estimator Model (CalEEMod) Results (RECON 2018; Appendix A), Trip Generation Analysis (Darnell and Associates September 27, 2018; Appendix L), EMFAC 2014 CARB OFF-ROAD Model, CARB Tier 3 In-Use Off-Road Diesel Engine Standards, CALGreen and the California Energy Code (Title 24, Part 6 of the California Code of Regulations).

a. Less Than Significant Impact. During construction, energy use would occur in two general categories: fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment to conduct construction activities. The construction equipment and worker trips required for the project were determined as a part of the air quality and greenhouse gas (GHG) modeling prepared for the project (see Appendix A). Heavy-duty construction equipment is usually diesel powered.

Fuel consumption associated with on-road worker trips and delivery trips were calculated using the total trips and trip lengths calculated in the air quality and GHG modeling and EMFAC2014 fuel consumption rates. Fuel consumption associated with on-site construction equipment was calculated using the equipment quantities and phase lengths calculated in the air quality and GHG modeling and California Air Resources Board OFF-ROAD model. Off-site and on-site fuel consumption that would occur over the entire construction period is summarized in Tables 2 and 3, respectively.

Table 2 Off-site Construction Vehicle Fuel Consumption			
Trip Type	Total Vehicle Miles Traveled	Total Fuel Consumption (gallons)	
		Gasoline	Diesel
Workers	92,664	3,569	23
Deliveries	44	--	9
Total	92,708	3,569	32

Table 3 On-site Construction Equipment Fuel Consumption					
Phase	Phase Length (Days)	Equipment	Amount	Total Usage Hours	Total Diesel Fuel Consumption (gallons)
Demolition	20	Concrete/Industrial Saws	1	160	543
		Excavators	3	480	1,488
		Rubber Tired Dozers	2	320	1,632
Site Preparation	5	Rubber Tired Dozers	3	120	612
		Tractors/Loaders/Backhoes	4	160	330
Grading	8	Graders	1	64	253
		Excavators	1	64	198
		Rubber Tired Dozers	1	64	326
		Tractors/Loaders/Backhoes	3	192	395
Building Construction	230	Cranes	2	3,220	11,136
		Forklifts	3	5,520	5,639
		Generator Sets	1	1,840	6,564
		Tractors/Loaders/Backhoes	3	4,830	9,949
		Welders	1	1,840	2,186
Paving	18	Pavers	1	144	406
		Paving Equipment	2	216	530
		Rollers	2	216	377
		Cement/Mortar Mixer	2	216	62
		Tractors/Loaders/Backhoes	1	144	297
Architectural Coatings	24	Air Compressors	1	144	309
Total					43,232

Consistent with federal requirements, all equipment was assumed to meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. There are no known conditions in the project area that would require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical rates. Therefore, the project would not result in the use of excessive amounts of fuel or other forms of energy during construction, and impacts would be less than significant.

Buildout of the project and occupation by residents would result in transportation energy use. Trips by individuals traveling to and from the project site would result from use of passenger vehicles or public transit. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas, and could potentially be fueled by electricity. The project would generate 454 daily trips (Darnell and Associates September 27, 2018; Appendix L). An average trip length of 5.8 miles was derived from EMFAC2014 data for San Diego County. Thus, the project would generate 2,633 daily vehicle miles traveled (VMT) and 961,118 annual VMT. Total gasoline and diesel

fuel consumption was calculated using EMFAC2014 fuel consumption rates and fleet data for light duty autos. The results are summarized in Table 4.

Fuel Type	Daily VMT	Fuel Efficiency (miles per gallon)	Gallons of Fuel per Day	Electric Efficiency (kWh per mile)*	Electric Vehicle kWh per day
Gasoline	2,548	28.20	90	--	--
Diesel	29	35.62	<1	--	--
Electric	57	--	--	3.4	17
TOTAL	2,633		91		17

kWh = kilowatt hour; VMT = vehicle miles traveled
 *EMFAC does not provide estimates for energy used by electric vehicles. This data was estimated using existing kWh/mile data and estimates of future electric vehicle efficiencies provided by the Federal Highway Administration.

An existing bus route is located immediately adjacent to the project site along Prospect Avenue. This bus route connects to a regional shopping center and trolley transit center located approximately 1.5 miles northeast of the project site. The proximity of regional shopping and local bus routes would help reduce VMT generated by the project. In addition, project fuel consumption would decline over time beyond initial operational year of the project as a result of continued implementation of increased federal and state vehicle efficiency standards. There is no component of the project that would result in unusually high vehicle fuel use during operation. As such, operation of the project would not create a land use pattern that would result in wasteful, inefficient, or unnecessary use of energy, and impacts would be less than significant.

b. Less Than Significant Impact. The Renewables Portfolio Standard (RPS) promotes diversification of the state’s electricity supply and decreased reliance on fossil fuel energy sources. Originally adopted in 2002 with a goal to achieve a 20 percent renewable energy mix by 2020 (referred to as the “Initial RPS”), the goal has been accelerated and increased by Executive Orders S-14-08 and S-21-09 to a goal of 33 percent by 2020. In April 2011, Senate Bill 2 (1X) codified California’s 33 percent RPS goal. In September 2015, the California Legislature passed Senate Bill 350, which increases California’s renewable energy mix goal to 50 percent by year 2030. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. The project would be served by San Diego Gas & Electric (SDG&E). As of 2017, SDG&E had a 32 percent procurement of renewable energy (CPUC 2018).

The California Code of Regulations, Title 24, is referred to as the California Building Code. It consists of a compilation of several distinct standards and codes related to building construction, including plumbing, electrical, interior acoustics, energy efficiency, handicap accessibility, and so on. Of particular relevance to GHG reductions are the California Building Code’s energy efficiency and green building standards as outlined below.

Title 24, Part 11 of the California Code of Regulations is the California Green Building Standards Code (CALGreen). Beginning in 2011, CALGreen instituted mandatory minimum environmental performance standards for all ground-up new construction of commercial and low-rise residential buildings, state-owned buildings, schools, and

hospitals. It also includes voluntary tiers (I and II) with stricter environmental performance standards for these same categories of residential and non-residential buildings. Local jurisdictions must enforce the minimum mandatory requirements and may adopt CALGreen with amendments for stricter requirements.

The mandatory standards require:

- 20 percent reduction in indoor water use relative to specified baseline levels;
- 50 percent construction/demolition waste diverted from landfills;
- inspections of energy systems to ensure optimal working efficiency;
- low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particle boards;
- dedicated circuitry to facilitate installation of electric vehicle charging stations in newly constructed attached garages for single-family and duplex dwellings; and
- installation of electric vehicle charging stations for at least 3 percent of the parking spaces for all new multi-family developments with 17 or more units.

Similar to the compliance reporting procedure for demonstrating Energy Code compliance in new buildings and major renovations, compliance with the CALGreen water reduction requirements must be demonstrated through completion of water use reporting forms for new low-rise residential and non-residential buildings. The water use compliance form must demonstrate a 20 percent reduction in indoor water use by either showing a 20 percent reduction in the overall baseline water use as identified in CALGreen or a reduced per-plumbing-fixture water use rate.

Electricity and natural gas service to the project site is provided by SDG&E. The proposed residential units would use electricity and natural gas to run various appliances and equipment, including space and water heaters, air conditioners, ventilation equipment, lights, and numerous other devices. Generally, electricity use is higher in the warmer months due to increased air conditioning needs, and natural gas use is highest when the weather is colder as a result of high heating demand. Residential uses would likely require the most energy use in the evening as people return from work. As a part of the air quality and GHG modeling prepared for the project (RECON 2018), CalEEMod was used to estimate the total electricity and natural gas consumption associated with the project. Table 5 summarizes the anticipated energy and natural gas use.

Table 5 Electricity and Natural Gas Use	
	Total Use
Electricity	312,325 kWh/Year
Natural Gas	897,352 BTU/Year

Buildout of the project would result in an increase of electricity and natural gas usage when compared to the existing condition. The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and RPS. The project would be required to meet the mandatory energy requirements of CALGreen and

the California Energy Code (Title 24, Part 6 of the California Code of Regulations) and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water-heating systems, and lighting. Further, electricity would be provided to the project by SDG&E, which currently has an energy mix that includes 32 percent renewables and is on track to achieve 50 percent by 2030 as required by RPS. Therefore, there are no project features that would support the use of excessive amounts of energy or would create unnecessary energy waste, or conflict with any adopted plan for renewable energy efficiency, and impacts would be less than significant.

13.7 Geology and Soils

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Updated Geotechnical Investigation Prospect Estates II Residential Development by Group Delta Consultants, Inc. (May 31, 2017; Appendix F), City of Santee General Plan - Safety Element, City of Santee Municipal Code, and Public Service Availability Forms from the Padre Dam Municipal Water District.

a(i). Less than Significant Impact. No known Alquist-Priolo Earthquake Fault Zones or active faults (i.e., faults that exhibit evidence of ground displacement during the last 11,000 years) traverse the project site. The active Rose Canyon and Coronado Bank fault zones are mapped approximately 11 and 25 miles southwest of the site, respectively, and the active Elsinore and San Jacinto fault zones are mapped approximately 31 and 51 miles northeast of the site, respectively. These are the closest active faults. Because the project site is within a seismically active region, it could be subject to moderate to strong ground shaking. All earthwork would be conducted in accordance with the City’s grading guidelines, the current California Building Codes, and the specifications outlined in the Updated Geotechnical Investigation. Thus, the project would result in a less than significant impact due to the exposure of people or structures to impacts related to rupture of a known earthquake fault or strong seismic ground shaking.

a(ii). Less than Significant Impact. Refer to Response 13.7.a(i).

a(iii). Less than Significant Impact. The northern portion of the project site is underlain by Granitic Rock, while the southern portion of the site is underlain by the Friars Formation. The Friars Formation is composed primarily of sandy lean claystone and fat claystone, as well as clayey sandstone, and contains a high expansion potential. The upper portion of the Granitic Rock that underlies the site has been weathered into silty and clayey sand. This upper portion is then underlain by fresh Granitic Rock. The Granitic Rock has a low to medium expansion potential.

Covering the Friars Formation and Granitic Rock is young alluvium soil and undocumented fill. The alluvium soil ranges from a depth of 3 to 15 feet below grade, and consists of sandy

fat clay, sandy lean clay, and clayey sand. The fat clay and lean clay alluvium soils are highly expansive, while the clayey sand has a low to medium expansion potential.

The undocumented fill was found throughout the southern portion of the site, and at various locations in the northern portion, up to 7 feet in depth. The undocumented fill has a medium expansion potential. No groundwater was encountered during boring tests of the site. Thus, the project site is unlikely to experience seismic-related ground failure such as liquefaction, as liquefaction typically occurs in areas where there are loose to medium dense sands and silts, and where the depth to groundwater is less than 50 feet from the ground surface. Additionally, the project must comply with the recommendations of the Preliminary Geotechnical Investigation as required pursuant to Municipal Code 15.58.120, which would ensure removal of unsuitable soils and proper fill and compaction. Therefore, there is less than significant potential for the project to expose people or structures to adverse effects from seismic-related ground failure.

a(iv). Less than Significant Impact. No landslides have been observed within the project site, but there two landslides that have been mapped within the Friars Formation immediately south of the site. However, the project site is relatively flat, with elevations ranging from approximately 373 feet AMSL along Prospect Avenue to approximately 340 feet AMSL along northern property line. As the project site is relatively flat and no steep slopes are located on-site or adjacent to the property, there is less than significant potential for the project to expose people or structures to adverse effects from landslides.

b. Less than Significant Impact. The project would not result in substantial erosion or loss of topsoil, because the project does not contain steep slopes, and would be required to prepare a Landscape Plan and/or Erosion Control Plan (ECP) per the City of Santee Municipal Code Sections 15.58.130 and 15.58.140. The Landscape Plan and/or ECP would include measures that prevent erosion by minimizing runoff that can potentially carry soil off-site. Thus, the project would result in a less than significant impact related to soil erosion or loss of topsoil.

c. Less than Significant Impact. The project site has less than significant potential to subject to landslide, lateral spreading, subsidence, liquefaction, or collapse (see 13.7.a(iii) and 13.7.a(iv)).

d. Less than Significant Impact. The Updated Geotechnical Investigation included geologic borings up to a depth of approximately 17.5 feet. Soils were found to have low to high potential for expansion. This is consistent with the General Plan's Hazard Zone classification for the project site, D3, which is considered to have a moderate to high potential for expansion. Thus, the project would be located on expansive soil, as defined in Table 18-1-B of the current Uniform Building Code.

The project would comply with the recommendations of the Preliminary Geotechnical Investigation as required pursuant to Municipal Code 15.58.120, which include removal of unsuitable soils, proper compaction of fill soils, and foundation design measures including post-tensioned slabs, moisture protection and vapor barriers, and recommendations on slab thickness and reinforcement. Therefore, there is less than significant risk to life or property associated with expansive soil.

e. No Impact. Implementation of the project would not require a septic tank or alternative wastewater disposal system. The project would be served by public sewers. Thus, no impact would result.

f. Less than Significant with Mitigation. According to the Geotechnical Investigation, the anticipated finish elevations for the project will achieve cuts and fills of up to approximately 5 feet in depth. The soils are described as generally consisting of fill soil material (at approximately 1.5 to 4.5 feet in depth) underlain by slopewash materials (approximately 4 to 15 feet in depth), underlain by the Friars Formation. The Friars Formation has a high paleontological resource sensitivity rating which indicates there is a potential for encountering paleontological resources within this formation. Based on the paleontological sensitivity of the underlying soils and the volume of grading required for the project, a potentially significant impact to paleontological resources could occur.

Potentially significant impacts would be mitigated through the requirement for a paleontological monitor to be present on-site during grading and is detailed in the following mitigation measure (**PAL-1**). Implementation of **PAL-1** would reduce any potentially significant impacts to paleontological resources to a level that is less than significant.

PAL-1 Paleontological Monitor

A. Monitoring Plan

Prior to any grading on any portion of the project site, a qualified paleontologist shall be retained to prepare a Monitoring Plan that identifies the monitoring requirements for the project as outlined below. A qualified paleontologist is an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques. No grading permits shall be issued until the Monitoring Plan has been approved by the Planning Director.

B. Pre-Grading Conference and Paleontological Monitor

1. A qualified paleontological monitor shall be present at a pre-grading conference. The purpose of this meeting will be to consult and coordinate the role of the paleontologist in the grading of the site. A qualified paleontologist is an individual with adequate knowledge and experience with fossilized remains likely to be present to identify them in the field and is adequately experienced to remove the resources for further study.
2. A paleontologist or designate shall be present during grading as determined at the pre-grading conference. The monitor shall have the authority to temporarily direct, divert or halt grading to allow recovery of fossil remains. At the discretion of the monitor, recovery may include washing and picking of soil samples for micro-vertebrate bone and teeth. The developer shall authorize the deposit of any resources found on the project site in an institution staffed by qualified paleontologists as may be determined by the Planning Director. The contractor shall be aware of the random nature of fossil occurrences and the possibility of a discovery of remains of such scientific and/or educational importance which might

warrant a long term salvage operation or preservation. Any conflicts regarding the role of the paleontologist and/or recovery times shall be resolved by the Planning Director.

C. Fossil Recovery and Curation

1. If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary in certain instances, to set up a screen-washing operation on the site.
2. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged.
3. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall either be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum or retained by the City and displayed to the public at an appropriate location such as a library or City Hall.

D. Monitoring Report

Prior to issuance of a permit for occupancy of any buildings, a paleontological monitoring report shall be submitted to the Director of Development Services Department. This report shall describe all the materials recovered and provide a tabulation of the number of hours spent by paleontological monitors on the site.

13.8 Greenhouse Gas Emissions

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: California Air Resources Board (CARB) 2008; CalEEMod Output Files (see Appendix A).

a. Less than Significant Impact. The City has not adopted a threshold of significance for evaluating GHG impacts. This analysis conservatively follows significance thresholds from the CAPCOA report CEQA & Climate Change, dated January 2008 (CAPCOA 2008). Guidance from CAPCOA references 900 metric tons of carbon dioxide equivalent (MT CO₂E) as a conservative threshold for determining when further GHG analysis is required. This threshold is based on GHG emission market capture rates and is intended as a bright-line test that would exclude projects that are small enough to be unlikely to have significant impacts from further analysis. State GHG emissions reduction targets proposed and/or codified by Executive Order (EO) S-3-05, Assembly Bill (AB) 32, EO B-30-15, and Senate Bill (SB) 32 include achieving 1990 emission levels by 2020; 40 percent below 1990 levels by 2030; and 80 percent below 1990 levels by 2050. The most ambitious reduction target, 80 percent below 1990 levels, corresponds to a 90 percent reduction in statewide BAU emissions. Thus, the guidance identifies project-level thresholds that would correspond to a 90 percent market capture rate, annual emission of 900 MT CO₂E. Following rationale presented in the CAPCOA Guidance, the aggregate emissions from all projects with individual annual emissions that are equal to or less than 900 MT CO₂E would not impede achievement of the state GHG emissions reduction targets codified by AB 32 (2006) and SB 32 (2016), and impacts under CEQA would therefore be less than cumulatively considerable. Projects that exceed the 900 MT CO₂E screening thresholds are further required to perform a focused GHG analysis.

Although the CAPCOA criteria are interim guidance, they represent a good faith effort to evaluate whether GHG impacts from a project are significant, taking into account the type and location of the development, the best available scientific data regarding GHG emissions, and the current statewide goals and strategies for reduction of GHG emissions.

Annual GHG emissions due to construction and operation of the project were calculated using California Emissions Estimator Model (CAPCOA 2017). CalEEMod was developed with the participation of several state air districts. The emissions sources include construction (off-road vehicles), mobile (on-road vehicles), area (consumer products [cleansers, aerosols, solvents], landscape maintenance equipment, architectural coatings), water and wastewater, and solid waste sources. Project emissions were modeled based on the generalized parameters developed based on survey data incorporated into the CalEEMod program, which takes into account the type, size, and location of development. Table 6 summarizes the project emissions.

Table 6	
Project GHG Emissions in 2020 (MT CO₂E per year)	
Emissions Source	Project Emissions
Vehicles	366
Energy Use	110
Area Sources	81
Water Use	16
Solid Waste Disposal	18
Construction ¹	14
Total	604
SOURCE: Appendix A.	
¹ Following the recommendation of multiple air districts, construction-related emissions were amortized over a 30-year period (to represent the equivalent annual emissions) and added to operational emissions.	
Totals may not add due to rounding.	

As shown, the project would result in a total of 604 MT CO₂E per year. Therefore, the project would not exceed the 900 MT CO₂E screening threshold for GHG emissions, and impacts would be less than significant.

b. Less than Significant Impact. Executive Order (EO) S-3-05 established GHG emission reduction targets for the state, and AB 32 codified the 2020 goal of EO S-3-05 and launched the Climate Change Scoping Plan (CARB 2008) that outlined the reduction measures needed to reach these targets. The project is consistent with the state reduction targets for transportation, energy, and other emissions associated with land use and development. The project would result in a net increase of less than the CAPCOA’s 900 MT CO₂E screening threshold, and therefore, would not conflict with efforts toward achieving the state’s 2020 reduction target.

EO B-30-15 established an interim GHG emission reduction target for 2030, and Senate Bill (SB) 32 codified the interim GHG reduction target and launched the Second Update to the Climate Change Scoping Plan (CARB 2018) that outlined the reduction measures needed to reach this target. Project emissions would continue to decline as a result of federal, state, and local implementation measures such as increased vehicle efficiency standards and renewable sources of energy in accordance with California Renewable Portfolio Strategy mandates. Based on currently available models and regulatory

forecasting, project emissions would continue to decline from 2030 through at least 2050. Given the reasonably anticipated decline in project emissions once fully constructed and operational, the project is in line with the GHG reductions needed to achieve the state’s interim 2030 reduction target. The project would not impede substantial progress toward long-term GHG goals and would not conflict with SB 32. Therefore, the project would not conflict with any applicable state plans, policies, and regulations adopted for the purpose of reducing the emission of GHG emissions, and impacts would be less than significant.

13.9 Hazards and Hazardous Materials

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, City of Santee General Plan - Safety and Conservation Elements, Santee School District website, California Department of Toxic Substances Control - EnviroStor Database, State Water Resources Control Board - Geotracker Database, Gillespie Field Airport Land Use Compatibility Plan (ALUCP 2010), City of Santee - Emergency Operations Plan, Santee Municipal Code (Chapter 15.20.040), Santee Fire Department, Phase I Environmental Site Assessment (ESA) (CERES Corp. (Parcel #383-112-55-00), September 28, 2016; Appendix G-1), and Phase I ESA (CERES Corp. (Parcel #383-112-32-00), May 23, 2017; Appendix G-2).

a. Less than Significant Impact. Construction of the project would involve standard grading and construction activities that require temporary use of fuels and other hazardous materials. The use and handling of materials associated with the construction of the project would follow all applicable federal, state, and local regulations, including California Occupational Safety and Health Administration (OSHA), California Department of Transportation (Caltrans), and Department of Environmental Health Hazardous Materials Division. The project must comply with all applicable state and local regulations for hazardous materials and waste management during project construction. As a result, a less than significant hazard to the public or environment would result from the project.

The proposed residential uses would involve the routine use of hazardous materials (cleaners, degreasers, etc.). However, such materials are ubiquitous and product labeling identifies appropriate handling and use of these materials. Use of common household hazardous materials are typical of residential uses and are not associated with generation of significant hazards to the public or the environment. Thus, operation of the project would result in a less than significant hazard associated with the routine transport, use, or disposal of hazardous materials would occur.

b. Less than Significant Impact. Two Phase I ESAs were prepared for the project. The Phase Ia ESA assesses the southern parcel, while the Phase Ib ESA assesses the northern parcel. These ESAs are included as Appendix G-1 and G-2, respectively. According to the Phase Ia ESA, the southern parcel appeared to have been historically used as a plant nursery from the 1950s to 1960s. Past documentation, aerial images, and previous grading suggests that no underground or aboveground storage tanks were used during this operation. According to the Phase Ib ESA, the northern parcel appeared to have been

historically used for residential purposes from 1928 to the present time. No documentation or other evidence was found that suggests underground or aboveground storage tanks were used at the property.

In addition, the project does not involve a use that would result in foreseeable upset and accident conditions from the release of hazardous materials into the environment. The proposed residential uses would be associated with the routine use of common hazardous materials [see response 13.9.a]. However, significant hazards due to upset and accident conditions involving the release of hazardous materials would not occur because the project would not involve the use of any major source of hazardous materials. Impacts would be less than significant.

c. No Impact. The school nearest to the project site is the Chet F. Harritt Elementary School, which is beyond one-quarter mile from the project site (approximately 0.4 mile east of the project site). Additionally, the project would propose residential uses. The project would not result in hazardous emissions or include the handling of acutely hazardous materials, substances, or waste. As a result, no impact would occur.

d. Less than Significant Impact. Two Phase I ESAs (Phase Ia and Phase Ib) were prepared for the project site (see Appendix G-1 and G-2, respectively). As determined in the ESAs, the project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List compiled pursuant to Government Code Section 65962.5. According to the Phase Ia and Ib reports, the southern parcel appeared to have been used as a plant nursery before 1953 to around the late 1960s, while the northern parcel appeared to have been used for residential purposes since 1928. The report clarified that underground or aboveground storage tanks in support of the past plant nursery use were not evidenced on the property. In addition, there has been no documentation or other evidence found that would suggest the past use of underground or aboveground storage tanks within the northern parcel of the property. There are no unauthorized release cases (opened or closed) listed within one-half mile of the project site. The nearest listed site within less than one-quarter-mile (0.18-mile northeast) is located at 8665 Mission Gorge Road. The facility reported the handling of paint sludge in 1993. Another site located near Mission Gorge Road (0.30-miles east-northeast) is listed as a closed transfer station. The closest unauthorized release case site is located at 9200 Inwood Drive (0.5 mile north-northwest), which impacted the soils with gasoline. The case was closed in 1993. Based on the location of these facilities and the regulatory status, the sites do not represent a significant environmental concern on the subject property. As a result, the project would not pose a hazard to the public or the environment; thus, impacts would be less than significant.

e. Less than Significant Impact. The Gillespie Field Airport is 1.6 miles east of the project site. The ALUCP for Gillespie Field Airport was adopted in January 2010 and Amended in December 2010. The property is located within the Airport Influence Area (AIA), Review Area 2 of the Gillespie Field Airport (ALUCP Exhibit III-5). Within Review Area 2, any proposed structure which has a height greater than 35 feet above ground level requires a review by the Airport Land Use Commission. The project would not include

construction of structures greater than 35 feet, and would therefore not conflict with the provisions of AIA Review Area 2. The project site is located outside of any safety compatibility zone identified in the Gillespie Field ALUCP Safety Compatibility Policy Map (ALUCP Exhibit III-2). Based on the proposed residential use and the location of the project site outside of any safety compatibility zone for the airport, a less than significant safety hazard for people residing or working in the project area would occur. Therefore, impacts would be less than significant.

f. Less than Significant Impact. The project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. The Santee Fire Department has reviewed the project and determined adequate emergency access is available to the project site. Therefore, the project would not impair implementation of, or physically interfere with, emergency response and impacts would be less than significant.

g. Less than Significant Impact. Wildland fires present a significant threat in the City, particularly in the summer months when temperatures are high and precipitation is limited. Areas in the City that are particularly susceptible to fires are designated as “very high hazard” or “high hazard” areas and are delineated on the Very High Fire Hazard Severity Zones for LRA (Local Responsibility Areas) as recommended by CALFIRE. The project site is identified within an area considered a “very high hazard.” However, project design elements are required to conform to City Fire Code requirements (Municipal Code, Title 15, Chapter 15.20) including provision of adequate roadway width and vertical clearance to allow access to the proposed fire hydrant located on Private Street “A.” As a result, impacts would be less than significant.

13.10 Hydrology and Water Quality

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c. 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, which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description and Site Plan, General Plan - Conservation and Safety Element; Regional Water Quality Control Board Basin Plan, Storm Water Quality Management Plan (SWQMP) for Prospect Estates – Phase 2 (Polaris Development Consultants, October 5, 2018; Appendix H), Drainage Study for Prospect Estates II TM2016-01 (Polaris Development Consultants, October 5, 2018; Appendix I), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

a. Less than Significant Impact. The project site is located in the San Diego Hydrologic Unit (907) and Lower San Diego River Watershed (907.12). Currently, two off-site basins contribute to surface water runoff prior to entering the site from the southern and eastern boundary. Once the surface water enters the property, it drains via surface flow from the

south to the north, at 372 feet AMSL in the southeast corner to 340 AMSL along the northern property line. The existing on-site drainage generates approximately 7.69 cubic feet per second (cfs) for the 100-year storm event. Surface water continues to drain towards the north, across the northern off-site property before entering Mission Gorge Road, from which it flows into the public storm drain system under Mission Gorge Road and SR-52 into the San Diego River. The San Diego River is a 303(d) impaired water body polluted by bacteria and nutrients, heavy metals, and pathogens from urban runoff sources.

According to the San Diego Basin Plan, the beneficial uses identified for the San Diego River include Agricultural Supply (AGR), Industrial Service Supply (IND), Contact Water Recreation (REC-1), Non-contact Water Recreation (REC-2), Commercial and Sport Fishing (COMM), Preservation of Biological Habitats of Special Significance (BIOL), Wildlife Habitat (WILD), Rare, Threatened, or Endangered Species (RARE), Marine Habitat (MAR), Migration of Aquatic Organisms (MIGR), Spawning, Reproduction, and/or Early Development (SPWN), and Shellfish Harvesting (SHELL).

The proposed construction of 38 attached condominiums and 15 single-family residences would create impervious surfaces of rooftops, driveways, streets, and sidewalks, and is expected to generate sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticide pollutants. As described in the SWQMP prepared for the project, a 5,520-square-foot biofiltration basin and landscaped areas would be incorporated into the site design. The biofiltration basin would be located in the northwest corner of the project site (Lot A; see Figure 4). The project would not adversely affect any beneficial uses of the San Diego River because the project would treat storm water on-site to ensure pollutants do not adversely affect receiving waters by incorporating site design and treatment control BMPs. The proposed site design/treatment control BMPs includes the collection of the on-site surface water throughout the property, which would be directed into a pollutant control biofiltration basin located in the northwest corner of the property. The biofiltration basin would capture the surface water through a soil matrix and outlet into the underdrains from where it would be conveyed into the existing 36-inch storm drain on Marrokal Lane, then travel north under Mission Gorge Road, and ultimately into the San Diego River.

Development of the site would increase peak runoff volumes for the 100-year event from 7.69 cfs to 8.97 cfs, resulting in an increase of 1.28. However, the biofiltration basin would detain runoff so that the drainage leaving the site would be equal to or less than the existing condition of 7.69 cfs. In addition, the existing 36-inch storm drain in Marrokal Lane has adequate capacity to support an increase in flow from this project. Storm water runoff from the project site would be conveyed off-site into an existing concrete-lined conveyance system, which discharges into the San Diego River (an exempt system) and is, therefore, not required to provide hydromodification.

With incorporation of the landscape areas and biofiltration basin (Lot A), potential surface water pollutants generated on-site would be collected and filtered through a soils matrix. Thus, site design/treatment control BMPs would preclude contaminated surface water and a less than significant impact would occur. In addition, the project would incorporate

construction and post-construction BMPs in compliance with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42). For example, BMPs employed during the construction phase would include fiber rolls, street sweeping and vacuuming, and storm drain inlet protection. Therefore, the project would not violate any water quality standards or waste discharge requirements; impacts would be less than significant.

b. Less than Significant Impact. The project would obtain its water supply from the PDMWD and would not use groundwater supply for any purpose. Additionally, the proposed residential uses would not be associated with activities known to degrade groundwater. Thus, the project would not deplete or degrade groundwater supplies.

The project would construct impermeable surfaces such as residences, driveways, and internal roads. Although the project would increase impermeable surfaces, surface water would infiltrate on-site through biofiltration and landscape areas. Thus, the project would not substantially interfere with groundwater recharge, and impacts would be less than significant.

c(i). Less than Significant Impact. The runoff generated on-site currently drains from south to north via sheet surface flow, then off-site to the northern property, to Mission Gorge Road and SR-52 where it is conveyed into the San Diego River.

Development of the site would increase peak runoff volumes for the 100-year event from 7.69 cfs to 8.97 cfs. However, the biofiltration basin would detain flows so that the flow leaving the basin in the proposed condition would be equal to or less than the existing condition of 7.69 cfs. In addition, the existing 36-inch storm drain in Marrokal Lane has adequate capacity to support an increase in flow from this project. The off-site conveyance of surface water from Mission Gorge Road, SR-52, and to the San Diego River would remain the same; however, the on-site drainage pattern would change because on-site surface water would be designed to flow to the northwest and filter through Lot A before it is released to the storm drain system along Marrokal Lane and Mission Gorge Road. The property is relatively flat and the current off-site condition is a hardened conveyance system that would control flows and associated velocities to prevent erosion and impacts to the downstream drainage system. Therefore, the project's impact on drainage patterns would be less than significant.

The project would not be subject to substantial erosion or siltation because both construction and operational BMPs would be employed to control potential erosion and siltation by retaining storm water and capturing runoff that may carry silt or other pollutants. Typical construction BMPs include silt fencing, fiber rolls, and sweeping. Post construction BMPs are detailed in response 13.10.a. Thus, the project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion, and impacts would be less than significant.

c(ii). Less than Significant Impact. The project would not substantially alter the existing off-site drainage pattern as discussed in response to 13.10.c(i) because it would empty into a hardened conveyance system that drains into the San Diego River (an exempt

system). Therefore, the project would not alter the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding. The existing 6.8-acre site is mostly undeveloped except for a single residential home and some small outbuildings, which contribute to approximately 2,686 square feet of existing impervious area within the site. Under full project build-out, approximately 192,829 square feet of the property would contain impervious surfaces. This would increase runoff and peak flows on-site; however, the increase would be collected and detained in a biofiltration basin so that the peak flows would be restricted to pre-project flows before it is conveyed off-site and would result in a less than significant impact.

c(iii). Less than Significant Impact. The increase in runoff rates resulting from the increase in impervious surfaces would be offset through the use of a biofiltration basin sized to retain storm water and capture pollutants from runoff that goes into the San Diego River. With the retention of runoff in an appropriately sized biofiltration basin, project runoff would not exceed the capacity of storm water drainage systems and would not provide substantial sources of polluted runoff. Refer also to 13.10.a, c(i), and c(ii).

c(iv). No Impact. The project site is shown on FEMA FIRM 06073C1634G, which was last revised May 16, 2012. As shown, the project site is not within the 100-year or 500-year flood hazard area. The project site is located within Zone X, which are areas determined to be outside the 0.2 percent annual chance floodplain. Thus, the project would not impede or redirect flood flow within the 100-year flood hazard area. No impact would occur.

d. No Impact. The project site is shown on FEMA FIRM 06073C1634G, which was last revised May 16, 2012. As shown, the project site is not within the 100-year or 500-year flood hazard area. The project site is located within Zone X, which are areas determined to be outside the 0.2 percent annual chance floodplain.

The project site, along with the rest of Santee, is located in the San Diego river valley. Reservoirs upstream of the project site include the San Vicente, El Capitan, and Lake Jennings. Figure 8-2 of the General Plan Safety Element delineates the areas potentially subject to inundation in the event of failure of each dam. The project site is outside the potential inundation areas, thus, the project would not expose people or structures to significant risk of loss, injury, or death associated with flooding. No impacts would occur.

The project site is located 16 miles inland from the coast, at approximately 350 feet above mean sea level. Therefore, the risk of tsunami is negligible due to the distance from the ocean and high elevation. There would be no risk from a seiche, as the site is not located near a large body of water, such as a lake. The project would not be at risk for mudflow, because the site is generally flat and surrounded by an urban environment. No impact would occur.

e. Less than Significant Impact. As described in Section 13.10.c(i), the proposed biofiltration basin would detain flows so that the flow leaving the basin in the proposed condition would be equal to or less than the existing condition of 7.69 cfs. The project would not be subject to substantial erosion or siltation because the project would incorporate construction and post-construction BMPs in compliance with the City's Storm Water

Management and Discharge Control Ordinance (Chapter 13.42). For example, BMPs employed during the construction phase would include fiber rolls, street sweeping and vacuuming, and storm drain inlet protection. Therefore, the project would not generate substantial amounts of runoff that would conflict with or obstruct implementation of a water quality control plan, and impacts would be less than significant.

Although the project would increase impermeable surfaces, surface water would infiltrate on-site through biofiltration and landscape areas (see Section 14.10.b). Thus, the project would not substantially interfere with groundwater recharge and, therefore, would not conflict with or obstruct a sustainable groundwater management plan. Impacts would be less than significant.

13.11 Land Use and Planning

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, City of Santee, General Plan, Land Use Element; City of Santee Draft MSCP Subarea Plan 2006.

a. Less than Significant Impact. The project would construct 38 attached condominiums and 15 single-family residences on a 6.8-acre project site. The project site is located within an urban environment that is accessible to and from Prospect Avenue and Mission Gorge Road, via Marrokal Lane. Residential land uses are located throughout the vicinity opposite of Marrokal Lane and Prospect Avenue. The project would include residential land uses consistent with the land uses in the area. It would also improve Morrokal Lane along the property frontage and provide a sidewalk along the public right-of way on the east side of the street. Thus, the project would improve neighborhood connectivity and would not physically divide an established community. A less than significant impact would occur.

b. Less than Significant Impact. The proposed 38 attached condominiums would be consistent with General Plan designation and zone of R-7 – Medium Density Residential on the northern parcel, and the proposed 15 single-family residences would be consistent with General Plan designation and zone of R-2 – Low-Medium Density Residential on the southern parcel. Additionally, the proposed residential uses would be compatible with the

desired community character of the surrounding residential uses and density and would not conflict with any General Plan policies. The proposed residential structures have been designed to be compatible with the surrounding urban environment that consists primarily of residential uses, including the Prospect Fields development located adjacent to the project site that is currently under construction. As described in Sections 13.4, 13.5, 13.13, and 13.18, all potential environmental impacts would be mitigated to a level less than significant. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

13.12 Mineral Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Santee General Plan, Conservation Element.

a. No Impact. As discussed in the General Plan Conservation Element, known mineral resources in Santee include sand, gravel, and crushed rock, which are collectively referred to as aggregate. These resources have been identified within the floodplain of the San Diego River. The project site is not located in the floodplain of the San Diego River. Additionally, the project site is located in a developed area, which would preclude use of the site for mining due to incompatibility with adjacent residential uses. As a result, extraction of mineral resources is not a viable use of the site. No impact would occur.

b. No Impact. See response to 13.12.a.

13.13 Noise

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan – Noise Element, Santee Municipal Code, Noise Analysis for the Prospect Estates II Project (RECON 2018; Appendix J), Technical Noise Supplement (Caltrans 2013), and Gillespie Field Airport Land Use Compatibility Plan (ALUCP 2010).

a. Less than Significant Impact with Mitigation. The City’s noise standards under their Municipal Code, Chapter 8.12 (Noise Abatement and Control) required during the construction and operation phases of the project are summarized in the Noise Analysis for the Prospect Estates II Project (RECON 2018; see Appendix J). The City also provides noise standards under the General Plan Noise Element that exterior noise levels up to 65 L_{dn} (24-hour day-night average noise level) for residential uses and noise levels up to 70 L_{dn} are conditionally acceptable.

Construction Noise

Noise level limits for construction activities are established in Section 8.12.290 of the City Municipal Code. These limits state that no equipment may be operated to cause noise at a level in excess of 75 dB for more than eight hours (dB(A) L_{eq(8h)}) when measured at or within the property lines of any property used for residential purposes.

Consistent with the City Municipal Code §8.12.290, project construction would occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday; no construction would occur on Sundays or holidays including January 1, Memorial Day, July 4, the first Monday in September, Thanksgiving, December 25, or any other holiday recognized by the President, Governor, or the City Council.

Project construction noise would be generated by diesel engine-driven construction equipment used for site preparation and grading, removal of existing structures and pavement, loading, unloading, and placing materials and paving. Grading typically includes the most pieces of heavy equipment and results in the highest noise levels at adjacent receivers. As equipment typically moves around, construction noise during grading generally can be treated as a point source at the center of the grading area.

As determined in the Noise Analysis (RECON 2018; see Appendix J), project grading typically results in the highest noise levels, resulting in 86 A-weighted decibels [dB(A)] at 50 feet. Noise associated with grading for the project would occur during project construction and may potentially impact the nearby residences to the north, south, east, and west. The residential property lines to the north, south, east, and west are 305, 380, 190, and 225 feet from the center of the grading area, respectively. Since residential uses qualify as a sensitive noise receptor, the following noise calculations were determined:

- 70 dB(A) $L_{eq(8h)}$ (8-hour average equivalent noise level) at the northern property line
- 68 dB(A) $L_{eq(8h)}$ at the property line of properties to the south
- 73 dB(A) $L_{eq(8h)}$ at the western property line
- 74 dB(A) $L_{eq(8h)}$ at the nearest eastern property line

Therefore, construction noise levels during grading would attenuate to approximately 71, 69, 75, and 74 dB(A) $L_{eq(8h)}$, respectively, and would comply with the City's Noise Abatement and Control Ordinance noise level limit of 75 dB(A) $L_{eq(8h)}$ at all property lines and impacts would be less than significant. However, because of the close proximity of sensitive receptors, the following mitigation measure is recommended:

NOI-1: Prior to issuance of any grading permit(s) for the project, the project applicant or its contractor(s) shall ensure that:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.

- The project shall be in compliance with the City’s Noise Abatement and Control Ordinance such that construction shall occur on the weekdays (Monday through Friday) and Saturday between the hours of 7:00 a.m. to 7:00 p.m. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent. In the event that the City receives a complaint regarding construction noise, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

After implementation of mitigation measure **NOI-1**, noise levels would comply with noise level limits established in the City’s Noise Abatement and Control Ordinance and all noise-related impacts generated on-site would be less than significant.

Traffic Noise

In accordance with the City’s General Plan Noise Element threshold (stated above), future ground-floor noise contours were determined not to exceed the compatibility criteria of 65 L_{dn} beyond the public-right-of-way. Exterior noise levels were also calculated at specific receiver locations at the exterior use areas (i.e., single-family backyards and side yards and condominium porches). Receiver locations were selected to include receivers at all of the proposed exterior areas nearest to Prospect Avenue and to include several receivers farther into the proposed development. The noise analysis took into consideration the 6-foot block wall along Prospect Avenue that has been included as a project design feature, is shown on the project plans, and would be constructed as part of the project design. Traffic noise levels at the front of the proposed condominiums would reach up to 43 L_{dn}. Traffic noise levels at ground-floor elevations reach up to 52 L_{dn} and noise levels at second-floor elevations would reach up to 50 L_{dn}. None of the noise levels were shown to exceed the Noise Element threshold. Typical modern residential construction provides a 20 to 25 dB(A) attenuation from exterior to interior locations depending on window type. Therefore, even with windows in an open position, an exterior noise level of 52 L_{dn} at the building façade would be anticipated to attenuate to 42 L_{dn} at all habitable rooms. Interior noise levels would not exceed the state’s noise insulation standard of 45 L_{dn}.

The project would increase traffic volumes on local roadways. The increase in noise due to the addition of project traffic was calculated by comparing the existing to the existing plus project traffic volumes and are summarized below and depicted in Table 7.

Table 7				
Project Traffic Noise Level Increase				
Roadway	Year	Traffic (ADT)		Noise Level Increase (dB[A])
		No Project	With Project	
Prospect Avenue	2018*	3,150	3,604	0.6
	2020	3,300	3,754	0.6
	2035	3,200	3,654	0.6
ADT = average daily traffic; dB(A) = A-weighted decibels				
*Traffic volumes linearly interpolated from 2012 and 2020 traffic forecast.				

A change in noise level of 3 dB(A) is considered a barely perceptible amount (Caltrans 2013); therefore, 0.6 dB(A) would result in a less than perceptible change in vehicle traffic noise levels. The project would, therefore, not result in a significant ambient noise increase at adjacent off-site receptors.

On-site Generated Noise

The applicable daytime (7:00 a.m. to 7:00 p.m.), evening (7:00 p.m. to 10:00 p.m.), and nighttime (10:00 p.m. to 7:00 a.m.) noise level limits are 50, 45, and 40 dB(A) L_{eq} , respectively. Operational noise sources after construction would include vehicles arriving and leaving, children at play, and landscape maintenance machinery and would be similar to noise sources from residences to the north and west of the project site. With the exception of heating, ventilation, and air conditioning (HVAC) units, none of these noise sources would have the potential to produce noise in excess of the Noise Abatement and Control Ordinance or result in a substantial permanent increase in existing noise level. HVAC units are anticipated to generate a sound power level of 72 dB(A) per unit. Thus, noise levels would attenuate to less than the nighttime noise level limit of 40 dB(A) L_{eq} within 52 feet of the unit. Under certain circumstances HVAC units may operate continuously during nighttime hours; therefore, the project would result in noise levels that exceed the City's noise level limits if an unenclosed HVAC unit is located within 52 feet of a property line. Due to the lot dimensions, HVAC units for proposed single-family residences are anticipated to be sited within 52 feet of the nearest property line. Additionally, HVAC units for proposed condominiums along the northern and eastern edges of the project site are anticipated to be sited within 52 feet of the nearest property line. Mitigation measure **NOI-2** would address HVAC noise.

NOI-2 HVAC Units

The Project Applicant or agent thereof shall construct a sound wall around any HVAC unit located within 52 feet of a property line. Where HVAC units would be located at least 10 feet from the nearest property line, the height of the sound wall shall be at least 4 feet above grade; where HVAC units would be located between 7 and 10 feet from the nearest property line, the height of the sound wall shall be at least 5 feet above grade; where HVAC units would be between 6 and 7 feet from the nearest property line, the height of the sound wall shall be at least 6 feet above grade; HVAC units shall not be located at or within 5 feet of the nearest property line. Sound walls shall be constructed of a material with a minimum weight of two pounds per square foot and shall be free from gaps or perforations. Prior to issuance of a Permit to Occupy proposed residences, the Project Applicant shall demonstrate to the City staff that sound walls meeting the criteria stated above have been constructed.

If available, a sound enclosure may be substituted for sound walls if the sound power level of the HVAC units with the enclosure is 63 dB(A) or less (equates to a sound pressure level of 55 dB(A) at 1 meter [3.3 feet]) and the HVAC units is located beyond 20 feet of the nearest property line.

Attenuation provided by a noise wall would vary depending on orientation, but would result in noise levels below 40 dB(A) L_{eq} at adjacent property lines. After implementation of mitigation measure **NOI-2**, noise levels would comply with noise level limits established in the City’s Noise Abatement and Control Ordinance and all noise-related impacts generated on-site would be less than significant.

b. Less than Significant Impact. The proposed residential use would involve standard construction activities that do not require the use of equipment that creates significant groundborne vibration or groundborne noise, and no uses occur in the area that produce vibration or groundborne noise. Standard construction equipment would be used such as loaders, backhoes, graders, scrapers, forklifts, and rollers. Construction activities would include site preparation work and building construction. As a result, the project would not expose people to excessive groundborne vibration or groundborne noise levels, and a less than significant impact would occur.

c. Less than Significant Impact. The property is located within the AIA, Review Area 2 of the Gillespie Field Airport. However, the project site is not located within any of the ALUCP noise contours for the Gillespie Field Airport. As a result, the project would not expose people to excessive noise levels from airport noise and impacts would be less than significant.

13.14 Population and Housing

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; SANDAG Data Surfer, http://datasurfer.sandag.org/download/sandag_estimate_2016_jurisdiction_santee.pdf; SANDAG Data Surfer, http://datasurfer.sandag.org/download/sandag_forecast_13_jurisdiction_santee.pdf.

a. Less than Significant Impact. The project would construct 38 attached condominiums and 15 single-family residences, resulting in a net-increase of 52 available housing units

within the City. SANDAG 2016 population estimates determined that the average household in Santee accommodated 2.79 persons. Thus, the project would accommodate a net-increase of approximately 145 persons, which would accommodate anticipated growth within the City. Per the SANDAG Series 13 growth forecast, the estimated population within the City is expected to rise to 59,497 by 2020, which would be an increase of 2,740 from the current estimated population of 56,757 in 2016. As such, the project would accommodate anticipated population growth as projected by SANDAG. Furthermore, the project would be located in an infill area and would not require any new infrastructure that would accommodate or encourage new development. Therefore, the project would not induce substantial growth in an area either directly or indirectly, and impacts would be less than significant.

b. Less than Significant Impact. The project site contains one existing, currently occupied residence that would be demolished. However, the project would result in a net-increase of 52 available housing units within the City. Additionally, adequate housing supply exists within the City to accommodate relocation of the displaced resident, even if they do not occupy one of the new structures. Thus, the project would result in a net increase of housing supply within the City and would not displace substantial numbers of people, and impacts would be less than significant.

13.15 Public Services

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
(i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Santee School District and Grossmont Union High School District School Facility Letters, Appendix K; City of Santee, General Plan - Safety and Conservation Element, City of Santee Fire Department, San Diego County Sheriff's Department, Santee School District website: <http://www.santeesd.net/>, City of Santee Community Services Department <http://www.ci.santee.ca.us/Index.aspx?page=28>, Fire and Rescue Mutual Aid Operations (County of San Diego 2014).

a(i). Less than Significant Impact. The City of Santee operates two fire stations, one located at 8950 Cottonwood Avenue and the other at 9130 Carlton Oaks Drive. The project site is located 2.1 roadway miles, from the nearest fire station on Carlton Oaks Drive. Based on a review of the project by the Santee Fire Department, existing fire services are available to serve the project and no new facilities would be needed. The project would include three fire hydrants, one at the southeast intersection of proposed Private Street "A" and Private Street "B," one along Private Street "C," and one along Marrokal Lane. Additionally, the City is a member of the San Diego County (central zone) for Fire and Rescue Mutual Aid Operations. Each participating member has a mutual aid agreement with each other to provide paramedic and fire protection services in the event that additional fire-fighting units are required. The City's Fire Department response time goal is to provide an average maximum initial response time of no more than six minutes, with an average maximum response time of no more than ten minutes for supporting paramedic transport units 90 percent of the time. Thus, service levels to the project site would be adequate and no new facilities would be required. Impacts would be less than significant.

a(ii). Less than Significant Impact. Police protection for the project area is provided by the San Diego County Sheriff's Department under contractual agreement with the City and operating out of the Santee Substation at 8811 Cuyamaca Street. The average priority call response time for general law enforcement within the City is 8.2 minutes and the average for traffic law enforcement is 7.5 minutes. Appropriate staffing levels for law enforcement personnel is evaluated at every contract renewal. As a result, the small increase in housing would not necessitate new police facilities. Impacts would be less than significant.

a(iii). Less than Significant Impact. The project would construct 38 attached condominiums and 15 single-family residences that would potentially serve families with school-aged children. Three public elementary schools (grades kindergarten through eight) located in the Santee School District (SSD) are Chet F. Harritt (approximately 0.5 mile west), Carlton Oaks (approximately 0.75 mile northwest), and Pride Academy - Prospect Avenue (approximately 0.75 mile east). West Hills High School is located approximately 1.0 mile north and is located in the Grossmont Union High School District (GUHSD) for students in grades nine through twelve. The adopted student generation factor for the Santee School District is 0.453 student per household. For the Grossmont Union High School District, the adopted student generation factor is 0.187 student per household. Based on these student generation rates and the project resulting in a net-increase of 52 households, the project would generate 23.6 elementary students and 9.7 high school students, or 33 students. As identified in the School Facility Letters received from Santee School District and Grossmont Union High School District (see Appendix K), the applicable

school facilities would be able to accommodate the increased student population. Therefore, the districts have sufficient capacity to accommodate the students generated by the project.

Pursuant to Government Code Section 65995 et seq., the project proponent would be required to pay applicable school fees before a construction permit is issued. With payment of statutory school fees, adverse impacts to school facilities would be avoided and no new school facilities would be required to accommodate the project. Thus, no physical impacts associated with the construction of school facilities would occur and impacts would be less than significant.

a(iv). Less than Significant Impact. An increase in population associated with new residential housing would result in an increase in demand for parkland and recreational services. However, the project includes construction of a private park including play equipment that would be available for use by residents. Additionally, the project would not adversely affect existing City park facilities or create the need for new park facilities because the project would be required to pay park-in-lieu fees in lieu of actual public park construction. Park-in-lieu fees can only be used for providing public park facilities. As a result, a less than significant impact would occur.

a(v). Less than Significant Impact. All public facilities discussed in Section 13.15.a(i) through 13.15.a(iv) are available to serve the project. No other required public facilities have been identified. As a result, a less than significant impact would occur.

13.16 Recreation

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Santee Community Services Department
<http://www.ci.santee.ca.us/Index.aspx?page=28>, and Project Description.

a. Less than Significant Impact. The project site is approximately a half-mile east of Big Rock Park. Additionally, a trailhead for Mission Trails Regional Park is immediately adjacent to Big Rock Park. The project would construct 38 attached condominiums and 15 single-family residences in addition to a private park that would serve future residents. Additionally, the net-increase of 52 residential units could increase the use of neighborhood or regional parks. However, the project would not adversely affect existing City park facilities or create the need for new park facilities because the increase in use would be minimal in relation to the availability of parkland in the City of Santee and surrounding area. The project would not result in a substantial physical deterioration of existing parks. Additionally, the project would pay park-in-lieu fees as discussed above under 13.15.a(iv). As a result, impacts would be less than significant.

b. No Impact. A private park is proposed to serve future residents and potential environmental impacts are evaluated as part of the project footprint. No impact would occur from construction of the private park and expansion of recreational facilities off-site is not proposed.

13.17 Transportation/Traffic

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, Trip Generation Analysis (Darnell and Associates September 27, 2018; Appendix L), (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (SANDAG 2002), City of Santee Circulation Element Update Existing Conditions Report (Chen Ryan 2014), Santee Fire Department, Gillespie Field ALUCP 2010, City of Santee General Plan - Circulation and Safety Elements, San Diego Metropolitan Transit System website (<https://www.sdmts.com/>), City of Santee Bicycle Master Plan.

a. Less than Significant Impact. Access to the proposed residences would be provided at two locations from Marrokal Lane, which is a north-south connector street that provides access between Prospect Avenue and Mission Gorge Road. Private Street “A” would bisect the property and provide access to both the attached condominiums to the north and single-family residences to the south. Private Street “A” would connect to Private Street “C,” which would consist of a loop street providing access to the attached condominiums in the northern portion of the project site. Private Street “B” would provide access for the single-family residences in the southern portion of the project site, which would then turn north and connect with Private Street “A.”

Per Stantec/ITE Guidelines for Traffic Impact Studies (TIS), projects that would generate less than 500 ADT or less than 50 peak-hour trips, and would generate less than 20 peak-hour trips on any existing on- or off-ramp, do not require preparation of a TIS. The Trip Generation Analysis prepared for the project determined that the proposed 38 attached condominiums and 15 single-family residences would collectively generate an additional 454 ADT, including 36 AM and 46 PM peak hour trips (see Appendix L). Based on the distribution of this peak-hour ADT on to surrounding roadways, it is anticipated that the project would generate less than 20 peak-hour trips on any existing on- or off-ramp. Therefore, preparation of a TIS was not required for the project.

Marrokal Lane fronting the project site is expected to operate at an acceptable level because the project would increase the ADT by less than 1,000 and the peak hour trips by less than 100. Therefore, the project would not conflict with a program plan, ordinance or policy addressing the performance of the roadway circulation system, and impacts would be less than significant.

The project would improve existing pedestrian facilities through construction of sidewalks along both sides of Prospect Avenue, the east side of Marrokal Lane, and both sides of the internal private streets. Additionally, the project would include right-of-way dedication.

The City of Santee Bicycle Master Plan identifies Prospect Avenue as a Class II bicycle lane. Class II bicycle lanes provide a restricted ROW designated for the exclusive or semi-exclusive use of bicycles, with vehicles and motor vehicles prohibited. Class II bicycle lanes are at-grade and adjacent to vehicle lanes. Along Prospect Avenue, westbound (northern) bicycle lanes are contiguous, while eastbound (southern) bicycle lanes are intermittent near the project site.

Public transit along Prospect Avenue includes a bus stop immediately adjacent to the southern border of the project site along Prospect Avenue, as well as another bus stop directly across from the project site along Prospect Avenue. The San Diego Metropolitan Transit System’s Santee Town Center – west Santee (834) bus line serves these stops, which has frequency of one bus per hour in the mornings and afternoons (total of four buses per day).

As the project would expand pedestrian facilities and would be adjacent to bicycle and public transit facilities, the project would not conflict with a program plan, ordinance, or

policy addressing public transit, bicycle, or pedestrian facilities, and impacts would be less than significant.

b. Less than Significant Impact. As described in Section 13.17.a above, project ADT would be less than the Stantec/ITE Guidelines that would require preparation of a TIS. Therefore, preparation of a Vehicle Miles Traveled Analysis per CEQA Guidelines Section 15064.3, subdivision (b) was not required. As described in Section 13.17.a above, project ADT would not degrade operations below acceptable levels on the surrounding roadway network, and impacts would be less than significant.

c. Less than Significant Impact. The project includes the addition of 38 attached condominiums and 15 single-family residences that would be accessed from Marrokal Lane. Marrokal Lane would be improved, providing a sidewalk on the east side of the street, curb and gutter on both sides of the street, paving, right-of-way dedications, and street lights. The project would not increase hazards associated with any new design feature or create an incompatible use in association with the above-mentioned road improvements. Therefore, impacts would be less than significant.

d. Less than Significant Impact. The project has been reviewed by the City’s Fire Chief and determined to be consistent with all policies of that department. No impediments to emergency access were identified and therefore, impacts would be less than significant.

13.18 Tribal Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Resources Code section 5020.1(k)?				
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Historic Building Survey of the House at 8542 Prospect Avenue/8705 Marrokal Lane (RECON 2018; Appendix C), Updated Results of the Archaeological Survey for the Prospect Estates II Project (RECON 2018; Appendix D).

a(i). Less than Significant Impact. Refer to Section 13.5.a and 13.5.b.

a(ii). Less than Significant with Mitigation. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Public Resources Code Section 5020.1. As discussed in Sections 13.5.a and 13.5.b, the project site does not support any historic or cultural resources. In accordance with Assembly Bill 52 and Senate Bill 18, the Native American Heritage Commission was notified of the project on February 20, 2018. On March 1, 2018, the City received a consultation request from the Barona Band of Mission Indians (Tribe). The consultation process was halted when the project was placed on hold.

With the previous design, a general plan amendment and SB-18 consultation were required. In response to the initial SB-18 consultation, the Jamul Indian Village had recommended conditioning the project to have a Kumeyaay Native American monitor for the project. This recommendation coincides with a suggestion from the Barona Band of Mission Indians during a reengagement of the Assembly Bill 52 consultation process which was concluded in April 2019. Accordingly, the project will be conditioned to have a Kumeyaay Native American monitor on the site during earth disturbance activities.

Given that no tribal cultural resources were identified on-site that would be affected by the project and that the project will be conditioned to add a Kumeyaay Native American monitor, the project would not cause a substantial adverse change in the significance of a tribal cultural resource. However, due to the potential presence of buried cultural resources that could be discovered during grading, a significant impact to tribal cultural resources could occur. The project would be conditioned to require a Kumeyaay Native American monitor. Mitigation measure CUL-1 described in Section 13.5.b would reduce impacts to less than significant.

13.19 Utilities and Service Systems

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provided which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e. Comply with federal, state, and local management and reduction statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee, General Plan, Conservation Element, PDMWD Public Facility Availability Forms (Appendix M), Santee Municipal Code, Project Site Plan, County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan (September 2012), SWQMP for Prospect Estates – Phase 2 (Polaris Development Consultants, October 5, 2018; see Appendix H), Drainage Study for Prospect Estates II TM2016-01 (Polaris Development Consultants, October 5, 2018; see Appendix I), and Padre Dam MWD website (<http://www.padredam.org/>).

a. Less than Significant Impact. The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that would cause significant environmental effects. Existing water and sewer facilities are available adjacent to the site. Improvements would be limited to extension of pipelines onto the project site. All impacts associated with proposed improvements have been considered within this environmental document. In addition, the PDMWD has indicated in Public Facility Availability Forms that facilities for water and sewer are available to serve the project. No new water or wastewater facilities are required to serve the project, and impacts would be less than significant.

The project would construct an on-site storm water biofiltration basin (Lot A), but would not change the existing off-site runoff pattern as discussed in Sections 13.10.a and 13.10.c(i). All on-site facility construction would be consistent with the City’s Storm Water Management and Discharge Control Ordinance (Chapter 13.42) and engineering standards. No construction of new storm water drainage facilities or expansion of existing facilities would be needed as the existing 36-inch storm drain on Marrokal Lane has adequate capacity to support an increase in flow from this project. Thus, impacts would be less than significant. As described in Section 13.11b, the project is consistent with the City of Santee General Plan land use designations, and would not generate new demand for electric power, natural gas, or telecommunications that are projected by utility providers. Thus, impacts would be less than significant.

b. Less than Significant Impact. The Padre Dam MWD has provided a Public Facility Availability Form (see Appendix M) that indicates adequate water supplies are available to serve the project. The project would be consistent with the City’s planned land uses for the project site; thus, the water demand is included in the Padre Dam MWD water demand projections for supply planning purposes. As the state is in a drought and water restrictions are in effect, water districts include assumptions for drought conditions in their water supply plans. Currently, the Padre Dam MWD has moved out of Level 2 – “Drought Alert” to a Level 1 – “Drought Watch”. Level 1 does not have a limit on the number of watering

days per week, but water users are encouraged to use water efficiently at all times. The former Level 2 used water efficiency measures by restricting a mandatory 2-day per week limit on landscape watering. In addition, Governor Brown issued an Executive Order on April 1, 2015 mandating a statewide water use cutback, requiring Padre Dam MWD and its users to reduce water use by 20 percent. The project would comply with all applicable water restrictions in place during both construction and operation of the project and thus would not substantially deplete water supplies. Therefore, no new entitlements or resources are needed and impacts would be less than significant.

c. Less than Significant Impact. The Padre Dam MWD has provided a Public Facility Availability Form (see Appendix M) indicating that wastewater facilities are adequate to serve the project. Thus, no additional capacity would be needed and impacts would be less than significant.

d. Less than Significant Impact. Solid waste generated by the project that cannot be recycled would be sent to area landfills. Based on the Five-Year Review Report of the County Integrated Waste Management Plan for the County of San Diego, remaining capacity at area landfills would be adequate to handle the project's solid waste disposal needs. Most of the solid waste collected in the City is disposed of at the Sycamore Sanitary Landfill, which has remaining capacity through the year 2042. Other landfills that handle waste from San Diego and Santee include the Miramar Landfill and the Otay Landfill, which have remaining capacity.

The project would also generate construction waste during the construction phase of the project. Santee Municipal Code Section 13.38.060 requires that a minimum of 50 percent by weight of construction and demolition debris be diverted from landfills by using recycling, reuse, and diversion programs. A construction and demolition debris management plan that demonstrates how the project would comply with diversion requirements is required pursuant to the Municipal Code prior to issuance of a building or demolition permit.

As a result, the project would be served by landfill(s) with sufficient permitted capacity and impacts would be less than significant.

e. Less than Significant Impact. The project would comply with the City's construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance #3239-A, which follow state regulations for solid waste and recycling. As a result, impacts would be less than significant.

13.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Sources: Project Description, City of Santee General Plan Safety Element, and Santee Fire Department.

a. Less than Significant Impact. The project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. The Santee Fire Department has reviewed the project and determined adequate emergency access is available to the project site. Therefore, the project would not impair implementation of, or physically interfere with, emergency response and impacts would be less than significant.

b. Less than Significant Impact. As described in Section 13.9g, the project site is identified within an area considered a “very high hazard.” However, project design elements are required to conform to City Fire Code requirements (Municipal Code, Title 15, Chapter 15.20) including provision of adequate roadway width and vertical clearance to allow access to the proposed fire

hydrant located on Private Street A. Implementation of these provisions would reduce impacts to a level less than significant.

c. Less than Significant Impact. As described in 13.20b, project design elements are required to conform to City Fire Code requirements (Municipal Code, Title 15, Chapter 15.20). As described in Section 13.19a, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that may exacerbate fire risk. Therefore, impacts would be less than significant.

d. No Impact. As described in Section 13.10d, the project site is located within Zone X, which are areas determined to be outside the 0.2 percent annual chance floodplain, and is located outside the potential inundation areas delineated on Figure 8-2 of the General Plan Safety Element. Furthermore, the project site is generally flat and surrounded by an urban environment No impacts would occur.

13.21 Mandatory Findings of Significance

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Less than Significant Impact with Mitigation. As described in Section 13.4.a, the project would impact suitable nesting raptor or migratory songbird habitat in association with the removal of the existing vegetation onsite and would require mitigation through preconstruction nest surveys (**BIO-1**). **BIO-1** would limit habitat removal outside the appropriate bird breeding season or require pre-construction nest surveys that would determine the presence or absence of species. If species are present, avoidance measures would be required. As described in Section 13.5.b, the project would have the potential to encounter buried archaeological deposits during construction-related subsurface activities. However, implementation of mitigation measure **CUL-1** would reduce impacts to unknown, buried cultural resources to a level less than significant. Thus, the project will not degrade the quality of the environment by causing wildlife populations to drop below self-sustaining levels.

The project would also result in a potentially significant impact from disturbance of subsurface resources during grading and trenching activities. The potential for inadvertent disturbance of buried cultural and/or paleontological resources during ground-disturbing activities would be a significant impact. Implementation of mitigation measures **CUL-1** and **PAL-1** specified in Sections 13.5.a and 13.5.b would reduce potentially significant impacts to less than significant. If any archaeological or paleontological resources are encountered, mitigation would ensure that all research potential of the find is obtained and the resources are appropriately curated. Thus, the project would not eliminate important examples of the major periods of California history or prehistory.

b. Less than Significant Impact. Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in response to each question in Sections 13.1 through 13.20 of this form. In addition to evaluation of potential project-specific effects, this evaluation considered the project's potential for incremental effects that may be cumulatively considerable when viewed in connection with the effects of past, current, or probable future projects in the area. Cumulative projects in the project area are shown in Table 8.

Table 8 Cumulative Project List			
Project	Location	Description	Status
Fanita Ranch	Northern edge of City	Master Plan Residential Community (approx. 2,949 residences)	Application under review
RiverView	RiverView Parkway	128-detached condominium units	Approved
Walker Trails	Magnolia Ave., north of State Route 52 and west of State Route 67	Specific Plan Amendment for 83 residences at the RCP Block & Brick site.	Approved
Sharp Santee	Cuyamaca Street and Buena Vista Dr.	Medical Office Building	Approved
Gas Station/Car Wash	Mission Gorge Road and West Hills Parkway	New gas station with renovated convenience market	Approved
Parkside	Eastern Terminus of Mast Boulevard	128 condominium units	Application under review
Carribbean project	East side of Carribbean Way	42 condominium units	Approved
Tyler Street Subdivision	Southern terminus of Tyler Street	14 single-family units	Application under review
Gas Station	Cuyumaca Street and Prospect Avenue	New gas station, convenience market and car wash	Application under review
Coffee shop and mini- market	Graves Avenue and Prospect Ave.	New coffee shop and mini market	Application under review
Lantern Crest-Ridge II	Sunset Trail	46 unit senior care facility	Application under review
East County Estates	Pryor Drive	14 single-family dwelling units	Under Construction
Pinnacle Peak	Mission Gorge Road	113 condominium units	Under Construction
Lantern Crest III	Graves Avenue	113 congregate care units	Under Construction
Conejo Road	Conejo Road	3 new single-family dwelling units	Under Construction
Monitivo	Olive Lane	18 condominium units	Under Construction
Prospect Estates	Prospect Avenue, north of Clifford Heights Road	75 detached condominiums	Under Construction
Weston	North of Mast Boulevard near Medina Drive	415 dwelling units	Under Construction
D'Lazio	Fanita Drive	20 condominium units	Under Construction
Woodside Terrace	Woodside Terrace	4 single-family units	Under Construction
River Village	Braverman Drive and Jeremy Street	82 single-family units	Complete
Mission Greens	Buena Vista Drive and Mission Greens	40 condominium units	Approved
Robinson Lane	Robinson Lane near Carribbean Dr.	10 condominium units	Approved
SOURCE: City of Santee, Department of Development Services			

Traffic volumes would be less than significant and would not contribute to any known cumulative impact. Project GHG emissions fall below the City's threshold of significance. As discussed in this Initial Study, all impacts would be mitigated to less than significant and no cumulative impacts would occur. Public services would be adequate to serve the projects and cumulative projects. Significant impacts to biological resources would either not occur due to the disturbed nature of the sites or would be appropriately mitigated. Other cumulative projects are located a mile or more from the project site and potentially significant impacts would not combine to create any significant cumulative impacts. Thus, no significant cumulative impact would occur and cumulative impacts would be less than significant.

c. Less than Significant Impact with Mitigation. Potentially significant impacts to sensitive noise receptors were identified in Section 13.13.a. Operational noise from HVAC units would violate the City's Noise Abatement and Control Ordinance. Mitigation measure **NOI-2** would construct a noise barrier in order to reduce the noise levels. Therefore, implementation of **NOI-2** would mitigate any adverse effects on human beings created by the project.

14.0 Checklist References

1. Project documents – including all plans, documents, departmental comments and information contained in the files for the Prospect Estates II; TM2016-03, DR2016-04, AEIS2016-8.
2. California Air Pollution Control Officers Association (CAPCOA), CEQA & Climate Change, January 2008.
3. California Air Pollution Control Officers Association (CAPCOA), California Emissions Estimator Model Version 2016.3.1. 2016.
4. California Air Resources Board (CARB), Climate Change Scoping Plan, 2008.
5. California Air Resources Board (CARB), Second Update to the Climate Change Scoping Plan (CARB 2018)
6. California Department of Toxic Substances Control, EnviroStor Database.
7. California Department of Transportation (Caltrans), Technical Noise Supplement, November 2013.
8. California Public Utilities Commission (CPUC), 2018 California Renewables Portfolio Standard Annual Report. November 2018.
9. CERES, Corp., Phase I Environmental Site Assessment (Parcel #383-112-55-00), September 28, 2016.
10. CERES, Corp., Phase I Environmental Site Assessment (Parcel #383-112-32-00), May 23, 2017.
11. Chen Ryan, City of Santee Circulation Element Update Existing Conditions Report. June 27, 2014.
12. City of Santee General Plan adopted 2003.
13. City of Santee Zoning Ordinance.

14. City of Santee Parks and Recreation Facilities Master Plan, April 1990.
15. City of Santee Draft Multiple Species Conservation Subarea Plan.
16. County of San Diego, Air Pollution Control District, http://www.sdapcd.org/rules/current_rules.html, Accessed January 26, 2015.
17. County of San Diego, Fire and Rescue Mutual Aid Operations, September 2014.
18. County of San Diego, Department of Environmental Health Environmental Assessment Listing.
19. County of San Diego, Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012.
20. County of San Diego, Guidelines for Determining Significance Emergency Response Plans, July 30, 2007.
21. Darnell & Associates, Trip Generation Analysis for Tentative Map for Prospect Estates II Development in the City of Santee, September 27, 2018.
22. Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment. Washington, DC. May 2006.
23. Gillespie Field Airport Land Use Compatibility Plan (ALUCP). January 2010.
24. Group Delta Consultants, Inc., Updated Geotechnical Investigation Prospect Estates II Residential Development dated May 31, 2016.
25. Grossmont Union High School District (GUHSD), GUHSD Website, Declining Enrollment in East County, <http://www.guhsd.net/governing-board/update-on-alpine/declining-enrollment-in-east-county> accessed September 11, 2015.
26. Grossmont Union High School District School Facility Availability Letter, March 2018.
27. Institute of Transportation Engineers (ITE), Trip Generation Handbook 8th Edition, 2009.
28. Kennedy and Tan, Geologic Map of the San Diego 30'X60' Quadrangle, 2008.
29. Padre Dam Municipal Water District Project Facility Availability Forms and Conditions of Approval for Sewer and Water dated May 22, 2017.
30. Polaris Development Consultants, Inc., Storm Water Quality Management Plan for TM2016-01 Prospect Estates – Phase 2, dated October 5, 2018.
31. Polaris Development Consultants, Inc., Drainage Study for Prospect Estates II TM2016-01 dated October 5, 2018.
32. RECON Environmental, Inc., Air Quality and Greenhouse Gas Model Results (CalEEMod Output Files), October 9, 2018.
33. RECON Environmental, Inc., Historic Building Survey of the House at 8542 Prospect Avenue/8705 Marrokal Lane, October 11, 2018.
34. RECON Environmental, Inc., Noise Analysis for the Prospect Estates II Project, October 11, 2018.
35. RECON Environmental, Inc., Updated Results of the Archaeological Survey for the Prospect Estates II Project, Santee, California, October 11, 2018.

36. San Diego Association of Governments, (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, 2002.
37. San Diego Association of Governments (SANDAG), Transportation Forecast Information Center. Series 12 Traffic Volume Forecast. Accessed at <http://tfic.sandag.org/> on August 10, 2015.
38. San Diego Regional Water Quality Control Board Basin Plan.
39. Santee School District (SSD), School Facility Needs Analysis, April 2011, prepared by Capitol PFG, 2011.
40. Santee School District School Facility Availability Letter, March 2018.
41. Scheidt, Vincent N. A Biological Resources Survey Report for the Prospect Estates II Project. September 2018.
42. United States Census Bureau, Quick Facts, accessed on July 1, 2016 at <http://www.census.gov/quickfacts/>.

APPENDICES

Bound Under Separate Cover



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

LETTER A



Kate Gordon
Director

July 30, 2019

John O'Donnell
Santee, City of
10601 Magnolia Avenue
Santee, CA 92071

RECEIVED

AUG 5 2019

Dept. of Development Services
City of Santee

Subject: Prospect Estates II
SCH#: 2018051040

Dear John O'Donnell:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 7/29/2019, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

Check the CEQA database for submitted comments for use in preparing your final environmental document: <https://ceqanet.opr.ca.gov/2018051040/2>. Should you need more information or clarification of the comments, **we recommend that you contact the commenting agency directly.**

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



LETTER B

July 26, 2019

Mr. John O'Donnell
Acting Senior Planner
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
jodonnell@cityofsanteeca.gov

RECEIVED
JUL 26 2019
BY: J. O'DONNELL

Subject: Comments on the Recirculated Mitigated Negative Declaration for Prospect Estates II in Santee (SCH# 2018051040)

Dear Mr. O'Donnell:

- B-1 The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Recirculated Mitigated Negative Declaration (MND) for the Prospect Estates II (Project), dated June 2019. The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the Project (California Environmental Quality Act [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed Project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of Santee (City) participates in the NCCP program through the preparation of its Multiple Species Conservation Program (MSCP) draft Subarea Plan (SAP).
- B-1 The 6.82-acre Project site is located north of Prospect Avenue, east of Marrokal Lane, approximately 0.3 mile west of State Route 125, and 0.15 mile south of State Route 52. The site includes two parcels. The northern parcel (3.34 acres) is developed with a single-family home and accessory buildings, while the southern parcel (3.48 acres) is vacant. The Project includes the construction of 38 multi-family units on the northern parcel and 15 single-family units on the southern parcel. Additional development includes one bio-filtration area, a park, associated infrastructure, and the dedication of various easements.
- B-1 The Project site is located outside of the SAP-designated Preserve Areas of the Multi-Habitat Planning Area (MHPA), and according to the Biological Resources Survey Report (Scheidt 2017) supports only disturbed and developed vegetation communities.
- B-2 The Department offers the following comments and recommendations to assist the City in avoiding or minimizing potential Project impacts on biological resources.

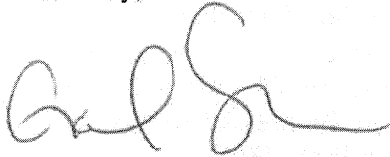
General Comments

B-2

1. The Biology Report identifies approximately 20 coast live oaks (*Quercus agrifolia*) and 1 Engelmann oak (*Quercus engelmannii*) on the northern parcel of the Project site. While the Department acknowledges that these oaks were planted as part of the landscaping and would not constitute sensitive oak woodland habitat, the individual trees, given their size and age (approximately 60 years old), still have biological value. As specified in Section 5.5.2 *Uniform Mitigation Standards for Vegetation Communities* of the SAP, more specifically Table 5-14, "trees with at least one trunk of 6" or more DBH or multi-trunked native oaks with aggregate diameter of 10" or more" require a replacement-to-impact ratio of 3:1. Therefore, the Department recommends that a minimum of 60 coast live oaks and 3 Engelmann oaks be incorporated into the Project's landscaping plan and/or planted in appropriate open space areas within the City.

We appreciate the opportunity to comment on the recirculated MND. Questions regarding this letter or further coordination should be directed to Melissa Stepek, Senior Environmental Scientist at (858) 637-5510 or Melissa.Stepek@wildlife.ca.gov.

Sincerely,



Gail K. Sevens
Environmental Program Manager
South Coast Region

ec: Office of Planning and Research, State Clearinghouse, Sacramento
Carol Roberts, U.S. Fish and Wildlife Service, Carlsbad

References:

Scheidt, V.N. 2018. A Biological Resources Survey Report for the Prospect Estates II Project, Santee, California. Prepared for Michael Grant. May 2017. Revised September 2018.



County of San Diego

ELISE ROTHSCHILD
DIRECTOR

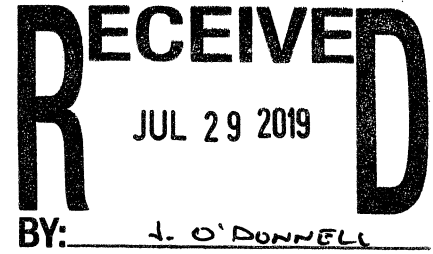
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AMY HARBERT
ASSISTANT DIRECTOR

July 26, 2019

LETTER C

John O'Donnell
Principal Planner
City of Santee
10601 Magnolia Ave.
Santee, CA 92071



Via e-mail to: jodonnell@CityofSanteeCa.gov

COMMENTS ON THE DRAFT MITIGATED NEGATIVE DECLARATION FOR THE
PROSPECT ESTATES II PROJECT

Dear Mr. O'Donnell:

HAZARDOUS MATERIALS DIVISION

- C-1 Thank you for the opportunity to comment on the referenced project. The County of San Diego Hazardous Materials Division (HMD) is responsible for the protection of public health and the environment by ensuring hazardous materials, hazardous waste, medical waste and underground storage tanks are properly managed. The HMD has completed their review and has the following comments regarding the proposed project.
- C-2
1. The Prospect Estates II project described in the Notice of Intent to Adopt a MND indicate a residential subdivision. If this subdivision will include a recreational pool and/or an Home Owners Association (HOA), please be advised, the building owner or manager is required to submit a Hazardous Materials Questionnaire to the HMD and complete a HMD Hazardous Materials Plan Check review prior to issuance of a certificate of occupancy by the Building Department. For your reference, guidance and information regarding the plan check requirement can be reviewed at: https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.htm
1.
- C-3
2. Please be advised, any proposed activities involving hazardous materials or generating hazardous/medical waste will require the operator(s) to apply for a Unified Program Facility Permit through the California Environmental Reporting System (CERS) and comply with local and state laws and regulations.

Mr. O'Donnell
July 26, 2019
Prospect Estates II

- C-4 3. Please be advised, any and all construction-related hazardous materials generated and stored onsite must be properly labeled and handled in manner to prevent release to the environment. In addition, the applicant and/or contractor(s) must ensure any hazardous wastes generated onsite during construction is properly labeled and disposed by registered hazardous waste hauler.
- C-5 4. Please note, the HMD has the authority pursuant to state law and County Code to regulate facilities that handle or store hazardous materials and/or generate hazardous/medical wastes. The HMD will apply that authority as necessary to protect public health and the environment. Additional information can be found on our website at: <https://www.sandiegocounty.gov/content/sdc/deh/hazmat.html>.

LAND AND WATER QUALITY DIVISION

- C-6 If the existing residence on APN 383-112-32 is served by an onsite wastewater (septic) system, the septic tank must be pumped, crushed, and back-filled prior to demolition of the site structures.

VECTOR CONTROL PROGRAM

- C-7 Thank you for the opportunity to comment on the draft Mitigated Negative Declaration for the above referenced project. The County of San Diego Vector Control Program (VCP) is responsible for the protection of public health through the surveillance and control of mosquitoes that are vectors for human disease including West Nile virus (WNV). The VCP has completed their review and has the following comments regarding the proposed project.
- C-8 1. The VCP respectfully requests that the project design features address potential impacts from possible mosquito breeding sources created by the project and that the project is constructed in a manner to minimize those impacts. Specifically, ensure construction-related depressions created by grading activities and vehicle tires, tree pits, and landscaping do not result in depressions that will hold standing water. In addition, ensure drainage areas and other structures do not create a potential mosquito breeding source. Any area that is capable of accumulating and holding at least ½ inch of water for more than 96 hours can support mosquito breeding and development.
- C-9 2. Please note, the VCP has the authority pursuant to state law and County Code to order the abatement of any mosquito breeding that does occur either during construction or after the project is completed that is determined to be a vector breeding public nuisance. The VCP will exert that authority as necessary to protect public health if the project is not designed and constructed to prevent such breeding.
- C-10 3. For your information, the County of San Diego Guidelines for Determining Significance for Vectors can be accessed at http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/vector_guidelines.pdf and the

Mr. O'Donnell
July 26, 2019
Prospect Estates II

California Department of Public Health Best Management Practices for Mosquito Control in California is available at
<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/MosquitoesandMosquitoBorneDiseases.aspx#>

C-11 The VCP appreciates the opportunity to participate in the environmental review process for this project. If you have any questions regarding these comments, please contact Daniel Valdez at 858-688-3722 or by e-mail at Daniel.Valdez@sdcounty.ca.gov.

Sincerely,

DANIEL VALDEZ, Environmental Health Specialist
Vector Control Program

**Initial Study/Environmental Checklist Form
for the Prospect Estates II Project
Santee, California
TM2016-03, DR2016-04, AEIS2016-8**

Letters of Comment and Responses

The following letters of comment were received from public agencies during the public review period (June 28, 2019 to July 29, 2019) of the Recirculated Draft IS/MND. A copy of each comment letter along with corresponding staff responses is included here. These letters are located in the following pages, with responses to comments provided adjacent to the individual comments in each letter. Some of the comments did not address the adequacy of the environmental document; however, staff has attempted to provide appropriate responses to all comments as a courtesy to the commenter. The comments received did not affect the conclusions of the document, and no changes to the text of the Draft IS/MND were required.

Letter	Author	Page Number
A	Governor's Office of Planning and Research	RTC-2
B	California Department of Fish and Wildlife	RTC- 3
C	County of San Diego Department of Environmental Health	RTC- 4

A. Governor's Office of Planning and Research

A-1 This letter acknowledges that the City has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to CEQA.

B. California Department of Fish and Wildlife

B-1 Introductory comments are noted.

B-2 An updated oak tree report dated September 29, 2019, prepared by Vincent N. Scheidt a Biological Consultant, states that there are eleven coast live oaks (*Quercus agrifolia*) with a diameter of six inches or more for single trunked trees and 10 inches or more in the aggregate for multi-trunked trees. Therefore, the project is required replacement of trees at a ratio of three to one for a total of 33 coast live oaks. The following is a project condition of approval: Prior to building permit issuance: the landscape plan shall include 33 coast live oaks (*Quercus agrifolia*) on the project site and/or elsewhere in the City at the applicant's expense. The applicant must coordinate with the Director of Community Services for replacement trees planted within the City.

C. County of San Diego Department of Environmental Health

C-1 Introductory comment from the County of San Diego (County) Hazardous Materials Division (HMD). Responses to specific comments from County HMD are provided below.

C-2 The project does not include a pool. The project does include a homeowners association, and the building owner or manager will submit a Hazardous Materials Questionnaire to the HMD and complete an HMD Hazardous Materials Plan Check.

C-3 The project is limited to development of 38 attached condominiums and 15 single-family residences, and would not generate hazardous materials or hazardous/medical waste. Therefore, the project would not be subject to the Uniform Program Facility Permit cited in this comment.

C-4 Section 13.9a of the Draft IS/MND documents that hazardous materials impacts during construction would be less than significant by stating the following:

The use and handling of materials associated with the construction of the project would follow all applicable federal, state, and local regulations, including California Occupational Safety and Health Administration (OSHA), California Department of Transportation (Caltrans), and Department of Environmental Health Hazardous Materials Division. The project must comply with all applicable state and local regulations for hazardous materials and waste management during project construction. As a result, a less than significant hazard to the public or environment would result from the project.

Therefore, the project would comply with the measures listed in this comment.

C-5 The project is limited to development of 38 attached condominiums and 15 single-family residences, and would not generate hazardous materials or hazardous/medical waste requiring regulation by County HMD.

C-6 The existing residence on-site uses a septic system. The septic tank will be pumped, crushed, and back-filled prior to demolition of the existing structures on-site.

C-7 Introductory comment from the County Vector Control Program (VCP). Responses to specific comments from County VCP are provided below.

C-8 Project construction will include provisions that will require the contractor to construct the project in a manner that minimizes vector impacts and ensures that construction-related depressions do not hold standing water and drainage areas and BMPs do not create potential mosquito-breeding sources.

C-9 Comment noted.

C-10 Comment noted.

C-11 Conclusory remarks. No response is required.

RESOLUTION NO. _____

EXHIBIT B

**MITIGATION MONITORING AND REPORTING PROGRAM
FOR TENTATIVE MAP TM2016-3 / DEVELOPMENT REVIEW PERMIT DR2016-4**

Section 21081.6 of the Public Resources Code requires that public agencies "adopt a reporting or monitoring program for the changes which it has adopted or made a condition of Project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designated to ensure compliance with during project implementation." This mitigation monitoring and reporting program has been prepared in conformance with Section 21081.6 of the Public Resources Code. In accordance with State CEQA Guidelines, section 15074.1, each and every one of these mitigation measures are expressly made conditions of Project approval.

Non-compliance with any of these conditions, as identified by City staff or a designated monitor, shall result in the issuance of a Cease and Desist Order for all construction activities. The order shall remain in effect until compliance is assured. Non-compliance situations that may occur subsequent to Project construction will be addressed on a case-by-case basis and may be subject to penalties according to the City of Santee Municipal Code. When phasing of development has been established, it may be necessary for this Monitoring Program to be amended, with City approval.

1. BIOLOGY

A. Mitigation:

BIO-1 (Preconstruction Nest Surveys)

In order to protect and avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading shall be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey shall be provided in a report to the City of Santee Planning Department, for concurrence with the conclusions and recommendations.

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B. Monitoring:

The City will ensure that any preconstruction nesting surveys are conducted by the applicant as required.

Responsibility:	Applicant
Inspection:	City of Santee Department of Development Services – Planning Division
Financial:	Applicant

2. CULTURAL RESOURCES – ARCHAEOLOGY/PALEONTOLOGY:

A. Mitigation

Cultural Resources (CUL-1)

Prior to commencement of grading activities, the Project applicant or construction contractor shall implement an archaeological monitoring and recovery program consisting of the following:

1. The Project applicant or construction contractor shall be required to retain the services of a qualified archaeological monitor and a Kumeyaay cultural monitor to be present on-site during grading activities. Duties of the Kumeyaay cultural monitor to be shared between representatives from the Jamul Indian Village and the Barona Band of Mission Indians.
2. The archeological monitor and the Kumeyaay cultural monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist and cultural monitor shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5. If any find is determined to be significant, representatives from the City, the archaeologist, and the Kumeyaay cultural monitor will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist and Kumeyaay cultural monitor, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist or Kumeyaay cultural monitor to mitigate impacts to historical or cultural resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, Project design, costs, and other considerations. If avoidance is infeasible, other appropriate

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measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the Project site while mitigation for cultural resources is being carried out.

3. The qualified archaeological monitor and the Kumeyaay cultural monitor will attend the Project pre-construction meeting to discuss the grading plan with the grading and excavation contractors(s).
4. If human skeletal remains are uncovered during Project construction, the archaeological and Kumeyaay cultural monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the Project proponent will contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

Paleontological Resources (PAL-1)

1. Monitoring Plan

Prior to any grading on any portion of the Project site, a qualified paleontologist shall be retained to prepare a Monitoring Plan that identifies the monitoring requirements for the Project as outlined below. A qualified paleontologist is an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques. No grading permits shall be issued until the Monitoring Plan has been approved by the Director or his/her designee.
2. Pre-Grading Conference and Paleontological Monitor
 - a. A qualified paleontological monitor shall be present at a pregrading conference. The purpose of this meeting will be to consult and coordinate the role of the paleontologist in the grading of the site. A qualified paleontologist is an individual with adequate knowledge and experience with fossilized remains likely to be present to identify them in the field and is adequately experienced to remove the resources for further study.

RESOLUTION NO. _____

- b. A paleontologist or designate shall be present during grading as determined at the pre-grading conference. The monitor shall have the authority to temporarily direct, divert or halt grading to allow recovery of fossil remains. At the discretion of the monitor, recovery may include washing and picking of soil samples for micro-vertebrate bone and teeth. The developer shall authorize the deposit of any resources found on the Project site in an institution staffed by qualified paleontologists as may be determined by the Director or his/her designee. The contractor shall be aware of the random nature of fossil occurrences and the possibility of a discovery of remains of such scientific and/or educational importance which might warrant a long term salvage operation or preservation. Any conflicts regarding the role of the paleontologist and/or recovery times shall be resolved by the Director or his/her designee.

3. Fossil Recovery and Curation

- a. If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary in certain instances, to set up a screen-washing operation on the site.
- b. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged.
- c. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall either be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum or retained by the City and displayed to the public at an appropriate location such as a library or City Hall.

4. Monitoring Report

Prior to issuance of a permit for occupancy of any buildings, a paleontological monitoring report shall be submitted to the Planning Director. This report shall describe all the materials recovered and provide a tabulation of the number of hours spent by paleontological monitors on the site.

RESOLUTION NO. _____

- B. Monitoring:** Responsibility: Applicant
Inspection: City of Santee
Department of Development Services –
Planning Division
Financial: Applicant

3. NOISE

A. Mitigation:

NOI-1

Prior to issuance of any grading permit(s) for the project, the project applicant or its contractors) shall ensure that:

1. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
2. Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
3. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.
4. During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.
5. The project shall be in compliance with the City's Noise Abatement and Control Ordinance such that construction shall occur on the weekdays (Monday through Friday) and Saturday between the hours of 7:00 a.m. to 7:00 p.m. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent. In the event that the City received a complaint regarding construction noise, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

RESOLUTION NO. _____

NOI-2 (HVAC Units)

The Project Applicant or agent thereof, shall construct a noise barrier between any HVAC unit located within 52 feet of the property line of an adjacent residential property. Where HVAC units would be located at least 10 feet from the nearest property line, the height of the sound wall shall be at least 4 feet above grade ; where HVAC units would be located between 7 and 10 feet from the nearest property line, the height of the sound wall shall be at least 5 feet above grade; where the HVAC units would be between 6 and 7 feet from the nearest property line, the height of the sound wall shall be at least 6 feet above grades; HVAC units shall not be located at or within 5 feet of the nearest property line. Sound walls shall be constructed of a material with a minimum weight of two pounds per square foot and shall be free from gaps or perforations. Prior to issuance of Permit to Occupy proposed residences, the Project Applicant shall demonstrate to the City staff that sound walls meeting the criteria stated above have been constructed.

If available, a sound enclosure may be substituted for sound walls if the sound power level of the HVAC units with the enclosure is 63dB(A) or less (equates to a sound pressure level of 55 dB(A) at 1 meter (3.3 feet) and the HVAC unit is located beyond 20 feet from the nearest property line.

- B. Monitoring:**
- | | |
|-----------------|---|
| Responsibility: | Applicant |
| Inspection: | City of Santee
Department of Development Services –
Planning Division |
| Financial: | Applicant |