

## Chapter 6 Alternatives

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The CEQA Guidelines direct that this EIR describe and evaluate a range of reasonable alternatives to the Fanita Ranch Project (proposed project), or to the location of the proposed project, which would feasibly attain most of the basic objectives of the proposed project. The comparative merits of the alternatives evaluated, including the No Project Alternative, shall also be discussed. The range of alternatives is governed by the rule of reason. That is, the range of alternatives should be adequate to allow a reasoned choice by the decision maker and be limited to alternatives that “would avoid or substantially lessen any of the significant effects of the project.” Other than the No Project Alternative, the EIR needs to examine only those alternatives that could feasibly obtain most of the basic objectives of the proposed project even if the alternative would impede to some degree the attainment of project objectives. Factors that may influence feasibility of an alternative include “site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (or the site is already owned by the proponent)” (CEQA Guidelines, Section 15126.6[f][1]).

This section presents several alternatives to the proposed project, which were considered pursuant to CEQA:

- No Project/No Build Alternative
- No Project/General Plan Consistency Alternative
- Modified Development Footprint Alternative
- No Fanita Commons Reduced Project Alternative
- No Vineyard Village Reduced Project Alternative

As stated in Chapter 3, Project Description, the objectives of the proposed project are described as follows:

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

residents of the community and surrounding areas, and satisfy the City of Santee's park dedication requirements.

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

## **6.1 Alternatives Considered but Rejected**

CEQA Guidelines state that an EIR should identify any alternatives that were considered by the lead agency but were rejected and briefly explain the reasons underlying the lead agency's determination. Among factors used to eliminate alternatives from detailed consideration in the EIR is the failure to meet most of the basic project objectives, infeasibility, or inability to avoid significant environmental effects (CEQA Guidelines, Section 15126.6[c]). This section describes alternative concepts that were considered as alternatives to the proposed project but were rejected from further analysis, and the reason(s) underlying their rejection.

### **6.1.1 Consolidated Density Alternative**

The Consolidated Density Alternative would include decreasing the development footprint while increasing the number of units on site. The three villages would still be constructed but would decrease individual lot sizes and eliminate many of the proposed project amenities. This would result in mid- to high-rise buildings on the project site as well as decreased commercial uses, parks, and open space within the village development area. This alternative was rejected from further analysis because the density would be out of character with the project site and its surroundings, it would increase significant impacts associated with air quality, greenhouse gas (GHG) emissions, noise, recreation, transportation, and utilities and service systems and it would fail to meet a majority of the project objectives (1, 2, 3, 4, and 6). For example, increasing density on the project site would result in a higher project population, which would increase vehicle trips, vehicle miles traveled (VMT), and associated air quality and GHG emissions. In addition, this alternative would

not satisfy the project objectives associated with a variety of land uses, array of amenities, recreational opportunities, and agricultural uses because a condensed development footprint with additional housing would eliminate space for these uses.

### **6.1.2 Alternate Location**

The Alternate Location Alternative would include building the proposed project in a different location from the current project site. Consideration would be given to various locations within the City of Santee (City) and County of San Diego (County). This alternative was ultimately rejected from further analysis because it would be considered infeasible as there is no site of similar size available in the City on which to locate the proposed project. In addition, this would require the applicant to gain ownership of additional property which is subject to market availability. The acquisition of land outside of the City limits would not be consistent with the Santee General Plan land use designation for the project site as Planned Development because the site would remain undeveloped under this alternative.

## **6.2 Alternatives Analyzed in Detail**

This section presents an evaluation of five alternatives to the proposed project: (1) No Project/No Build Alternative, (2) No Project/General Plan Consistency Alternative, (3) Modified Development Footprint Alternative, (4) No Fanita Commons Reduced Project Alternative, and (5) No Vineyard Village Reduced Project Alternative. For each alternative, a brief description is presented, followed by a summary impact analysis relative to the impacts of the proposed project analyzed in Chapter 4, Environmental Impact Analysis. Table 6-1 provides the acreages, square footages, and amenities of the project alternatives analyzed in detail in this section in comparison with the proposed project. See Figure 3-4, Conceptual Land Use Plan, in Chapter 3 for an illustration of the proposed site layout.

**Table 6-1. Project Alternatives Summary**

Features	Proposed Project	No Project/No Build	No Project/General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
Development Acreage	988	—	1,173	785	692	462
Habitat Preserve Acreage	1,650.4	—	1,465	1,853	1,946	2,176
Residential Units	2,949	—	1,395	2,947	2,392	1,904
Village Center Acreage	36.5	—	13	36	8.7	27.8
Park Acreage	78	—	46	47.1	38.5	30
Other Amenities	<ul style="list-style-type: none"> <li>• Fire Station</li> <li>• School</li> <li>• Farm</li> <li>• Active Adult</li> <li>• Special Use Area</li> </ul>	—	<ul style="list-style-type: none"> <li>• Fire Station</li> <li>• Lake</li> </ul>	<ul style="list-style-type: none"> <li>• Fire Station</li> <li>• School</li> <li>• Special Use Area</li> </ul>	<ul style="list-style-type: none"> <li>• Fire Station</li> <li>• School</li> <li>• Special Use Area</li> </ul>	<ul style="list-style-type: none"> <li>• Fire Station</li> <li>• Farm</li> <li>• Active Adult</li> <li>• Special Use Area</li> </ul>

The impact analysis for the project alternatives characterizes the impacts in relation to the proposed project. A less than significant impact is characterized as less intensive or more intensive but still less than significant when the impact significance of the project alternative has not changed. A greater or reduced impact is characterized as a change in significance from the proposed project.

An assessment of the degree to which each alternative would meet the proposed project objectives is also provided. However, the CEQA Guidelines direct that “the significant effects of the alternatives shall be discussed, but in less detail than the significant effects of the project as proposed” (CEQA Guidelines, Section 15126.6[d]).

The CEQA Guidelines require that analysis of a No Project Alternative be included in all EIRs. The No Project Alternative typically assumes that the proposed project would not be approved and there would be no development that would result in a change to the existing conditions of the project site. In certain circumstances, the No Project Alternative must consider what would reasonably be expected to occur on the project site in the foreseeable future if the proposed project is not approved, based on currently adopted plans and available infrastructure and services.

This EIR evaluates two versions of the No Project Alternative: the (1) No Project/No Build Alternative, and the (2) No Project/General Plan Consistency Alternative. The latter demonstrates an alternative project that meets the development criteria of the Santee General Plan and, therefore, could reasonably be expected to occur on the project site in the foreseeable future if the proposed project is not approved.

The five alternatives selected for evaluation represent a reasonable range of alternatives that would feasibly attain most of the basic project objectives and avoid or substantially lessen any of the significant effects of the proposed project. The process of identifying alternatives also involves consideration of alternatives that would avoid or reduce any of the proposed project’s significant and unavoidable impacts, which include significant impacts to air quality (consistency with applicable air quality plan, cumulative increase in criteria pollutant emissions), noise (exceed noise standards), recreation (construction or expansion of recreational facilities), transportation (circulation system performance, VMT), and utilities and service systems (new or expanded utilities or service systems).

### **6.2.1 No Project/No Build Alternative**

Under the No Project/No Build Alternative, the proposed project would not be built nor would any other project be built on the project site. The 2,638-acre project site would remain in its existing undeveloped condition without management. This alternative would eliminate all of the significant and unavoidable impacts identified for the proposed project.

### 6.2.1.1 Impact Analysis

#### Aesthetics

Under the No Project/No Build Alternative, no new development or construction would occur, and no change to the existing visual setting would result. This alternative would result in no impacts related to scenic vistas, scenic highways, visual character or quality, or lighting and glare compared to the proposed project, which would have less than significant impacts. Views of the proposed project and the character of the site would remain unchanged. Additionally, no new sources of light, glare, or shading would be introduced. Because no new development or construction would occur and the current site condition would remain unchanged, no impacts to aesthetics would occur.

#### Air Quality

Under the No Project/No Build Alternative, no disturbances to the existing site would occur, and no construction or operational emissions from proposed development would occur. The current, ambient pollutant concentrations on the project site would remain unchanged. This alternative would avoid the significant and unavoidable impacts related to applicable air quality plans and cumulative increases in criteria pollutant emissions identified for the proposed project because no construction or operational emissions would occur. Potentially significant but mitigable impacts related to sensitive receptors would also be avoided because no new toxic air contaminant sources would be developed on the project site, and no new sensitive receptors would reside on site. In addition, this alternative would not result in emissions leading to odors because no development would be on the site. No impacts to air quality would occur.

#### Biological Resources

The No Project/No Build Alternative would not result in significant but mitigable direct impacts related to special-status plant and wildlife species, riparian habitat or other sensitive natural communities, state or federally protected wetlands, or native resident or migratory fish or wildlife species compared to the proposed project because no construction resulting in disturbance to the site would occur. Similar to the proposed project, this alternative would not conflict with local policies or ordinances or the City's Draft Multiple Species Conservation Program (MSCP) Subarea Plan.

However, indirect impacts to biological resources could occur because unauthorized motorized and non-motorized vehicles would continue to use the site, causing degradation of the natural habitat and sensitive species. In addition, the sensitive species on site under this alternative would not benefit from active habitat management in the Habitat Preserve under the proposed project. Therefore, this alternative would result in increased potentially significant indirect impacts on special-status plant and wildlife species, riparian habitat or other sensitive natural communities, state or federally protected wetlands, or native resident or migratory fish or wildlife species compared to the proposed project.

## **Cultural and Tribal Cultural Resources**

Under the No Project/No Build Alternative, potentially significant but mitigable impacts of the proposed project related to archaeological resources, human remains, and tribal cultural resources would be avoided because no earth-disturbing construction activities would occur. This alternative would result in similar less than significant impacts to historic resources as the proposed project because no significant historic resources have been identified on the project site. Therefore, this alternative would avoid the significant but mitigable impacts of the proposed project on archaeological, tribal cultural resources, and human remains.

## **Energy**

Under the No Project/No Build Alternative, no project construction or operation of proposed land uses would occur. This alternative would not result in any impacts related to wasteful or inefficient energy use or conflict with a renewable or energy efficiency plan. Although the proposed project would have less than significant energy impacts, this alternative would have no impacts on energy.

## **Geology, Soils, and Paleontological Resources**

Under the No Project/No Build Alternative, no ground disturbance to the existing site would occur, and no impacts related to seismic hazards and wastewater disposal systems would occur because no septic tanks or alternative wastewater disposal systems would be installed underground. This alternative would avoid potentially significant but mitigable impacts related to unstable soils, expansive soils, and erosion or topsoil loss compared to the proposed project because no excavation or grading activities associated with construction would occur. In addition, potentially significant but mitigable impacts to paleontological resources would be avoided because no excavations into geologic formations with moderate to high paleontological potential would occur. Therefore, this alternative would avoid potentially significant but mitigable impacts on geology, soils, and paleontological resources, and no impacts would occur.

## **Greenhouse Gas Emissions**

Under the No Project/No Build Alternative, no construction or operation of development on the site would occur. No construction would occur; therefore, no construction-related GHG impacts associated with the operation of construction equipment and worker and vendor vehicles would occur like the proposed project. The site would remain in its undeveloped state, resulting in no loss of carbon sequestration and operational GHG emissions occurring from area and mobile sources or indirect emissions from stationary sources of the proposed project. Potentially significant but mitigable impacts related to the generation of GHG emissions and consistency with the applicable plan would be avoided under this alternative compared to the proposed project. No impacts to GHG would occur.

## **Hazards and Hazardous Materials**

Under the No Project/No Build Alternative, no development would occur; therefore, there would be no impact related to the routine transport, use, or disposal of hazardous materials during construction and operation compared to the proposed project. Potentially significant but mitigable impacts related to hazardous releases under the proposed project would be avoided because no ground disturbance from construction activities would occur. This alternative would not result in any impacts to airport hazards, hazards to schools, or hazardous materials sites compared to the proposed project because no development would occur.

However, impacts related to emergency response and evacuation plans would be greater under this alternative because the proposed Mobility Element circulation system improvements to Fanita Parkway, and off-site Cuyamaca Street and Magnolia Avenue would not be constructed, which would provide enhanced emergency response to existing community areas. In addition, the new emergency access points at select dead-end streets under the proposed project would not be provided under this alternative. Under this alternative there would not be a need for evacuation from the project site in case of emergency, as there would be no residents located on the project site. Therefore, compared to the proposed project's less than significant impacts on transport of hazardous materials, schools, hazardous material sites, airport safety, and potentially significant but mitigable impact on hazardous releases, this alternative would have no impacts. However, this alternative would have potentially greater impacts than the proposed project on emergency response and evacuation plans because improvements to Santee General Plan Mobility Element roadways and additional emergency access to the site would not occur.

## **Hydrology and Water Quality**

Under the No Project/No Build Alternative, no disturbance to the existing site would occur; therefore, this alternative would not violate any water quality standards, impact groundwater supplies, alter the site drainage or hydrology, or obstruct a water quality control plan or sustainable groundwater management plan compared to the proposed project's less than significant impacts. Similar to the proposed project, this alternative would not result in significant impacts because it is not located in a flood hazard, tsunami, or seiche zone. Therefore, compared to the proposed project's less than significant impacts on hydrology and water quality, this alternative would have no impacts.

## **Land Use and Planning**

Under the No Project/No Build Alternative, development of the project site would not occur, and the current land use would remain. Similar to the proposed project, this alternative would result in a less than significant impact related to physical division of an established community because no development would be proposed on the project site, and the current site is compatible with surrounding land uses. Similar to the proposed project, this alternative would not conflict with local land use plans, including the Airport Land Use Compatibility Plans for Miramar and Gillespie Field

and the San Diego Association of Governments' (SANDAG's) Regional Plan. However, this alternative would conflict with the Santee General Plan and the City's Zoning Ordinance because it would not implement the Planned Development (PD) designation and zone for the project site. The Santee General Plan currently allows up to 1,395 residential units on the project site and identifies 16 Guiding Principles for its development. Under this alternative, the planned development of the site would not occur. Therefore, the No Project/No Build Alternative would result in potentially greater impacts related to inconsistency with the Santee General Plan and Zoning Ordinance.

### **Mineral Resources**

Under the No Project/No Build Alternative, no excavation or grading of the project site would occur; therefore, this alternative would not cause a loss of known mineral resources or a locally important mineral resource site. Compared to the proposed project's less than significant impacts, this alternative would have no impact on mineral resources.

### **Noise**

Under the No Project/No Build Alternative, no new noise-sensitive land uses would be constructed. The current, minimal noise generation on the project site would remain unchanged, and no new traffic noise would be generated. In addition, compared to the proposed project, no construction would occur; therefore, no construction-related noise or vibration would be generated. Therefore, the proposed project's significant and unavoidable impacts related to permanent increases in ambient noise levels and potentially significant but mitigable groundborne vibration impacts would be avoided under this alternative. Similar to the proposed project, this alternative would result in less than significant impacts related to aircraft noise.

### **Population and Housing**

Under the No Project/No Build Alternative, no development would occur on site; therefore, no housing would be built and no population growth would occur. This alternative would have no impact on inducing unplanned population growth compared to the proposed project's less than significant impacts. Similar to the proposed project, this alternative would not displace any housing or people.

### **Public Services**

Under the No Project/No Build Alternative, no development on the project site would occur; therefore, no additional demand for fire protection services, police protection services, public school facilities, and libraries would be required compared to the proposed project. The ability to meet the City's services standards would not be affected. Therefore, compared to the proposed project's less than significant impacts, this alternative would have no impact on public services.

### **Recreation**

Under the No Project/No Build Alternative, no development on the project site would occur; therefore, no additional demand for recreational facilities would be required. This alternative

would not increase the use of existing recreational facilities and would not require the construction or expansion of new facilities. Therefore, compared to the proposed project's less than significant impacts on existing recreational facilities, this alternative would have no impacts. The No Project/No Build Alternative would avoid the significant and unavoidable impact associated with construction or expansion of new recreational facilities identified for the proposed project.

### **Transportation**

Under the No Project/No Build Alternative, development on the project site would not occur; therefore, no new vehicular trips would be generated from the construction or operation of this alternative. Additional trips would not be added to study area roadway segments or intersections, as they would under the proposed project. Therefore, this alternative would avoid the significant and unavoidable impacts to circulation system performance and VMT that are identified for the proposed project. In addition, the No Project/No Build Alternative would not result in hazards due to design features similar to the proposed project.

However, this alternative could result in greater impacts than the proposed project related to inadequate emergency access because the proposed Mobility Element circulation system improvements to Fanita Parkway, and off-site Cuyamaca Street and Magnolia Avenue would not be constructed, which would provide enhanced emergency response to existing community areas. Therefore, this alternative would have no impact on the circulation system and VMT, similar less than significant impacts on hazards due to design features, and potentially greater impacts on emergency access than the proposed project.

### **Utilities and Service Systems**

Under the No Project/No Build Alternative, development on the project site would not occur, and no changes to the site would occur. Therefore, no additional demand for expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, wastewater treatment capacity, and solid waste disposal would be required unlike the proposed project. Therefore, compared to the proposed project, no impacts on utilities and service systems would occur. This alternative would avoid the significant and unavoidable impact on utilities and service systems (new or expanded utilities or service systems) identified for the proposed project.

### **Wildfire**

Under the No Project/No Build Alternative, impacts related to emergency response and evacuation plans would be greater because the proposed Mobility Element circulation system improvements to Fanita Parkway and off-site Cuyamaca Street and Magnolia Avenue would not be constructed, which would provide enhanced emergency response to existing community areas. However, this alternative would not have a need for evacuation from the project site in case of emergency because there would be no residents on the project site. This alternative would result in less than significant impacts related to exposing project occupants to pollutant concentrations from wildfire and the installation

or maintenance of associated infrastructure because no people would occupy the site, eliminating the need for new infrastructure. In addition, this alternative would have less intensive but still less than significant impacts compared to the proposed project related to exposing people or structures to significant risks involving flooding or landslides due to post-fire slope stability or drainage changes because no alteration of the site would occur as opposed to the proposed project. However, because the project site would remain undeveloped, there would be no fire protection plan, fuel management zones, or managing entity maintaining the fuels on site. In addition, the new emergency access points at select dead-end streets under the proposed project would not be provided under this alternative. Therefore, the potential to expose existing residences to wildfires would be potentially greater under this alternative than the proposed project.

### **6.2.1.2 Ability to Accomplish Project Objectives**

The No Project/No Build Alternative would not meet any of the project objectives because no development of the project site would occur. Because clustered village development and other land uses would not be constructed, the proposed project would not extend the three major Mobility Element streets planned for in the Santee General Plan. The project site would remain in its undeveloped state and would not be legally open to the public. Therefore, the proposed project would not provide a system of pedestrian, biking, and hiking trails for public use. Additionally, the proposed project would not benefit from large blocks of open space actively managed as Habitat Preserve because the site would remain unmanaged and continue to be susceptible to degradation over time.

### **6.2.2 No Project/General Plan Consistency Alternative**

Under the No Project/General Plan Consistency Alternative, the project site would be developed consistent with the previously approved project in 2007 (i.e., the Barratt American Development Plan) consisting of four villages spread throughout the project site. See Figure 6-1, No Project/General Plan Consistency Alternative, for an illustration of the development footprint associated with this alternative. The footprint would consist of three villages in the northern area of the site and one village in the southern area of the site, adjacent to existing development. It would include approximately 1,380 residential units with 15 live-work units, consistent with the Santee General Plan, which allows 1,395 residential units on the project site. A 46-acre Community Park in the northwestern area of the site would include a pedestrian-oriented Village Center and community-serving recreational resources. These resources would include a lake, a park, community centers, sports fields, and preserve areas. The land use plan would include 4.1 acres for a fire station but would not include Medium Density Residential, Active Adult, Village Center, School Overlay, or Agriculture Overlay land use designations or overlays. Approximately 1,465 acres of the site would be designated as Habitat Preserve to be protected and conserved consistent with the City's Draft MSCP Subarea Plan. Access to the site under this alternative would be through the northerly extensions of Fanita Parkway and Cuyamaca Street. Fanita Parkway would be reconstructed from Mast Boulevard to the southerly project site boundary at the existing San Diego Gas & Electric transmission line.

This alternative was selected because it would reduce or eliminate the following significant and unavoidable impacts identified for the proposed project: (1) air quality (consistency with the applicable air quality plan, cumulative increase in criteria pollutant emissions), (2) noise (exceedance of noise standards), (3) recreation (construction or expansion of recreational facilities), (4) transportation (circulation system performance, VMT), and (5) utilities and service systems (new or expanded utilities or service systems).

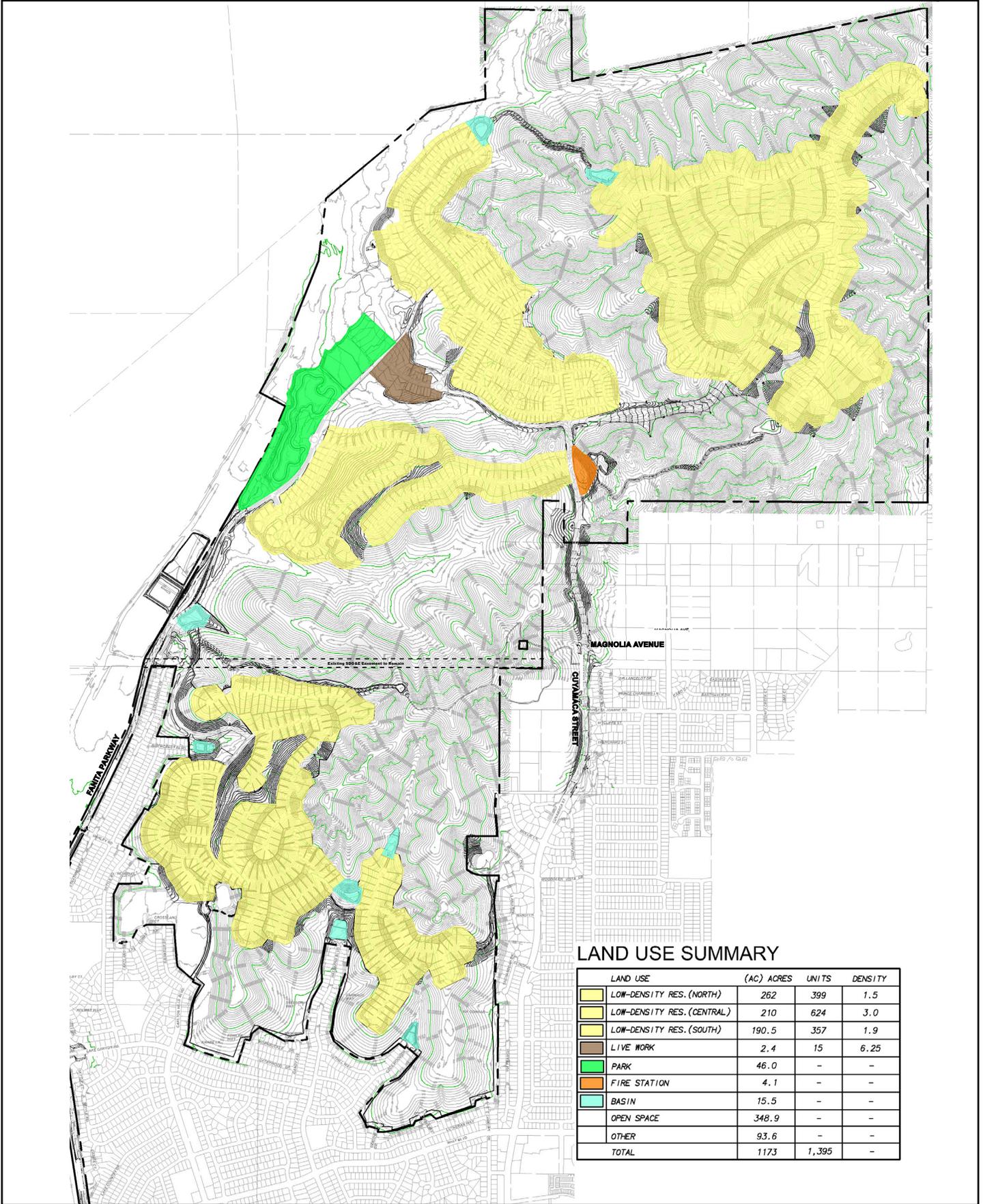
### **6.2.2.1 Impact Analysis**

#### **Aesthetics**

Under the No Project/General Plan Consistency Alternative, the project disturbance area would be approximately 185 acres larger and more spread out than the proposed project. The northern half of the project site would result in similar changes to views as the proposed project. However, because development is proposed in the southern half of the project site near existing residential development, this alternative would result in more intensive but still less than significant visual impacts related to the change in character of the site and more intensive but still less than significant impacts to scenic vistas. In addition, potentially greater impacts than the proposed project on light and glare would occur due to new sources of light in the southern half of the site including exterior building illumination, residential lighting, parking lots, new landscaped areas, and new roadway lighting. This is a new impact that may require mitigation measures. Finally, similar to the proposed project, this alternative would result in no impacts to scenic highways because no designated scenic highways are in the City or within view of the project site.

#### **Air Quality**

The No Project/General Plan Consistency Alternative would avoid the significant impact compared to the proposed project related to consistency with the applicable air quality plan because it would not exceed the number of residential units identified for the project site in the Santee General Plan Housing Element. Thus, the proposed project would be consistent with SANDAG growth assumptions for the project site and the emissions projections in the Regional Air Quality Strategy (RAQS) and the State Implementation Plan (SIP) and would not result in a significant and unavoidable impact. Construction emissions would be potentially significant, similar to the proposed project, as a result of the proposed project exceeding the maximum daily emissions thresholds. Operational emissions would be potentially lower than the proposed project because fewer vehicles would be driving in and out of the proposed project due to fewer residents living on the project site. However, these pollutant emissions would still likely exceed the applicable thresholds for maximum daily criteria pollutants. Mitigation Measures AIR-1 through AIR-10 and GHG-4, All-Electric Homes, would be required under this alternative to reduce potential construction and operational cumulative increases in criteria pollutant emissions; however, impacts would remain significant and unavoidable.



Source: Hunsaker & Associates 2019.

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Impacts on sensitive receptors from carbon monoxide hot spots and diesel particulate emissions would be reduced to less than significant under this alternative due to a reduction in vehicle trips, construction of approximately 1,554 fewer residences, and construction of less commercial uses than the proposed project. Therefore, Mitigation Measure AIR-12, New Source Review, would not be required under this alternative because the construction of approximately 1,554 fewer units would not result in sensitive receptor exposure to toxic air contaminants or diesel particulate matter above the applicable thresholds. Similar to the proposed project, less than significant impacts related to odors during construction would occur due to the use of similar types of construction activities and equipment. However, operational odors would be expected to be less intensive but still less than significant impacts under this alternative because no agricultural (i.e., the Farm) uses would be proposed.

### **Biological Resources**

Under the No Project/General Plan Consistency Alternative, the project disturbance area would be approximately 185 acres larger and more spread out than the proposed project. This alternative would designate approximately 185 acres less for Habitat Preserve than the proposed project, increase edge effects, and decrease wildlife connectivity across the site. Therefore, impacts on candidate, sensitive, or special-status plant and wildlife species would be expected to be greater under this alternative. This alternative would also include development in the southern area of the site where high-quality coastal California gnatcatcher (*Polioptila californica californica*) habitat, previously occupied suitable habitat for Hermes copper butterfly (*Lycaena hermes*), and suitable habitat for Quino checkerspot butterfly (*Euphydryas editha quino*) occur. Because the footprint of this alternative would be larger than the proposed project, the alternative would have a greater impact on wildlife corridors. Due to the more spread-out configuration of the different villages under this alternative, it would provide limited opportunity for movement through the preserve area and limit regional connections. In addition, potentially significant but mitigable impacts to jurisdictional resources would occur from implementation of this alternative, as similar disturbance to wetland resources would occur as is identified for the proposed project. Therefore, mitigation measures similar to Mitigation Measures BIO-1 through BIO-23 would be required to reduce potentially significant impacts on special-status plant and wildlife species, jurisdictional aquatic resources, and wildlife corridors to a less than significant level. Similar to the proposed project, this alternative would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or with the provisions of the City's Draft MSCP Subarea Plan.

### **Cultural and Tribal Cultural Resources**

Under the No Project/General Plan Consistency Alternative, the project disturbance area would be approximately 185 acres larger and more spread out than the proposed project. Therefore, there would be potentially greater significant impacts to archaeological resources, human remains, and

tribal cultural resources. The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligible known cultural sites CA-SDI-8243 and CA-SDI-8345 would be directly impacted under this alternative because development would be proposed on these sites. Similar to the proposed project, Mitigation Measures CUL-1, Site Capping Program, and CUL-2, Phase III Data Recovery Excavation Program, would be required to reduce impacts to these archaeological resources to less than significant. In addition, there is a greater potential for the presence of previously unknown archaeological resources or tribal cultural resources to be discovered, specifically in the southern portion of the site, and Mitigation Measures CUL-3 through CUL-9 would be required to reduce impacts on unknown resources to a less than significant level. Similar to the proposed project, this alternative would occur in currently undeveloped land resulting in grading and excavation into native terrain where human remains are known to reside. Therefore, the potential exists for previously undiscovered human remains to be discovered during project grading and excavation and Mitigation Measure CUL-10, Discovery of Human Remains, would be required to reduce impacts to less than significant. Mitigation Measure CUL-11, Treatment and Disposition of Tribal Cultural Resources, would also be required to reduce potentially significant impacts on known and unknown tribal cultural resources to less than significant. In addition, this alternative would result in similar less than significant impacts on historic resources as the proposed project because no significant historic resources have been identified on the project site.

## **Energy**

Under the No Project/General Plan Consistency Alternative, less residential development (approximately 1,554 fewer units) would be built compared to the proposed project. Therefore, this alternative would result in less intensive and less than significant impacts regarding wasteful and inefficient energy usage because less energy would be required to construct the development and less energy would be consumed during operation due to fewer residential units being built. In addition, similar to the proposed project, this alternative would result in less than significant impacts regarding conflicts with a renewable or energy efficiency plan because it would not exceed the state's and County's per capita energy consumption laid out in California's Integrated Energy Policy Report.

## **Geology, Soils, and Paleontological Resources**

The No Project/General Plan Consistency Alternative would include an approximately 185 acres larger disturbance area and situate development in both the northern and southern areas of the project site. Due to the larger footprint and location of proposed development under this alternative, greater potentially significant but mitigable impacts would occur related to soil erosion and topsoil loss, geologic stability, and expansive soils. The geotechnical recommendations set forth in Mitigation Measure GEO-1, Geotechnical Recommendations, compliance with applicable regulations, and new mitigation measures not required by the proposed project would be required

under this alternative to reduce the potentially greater significant geological impacts to less than significant. In addition, potentially greater significant impacts would occur regarding geologic stability due to the southern area of the site consisting of extensive landslide deposits where the southern village would be developed. Therefore, additional enhanced mitigation measures would be required to mitigate landslide impacts from the development of the southern village under this alternative. However, similar to the proposed project, this alternative would result in less than significant impacts related to seismic hazards because the project site is not on or near any active faults and would comply with the California Building Code. In addition, this alternative would have no impacts on septic tanks or alternative wastewater disposal systems, similar to the proposed project, because this alternative would be served by a sanitary sewer system and not require the installation of a septic tank or system underground.

In addition, construction activities associated with this alternative would include excavation into geologic formations with moderate to high paleontological resource potential and so there is potential to uncover buried paleontological resources. This alternative would include an additional village in the southern area of the site that would be located in an area with high paleontological sensitivity near existing residential development. Therefore, potentially greater impacts to paleontological resources would occur under this alternative. Similar to the proposed project, Mitigation Measure GEO-2, Paleontological Monitoring Program, would be required to reduce potentially significant impacts to paleontological resources to a less than significant level.

### **Greenhouse Gas Emissions**

The No Project/General Plan Consistency Alternative would result in less intensive but still potentially significant construction GHG emissions as the proposed project due to an overall shorter construction duration due to less development being built. This alternative would include similar use of construction equipment and construction activities including worker and vendor vehicle trips. Long-term operation of this alternative would generate fewer GHG emissions than the proposed project, particularly mobile source emissions, due to fewer vehicle trips associated with this alternative. Area source and stationary source emissions from activities associated with heating and electricity demand would be reduced compared to the proposed project because this alternative proposes approximately 1,554 fewer residential units. However, this alternative would still be expected to result in GHG emissions above the per capita threshold of 1.77 MT CO<sub>2e</sub> developed consistent with the Sustainable Santee Plan. Mitigation Measures similar to Mitigation Measures AIR-5 through AIR-8, AIR-10, and GHG-1 through GHG-6 would be required to reduce operational and amortized construction GHG emissions under this alternative through the application of solar panels recycling and composting services, water conservation, electric homes, on-site tree planting, and private electric vehicles, although on a smaller scale because the alternative would generate fewer GHG emissions than the proposed project.

In addition, compared to the proposed project, this alternative would not have the potential to conflict with the City's GHG reduction goals identified in the Sustainable Santee Plan because this development has been included in the growth assumptions of the plan. The growth assumptions in the Sustainable Santee Plan are based on demographic and land use forecasts in the Santee General Plan, which already plans for a 1,395-unit development on the project site. A 2,000-residential residential unit buffer was added into the growth assumptions to account for approved and pending residential development applications, although this alternative would not need to rely on the buffer. Achievement of the per capita GHG threshold derived from the Sustainable Santee Plan would quantitatively demonstrate that this alternative would conform to the GHG reduction targets identified in the Sustainable Santee Plan and would help the City meet its GHG reduction commitments. With the implementation of the mitigation measures similar to those discussed previously and Mitigation Measure TRA-16, Mission Gorge Road/Carlton Hills Boulevard Intersection, this alternative would be consistent with the growth assumptions of the Sustainable Santee Plan, and impacts would be less than significant.

### **Hazards and Hazardous Materials**

Although the No Project/General Plan Consistency Alternative would have a larger development footprint, it would include less than half of the proposed project residential units (approximately 1,554 fewer units) and very little commercial space. In addition, agricultural and school uses would be eliminated under this alternative, thus avoiding hazardous materials transport, handling, and disposal related to agriculture and school uses. Therefore, this alternative would result in less intensive but still less than significant impacts related to the transport, use, and disposal of hazardous materials.

Potentially significant but mitigable impacts to accidental releases would occur under this alternative because the groundwater well located under the planned park and live/work area would still need to be properly abandoned before construction could occur there. Similar to the proposed project, Mitigation Measure HAZ-1, Groundwater Well Abandonment, would be required.

This alternative would have less intensive but still less than significant impacts regarding hazards to nearby schools because no school is proposed under this alternative. However, more development would occur within proximity to Sycamore Canyon Elementary School located in the Carlton Hills neighborhood under this alternative. Since this alternative would locate proposed residential development closest to the school, this land use would be compatible with the existing residential neighborhood and would not result in a hazard to Sycamore Canyon Elementary School. In addition, fewer land use types and residential units are proposed that would require the routine, transport, use, and disposal of hazardous materials around nearby schools. Similar to the proposed project, this alternative would be expected to have a less than significant impact related to hazardous materials sites.

Regarding airport safety hazards, about one-third of this alternative's development would be located within the Federal Aviation Administration (FAA) Height Notification Boundary in the southern portion of the site, which requires that the FAA be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 100 feet outward and 1 foot upward from the runway elevation. The southern portion of this alternative also partly falls within Gillespie Field Review Area 2 and Marine Corps Air Station (MCAS) Miramar Review Area 2, which requires limitations on the height of structures and requires overflight notification documents for residential units. Therefore, this alternative would be subject to certain land use height restrictions set by the FAA, that the proposed project is not limited to. However, this alternative does not propose any buildings over the 35 feet height limit, as restricted under these land use plans. Therefore, impacts under this alternative would be more intensive but still less than significant impacts than the proposed project

Regarding emergency response or evacuation plans, this alternative does not propose the extension of Magnolia Avenue as part of the proposed project and would not have access to this additional route for emergency access. Since this street is not needed until the certificate of occupancy of the 1,500th equivalent dwelling unit (EDU) under the proposed project for traffic congestion, the Magnolia Avenue extension would not be required for this alternative, which proposes only 1,395 units. During evacuation, traffic associated with this alternative would be routed through Fanita Parkway and Cuyamaca Street. Residents in the southernmost village would have additional options for emergency access, as the development in this area would connect with a number of existing City streets including Birchcrest Boulevard, Carlton Hills Boulevard, and Halberns Boulevard. Therefore, similar less than significant impacts regarding the impairment of an emergency response or evacuation plan would occur under this alternative.

### **Hydrology and Water Quality**

The No Project/General Plan Consistency Alternative would have an approximately 185-acre larger disturbance area as well as propose development in the southern area of the project site compared to the proposed project. Though it would include fewer residential units and commercial uses than the proposed project, development would be more spread out potentially causing greater disruption to the natural hydrology of the site. Construction and operation of this alternative would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters. Therefore, this alternative could cause greater impacts on water quality standards and site drainage and hydrology and require new mitigation measures. In addition, this alternative could result in activities inundated by potential mudflows from landslide deposits in the southern portion of project site. However, this alternative is not in a flood hazard, tsunami, or seiche zone, similar to the proposed project. Therefore, impacts related to mudflows would be greater than the proposed project and require new mitigation measures. Similar to the proposed project, this

alternative would have less than significant impacts to groundwater supplies since it would be served by water from Padre Dam Municipal Water District (PDMWD) and not use groundwater.

### **Land Use and Planning**

Similar to the proposed project, the No Project/General Plan Consistency Alternative would result in a less than significant impact related to physical division of an established community because no community currently exists on the project site, and the proposed land uses under this alternative would be compatible with surrounding planned land uses. This alternative would include roadways and trails that would connect with existing established communities surrounding the site. Similar to the proposed project, this alternative would not conflict with local land use plans including SANDAG's Regional Plan and the City's General Plan and zoning designations. In addition, unlike the proposed project, this alternative would not require a General Plan Amendment and would be consistent with the Santee General Plan land use designation and development potential. However, this alternative would not construct Magnolia Avenue, which is a Mobility Element street. This would be inconsistent with the Mobility Element of the Santee General Plan.

However, part of the southern village proposed under this alternative would reside within Review Area 2 of both MCAS Miramar and Gillespie Field. Additional land use/height restrictions would be required to be compatible with these Airport Land Use Compatibility Plans. However, this alternative does not propose any buildings above the height limit of 35 feet, as restricted by these land use plans. Therefore, impacts would be less than significant, similar to the proposed project.

### **Mineral Resources**

The No Project/General Plan Consistency Alternative would result in less than significant impacts on the loss of known mineral resources and loss of a locally important mineral resource site, similar to the proposed project. Similar impacts to resource zones MRZ-2 and MRZ-3 would occur. In addition, the Santee General Plan designates the project site for Planned Development (PD), not mineral resources extraction, and this alternative would re-use on-site rock materials, similar to the proposed project, further reducing the loss of valuable aggregate to the region. Therefore, impacts to mineral resources under this alternative would be less than significant, similar to the proposed project.

### **Noise**

The No Project/General Plan Consistency Alternative would result in similar potentially significant construction noise impacts as the proposed project due to similar types of construction activities and equipment, including a temporary increase in construction traffic. Mitigation Measures NOI-1 through NOI-4 would be required to reduce excessive noise levels as a result of construction activities to a less than significant level. In addition, this alternative would result in fewer operational traffic noise impacts compared to the proposed project because it would develop 1,554 fewer residences and result in reduced traffic volumes, which would result in lower

operational traffic noise levels. Noise generating sources including agricultural operations, special events, and the school would be avoided because none of these uses would be proposed under this alternative resulting in less intensive but still less than significant impacts. In addition, Mitigation NOI-5, Special Use Area Noise Measures, would no longer be required because the Special Use area is not proposed under this alternative.

Similar to the proposed project, this alternative would result in traffic noise impacts, though on a smaller scale than the proposed project due to the reduction of 1,554 residential units. Mitigation Measure NOI-6, Noise Barrier Installation, would still be required to reduce impacts due to the increase in traffic from the 1,395 residential units. Mitigation Measure NOI-6 would reduce traffic noise impacts to a less than significant level under this alternative, whereas the impact would remain significant and unavoidable under the proposed project.

In addition, this alternative would result in noise impacts from vehicles on Fanita Parkway and Cuyamaca Street on future uses. To achieve Santee General Plan compatibility, Mitigation Measure NOI-7, On-Site Ambient Noise Exposure, would be required to reduce the impact to a less than significant level.

However, this alternative would place development in the southern portion of the project site, adjacent to existing residences and the existing Sycamore Canyon Elementary School. Therefore, there is a greater potential for this alternative to expose existing noise-sensitive land uses (NSLU) to noise from construction and everyday residential operation including proposed heating, ventilation, and air conditioning units. This could result in a new impact requiring additional mitigation measures.

Due to the reduced construction and operational traffic from approximately 1,554 fewer units being built, temporary potentially significant groundborne vibration impacts from construction equipment and blasting under the proposed project would not occur under this alternative. Implementation of Mitigation Measures NOI-8 and NOI-9, in addition to Mitigation Measures NOI-3 and NOI-4, would not be required to minimize temporary groundborne vibration impacts from construction and blasting activities at nearby receptors under this alternative, and impacts would be less than significant.

Similar to the proposed project, this alternative would have less than significant impacts regarding exposing people to aircraft noise as the project site is not located within the 60 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) noise contour of either MCAS Miramar or Gillespie Field and is not anticipated to increase air traffic.

## **Population and Housing**

The No Project/General Plan Consistency Alternative would result in less intensive but still less than significant impacts related to inducing unplanned population growth because the density

would be reduced compared to the proposed project, resulting in fewer people residing in the development. This alternative would generate a residential population of approximately 4,046 residents (2.9 population generation factor x 1,395 residential units) compared to approximately 7,974 residents under the proposed project preferred land use plan with school and approximately 8,145 residents under the land use plan without school. Therefore, less population growth would result from this alternative and less intensive but still less than significant impacts would occur. Further, the Santee General Plan Housing Element accounts for the 1,395 units proposed under this alternative, demonstrating the site has been planned for residential growth by the City. Similar to the proposed project, this alternative would not displace any existing housing or people, and no impact would occur.

### **Public Services**

The No Project/General Plan Consistency Alternative would result in reduced demand for fire protection services, police protection services, public school facilities, and libraries compared to the proposed project because fewer residential units (1,554) would be constructed and this alternative would generate less population growth (approximately 3,928 fewer persons at a minimum). However, new development under this alternative would still have the potential to affect the ability for services to meet the City's services standards if the services are not provided commensurate with need. This alternative would construct a new fire station and sheriff's storefront on the project site to accommodate increased demand for fire protection and police protection services. Public school and library facilities would be accommodated off site by existing uses and would not result in physical impacts associated with the proposed project. Physical impacts as a result of construction of the new fire and police protection facilities would be mitigated through mitigation measures put forth in other resource topics in the environmental evaluation. Therefore, this alternative would have less intensive but still less than significant impacts on public services as identified for the proposed project.

### **Recreation**

The No Project/General Plan Consistency Alternative would result in reduced demand for recreational facilities compared to the proposed project because fewer residential units would be constructed and this alternative would generate less population growth. This alternative would include approximately 46 acres of parks. Using the City's minimum parkland requirement of 10 acres of parkland for every 1,000 residents, along with the Santee Municipal Code, Chapter 12.40, provision of 5 acres per 1,000 residents of parkland dedication plus 5 acres per 1,000 persons of in-lieu fee, this alternative would be required to provide approximately 40.5 acres of parks (total project population divided by 1,000 and multiplied by 10). Since this alternative would provide 46 acres, it would provide sufficient acreage of parks, trails, and recreational facilities to satisfy the parkland dedication requirements and comply with the Santee General Plan and not cause substantial degradation of existing City facilities. Impacts on existing facilities would be less than significant,

similar to the proposed project. Similar to the proposed project, this alternative would mitigate any impacts associated with new park development on site as part of the proposed project's environmental evaluation and identify applicable mitigation measures, as needed. However, because this alternative would result in significant and unavoidable impacts to air quality and transportation, construction of the recreational facilities associated with the alternative would contribute to these impacts. Therefore, impacts to new or expanded recreational facilities on site would be significant and unavoidable for air quality and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation. Compared to the proposed project, this alternative would have lessened impacts because it would not contribute to a significant and unmitigated impact associated with the exceedance of noise standards from the construction of on-site recreational resources.

## Transportation

The No Project/General Plan Consistency Alternative would result in reduced transportation impacts compared to the proposed project on the circulation system and VMT due to the reduction of approximately 1,554 residential units and commercial uses resulting in fewer vehicle trips and associated VMT. This alternative would result in similar maximum daily construction traffic trips but reduced construction duration compared to the proposed project because less development would be constructed. However, because this alternative is anticipated to have a larger grading footprint, it would result in similar temporary significant construction traffic impacts as the proposed project, and Mitigation Measure TRA-1, Construction Traffic Control Plans, would be required.

This alternative would result in fewer operational transportation impacts as a result of approximately 12,443 fewer average daily trips and VMT associated with the reduced number of residential units (1,554) and commercial uses. Mitigation Measures TRA-3, TRA-4, TRA-6, TRA-7, TRA-11, TRA-12, TRA-17, TRA-21, TRA-22, TRA-23, TRA-26, and TRA-27 would not be required under this alternative because this alternative would not reach the number of EDU and associated trips that would mandate these measures. These mitigation measures would be triggered above the maximum 1,395 residential units proposed under this alternative. Therefore, impacts on the following street segments and intersections would be avoided under this alternative:

- Ganley Road/Fanita Parkway intersection
- Woodglen Vista Drive/Cuyamaca Street intersection
- El Nopal/Los Ranchitos Road intersection
- Lake Canyon Road/Fanita Parkway intersection
- Mast Boulevard/Fanita Parkway intersection
- Mast Boulevard/Cuyamaca Street intersection
- Mission Gorge/Cuyamaca Street intersection
- Mast Boulevard: State Route (SR-) 52 to West Hills Parkway street segment

- Carlton Oaks Drive: Fanita Parkway to Carlton Hills Boulevard street segment
- Fanita Parkway: Ganley Road to Lake Canyon Road street segment
- Cuyamaca Street: El Nopal to Mast Boulevard street segment
- Cuyamaca Street: Mission Gorge Road to SR-52 Ramps street segment

The intersections and street segments listed previously would not be significantly impacted under the alternative, resulting in fewer operational traffic impacts than the proposed project.

However, the traffic generated by this alternative would still have the potential to significantly impact the following street segments, intersections, and freeway mainline segments, similar to the proposed project because this alternative would exceed the equivalent dwelling unit triggers for mitigation below the 1,395th residential unit. Mitigation Measures TRA-2, TRA-5, TRA-8, TRA-9, TRA-10, TRA-13, TRA-14, TRA-15, TRA-16, TRA-18, TRA-19, TRA-20, TRA-24, TRA-25, TRA-28, TRA-29, and TRA-30 would be required to reduce impacts under this alternative. The impacts that would remain significant and unavoidable after mitigation are noted; the remainder of impacts would be mitigated to a less than significant level under this alternative.

- Princess Joann Road/Cuyamaca Street intersection
- El Nopal/Cuyamaca Street intersection
- Beck Drive/Cuyamaca Street intersection
- Mast Boulevard/SR-52 Westbound Ramps intersection – Significant and Unavoidable
- Mast Boulevard/West Hills Parkway intersection – Significant and Unavoidable
- Riverford Road/SR-67 Southbound Ramps intersection – Significant and Unavoidable
- Riverford Road/Woodside Avenue intersection – Significant and Unavoidable
- West Hills Parkway/Mission Gorge Road intersection – Significant and Unavoidable
- Mission Gorge Road/Carlton Hills Boulevard intersection – Significant and Unavoidable
- Buena Vista Avenue/Cuyamaca Street intersection
- El Nopal: Magnolia Avenue to Los Ranchitos Road street segment – Significant and Unavoidable
- El Nopal: Los Ranchitos Road to Riverford Road street segment – Significant and Unavoidable
- Fanita Parkway: Lake Canyon Road to Mast Boulevard
- Cuyamaca Street: Woodglen Vista Drive to El Nopal street segment
- Riverford Road: Riverside Drive to SR-67 Ramps street segment – Significant and Unavoidable
- State Route 52: Santo Road to Mast Boulevard: Eastbound PM peak-hour freeway mainline segment – Significant and Unavoidable
- State Route 52: Santo Road to Mast Boulevard: Westbound AM peak-hour freeway mainline segment – Significant and Unavoidable

The intersections and street segments identified previously as having a significant and unavoidable impact are because either the facility is located in another jurisdiction or a capital improvement project funding mechanism has yet to be established or the introduction of an Adaptive Traffic Signal Control system or spot improvements would not reduce impacts below the threshold; therefore, these impacts would remain significant and unavoidable under this alternative.

In addition, this alternative would have a reduced impact on overall VMT compared to the proposed project due to the reduction in residential units and VMT from locating a portion of development in the southern area of the project site. Mitigation Measure AIR-6, Transportation Demand Management, would still be required under this alternative to implement a Transportation Demand Management Plan to reduce potentially significant impacts on VMT, though not to a less than significant level. Similar to the proposed project, impacts on VMT would remain significant and unavoidable. Similar to the proposed project, implementation of this alternative would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Regarding impacts to emergency access, this alternative does not propose the extension of Magnolia Avenue as part of the proposed project and would not have additional access to this route for emergency access. Since this street is not needed under the proposed project until the certificate of occupancy of the 1,500th EDU, Magnolia Avenue would not be available for emergency access or to relieve traffic congestion associated with this alternative, which only proposes 1,395 units. Under this alternative, traffic would be routed to Fanita Parkway and Cuyamaca Street. Residents in the southernmost village would have additional routes for emergency access because the development would connect with a number of existing City streets including Birchcrest Boulevard, Carlton Hills Boulevard, and Halberns Boulevard. Therefore, similar less than significant impacts regarding impairment of an emergency response or evacuation plan would occur under this alternative.

### **Utilities and Service Systems**

The No Project/General Plan Consistency Alternative would result in less demand for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications facilities than the proposed project because 1,554 fewer residential units and less commercial space would be developed and less population growth would be generated. However, potentially significant impacts would still occur because this alternative would require the construction of new and expanded utilities and service systems facilities to serve the proposed residential and commercial uses. Therefore, similar to the proposed project, applicable mitigation measures from other resource topics would be required to reduce physical environmental impacts of these new facilities to a less than significant level. However, because this alternative would result in significant and unavoidable impacts to air quality and transportation, construction of utilities and service systems associated with the alternative would contribute to these impacts. Therefore, impacts to new or expanded utilities and service systems would be significant and unavoidable for air quality and

transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation. Compared to the proposed project, this alternative would have lessened impacts because it would not contribute to a significant and unmitigated impact associated with the exceedance of noise standards from the construction of utilities and service systems.

This alternative would increase the demand on water supply and wastewater capacity from PDMWD, although not as much as the proposed project. Similar to the proposed project sufficient water supplies and wastewater capacity would be available to serve the alternative and impacts would be less than significant. This alternative would increase the volume of solid waste that enters the landfill, although not as much as the proposed project. Similar to the proposed project, this alternative would not generate waste in excess of state or local standards and would comply with applicable solid waste regulations. Therefore, impacts would be less than significant.

### **Wildfire**

The No Project/General Plan Consistency Alternative would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, and would not expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire for the following reasons. Similar to the proposed project, this alternative would prepare and implement a Construction Fire Prevention Plan (CFPP) and a Fire Protection Plan (FPP) in compliance with the requirements of the Santee Municipal Code and Ordinance 570, 2019 California Fire and Building Codes, and County of San Diego 2010 Fire Protection Plan Guidelines for Determining Significance. In addition, this alternative would include ignition-resistant development, effective fuel modification zones (FMZs) including management and maintenance, and fire-safe features to limit project occupant exposure and prevent exacerbated wildfire risk. Similar to the proposed project, this alternative would require the installation and maintenance of associated infrastructure (such as streets, fuel breaks, emergency water sources, power lines, or other utilities) but would implement fire prevention construction and maintenance measures outlined in the CFPP and FPP such that it would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.

In addition, potentially greater impacts would occur related to flooding or landslides as a result of post-fire stability or drainage changes due to the southern area of the project site containing extensive landslide deposits and being prone to slope failure. Under this alternative, this area would be extensively developed with a residential village. Numerous debris avalanches and debris slides of varying ages are present on these slopes. It is expected that such conditions could be exacerbated in a post-fire landscape where surface vegetation has been removed or burned and erosion potential increases. New mitigation measures would be required to address the increased potential for impacts in the southern area of the site and best management practices for erosion control in a post-fire landscape.

Regarding impacts on an emergency response plan or emergency evacuation plan, this alternative does not propose the extension of Magnolia Avenue as part of the proposed project and would not have access to this additional route for emergency access. Since this street is not needed until the certificate of occupancy of the 1,500th EDU to address traffic impacts, Magnolia Avenue would not be required for this alternative. Under this alternative, traffic would be routed to Fanita Parkway and Cuyamaca Street. Residents in the southernmost village would have additional routes for emergency access because the development would connect with a number of existing City streets including Birchcrest Boulevard, Carlton Hills Boulevard, and Halberns Boulevard. Therefore, similar less than significant impacts regarding impairment of an emergency response or evacuation plan would occur under this alternative.

### **6.2.2.2 Ability to Accomplish Project Objectives**

The No Project/General Plan Consistency Alternative would accomplish four of the nine project objectives (Project Objectives 4, 5, 7, and 8). This alternative would meet Project Objective 4 because it would provide community-serving recreational opportunities including a lake, a large central park, and sports fields and satisfy the City's park dedication requirements. This alternative would meet Project Objective 5 because it would provide a system of pedestrian, biking, and hiking trails that would connect with the regional system. Project Objective 7 would be met by this alternative because it would provide various sustainable features including energy-efficient buildings, water efficient systems, and electric-vehicle charging stations and outlets. This alternative would satisfy Project Objective 8 and create a fire-safe community through various fire protection measures including managed FMZs, fire-resistive landscaping, fire alarm and sprinkler systems, and active management of the Habitat Preserve. However, this alternative would not fulfill Project Objective 1 because it would not cluster development in one area of the project site or include agricultural land uses that promote access to local food sources. This alternative would only partially satisfy Project Objective 2 because it would not provide the Active Adult or Medium Density Residential land use, thus limiting the array of land uses that would enable development of a community with a variety of housing types. It would also provide approximately 1,554 fewer residential units to address the state's housing crisis. In addition, this alternative would not fulfill Project Objective 3 as it would not create villages that include high-architectural-quality mixed-use Village Centers, and no agrarian theme is anticipated. This alternative would not meet Project Objective 6 because it would not include a working farm and related agricultural uses for the community. Project Objective 9 would not be fulfilled because this alternative would not extend Magnolia Avenue, a major transportation component of the Santee General Plan Mobility Element.

### **6.2.3 Modified Development Footprint Alternative**

Under the Modified Development Footprint Alternative, the proposed project would consist of development exclusively in the southern half of the project site, extending no farther north than the PDMWD Ray Stoyer Water Reclamation Facility. See Figure 6-2, Modified Development Footprint

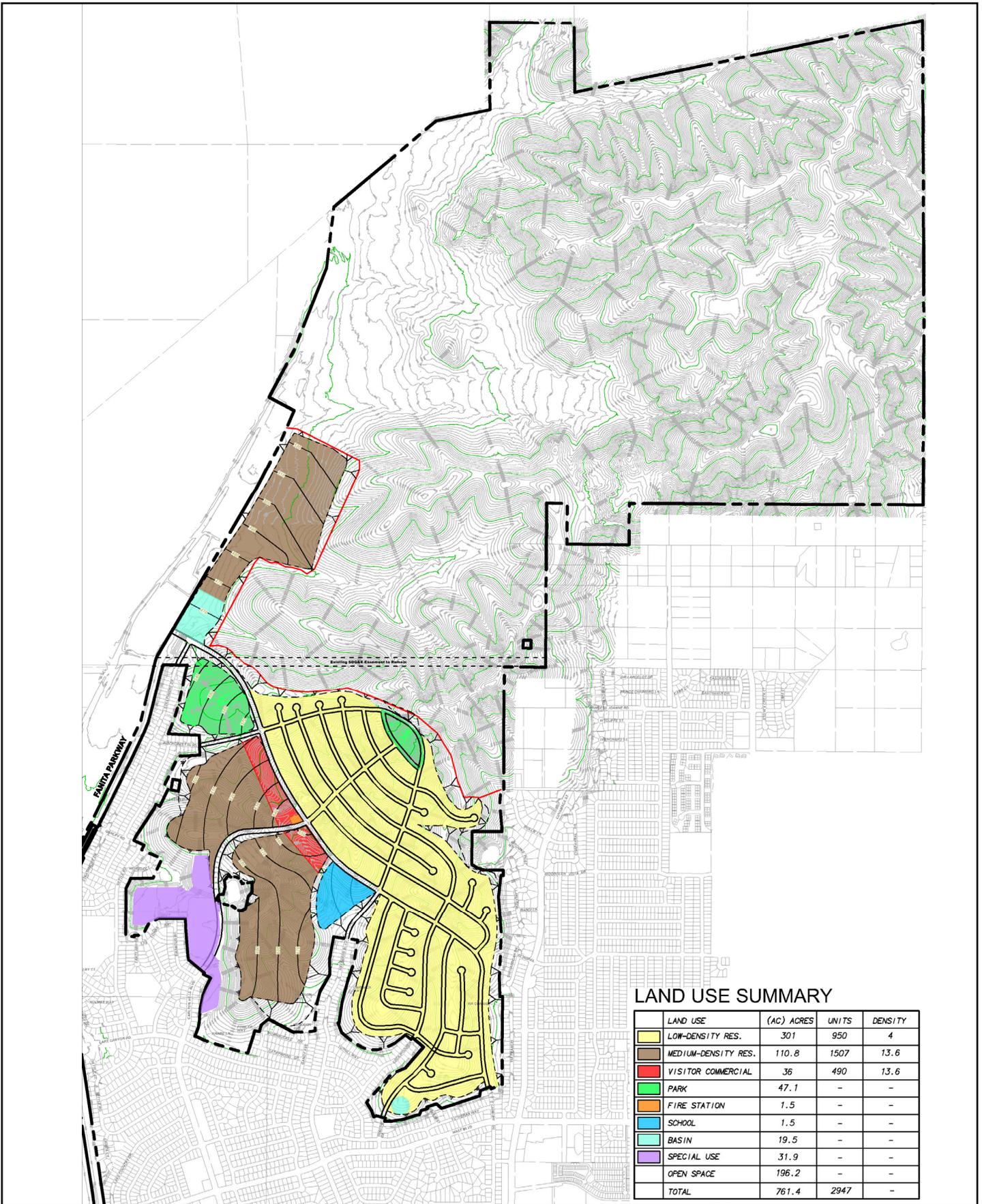
Alternative, for an illustration of the development footprint associated with this alternative. It would include approximately 2,947 low- and medium-density residential units, 36 acres of visitor commercial uses, 47.1 acres of parks, 196.2 acres of open space (includes FMZs), a fire station, a school site, and the Special Use area on approximately 785 acres. The remaining 1,853 acres would be dedicated as Habitat Preserve and would not be developed. Access to the site under this alternative would be from Fanita Parkway and the extension of Carlton Hills Boulevard. The proposed development would connect with several existing neighborhood dead-end streets in the City.

This alternative was selected because it would reduce or eliminate significant transportation impacts to some street segments and intersections of Cuyamaca Street that have been identified for the proposed project. It would also reduce impacts to biological and cultural resources compared to the proposed project.

### **6.2.3.1 Impact Analysis**

#### **Aesthetics**

The Modified Development Footprint Alternative would include development located exclusively in the southern half of the project site. Because development is proposed only in the southern half of the project site adjacent to existing City development, this alternative would result in greater visual impacts to public views in this area compared to the proposed project. Potentially greater impacts than the proposed project to scenic vistas and visual character or quality of public views of the site would occur because proposed development would be clearly visible from existing City public streets and residences immediately adjacent to the east, south, and west of the project site. Due to the location and proximity of proposed development, it is likely that this alternative would partially block views of scenic vistas of the project site from public streets and rights-of-way. Similar to the proposed project, no impact would occur to scenic highways because the project site is not visible from a designated scenic highway. In addition, potentially greater impacts than the proposed project on light and glare would occur due to potential new sources of light in the southern half of the site including exterior building illumination, residential lighting, parking lots, new landscaped areas, and new roadway lighting. This would be a new impact requiring mitigation to reduce it to a less than significant level.



Source: Hunsaker & Associates 2019.

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## Air Quality

The Modified Development Alternative would result in similar potentially significant and unavoidable impacts as the proposed project related to consistency with the applicable air quality plan because it would exceed the number of residential units identified for the project site in the Santee General Plan Housing Element. Thus, this alternative would exceed the SANDAG growth assumptions assumed for the project site and would be inconsistent with the emissions projections in the RAQS and the SIP.

Impacts associated with criteria air pollutant emissions during construction would be potentially significant, similar to the proposed project, due to similar construction activities occurring on site resulting in similar maximum daily emissions. Operational emissions associated with stationary sources (e.g., architectural coatings, consumer products, landscape equipment, and energy use) would be similar to the proposed project due to a similar number of residential units (2,947) on the project site. However, operational air quality emissions associated with mobile emissions (vehicle trips) would be greater under this alternative due to a greater on-site population. As a result, carbon monoxide hotspots on sensitive receptors would be greater because of the increase in vehicle trips. In addition, similar potentially significant impacts from toxic air contaminants and operational health impacts on sensitive receptors would occur under this alternative due to similar construction activities and operational land uses. Mitigation Measures similar to AIR-1 through AIR-10, and GHG-4, All-Electric Homes, would be required to reduce impacts on the applicable air quality plans and cumulative increases in criteria pollutant emissions from construction and operation, though not to a less than significant level. Similar to the proposed project, these impacts would remain significant and unavoidable. Mitigation Measures AIR-3, AIR-4, AIR-11, and AIR-12 would reduce impacts to sensitive receptors to a less than significant level, similar to the proposed project. Less than significant impacts related to odors during construction would occur from construction activities and equipment, similar to the proposed project. Operational odor impacts would be less intensive but still less than significant impacts under this alternative compared to the proposed project because no agricultural (i.e., the Farm) uses would be proposed.

## Biological Resources

The Modified Development Footprint Alternative would place development exclusively in the southern half of the project site. Therefore, this alternative would avoid potentially significant impacts under the proposed project to sensitive species, critical habitat, and riparian areas that are known to occur in the northern portion of the site and preserve approximately 1,853 acres as Habitat Preserve. This alternative would have fewer impacts to San Diego goldenstar (*Bloomeria clevelandii*), willowy monardella (*Monardella viminea*), chaparral, suitable habitat for least Bell's vireo (*Vireo bellii pusillus*), rufous-crowned sparrow (*Aimophila ruficeps*), and grasshopper sparrow (*Ammodramus savannarum*), San Diego fairy shrimp (*Branchinecta sandiegonensis*), and western spadefoot (*Spea hammondi*)-occupied features than the proposed project. However, this

alternative would cause new and expanded direct impacts to high-quality coastal California gnatcatcher use areas, native grasslands, suitable habitat for Quino checkerspot butterfly, and vernal pool features. Similar impacts as identified for the proposed project would occur along the proposed Fanita Parkway alignment. In addition, this alternative would result in reduced impacts on U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife protected wetlands and jurisdictional waterways compared to the proposed project because many of the sensitive jurisdictional aquatic resources are located in the northern half of the project site and within the off-site improvement areas, which would not be developed under this alternative. However, indirect impacts from construction and operation including changes in hydrology, fugitive dust, chemical pollutants, and non-native invasive species may still occur in the northern and southern portions of the project site. Compared to the proposed project, this alternative would result in reduced impacts on wildlife corridors because the proposed development would be adjacent to existing residential development to the south and leave contiguous undeveloped land to the north. The Habitat Preserve under this alternative would function as part of the large habitat block that would connect into open space north and northwest of the project site. Therefore, Mitigation Measures BIO-22, Wildlife Corridor, and BIO-23, Wildlife Undercrossings, related to wildlife corridors would no longer be required. Similar to the proposed project, this alternative would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or with the provisions of the City's Draft MSCP Subarea Plan.

### **Cultural and Tribal Cultural Resources**

The Modified Development Footprint Alternative would result in similar less than significant impacts on historic resources as the proposed project because no significant historic resources have been identified on the project site. Potentially significant but mitigable impacts to known archaeological resources, human remains, and tribal cultural resources would be reduced under this alternative because the development footprint would be reduced compared to the proposed project and would avoid significant but mitigable impacts to NRHP and CRHR eligible cultural sites CA-SDI-8243 and CA-SDI-8345. Therefore, CUL-1, Site Capping Program, and CUL-2, Phase III Data Recovery Excavation Program, would not be required under this alternative for these resources. However, under this alternative, development would be concentrated in the southern half of the site where comprehensive cultural surveys have not been performed. Therefore, there is potential for unknown archaeological resources, human remains, and tribal cultural resources to be discovered in the southern portion of the site during construction activities. Mitigation Measures CUL-3 through CUL-11 would be required to reduce potentially significant impacts to unknown cultural resources to a less than significant level.

## Energy

The Modified Development Footprint Alternative would result in similar less than significant energy impacts as the proposed project because a similar residential unit count (2,947) and overall development type is proposed. Therefore, similar to the proposed project, this alternative would result in less than significant impacts related to the wasteful or inefficient use of energy and would not conflict with a renewable or energy efficiency plan because it would not exceed the state's and County's per capita energy consumption laid out in California's Integrated Energy Policy Report.

## Geology, Soils, and Paleontological Resources

The Modified Development Footprint Alternative would situate development solely in the southern half of the project site, whereas the proposed project would be primarily in the northern portion of the site; thus, the geological constraints would be different. Because this alternative development footprint would be approximately 203 acres smaller than proposed project, it would result in less ground disturbance, and less intensive but still less than significant impacts would occur related to seismic hazards. Similar to the proposed project this alternative would have no impact on septic tanks or alternative wastewater disposal systems because the proposed project would be served by a sanitary sewer system and would not require the installation of septic tanks or systems underground. Though the alternative development footprint is a smaller area, potentially significant impacts would still occur regarding soil erosion, topsoil loss, and expansive soils due to the magnitude of excavation and grading proposed for on-site development and off-site improvement areas.

The geotechnical recommendations set forth in Mitigation Measure GEO-1 and compliance with applicable federal, state, and local regulations as required by the proposed project would be required under this alternative to reduce potentially significant geological impacts to a less than significant level. In addition, potentially greater significant impacts would occur with regard to geologic stability due to the southern area of the site, including the Special Use area, containing known extensive landslide deposits. Therefore, additional mitigation measures would be required to mitigate landslide impacts under this alternative.

In addition, construction activities associated with this alternative would include excavation into geologic formations with moderate to high paleontological resource potential and there is potential to uncover buried paleontological resources. Similar to the proposed project, Mitigation Measure GEO-2 would be required to reduce potentially significant paleontological impacts to a less than significant level.

## Greenhouse Gas Emissions

The Modified Development Footprint Alternative would result in similar potentially significant construction GHG emissions as the proposed project due to similar construction equipment and

worker and vendor vehicle trips. However, long-term operational GHG emissions from mobile source emissions under this alternative would be greater than the proposed project due to a greater on-site population. In addition, area source and stationary source emissions from activities associated with landscaping, heating, and electricity demand would be similar to the proposed project due to a similar unit count. Therefore, this alternative would result in emissions above the per capita threshold of 1.77 MT CO<sub>2</sub>e developed consistent with the Santee Sustainable Plan. Mitigation measures similar to Mitigation Measures AIR-5 through AIR-8, AIR-10, and GHG-1 through GHG-6 would be required to reduce operational and amortized construction GHG emissions under this alternative through the application of solar panels, recycling and composting services, water conservation, electric homes, on-site tree planting, and private electric vehicles to a less than significant level.

In addition, compared to the proposed project, this alternative would not have the potential to conflict with the City's GHG reduction goals identified in the Sustainable Santee Plan because this development has been included in the growth assumptions of the plan. The growth assumptions in the Sustainable Santee Plan are based on demographic and land use forecasts in the Santee General Plan, which already plans for a 1,395-unit development on the project site. In addition, a 2,000-residential residential unit buffer was added into the growth assumptions to account for approved and pending residential development applications, a portion of which would be claimed by this alternative. Achievement of the per capita GHG threshold derived from the Sustainable Santee Plan would quantitatively demonstrate that this alternative would conform to the GHG reduction targets identified in the Sustainable Santee Plan and would help the City meet its GHG reduction commitments. With the implementation of the mitigation measures similar to those discussed previously and TRA-16, Mission Gorge Road/Carlton Hills Boulevard Intersection, this alternative would be consistent with the growth assumptions of the Sustainable Santee Plan. Impacts would be less than significant, similar to the proposed project.

### **Hazards and Hazardous Materials**

The Modified Development Footprint Alternative would be approximately 203 acres smaller in size but include a similar residential unit count (2,947) and commercial square footage as the proposed project. Therefore, similar less than significant impacts would occur related to the transport, use, and disposal of hazardous materials. However, the Agriculture Overlay and Farm land uses would be eliminated under this alternative, resulting in less intensive but still less than significant hazardous materials transport impacts related to agriculture uses, including the Farm.

Similar potentially significant but mitigable impacts associated with accidental releases of hazardous materials would occur under this alternative because the groundwater well located under the planned Fanita Commons site would still need to be properly abandoned in accordance with the County's Well Ordinance. Mitigation Measure HAZ-1 would be required under this alternative to reduce impacts to less than significant.

Similar to the proposed project, this alternative would be expected to have less than significant impacts related to hazards to nearby schools and hazardous materials sites. Similar to the proposed project, this alternative proposes a school in the center of the development adjacent to existing and future residential units and future commercial development, which would be compatible with these uses. The school site proposed under this alternative would not be within 0.25 mile of the PDMWD Ray Stoyer Water Recycling Facility (WRF), a facility known to handle hazardous materials. Therefore, unlike the proposed project, notification would not be required in writing by the City, in consultation with the San Diego Air Pollution Control District, over the siting of the new school near PDMWD Ray Stoyer WRF. More development would occur within proximity to the existing Sycamore Canyon Elementary School in the Carlton Hills neighborhood under this alternative. Similar to the proposed project, this alternative is proposing a Special Use area closest to the school. Due to its limited allowed uses, this land use would be compatible with the existing residential neighborhoods and would not result in a hazard to Sycamore Canyon Elementary School.

Regarding airport safety hazards, this alternative would be entirely within the FAA Height Notification Boundary, which requires that the FAA be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 100 feet outward and 1 foot upward from the runway elevation. This alternative also falls within Gillespie Field Review Area 2 and MCAS Miramar Review Area 2, which require limitations on the height of structures and requires overflight notification documents for residential units proposed. Therefore, this alternative would be subject to certain land restrictions set by the FAA that the proposed project is not limited and would be designed to comply with these measures. Therefore, similar less than significant impacts would occur under this alternative.

Regarding emergency response or evacuation plans, Cuyamaca Street and Magnolia Avenue would not be extended into the project site under this alternative. Instead, this alternative would use existing Carlton Hills Boulevard and Fanita Parkway as primary ingress/egress routes, as well as multiple other existing neighborhood streets connecting into the development including Sycamore Canyon Road, Birchcrest Boulevard, Halberns Boulevard, Carlton Hills Boulevard, Dragoye Drive, Cambury Drive, and Cecilwood Drive. Therefore, similar less than significant impacts regarding impairment of an emergency response or evacuation plan would occur under this alternative.

### **Hydrology and Water Quality**

The Modified Development Footprint Alternative would have approximately 203 acres less of surface disturbance area due to construction activities occurring on a smaller development footprint than the proposed project. Similar to the proposed project, construction and operation of this alternative would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters, and implementation of best management practices and applicable regulations would protect water quality and ensure project compliance with applicable water quality

standards. Therefore, reduced less than significant impacts would occur regarding the alteration of the existing drainage pattern of the project site.

In addition, this alternative could result in activities inundated by mudflows from landslide deposits concentrated in the southern portion of the project site. However, this alternative is not located in a flood hazard, tsunami, or seiche zone, similar to the proposed project. Therefore, impacts related to mudflows would be greater than the proposed project and require new mitigation measures. Similar to the proposed project, this alternative would have less than significant impacts to groundwater supplies since it would be served by water from PDMWD and not use groundwater.

### **Land Use and Planning**

Similar to the proposed project, the Modified Development Footprint Alternative would result in a less than significant impact related to physical division of an established community because no community currently exists on the project site, and the proposed land uses under this alternative would be compatible with surrounding primarily residential land uses. This alternative would be situated in the southern portion of the project site, adjacent to existing City development, and include several roadways and trails that would connect with existing established communities.

Similar to the proposed project, this alternative would not conflict with local land use plans including SANDAG's Regional Plan because it would propose a land use pattern and transportation demand management strategies that would accommodate the region's future employment and housing needs and protect sensitive habitats, cultural resources, and resource areas, similar to the proposed project. However, similar to the proposed project, this alternative would require a General Plan Amendment to amend to the Santee General Plan and the City's Zoning Ordinance, including the 16 Guiding Principles for Fanita Ranch, to change the zoning and allow approximately 2,947 residential units on the project site. In addition, the development area within this alternative would be located within Review Area 2 of both MCAS Miramar and Gillespie Field airports. Additional land use/height restrictions would be required to be compatible with these Airport Land Use Compatibility Plans. Therefore, this alternative would result in a less than significant impact, similar to the proposed project.

### **Mineral Resources**

The Modified Development Footprint Alternative would result in less than significant impacts to the loss of known mineral resources and loss of a locally important mineral resource site, similar to the proposed project. Less intensive but still less than significant impacts to resource zones MRZ-2 and MRZ-3 would occur under this alternative compared to the proposed project due to the approximately 203-acre smaller development footprint. In addition, the Santee General Plan designates the project site for Planned Development (PD), not mineral resources extraction, and this alternative would re-use on-site rock materials, similar to the proposed project, further reducing the loss of valuable aggregate to the region. Therefore, impacts to mineral resources under

this alternative would be less intensive but still less than significant impacts compared to the proposed project.

## Noise

The Modified Development Footprint Alternative would result in greater potentially significant construction noise impacts than the proposed project due to the proximity of construction activities, including equipment and vehicle traffic, to adjacent NSLUs. Mitigation Measures NOI-1 through NOI-4, in addition to new mitigation measures to mitigate noise on nearby existing residences and Sycamore Canyon Elementary School, would be required to reduce excessive noise levels as a result of construction activities. Due to the proximity of the alternative development footprint to adjacent NSLU, it would expand the number of receptors that would be exposed to construction noise impacts. Therefore, this alternative would have the potential to result in more intensive potentially significant construction noise impacts.

In addition, this alternative would result in potentially greater operational impacts than the proposed project due to the entire alternative development being concentrated in the southern portion of the site immediately adjacent to existing NSLUs. Operational noise impacts that would be mitigated by distance under the proposed project would be potentially significant as a result of such proximity to existing NSLUs. Nighttime nuisance noise impacts from the Special Use area would be potentially significant under this alternative, similar to the proposed project, and Mitigation Measure NOI-5 would still be required. Operational traffic would be routed through several existing streets including Birchcrest Boulevard, Halberns Boulevard, Carlton Hills Boulevard, and Cecilwood Drive directly south and west of the alternative footprint that would not provide project access under the proposed project. This would result in new noise impacts on the adjacent NSLUs compared to the proposed project. Therefore, Mitigation Measures NOI-6 and NOI-7, as well as additional new mitigation measures, would be required to reduce impacts, though not to a less than significant level. Similar to the proposed project, operational noise impacts would be significant and unavoidable.

Similar to the proposed project, temporary potentially significant groundborne vibration impacts from construction equipment and blasting would occur under this alternative. Implementation of Mitigation Measures NOI-8 and NOI-9, in addition to Mitigation Measures NOI-3 and NOI-4, would minimize temporary groundborne vibration impacts from construction and blasting activities at nearby receptors. However, due to the proximity of construction activities under this alternative, impacts from groundborne vibration would be potentially greater than under the proposed project and may require additional mitigation measures to reduce impacts to less than significant. Similar to the proposed project, this alternative would have less than significant impacts regarding exposing people to aircraft noise as the project site is not located within the 60 dBA CNEL noise contour of either MCAS Miramar or Gillespie Field and is not anticipated to increase air traffic.

## Population and Housing

The Modified Development Footprint Alternative would result in similar less than significant impacts related to inducing unplanned population growth as the proposed project because it would result in the development of a similar number of residential units (2,947). However, unlike the proposed project, this alternative does not propose an Active Adult community, which includes a lower 1.6 persons per household residential population compared to the 2.9 persons per household for low- and medium-density residential units. Using these population generation factors, this alternative would generate approximately 8,546 residents, and the proposed project would generate approximately 7,974 residents under the preferred land use plan with school or approximately 8,145 residents under the land use plan without school. Therefore, greater population growth would result from this alternative. Similar to the proposed project, this alternative would not displace any existing housing or people, and no displacement impact would occur.

## Public Services

The Modified Development Footprint Alternative would result in more intensive but still less than significant impacts on fire protection facilities, police protection facilities, public school facilities, and libraries compared to the proposed project due to a greater on-site residential population. However, similar to the proposed project, this alternative includes a site for a future fire station and for a school, which would allow this alternative to maintain acceptable service ratios, response times, or other performance objectives, and reduce demand for fire protection and public school service. Police protection and library facilities would be accommodated off-site by existing uses and would not result in physical impacts associated with the proposed project. Physical impacts as a result of construction of the new fire protection and school facilities would be reduced through mitigation measures put forth in other resource topics as part of the overall project environmental evaluation. Therefore, this alternative would have more intensive but still less than significant impacts on public services compared to the proposed project.

## Recreation

The Modified Development Footprint Alternative would result in an increased demand for recreational facilities due to a greater on-site population than the proposed project. This alternative would include approximately 47.1 acres of parks. Using the City's minimum parkland requirement of 10 acres of parkland for every 1,000 residents, along with the Santee Municipal Code, Chapter 12.40, provision of 5 acres per 1,000 residents of parkland dedication plus 5 acres per 1,000 persons of in-lieu fee, this alternative would be required to provide approximately 85.5 acres of parks (total project population divided by 1,000 and multiplied by 10). Since this alternative would only provide 47.1 acres, it would not provide sufficient acreage of parks, trails, and recreational facilities to satisfy the parkland dedication requirements and would not comply with the Santee General Plan. Similar to the proposed project, this alternative would mitigate any impacts

associated with new on-site park development as part of the proposed project's environmental evaluation and identify applicable mitigation measures as needed. However, because this alternative would result in significant and unavoidable impacts to air quality, noise, and transportation, construction of the recreational facilities associated with the alternative would contribute to these impacts. Similar to the proposed project, impacts to new or expanded recreational facilities on site would be significant and unavoidable for air quality, noise, and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation. The lack of proposed park acreage would result in increased demand on existing park and recreation facilities in the City causing substantial deterioration of those facilities. Therefore, this alternative would result in a new potentially significant impact compared to the proposed project and would require new mitigation measures, such as the payment of fees, to meet these parkland requirements.

### **Transportation**

The Modified Development Footprint Alternative would result in similar maximum daily construction traffic trips and construction duration as the proposed project because similar construction activities and equipment would be required. Therefore, this alternative would result in temporary significant construction traffic impacts, and Mitigation Measure TRA-1 would be required to reduce impacts to a less than significant level, similar to the proposed project.

This alternative would result in greater potentially significant operational transportation impacts than the proposed project due to a greater on-site population because this alternative would not propose Active Adult units. Using the trip rates for low-density, medium-density, and visitor commercial land uses from the Transportation Impact Analysis (Appendix N), this alternative would result in approximately 986 additional residential average daily trips compared to the proposed project. This could result in greater traffic impacts than have been identified for the proposed project. However, because the development would be concentrated in the southern portion of the project site, potentially significant impacts on certain segments and intersections of Cuyamaca Street would be avoided because this alternative would not access the project site from Cuyamaca Street. Traffic under this alternative would be rerouted through other existing City streets to the south and west including Sycamore Canyon Road, Birchcrest Boulevard, Halberns Boulevard, Carlton Hills Boulevard, Dragoye Drive, Cambury Drive, and Cecilwood Drive, potentially resulting in new significant impacts on these roadways, which would require new mitigation measures.

In addition, this alternative would result in less intensive but still potentially significant impacts on VMT because it would be located entirely in the southern portion of the site adjacent to existing City development resulting in approximately 1 to 3 fewer VMT per capita to and from various existing and proposed land uses. However, without the Active Adult community under this alternative, the VMT per capita would increase. Due to the number of units that would be

developed under this alternative, Mitigation Measure AIR-6 would still be required to implement a Transportation Demand Management Plan to reduce potentially significant impacts on VMT, though not to less than significant. Similar to the proposed project, impacts would remain significant and unavoidable. Similar to the proposed project, implementation of this alternative would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Regarding impacts to emergency access, this alternative does not propose the extension of Magnolia Avenue or Cuyamaca Street as part of the proposed project and would not have access to these routes for emergency access due to the location of this alternative in the southern portion of the site. All traffic from this alternative would be routed through Fanita Parkway and existing City streets to the south and west including Sycamore Canyon Road, Birchcrest Boulevard, Halberns Boulevard, Carlton Hills Boulevard, Dragoye Drive, Cambury Drive, and Cecilwood Drive, allowing multiple routes for emergency access. Therefore, similar less than significant impacts regarding impairment of an emergency response or evacuation plan would occur under this alternative.

### **Utilities and Service Systems**

The Modified Development Footprint Alternative would result in slightly greater demand for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications facilities than the proposed project because it would generate a greater population. Therefore, potentially increased significant impacts would occur because this alternative would require the construction of new and expanded utilities and service systems to serve the proposed residential and commercial uses. Similar to the proposed project, applicable mitigation measures from other resource topics would be required to reduce physical environmental impacts of these new facilities to a less than significant. However, because this alternative would result in significant and unavoidable impacts to air quality, noise, and transportation, construction of utilities and service systems associated with the alternative could contribute to these impacts. Similar to the proposed project, impacts to new or expanded utilities and service systems would be significant and unavoidable for air quality, noise, and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation.

Similar to the proposed project, this alternative would increase the demand on water supply and wastewater capacity from PDMWD; however, it is likely that sufficient water supplies and wastewater capacity would be available to serve the alternative because it would be similar to the proposed project's residential and commercial use. However, PDMWD would make the final determination through a Water Supply Assessment, Water Service Study, and Sewer Service Study, similar to the proposed project. It is anticipated that impacts would be less than significant. In addition, similar to the proposed project, this alternative would increase the volume of solid waste that enters the landfill but would not generate waste in excess of state or local standards and would comply with all applicable solid waste regulations. Impacts would be less than significant.

## Wildfire

Similar to the proposed project, the Modified Development Footprint Alternative would not exacerbate fire risks due to slope, prevailing winds, or other factors and would not expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire for the following reasons. Similar to the proposed project, this alternative would implement a CFPP and an FPP in compliance with the requirements of the Santee Municipal Code and Ordinance 570, 2019 California Fire and Building Codes, and County of San Diego 2010 Fire Protection Plan Guidelines for Determining Significance. In addition, this alternative would include ignition-resistant development, effective FMZs including management and maintenance, and fire-safe features to limit project occupant exposure and prevent exacerbated wildfire risk. In addition, this alternative would concentrate development in the southern portion of the site adjacent to existing development, limiting future occupant exposure to wildfires from unmanaged fuels to the south, west, and east. However, under this alternative, future and existing residents would still be exposed to unmanaged fuels to the north. Similar to the proposed project, this alternative would require the installation and maintenance of associated infrastructure (such as streets, fuel breaks, emergency water sources, power lines, or other utilities) but would implement fire prevention construction and maintenance measures outlined in the CFPP and FPP such that it would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.

Potentially greater impacts would occur related to flooding or landslides as a result of post-fire stability or drainage changes due to the southern area of the project site containing extensive landslide deposits and being prone to slope failure. This alternative would concentrate development in the southern area, potentially resulting in a new significant impact requiring mitigation. Numerous debris avalanches and debris slides of varying ages are present on these slopes. It is expected that such conditions could be exacerbated in a post-fire landscape where surface vegetation has been removed or burned and erosion potential increases. In addition, the Special Use area proposed under this alternative was deemed unsuitable for park or substantial facility development by a focused geotechnical study due to geological constraints including landslides. This alternative proposes residential development in proximity to the Special Use area. Therefore, the alternative would result in greater impacts related to post-fire instability and new mitigation measures would be required to mitigate flooding or landslide impacts under this alternative.

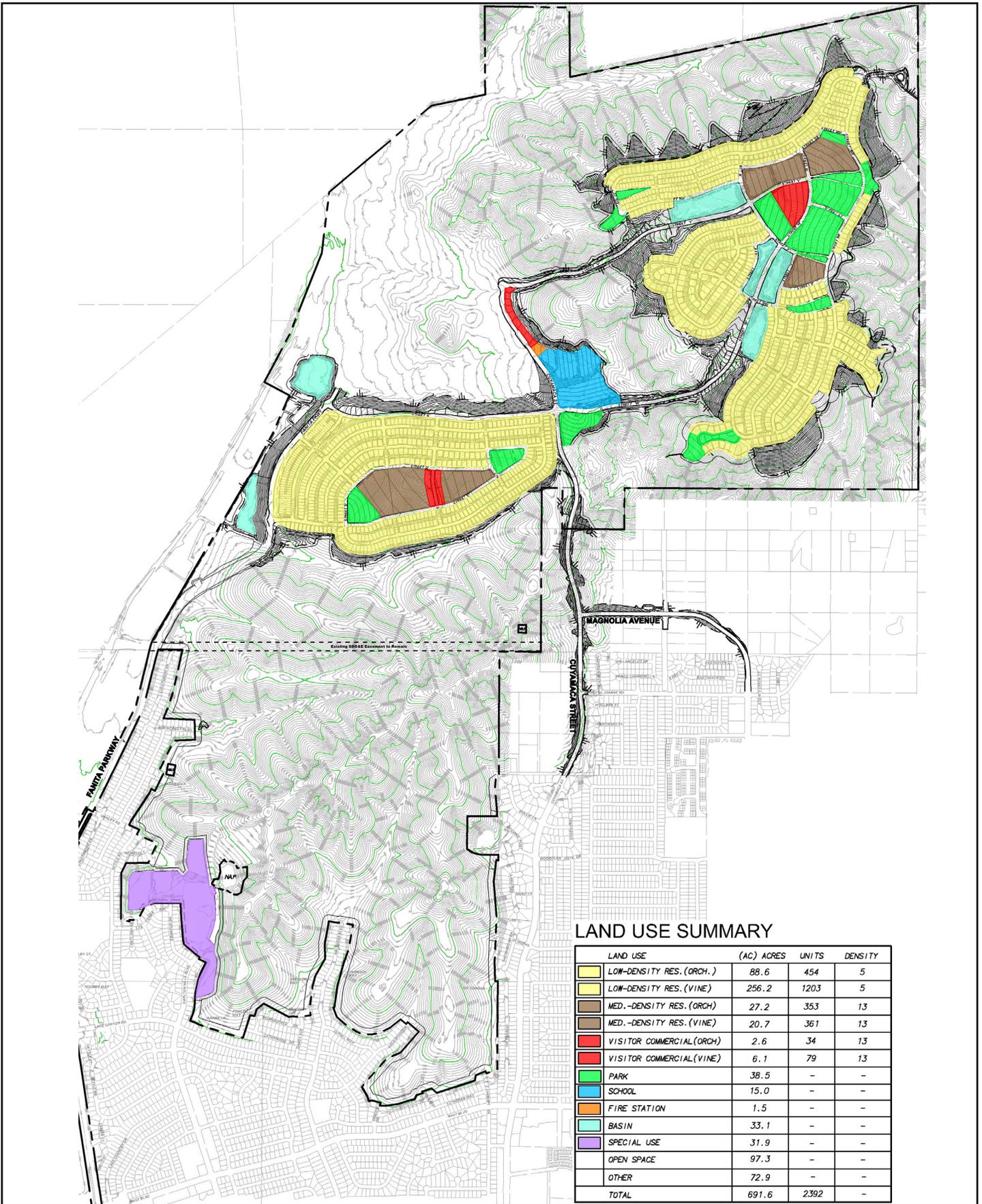
Regarding emergency response or evacuation plans, Cuyamaca Street and Magnolia Avenue would not be extended into the project site under this alternative. Instead, this alternative would utilize existing Carlton Hills Boulevard and Fanita Parkway as primary ingress/egress routes as well as multiple other existing neighborhood streets connecting into the development including Sycamore Canyon Road, Birchcrest Boulevard, Halberns Boulevard, Carlton Hills Boulevard, Dragoye Drive, Cambury Drive, and Cecilwood Drive. Therefore, similar less than significant impacts regarding the impairment of an emergency response or evacuation plan would occur under this alternative.

### 6.2.3.2 Ability to Accomplish Project Objectives

The Modified Development Footprint Alternative would accomplish five of the nine project objectives (Project Objectives 2, 4, 5, 7, and 8). This alternative would satisfy Project Objective 2 because it would provide an array of land uses that would enable development of a community with a variety of housing types to address the state’s housing crisis. This alternative would meet Project Objective 4 because it would provide community-serving recreational opportunities including two large parks. This alternative would meet Project Objective 5 because it would provide a system of pedestrian, biking, and hiking trails that would connect with the regional system. Project Objective 7 would be met by this alternative because it would provide various sustainable features including energy-efficient residences, drought-tolerant landscaping, and close connections to existing City development to offset single-occupancy vehicle travel. In addition, this alternative would satisfy Project Objective 8 and create a fire-safe community through various fire protection measures including managed FMZs, fire-resistive landscaping, fire alarm and sprinkler systems, and active management of the Habitat Preserve. This alternative would only partially satisfy Project Objective 1 because, although it would create a clustered development with a mix of land uses concentrated in the southern area of the site and dedicate a large block of open space as Habitat Preserve to the City’s Draft MSCP Subarea Plan, it would not include agricultural land uses that promote access to local food sources. However, this alternative would not fulfill Project Objective 3 because it would not create multiple villages that include mixed-use Village Centers, and no agrarian theme is anticipated. This alternative would not meet Project Objective 6 because it would not include a working farm and related agricultural uses for the community. Project Objective 9 would be partially fulfilled because while this alternative would improve Fanita Parkway it would not extend or improve Cuyamaca Street or Magnolia Avenue, which are major transportation components of the Santee General Plan Mobility Element.

### 6.2.4 No Fanita Commons Reduced Project Alternative

Under the No Fanita Commons Reduced Project Alternative, the project footprint would be the same as the proposed project except Fanita Commons (the northwestern village) would not be constructed. See Figure 6-3, No Fanita Commons Reduced Project Alternative, for an illustration of the development footprint for this alternative. Development would occur on approximately 692 acres with the remaining 1,946 acres being dedicated as Habitat Preserve. This alternative would include approximately 2,392 low- and medium-density residential units, 8.7 acres of visitor commercial uses, 38.5 acres of parks, a fire station, a school site, and the Special Use area. Without Fanita Commons, the alternative would eliminate a majority of the commercial uses and Active Adult neighborhood. The proposed school would be moved to the Farm site, eliminating the Farm. A fire station would be located next to the school site to the north. The Community Park would be located in Vineyard Village under this alternative. Street “V” and Street “W” would be constructed to connect Orchard Village with Vineyard Village. Access to and from the site would be through the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue.



Source: Hunsaker & Associates 2019.

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This alternative was selected because it would reduce or eliminate some of the significant and unavoidable transportation impacts to street segments and intersections identified for the proposed project (circulation system performance). It would also have reduced significant and unavoidable impacts associated with: (1) air quality (consistency with the applicable air quality plan, cumulative increase in criteria pollutant emissions), (2) noise (exceedance of noise standards), (3) recreation (construction or expansion of recreational facilities), (4) transportation (VMT), and (5) utilities and service systems (new or expanded utilities or service systems).

#### **6.2.4.1 Impact Analysis**

##### **Aesthetics**

Under the No Fanita Commons Reduced Project Alternative, the project disturbance area would be reduced by approximately 296 acres compared to the proposed project; therefore, there would be less overall development to view from a public vantage point. Key Vantage Point (KVP)-6, KVP-7, and KVP-15 would have less intensive but still less than significant impacts on the visual character or quality of scenic vistas or views from a public vantage point because Fanita Commons would not be visible in these views under this alternative. Similar to the proposed project, this alternative would result in no impacts to scenic highways because the project site is not visible from a designated scenic highway. In addition, less intensive but still less than significant impacts would occur on light and glare due to less development occurring that could produce reflective surfaces or lighting under this alternative.

##### **Air Quality**

The No Fanita Commons Reduced Project Alternative would result in similar potentially significant and unavoidable impacts as the proposed project related to consistency with the applicable air quality plan because it would exceed the number of residential units identified for the project site in the Santee General Plan Housing Element. Thus, this alternative would exceed the SANDAG growth assumptions assumed for the project site and would be inconsistent with the emissions projections in the RAQS and the SIP.

This alternative would construct one less village than the proposed project resulting in approximately 557 fewer residential units. Therefore, criteria air pollutant emissions during construction would be reduced compared to the proposed project due to less construction activities occurring on site resulting in slightly lower maximum daily emissions. However, construction emissions would still have the potential to result in the exceedance of daily pollutant thresholds, resulting in similar significant impacts as the proposed project. Operational emissions associated with stationary sources (architectural coatings, consumer products, landscape equipment, energy use, etc.) and mobile emissions (vehicle trips) would be reduced compared to the proposed project due to the development of 557 fewer residential units and a smaller associated population on the project site. In addition, slightly reduced potentially significant impacts from carbon monoxide hotspots, toxic air contaminants, and operational health impacts on sensitive receptors would occur under this alternative because approximately 557 fewer units would be built.

Mitigation Measures AIR-1 through AIR-10 and GHG-4, All-Electric Homes, would likely still be required to reduce impacts on the applicable air quality plans and cumulative increases in criteria pollutant emissions from construction and operation, though not to a less than significant level. Similar to the proposed project, these impacts would remain significant and unavoidable. Mitigation Measures AIR-3, AIR-4, AIR-11 and AIR-12 would reduce impacts to sensitive receptors to a less than significant level, similar to the proposed project. Less than significant impacts related to odors during construction would occur from construction activities and equipment, similar to the proposed project. However, operational odors would be expected to result in less intensive and less than significant impacts under this alternative because no agricultural (i.e., the Farm) uses would be proposed.

### **Biological Resources**

The No Fanita Commons Reduced Project Alternative would include an approximately 296-acre smaller disturbance area than the proposed project. With the elimination of Fanita Commons, this alternative would avoid potentially significant but mitigable impacts under the proposed project to sensitive species, critical habitat, and riparian areas that are known to occur in this location and preserve approximately 1,946 acres as Habitat Preserve. It would result in reduced impacts to biological resources including San Diego fairy shrimp, western spadefoot modeled habitat, potentially suitable habitat for Quino checkerspot butterfly, potentially suitable habitat for Hermes copper butterfly and proposed USFWS Critical Habitat for this species, coastal gnatcatcher suitable habitat and USFWS-designated Critical Habitat for this species, and jurisdictional resources including riparian woodland. Compared to the proposed project, this alternative would result in slightly reduced impacts on wildlife corridors because it would preserve existing habitat in the northwestern portion of the site, which would allow more habitat for wildlife movement. Although impacts would be slightly reduced compared to the proposed project, they would still be potentially significant but mitigable under this alternative due to the disturbance of 692 acres resulting in temporary and permanent impacts to sensitive species, critical habitat, riparian areas, and wildlife corridors. Similar to the proposed project, Mitigation Measures BIO-1 through BIO-23 would be implemented under this alternative to reduce impacts to a less than significant level. Similar to the proposed project, this alternative would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or with the provisions of the City's Draft MSCP Subarea Plan.

### **Cultural and Tribal Cultural Resources**

The No Fanita Commons Reduced Project Alternative would result in similar less than significant historic resources impacts as the proposed project because no significant historic resources have been identified on the project site. Potentially significant but mitigable impacts to archaeological resources, human remains, and tribal cultural resources would be reduced under this alternative because the alternative development footprint would be reduced compared to the proposed project

and would avoid some cultural resources impacts. The elimination of Fanita Commons in the northwestern area of the project site would avoid potentially significant impacts to known NRHP and CRHR eligible cultural site CA-SDI-8243. Impacts to cultural site CA-SDI-8345 would still occur under this alternative; therefore, Mitigation Measures CUL-1 and CUL-2 would be required to reduce impacts to below a level of significance. Impacts to unknown resources would still have the potential to occur as a result of ground-disturbing construction activities associated with this alternative. Similar to the proposed project, Mitigation Measures CUL-3 through CUL-11 would be implemented to reduce construction impacts to unknown resources to a less than significant level.

## **Energy**

Under the No Fanita Commons Reduced Project Alternative, approximately 557 fewer units would be built compared to the proposed project. Therefore, this alternative would result in less intensive but still less than significant impacts regarding wasteful and inefficient energy use because less energy would be required to construct the development. In addition, less energy would be consumed during operation due to a smaller number of residential units and associated project population under this alternative. Similar to the proposed project, this alternative would result in a less than significant impact with respect to conflicts with a renewable or energy efficiency plan because it would not exceed the state's and County's per capita energy consumption laid out in California's Integrated Energy Policy Report.

## **Geology, Soils, and Paleontological Resources**

The No Fanita Commons Reduced Project Alternative would result in similar less than significant impacts related to seismic hazards as the proposed project because the project site is not located on or near any active faults and the development would comply with the California Building Code. Additionally, no impact to wastewater disposal systems would occur because this alternative would be served by a sanitary sewer system and not require the installation of septic tanks or systems underground, similar to the proposed project. Potentially significant but mitigable impacts associated with soil erosion and topsoil loss, geologic stability, and expansive soils would still occur due to the excavation and grading activities required for the other remaining villages (Orchard Village and Vineyard Village) and off-site improvement areas, but on a lesser scale due to the elimination of Fanita Commons. The geotechnical recommendations set forth in Mitigation Measure GEO-1, as well as compliance with applicable regulations, would still be required under this alternative to reduce potentially significant geological impacts to a less than significant level. In addition, construction activities associated with this alternative would still include excavation into geologic formations with moderate to high paleontological resource potential and would have the potential to uncover buried paleontological resources, similar to the proposed project. Therefore, Mitigation Measure GEO-2 would still be required under this alternative to reduce potentially significant impacts to paleontological resources to a less than significant level.

## Greenhouse Gas Emissions

The No Fanita Commons Reduced Project Alternative would generate fewer construction GHG emissions than the proposed project because it would have a smaller disturbance footprint and require a shorter construction duration, resulting in fewer days of construction equipment use and fewer worker and vendor construction trips. Long-term operation of this alternative would also generate fewer GHG emissions than the proposed project, particularly mobile source emissions, due to the development of fewer and commercial uses resulting in less operational vehicle trips associated with this alternative. Area source and stationary source emissions from activities associated with landscaping, heating, and electricity demand would be less intensive compared to the proposed project because this alternative proposes approximately 557 fewer residential units and a decrease in population by approximately 1,037 persons. However, this alternative would still be expected to result in GHG emissions above the per capita threshold of 1.77 MT CO<sub>2e</sub> developed consistent with the Sustainable Santee Plan. Measures similar to Mitigation Measures AIR-5 through AIR-8, AIR-10, and GHG-1 through GHG-6 would be required to reduce operational and amortized construction GHG emissions under this alternative through the application of solar panels, recycling and composting services, water conservation, electric homes, on-site tree planting, and private electric vehicles, although on a smaller scale because it would generate fewer emissions than the proposed project.

In addition, similar to the proposed project, this alternative would not have the potential to conflict with the City's GHG reduction goals identified in the Sustainable Santee Plan because this development has been included in the growth assumptions of the plan. The growth assumptions in the Sustainable Santee Plan are based on demographic and land use forecasts in the Santee General Plan, which allows for a 1,395-unit development on the project site. In addition, a 2,000-residential unit buffer was added into the growth assumptions of the Sustainable Santee Plan to account for approved and pending residential development applications, a portion of which would be claimed by this alternative. Achievement of the per capita GHG threshold derived from the Sustainable Santee Plan would quantitatively demonstrate that this alternative would conform to the GHG reduction targets identified in the Sustainable Santee Plan and would help the City meet its GHG reduction commitments. With the implementation of the mitigation measures similar to those discussed previously and TRA-16, Mission Gorge Road/Carlton Hills Boulevard Intersection, this alternative would be consistent with the growth assumptions of the Sustainable Santee Plan. Impacts would be less than significant, similar to the proposed project.

## Hazards and Hazardous Materials

The No Fanita Commons Reduced Project Alternative would result in less intensive but still less than significant impacts associated with the transport, use, and disposal of hazardous materials because less overall development would occur and less population growth would occur. Hazardous materials transport, use and disposal associated with the agricultural uses (the Farm) and the primary

Village Center area in Fanita Commons would be eliminated under this alternative. In addition, potentially significant but mitigable impacts associated with accidental releases would still occur under this alternative because the existing groundwater well located under the Fanita Commons site would still need to be properly abandoned in accordance with the County's Well Ordinance. Therefore, Mitigation Measure HAZ-1 would be required to reduce impacts to less than significant. Similar to the proposed project, this alternative would be expected to have less than significant impacts related to hazards to nearby schools and hazardous materials sites. Similar to the proposed project, this alternative proposes a school in the center of the development adjacent to future residential units and a park, which would be compatible with these uses. However, similar to the proposed project, proper notification under this alternative would be required in writing by the City, in consultation with the San Diego Air Pollution Control District, over the siting of the new school near PDMWD Ray Stoyer WRF, a facility known to handle hazardous materials within 0.25 mile of the proposed school site. Similar to the proposed project, this alternative is proposing a Special Use area closest to the existing Sycamore Canyon Elementary School. Due to its limited allowed uses, this land use would be compatible with the existing residential neighborhoods and would likely not result in a hazard to the existing Sycamore Canyon Elementary School to the west.

Regarding airport safety hazards, a small portion of this alternative development would fall under Review Area 2 for both MCAS Miramar and Gillespie Field. However, similar to the proposed project, this portion of the project site is proposed as Habitat Preserve and the Special Use area. These uses do not propose any residential units or structures above 35 feet and would not be subject to airport safety hazards. Therefore, impacts would be less than significant, similar to the proposed project.

Regarding emergency response and evacuation plans, similar less than significant impacts as the proposed project would occur because the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue are still proposed under this alternative, although the number of residential units and project population would be less.

### **Hydrology and Water Quality**

The No Fanita Commons Reduced Project Alternative would result in less intensive but still less than significant impacts related to water quality standards and site drainage and hydrology. With the elimination of Fanita Commons, this alternative would have a smaller development footprint than the proposed project, and would result in fewer changes to the existing drainage pattern of the site, as well as a reduction in the conversion of pervious areas to impervious surfaces. Generation of water quality pollutants during project operation would be reduced compared to the proposed project because fewer land uses that generate these pollutants would occur and result in a reduction in the potential violation of water quality standards. Similar to the proposed project, this alternative would not deplete groundwater supplies because it would not use groundwater for project construction or operation, and impacts would be less than significant. In addition, this alternative would not conflict with or obstruct water quality control or sustainable groundwater

management plans due to compliance with applicable regulations and would result in less intensive but still less than significant impacts compared to the proposed project due to a reduction in construction and operational activities. Similar to the proposed project, this alternative would not result in activities in a flood hazard, tsunami, or seiche zone that would risk release of pollutants due to project inundation because this alternative is not located in an inundation zone.

### **Land Use and Planning**

Similar to the proposed project, the No Fanita Commons Reduced Project Alternative would result in a less than significant impact related to physical division of an established community because no community currently exists on the project site and the proposed land uses under this alternative would be compatible with surrounding land uses. This alternative would include roadways and trails that would connect with existing established communities surrounding the site. Similar to the proposed project, this alternative would not conflict with local land use plans including the Airport Land Use Compatibility Plans for Miramar and Gillespie Field because residential uses or buildings above 35 feet are restricted and would not be proposed in areas covered by these land use plans.

In addition, this alternative would be consistent with SANDAG's Regional Plan because it would propose a land use pattern and transportation demand management strategies that would accommodate the region's future employment and housing needs and protect sensitive habitats, cultural resources, and resource areas, similar to the proposed project. Similar to the proposed project, this alternative would require a General Plan Amendment to amend to the Santee General Plan and the City's Zoning Ordinance, including the 16 Guiding Principles, to change the zoning and allow the development of approximately 2,392 units on the project site. Therefore, similar to the proposed project, impacts to land use and planning would be less than significant under this alternative.

### **Mineral Resources**

The No Fanita Commons Reduced Project Alternative would result in less intensive but still less than significant impacts to the loss of known mineral resources and loss of a locally important mineral resource site compared to the proposed project. This would occur due to a smaller development footprint (approximately 296 acres) resulting in less land disturbance, excavation, and grading into the mineral resource zones that underlie the project site. In addition, the Santee General Plan designates the project site for Planned Development (PD), not mineral resources extraction, and this alternative would re-use on-site rock materials, similar to the proposed project, further reducing the loss of valuable aggregate to the region. Similar to the proposed project, impacts to mineral resources would be less than significant under this alternative.

### **Noise**

The No Fanita Commons Reduced Project Alternative would result in reduced construction noise impacts compared to the proposed project because only two of the three villages would be

constructed and the duration of construction would be reduced. Similar types of construction activities and equipment would be used and although fewer construction vehicle trips would be required overall, maximum daily construction traffic trips would likely be the same, resulting in a potentially significant construction traffic noise impact under this alternative. Similar to the proposed project, Mitigation Measures NOI-1 through NOI-3 would be required to reduce excessive noise levels as a result of construction activities to a less than significant level. In addition, this alternative would result in fewer operational noise impacts compared to the proposed project because it would develop approximately 557 fewer residences and result in reduced operational traffic volumes, which would result in lower operational noise levels. Noise generating sources, including agricultural operations and special events at the Farm, would be avoided because these uses would not be proposed under this alternative. Nighttime nuisance noise impacts from the Special Use area would be potentially significant under this alternative, similar to the proposed project, and Mitigation Measure NOI-5 would still be required.

Similar to the proposed project, this alternative would result in traffic noise impacts, though on a smaller scale than the proposed project due to the reduction of 557 residential units. Mitigation Measure NOI-6 would still be required to reduce noise impacts due to the increase in traffic from the proposed 2,392 residential units, though not to a less than significant level. Similar to the proposed project, impacts would remain significant and unavoidable. In addition, this alternative would result in noise impacts from vehicles on Fanita Parkway and Cuyamaca Street on future uses. To achieve Santee General Plan compatibility, NOI-7 would be required to reduce impacts to on-site noise compatibility to less than significant.

Similar to the proposed project, temporarily potentially significant groundborne vibration impacts from construction equipment and blasting would occur under this alternative. Implementation of Mitigation Measures NOI-8 and NOI-9, in addition to Mitigation Measures NOI-3 and NOI-4, would minimize temporary groundborne vibration impacts from construction and blasting activities at nearby receptors and reduce impacts to less than significant. Similar to the proposed project, this alternative would have a less than significant impact regarding exposing people to aircraft noise because the project site is not located within the 60 dBA CNEL noise contour of either MCAS Miramar or Gillespie Field and is not anticipated to increase air traffic.

## **Population and Housing**

The No Fanita Commons Reduced Project Alternative would result in less intensive but still less than significant impacts related to inducing unplanned population growth because project development would be reduced by approximately 557 residential units resulting in fewer people residing in the development. This alternative would generate approximately 6,937 residents (2,392 units x 2.9 persons per household) compared to 7,974 residents under the proposed project preferred land use plan with school and approximately 8,145 residents under the land use plan without school. Therefore, less population growth would result from this alternative and less intensive but still less than significant

impacts would occur. Similar to the proposed project, this alternative would not displace any existing housing or people and no displacement impact would occur.

## **Public Services**

The No Fanita Commons Reduced Project Alternative would result in reduced demand for fire protection services, police protection services, public school facilities, and libraries compared to the proposed project because 557 fewer residential units and approximately 8.7 acres of commercial uses would be constructed and it would generate less population growth (approximately 1,037 fewer persons). Similar to the proposed project, this alternative would reserve a site for a future fire station and for a school, which would allow this alternative to maintain acceptable service ratios, response times, or other performance objectives, and reduce demand for fire protection and public school service. Police and library facilities would be accommodated off site by existing uses and would not result in physical impacts associated with the proposed project. Physical impacts as a result of construction of the new fire protection and school facilities would be mitigated through mitigation measures put forth in other resource topics as part of the overall project environmental evaluation. Therefore, compared to the proposed project, this alternative would have less intensive but still less than significant impacts related to public services.

## **Recreation**

The No Fanita Commons Reduced Project Alternative would result in reduced demand for existing recreational facilities because it would construct one less village and generate less population growth (approximately 1,037 fewer people). However, with the elimination of Fanita Commons, proposed project recreation amenities including the Community Park, two Neighborhood Parks, two Mini-Parks, and the Farm would also be eliminated. This alternative would provide approximately 38.5 acres of parks. Using the City's minimum parkland requirement of 10 acres of parkland for every 1,000 residents, along with the Santee Municipal Code, Chapter 12.40, provision of 5 acres per 1,000 residents of parkland dedication plus 5 acres per 1,000 persons of in-lieu fee, this alternative would be required to provide approximately 69.4 acres of parks (total project population divided by 1,000 and multiplied by 10). Since this alternative would only provide 38.5 acres, it would not provide sufficient acreage of parks, trails, and recreational facilities to satisfy the parkland dedication requirements and would not comply with the Santee General Plan. Similar to the proposed project, this alternative would mitigate any impacts associated with new on-site park development as part of the proposed project's environmental evaluation and identify applicable mitigation measures, as needed, to reduce impacts to a less than significant level. However, because this alternative would result in some significant and unavoidable impacts to air quality, noise, and transportation, construction of the recreational facilities associated with the alternative could contribute to these impacts. Similar to the proposed project, impacts to new or expanded recreational facilities on site would be significant and unavoidable for air quality,

noise, and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation. Compared to the proposed project, this alternative would have lessened impacts because it would contribute to fewer significant and unmitigated transportation impacts from the construction of on-site recreational resources. However, the lack of adequate park facilities on the project site to meet the City's requirements would mean that project residents would more frequently use existing recreational facilities in the community than they would if adequate facilities were provided on site. This could result in a new significant impact related to the degradation of existing recreational facilities compared to the proposed project and require this alternative to mitigate through the payment of parkland fees to reduce impacts to a less than significant level.

## Transportation

The No Fanita Commons Reduced Project Alternative would result in reduced transportation impacts compared to the proposed project on the circulation system and VMT due to the reduction of approximately 557 residential units and 8.7 acres of commercial uses resulting in fewer operational vehicle trips and associated VMT. This alternative would result in similar maximum daily construction traffic trips and similar types of construction activities and equipment required but require a reduced construction duration compared to the proposed project because less overall development (approximately 557 fewer residential units) would be constructed. However, because two villages and on- and off-site improvements would still be constructed, this alternative would result in temporary significant construction traffic impacts, similar to the proposed project, and Mitigation Measure TRA-1 would be required.

This alternative would result in fewer operational traffic impacts as a result of approximately 3,086 fewer residential average daily trips and VMT associated with the reduced number of residential units and commercial uses. Therefore, significant impacts on the following intersection and street segment would be avoided under this alternative:

- El Nopal/Los Ranchitos Road intersection (significant and unavoidable under the proposed project)
- Cuyamaca Street: Mission Gorge Road to SR-52 Ramps street segment (mitigated to a less than significant level under the proposed project)

Mitigation Measures TRA-6 and TRA-27 would not be required under this alternative because this alternative would not reach the EDU and associated trips that would result in impacts to these facilities and mandate these measures. These mitigation measures would be triggered above the maximum 2,392 residential units proposed under this alternative. Therefore, this alternative would result in fewer significant operational traffic impacts than the proposed project.

However, the traffic generated by this alternative would still have the potential to impact the remaining street segments, intersections, and freeway mainline segments identified for the

proposed project because this alternative would exceed the EDU triggers for mitigation below the 2,392nd residential unit. The impacts that would remain significant and unavoidable after mitigation are noted; the remainder of impacts would be mitigated to a less than significant level under this alternative.

- Princess Joann Road/Cuyamaca Street intersection
- Ganley Road/Fanita Parkway intersection
- Woodglen Vista Drive/Cuyamaca Street intersection
- El Nopal/Cuyamaca Street intersection
- Lake Canyon Road/Fanita Parkway intersection
- Beck Drive/Cuyamaca Street intersection
- Mast Boulevard/SR-52 Westbound Ramps intersection – Significant and Unavoidable
- Mast Boulevard/Fanita Parkway intersection
- Mast Boulevard/Cuyamaca Street intersection
- Riverford Road/SR-67 Southbound Ramps intersection – Significant and Unavoidable
- Riverford Road/Woodside Avenue intersection – Significant and Unavoidable
- West Hills Parkway/Missions Gorge Road intersection – Significant and Unavoidable
- Mission Gorge Road/Carlton Hills Boulevard intersection – Significant and Unavoidable
- Mission Gorge Road/Cuyamaca Street intersection
- Buena Vista Avenue/Cuyamaca Street intersection
- El Nopal: Magnolia Avenue to Los Ranchitos Road street segment – Significant and Unavoidable
- El Nopal: Los Ranchitos Road to Riverford Road street segment – Significant and Unavoidable
- Mast Boulevard: SR 52 to West Hills Parkway street segment – Significant and Unavoidable
- Carlton Oaks Drive: Fanita Parkway to Carlton Hills Boulevard street segment – Significant and Unavoidable
- Fanita Parkway: Ganley Road to Lake Canyon Road street segment
- Fanita Parkway: Lake Canyon Road to Mast Boulevard street segment
- Cuyamaca Street: Woodglen Vista Drive to El Nopal street segment
- Cuyamaca Street: El Nopal to Mast Boulevard street segment
- Riverford Road: Riverside Drive to SR-67 Ramps street segment – Significant and Unavoidable
- State Route 52: Santo Road to Mast Boulevard: Eastbound PM peak-hour freeway mainline segment – Significant and Unavoidable
- State Route 52: Santo Road to Mast Boulevard: Westbound AM peak-hour freeway mainline segment – Significant and Unavoidable

The EDU triggers for these impacted facilities would be below the 2,392 residential units proposed under this alternative. Mitigation Measures TRA-2 through TRA-5, TRA-7 through TRA-26, and TRA-28 through TRA-30 would be required, similar to the proposed project. The intersections and street segments identified above as significant and unavoidable are either located in another jurisdiction or a Capital Improvement Program finding mechanism has yet to be established or the introduction of an Adaptive Traffic Signal Control system or spot improvements would not reduce impacts below the threshold, and these impacts would remain significant and unavoidable under this alternative.

In addition, this alternative would have a reduced impact on overall VMT compared to the proposed project due to the reduction in residential units (approximately 557 residential units) from one less village. Mitigation Measure AIR-6 would still be required under this alternative to implement a Transportation Demand Management Plan to reduce potentially significant impacts associated with VMT but not to a less than significant level. Similar to the proposed project, impacts to VMT would remain significant and unavoidable. Similar to the proposed project, implementation of this alternative would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) and would have similar less than significant impacts regarding impairing an emergency response or evacuation plan as the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue are still proposed under this alternative, although the number of residential units and project population would be less.

### **Utilities and Service Systems**

The No Fanita Commons Reduced Project Alternative would result in less demand for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications facilities than the proposed project because approximately 557 fewer residential units and 8.7 acres of commercial uses would be built and less population growth (approximately 1,037 fewer persons) would be generated. However, potentially significant impacts would still occur because this alternative would require the construction of new and expanded utilities and service system facilities to serve the proposed project uses. Therefore, similar to the proposed project, applicable mitigation measures from other resource topics would be required to reduce physical environmental impacts of these new facilities to less than significant. However, because this alternative would result in significant and unavoidable impacts to air quality, noise and transportation, construction of utilities and service systems associated with the alternative could contribute to these impacts. Similar to the proposed project, impacts to new or expanded utilities and service systems would be significant and unavoidable for air quality, noise, and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation. Compared to the proposed project, this alternative would have lessened impacts because it would contribute to fewer significant and unmitigated transportation impacts from the construction of utilities and service systems.

This alternative would increase the demand on water supply and wastewater capacity from PDMWD, although to a lesser degree than the proposed project due to its smaller development footprint; however, sufficient water supplies and wastewater capacity would be available to serve the alternative and impacts would be less than significant. In addition, this alternative would increase the volume of solid waste that enters the landfill but would not generate waste in excess of state or local standards and would comply with all applicable solid waste regulations, similar to the proposed project. Impacts would be less than significant.

## **Wildfire**

The No Fanita Commons Reduced Project Alternative would have less intensive but still less than significant impacts on the exacerbation of wildfire risks due to slope, prevailing winds, and other factors, exposing project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire because of less overall development proposed. Similar to the proposed project, this alternative would implement a CFPP and an FPP prepared in compliance with the requirements of the Santee Municipal Code and Ordinance 570, 2019 California Fire and Building Codes, and County of San Diego 2010 Fire Protection Plan Guidelines for Determining Significance. In addition, this alternative would include ignition-resistant development, effective FMZs including management and maintenance, and fire-safe features to limit project occupant exposure and prevent exacerbated wildfire risk. Similar to the proposed project, this alternative would require the installation or maintenance of associated infrastructure (such as streets, fuel breaks, emergency water sources, power lines, or other utilities) but would implement fire prevention construction and maintenance measures outlined in the CFPP and FPP such that it would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.

In addition, similar to the proposed project, this alternative would have less than significant impacts regarding exposing project occupants or structures to flooding or landslides from post-fire conditions because proposed development would not occur below slopes that are not stabilized or manufactured, and BMPs would be put in place for erosion control. In addition, similar to the proposed project, this alternative would have less than significant impacts on emergency response or evacuations plans because the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue are still proposed as emergency access routes under this alternative, which proposes less development than the proposed project.

### **6.2.4.2 Ability to Accomplish Project Objectives**

The Fanita Commons Reduced Project Alternative would accomplish four of the nine project objectives (Project Objectives 5, 7, 8, and 9). This alternative would meet Project Objective 5 because it would provide a system of pedestrian, biking, and hiking trails that would connect with the regional system and existing City development. Project Objective 7 would be met by this alternative because it would provide various sustainable features, including energy-efficient

residences, drought-tolerant landscaping, and connections to existing City development to offset single-occupancy vehicle travel. In addition, this alternative would satisfy Project Objective 8 and create a fire-safe community through various fire protection measures including managed FMZs, fire-resistive landscaping, fire alarm and sprinkler systems, and active management of the Habitat Preserve. Project Objective 9 would be fulfilled by this alternative because it would extend and improve Fanita Parkway, Cuyamaca Street, or Magnolia Avenue, three major transportation components of the Santee General Plan Mobility Element. This alternative would only partially satisfy Project Objective 1 because, although it would create a new community with clustered development and a mix of land uses and dedicate large blocks of open space as Habitat Preserve to the City's Draft MSCP Subarea Plan, it would not provide recreational land uses to meet the City's park dedication requirements or provide the Farm that would promote access to local food sources. This alternative would only partially meet Project Objective 2 because it would not provide the Active Adult land use, limiting the array of land uses with a variety of housing types and would provide approximately 557 fewer residential units to address the state's housing crisis. However, this alternative would only partially meet Project Objective 3 because there would not be an agrarian theme throughout the development and no Farm would be proposed. In addition, this alternative would only provide two villages, eliminating Fanita Commons, which would be the main commercial center for the proposed project. This alternative would not meet Project Objective 4 because this alternative would not provide enough passive and active parks to satisfy the City's park dedication requirements. Finally, this alternative would not meet Project Objective 6 because it would not include a working farm, thereby not providing fresh, locally grown produce for the community.

### **6.2.5 No Vineyard Village Reduced Project Alternative**

Under the No Vineyard Village Reduced Project Alternative, the project footprint would be similar to the proposed project except Vineyard Village (the eastern village) would not be constructed. See Figure 6-4, No Vineyard Village Reduced Project Alternative, for an illustration of the development footprint for this alternative. Under this alternative, residential units would be reduced to approximately 1,904 units. Development would occur on approximately 462 acres with the remaining 2,176 acres to be dedicated as Habitat Preserve. It would include 27.8 acres of visitor commercial uses, the Farm, 30 acres of parks (including the Community Park), a fire station site, and the Special Use area. However, no school site would be designated under this alternative. This alternative would not require the construction of internal streets "V" and "W." Access to and from the site would be through the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue.

This alternative was selected because it would reduce or eliminate the following significant and unavoidable impacts identified for the proposed project: (1) air quality (consistency with the applicable air quality plan, cumulative increase in criteria pollutant emissions), (2) noise (exceedance of noise standards), (3) recreation (construction or expansion of recreational

facilities), (4) transportation (circulation system performance, VMT), and (5) utilities and service systems (new or expanded utilities or service systems).

### **6.2.5.1 Impact Analysis**

#### **Aesthetics**

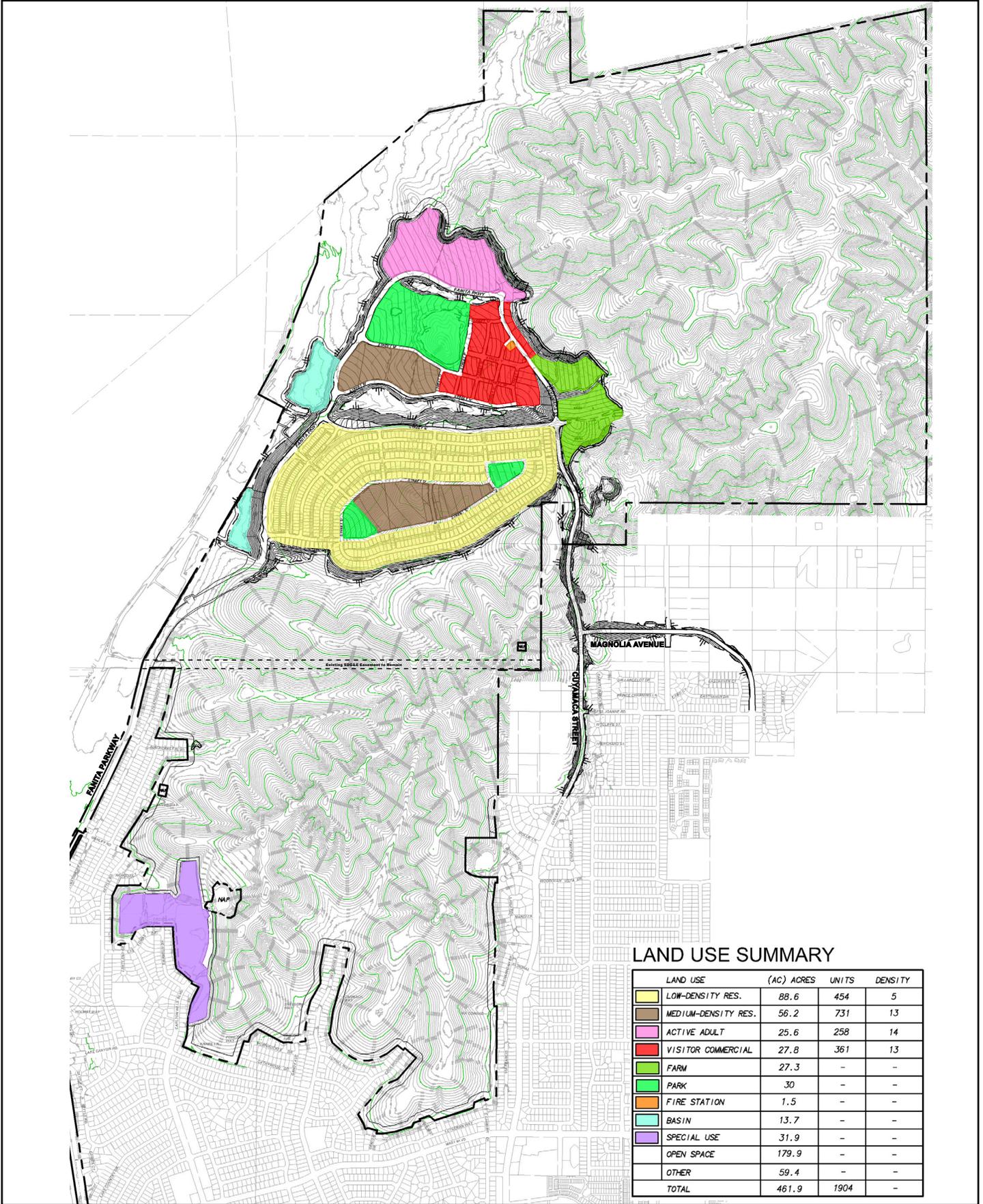
Under the No Vineyard Village Reduced Project Alternative, the project disturbance area would be reduced by approximately 326 acres compared to the proposed project and there would be fewer opportunities to view this alternative's development from a public vantage point. KVP-1, KVP-2, KVP-3, KVP-6, KVP-7, KVP-11, KVP-14, KVP-15, and KVP-16 specifically would have less intensive but still less than significant impacts on the visual character or quality of scenic vistas or views from a public vantage point because Vineyard Village would not be visible in these views under this alternative. Similar to the proposed project, this alternative would result in no impacts to scenic highways because the project site is not visible from a designated scenic highway. In addition, less intensive but still less than significant impacts would occur associated with new sources of light and glare due to less development occurring that could produce reflective surfaces or lighting under this alternative.

#### **Air Quality**

The No Vineyard Village Reduced Project Alternative would result in similar potentially significant impacts as the proposed project related to consistency with the applicable air quality plan because it would exceed the 1,395 residential units identified for the project site in the Santee General Plan Housing Element. Thus, this alternative would exceed the SANDAG growth assumptions assumed for the project site and would be inconsistent with the emissions projections in the RAQS and the SIP.

This alternative would construct one less village than the proposed project resulting in approximately 1,045 fewer residential units. Therefore, criteria air pollutant emissions during construction would be reduced under this alternative compared to the proposed project because the duration of construction activities would be shorter occurring on site; however, maximum daily emissions would be similar to the proposed project.

Operational emissions associated with stationary sources (e.g., architectural coatings, consumer products, landscape equipment, and energy use) and mobile emissions (vehicle trips) would be reduced compared to the proposed project because there would be 1,045 fewer residential units and the resulting alternative population (approximately 5,186 persons) (1.6 x 258 Active Adult units plus 2.9 x 1,646 low and medium-density residential units) would be reduced, resulting in lower vehicle trips and energy use.



Source: Hunsaker & Associates 2019.

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In addition, reduced impacts from carbon monoxide hotspots, toxic air contaminants, and operational health impacts on sensitive receptors would occur under this alternative because approximately 1,045 fewer residential units would be built. However, impacts would still have the potential to be significant because of the amount of air pollutant emissions from single-occupancy vehicles this alternative would generate. Mitigation measures similar to Mitigation Measures AIR-1 through AIR-10 and GHG-4, All-Electric Homes, would be required to reduce impacts on the applicable air quality plans and cumulative increases in criteria pollutant emissions from construction and operation, although not to a less than significant level. Similar to the proposed project, these impacts would remain significant and unavoidable. Similar to the proposed project, Mitigation Measures AIR-3, AIR-4, AIR-11, and AIR-12 would be required to reduce impacts on sensitive receptors to less than significant. Similar to the proposed project, less than significant impacts related to odors during construction would occur because this alternative would use similar types of construction activities and equipment. Operational odors would be similar and less than significant under this alternative because similar agricultural uses (i.e., the Farm) are proposed.

### **Biological Resources**

The No Vineyard Village Reduced Project Alternative would include an approximately 526-acre smaller disturbance area than the proposed project. With the elimination of Vineyard Village, this alternative would avoid some potentially significant but mitigable impacts to sensitive species, critical habitat, and riparian areas that are known to occur on the Vineyard Village site and preserve approximately 2,176 acres as Habitat Preserve. It would result in reduced impacts to biological resources including Quino checkerspot butterfly modeled suitable habitat, potentially suitable and previously occupied habitat for Hermes copper butterfly (including proposed USFWS Critical Habitat), coastal California gnatcatcher use areas and USFWS-designated Critical Habitat for this species, vernal pool features (including features occupied by San Diego fairy shrimp), coastal sage scrub, chaparral, non-wetland waters regulated by ACOE, and California Department of Fish and Wildlife-regulated riparian habitat including coast live oak woodland. Compared to the proposed project, this alternative would result in reduced potentially significant impacts on wildlife corridors because there would be no disturbance to habitat in the northeastern portion of the site from the construction of Vineyard Village or proposed Streets “V” and “W.” Wildlife movement would be allowed unimpeded in these areas but would still be constrained to the south, similar to the proposed project. Mitigation measures similar to Mitigation Measures BIO-1 through BIO-23 would still be required to reduce temporary and permanent impacts to sensitive species, critical habitat, riparian areas, and wildlife corridors from development of Fanita Commons, Orchard Village, and other on- and off-site improvements. Similar to the proposed project, this alternative would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or with the provisions of the City’s Draft MSCP Subarea Plan.

## **Cultural and Tribal Cultural Resources**

The No Vineyard Village Reduced Project Alternative would result in similar less than significant historic resources impacts as the proposed project because no significant historic resources have been identified on the project site. Potentially significant but mitigable impacts to known archaeological resources, human remains, and tribal cultural resources would be similar to the proposed project under this alternative because the alternative development would still impact NRHP and CRHR eligible cultural sites CA-SDI-8243 and CA-SDI-8345. Therefore, Mitigation Measures CUL-1 and CUL-2 would be required to reduce impacts to known cultural resources to a less than significant level. In addition, impacts to unknown resources would also have the potential to occur as a result of ground-disturbing construction activities. Similar to the proposed project, Mitigation Measures CUL-3 through CUL-11 would be required to reduce potential impacts on unknown resources to a less than significant level.

## **Energy**

Under the No Vineyard Village Reduced Project Alternative, approximately 1,045 fewer residential units would be built compared to the proposed project. Therefore, this alternative would result in less intensive but still less than significant impacts regarding wasteful and inefficient energy use because less energy would be required to construct the development and less energy would be consumed during operation due to fewer residential units being built. In addition, similar to the proposed project, this alternative would result in less than significant impacts regarding conflicts with a renewable or energy efficiency plan because it would not exceed the state's and County's per capita energy consumption laid out in California's Integrated Energy Policy Report.

## **Geology, Soils, and Paleontological Resources**

The No Vineyard Village Reduced Project Alternative would result in similar less than significant impacts related to seismic hazards as the proposed project because the project site is not located on or near any active faults and the development would comply with the California Building Code. Additionally, no impact to wastewater disposal systems would occur because this alternative would be served by a sanitary sewer system and would not require the installation of septic tanks or systems underground, similar to the proposed project. Potentially significant but mitigable impacts associated with soil erosion and topsoil loss, geologic stability, and expansive soils would occur under this alternative due to excavation and grading activities required to develop Fanita Commons and Orchard Village and on- and off-site improvements, although on a reduced scale compared to the proposed project due to the elimination of Vineyard Village. The geotechnical recommendations set forth in Mitigation Measure GEO-1, as well as compliance with applicable regulations, would be required under this alternative to reduce impacts to a less than significant level. Similar to the proposed project, construction activities associated with this alternative would include excavation into geologic formations with moderate to high paleontological potential,

which would have the potential to uncover buried paleontological resources. Therefore, Mitigation Measure GEO-2 would be required to reduce potentially significant impacts to paleontological resources to a less than significant level.

### **Greenhouse Gas Emissions**

The No Vineyard Village Reduced Project Alternative would result in less construction GHG emissions compared the proposed project due to an overall shorter construction duration resulting from the construction of one less village with 1,045 fewer residential units. Long-term operation of this alternative would also generate fewer GHG emissions than the proposed project, particularly mobile source emissions, due to the reduction in 1,045 residential units (approximately 2,788 persons) compared to the proposed project resulting in fewer vehicle trips. Area source and stationary source emissions from activities associated with landscaping, heating, and electricity demand would be reduced compared to the proposed project because this alternative proposes fewer residential units. However, this alternative would be expected to result in GHG emissions above the per capita threshold of 1.77 MT CO<sub>2</sub>e developed consistent with the Sustainable Santee Plan. Mitigation measures similar to Mitigation Measures AIR-5 through AIR-8, AIR-10, and GHG-1 through GHG-6 would be required to reduce operational and amortized construction GHG emissions under this alternative through the application of solar panels recycling and composting services, water conservation, electric homes, on-site tree planting, and private electric vehicles, although on a smaller scale because it would generate fewer emissions than the proposed project.

In addition, similar to the proposed project, this alternative would not have the potential to conflict with the City's GHG reduction goals identified in the Sustainable Santee Plan because the development has been included in the growth assumptions of the plan. The growth assumptions in the Sustainable Santee Plan are based on demographic and land use forecasts in the Santee General Plan, which allows for a 1,395-unit residential development on the project site. In addition, a 2,000-residential unit buffer was added into the growth assumptions of the Sustainable Santee Plan to account for approved and pending residential development applications, a portion of which would be claimed by this alternative. Achievement of the per capita GHG threshold derived from the Sustainable Santee Plan would quantitatively demonstrate that this alternative would conform to the GHG reduction targets identified in the Sustainable Santee Plan and would help the City meet its GHG reduction commitments. With the implementation of the mitigation measures similar to those discussed previously and TRA-16, Mission Gorge Road/Carlton Hills Boulevard Intersection, this alternative would be consistent with the growth assumptions of the Sustainable Santee Plan. Impacts would be less than significant, similar to the proposed project.

### **Hazards and Hazardous Materials**

The No Vineyard Village Reduced Project Alternative would result in less intensive but still less than significant impacts associated with the transport, use, and disposal of hazardous materials

because approximately one-third less development (1,045 units) would occur and less population growth (2,788 persons) would be generated. Hazardous materials associated with the commercial uses and residential units in Vineyard Village under the proposed project would be avoided under this alternative. However, similar to the proposed project, a potentially significant but mitigable impact related to the accidental release of hazardous material would occur under this alternative because the groundwater well located under the proposed Fanita Commons site would need to be properly abandoned during construction. Mitigation Measure HAZ-1 would be required. Similar to the proposed project, this alternative would have less than significant impacts related to hazards to nearby schools and hazardous materials sites. Similar to the proposed project, this alternative is proposing a Special Use area closest to the existing Sycamore Canyon Elementary School. Due to its limited allowed uses this land use would be compatible with the existing residential neighborhoods and would not result in a hazard to the existing Sycamore Canyon Elementary School to the west. Unlike the proposed project, this alternative does not propose a school on site.

Regarding airport safety hazards, a small portion of this alternative development would fall under Review Area 2 for both MCAS Miramar and Gillespie Field. However, similar to the proposed project, this portion of the project site is proposed as Habitat Preserve and the Special Use area. These uses do not propose any residential units or structures above 35 feet and would not be subject to airport safety hazards. Therefore, impacts would be less than significant, similar to the proposed project.

Regarding emergency response and evacuation plans, less intensive but still less than significant impacts would occur because the improvements and extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue are still proposed under this alternative but the number of residential units and project population using these roadways would be less.

### **Hydrology and Water Quality**

The No Vineyard Village Reduced Project Alternative would result in less intensive but still less than significant impacts related to water quality standards and site drainage and hydrology. With the elimination of Vineyard Village, this alternative would avoid impacts to 526 acres of the project site compared to the proposed project and would result in fewer changes to the existing drainage pattern as well as a reduction in the conversion of pervious areas to impervious surfaces. Generation of water quality pollutants during project operation of this alternative would be reduced compared to the proposed project because 1,045 fewer residences would be built that could generate pollutants. Similar to the proposed project, this alternative would not deplete groundwater supplies because it would not utilize groundwater for project construction or operation and impacts would be less than significant. In addition, this alternative would not conflict with or obstruct water quality control or sustainable groundwater management plans due to compliance with applicable regulations and would result in less intensive but still less than significant impacts compared to the proposed project due to the reduction in construction and operational activities. Similar to the proposed project, this alternative would not result in activities in a flood hazard, tsunami, or seiche

zone that would risk release of pollutants due to project inundation because this alternative is not located in an inundation zone.

### **Land Use and Planning**

Similar to the proposed project, the No Vineyard Village Reduced Project Alternative would result in a less than significant impact related to the physical division of an established community because no community currently exists on the project site and the proposed land uses would be compatible with surrounding land uses. This alternative would include roadways and trails that would connect with existing established communities surrounding the site. Similar to the proposed project, this alternative would not conflict with local land use plans including the Airport Land Use Compatibility Plans for Miramar and Gillespie Field because no residential uses or buildings above 35 feet would be proposed within the Review Area 2 for these plans.

In addition, this alternative would be consistent with SANDAG's Regional Plan because it would propose a land use pattern and Transportation Demand Management strategies that would accommodate the region's future employment and housing needs and protect sensitive habitats, cultural resources, and resource areas, similar to the proposed project.

However, similar to the proposed project, this alternative would require a General Plan Amendment to amend the Santee General Plan and the City's Zoning Ordinance, including the 16 Guiding Principles for Fanita Ranch, to change zoning and to allow the development of approximately 1,904 residential units on the project site. Therefore, similar to the proposed project, impacts to land use and planning would be less than significant under this alternative.

### **Mineral Resources**

The No Vineyard Village Reduced Project Alternative would result in less intensive but still less than significant impacts associated with the loss of known mineral resources and loss of a locally important mineral resource site compared to the proposed project. This would occur due to a smaller development footprint (1,045 fewer residential units or approximately one-third less residential development) resulting in less excavation and development into the mineral resource zones that underlie the project site. In addition, the Santee General Plan designates the project site for Planned Development (PD), not mineral resources extraction, and this alternative would re-use on-site rock materials, similar to the proposed project, further reducing the loss of valuable aggregate to the region. Therefore, impacts to mineral resources would be less intensive but still less than significant.

### **Noise**

The No Vineyard Village Reduced Project Alternative would result in reduced construction noise impacts compared to the proposed project due to a shorter overall construction duration from the

elimination of Vineyard Village. However, similar construction activities and types of equipment would occur during the construction period, and although fewer construction vehicle trips would be required overall, maximum daily construction traffic trips would likely be the same resulting in a potentially significant noise impact. Similar to the proposed project, Mitigation Measures NOI-1 through NOI-3 would be required to reduce excessive noise levels as a result of construction activities to a less than significant level.

In addition, this alternative would result in fewer operational noise impacts compared to the proposed project because it would develop approximately 1,045 fewer residences resulting in reduced operational traffic volumes and lower operational noise levels. Nighttime nuisance noise impacts from the Special Use area would be potentially significant under this alternative, similar to the proposed project, and Mitigation Measure NOI-5 would still be required. Similar to the proposed project, this alternative would result in traffic noise impacts, though on a smaller scale than the proposed project due to the reduction of 1,554 residential units. Mitigation Measure NOI-6 would be required to reduce impacts due to the increase of traffic noise from the proposed 1,904 residential units. Compared to the proposed project's significant and unavoidable impact, these measures would be expected to reduce operational traffic noise impacts to a less than significant level. In addition, this alternative would result in noise impacts from vehicles along Fanita Parkway and Cuyamaca Street on future uses. To achieve Santee General Plan compatibility, Mitigation Measure NOI-7 would be required to reduce impacts to less than significant.

Similar to the proposed project, temporarily potentially significant groundborne vibration impacts from construction equipment and blasting would occur under this alternative. Implementation of Mitigation Measures NOI-8 and NOI-9, in addition to Mitigation Measures NOI-3 and NOI-4, would minimize temporary groundborne vibration impacts from construction and blasting activities at nearby receptors and reduce impacts to less than significant. Similar to the proposed project, this alternative would have less than significant impacts regarding exposing people to aircraft noise because the project site is not located within the 60 dBA CNEL noise contour of either MCAS Miramar or Gillespie Field and is not anticipated to increase air traffic.

## **Population and Housing**

The No Vineyard Village Reduced Project Alternative would result in less intensive but still less than significant impacts on inducing unplanned population growth because the project footprint would be reduced by approximately 1,045 fewer residential units resulting in fewer people residing in the development. This alternative would generate approximately 5,186 residents compared to 7,974 residents under the proposed project preferred land use plan with school and approximately 8,145 residents under the land use plan without school. Therefore, less population growth would result from this alternative and less intensive but still less than significant impacts would occur. Similar to the proposed project, this alternative would not displace any existing housing or people because the site is currently undeveloped.

## Public Services

The No Vineyard Village Reduced Project Alternative would result in reduced demand for fire protection services, police protection services, public school facilities, and libraries compared to the proposed project because approximately 1,045 fewer residential units would be constructed and it would generate approximately 2,788 fewer people. Similar to the proposed project, this alternative would provide a site for a future fire station, which would allow this alternative to maintain acceptable service ratios, response times, or other performance objectives, and reduce demand for fire protection service. Police protection, public school, and library facilities would be accommodated off site by existing uses and would not result in physical impacts associated with the proposed project. Physical impacts as a result of construction of the new fire protection facility would be mitigated through mitigation measures put forth in other resource topics as part of the overall project environmental evaluation. Response times for fire and police services would be shorter under this alternative because emergency services would not be needed in the northeastern area of the site due to the elimination of Vineyard Village. Therefore, compared to the proposed project, this alternative would have less intensive but still less than significant impacts related to public services.

## Recreation

The No Vineyard Village Reduced Project Alternative would result in reduced overall demand for recreational facilities compared to the proposed project because it would construct one less village (1,045 fewer residential units) and generate less population growth. However, with the elimination of Vineyard Village, proposed project recreation amenities including 4 Neighborhood Parks, 10 Mini-Parks, and various trail connections would also be eliminated. This alternative would provide approximately 30 acres of parks. Using the City's minimum parkland requirement of 10 acres of parkland for every 1,000 residents, along with the Santee Municipal Code, Chapter 12.40, provision of 5 acres per 1,000 residents of parkland dedication plus 5 acres per 1,000 persons of in-lieu fee, this alternative would be required to provide approximately 55.2 acres of parks (total project population divided by 1,000 and multiplied by 10). Since this alternative would only provide 30 acres, it would not provide sufficient acreage of parks, trails, and recreational facilities to satisfy the parkland dedication requirements and would not comply with the Santee General Plan. Similar to the proposed project, this alternative would mitigate any impacts associated with new on-site park development as part of the proposed project's environmental evaluation and identify applicable mitigation measures, as needed, to reduce impacts to less than significant. However, because this alternative would result in some significant and unavoidable impacts to air quality and transportation, construction of the recreational facilities associated with the alternative could contribute to these impacts. Similar to the proposed project, impacts to new or expanded recreational facilities on site would be significant and unavoidable for air quality and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level.

with mitigation. Compared to the proposed project, this alternative would have lessened impacts because it would contribute to fewer significant and unmitigated noise and transportation impacts from the construction of on-site recreational resources.

The lack of adequate park facilities on the project site under this alternative to meet the City's requirements would mean that project residents would more frequently use existing recreational facilities in the community than they would if adequate facilities were provided on site. This could result in a new significant impact related to the degradation of existing recreational facilities compared to the proposed project and require this alternative to mitigate this impact through the payment of fees to meet satisfy the parkland requirements to reduce impacts to a less than significant level.

## **Transportation**

The No Vineyard Village Reduced Project Alternative would result in reduced transportation impacts on the circulation system and overall VMT compared to the proposed project due to the reduction of approximately 1,045 residential units and commercial uses resulting in fewer vehicle trips and associated VMT. This alternative would result in similar maximum daily construction traffic trips and similar types of construction activities and equipment used; however, because less development would be constructed it would result in a reduced construction duration compared to the proposed project. However, because this alternative would develop Fanita Commons, Orchard Village, and other on- and off-site improvements, it would result in temporary significant construction traffic impacts, similar to the proposed project, and Mitigation Measure TRA-1 would be required.

This alternative would result in fewer operational transportation impacts as a result of approximately 11,456 fewer residential average daily trips and VMT associated with the reduced number of residential units and commercial uses. Therefore, impacts on the following intersections and street segments would be avoided:

- Ganley Road/Fanita Parkway intersection
- Woodglen Vista Drive/Cuyamaca Street intersection
- El Nopal/Los Ranchitos Road intersection
- Mast Boulevard/Fanita Parkway intersection
- Mast Boulevard/Cuyamaca Street intersection
- Mission Gorge Road/Cuyamaca Street intersection
- Mast Boulevard: State Route 52 to West Hills Parkway street segment
- Cuyamaca Street: Mission Gorge Road to SR-52 Ramps street segment

Mitigation Measures TRA-3, TRA-4, TRA-6, TRA-11, TRA-12, TRA-17, TRA-21, and TRA-27 would not be required under this alternative because this alternative would not reach the EDU and

associated trips that would mandate these measures. These mitigation measures would be triggered above the maximum 1,904 residential units proposed under this alternative. Therefore, the above intersections and street segments would not be significantly impacted under the alternative, resulting in fewer operational traffic impacts than the proposed project.

The traffic generated by this alternative would have the potential to impact the remaining street segments, intersections, and freeway mainline segments that would be impacted by the proposed project because this alternative would exceed the EDU triggers for mitigation below the 1,904th residential unit. The impacts that would remain significant and unavoidable after mitigation are noted; the remainder of impacts would be mitigated to a less than significant level under this alternative.

- Princess Joann Road/Cuyamaca Street intersection
- El Nopal/Cuyamaca Street intersection
- Lake Canyon Road/Fanita Parkway intersection
- Beck Drive/Cuyamaca Street intersection
- Mast Boulevard/SR-52 Westbound Ramps intersection – Significant and Unavoidable
- Mast Boulevard/West Hills Parkway intersection – Significant and Unavoidable
- Riverford Road/SR-67 Southbound Ramps intersection – Significant and Unavoidable
- Riverford Road/Woodside Avenue intersection – Significant and Unavoidable
- West Hills Parkway/Mission Gorge Road intersection – Significant and Unavoidable
- Mission Gorge Road/Carlton Hills Boulevard intersection – Significant and Unavoidable
- Buena Vista Avenue/Cuyamaca Street intersection
- El Nopal from Magnolia Avenue to Los Ranchitos Road street segment – Significant and Unavoidable
- El Nopal from Los Ranchitos Road to Riverford Road street segment – Significant and Unavoidable
- Carlton Oaks Drive from Fanita Parkway to Carlton Hills Boulevard street segment – Significant and Unavoidable
- Fanita Parkway from Ganley Road to Lake Canyon Road street segment
- Fanita Parkway: Lake Canyon Road to Mast Boulevard street segment
- Cuyamaca Street: Woodglen Vista to El Nopal street segment
- Cuyamaca Street: El Nopal to Mast Boulevard street segment
- Riverford Road from Riverside Drive to SR-67 Ramps street segment – Significant and Unavoidable
- State Route 52 from Santo Road to Mast Boulevard: Eastbound PM peak-hour freeway mainline segment – Significant and Unavoidable
- State Route 52 from Santo Road to Mast Boulevard: Westbound AM peak-hour freeway mainline segment – Significant and Unavoidable

Mitigation Measures TRA-2, TRA-5, TRA-7 through TRA-10, TRA-13 through TRA-20, TRA-22 through TRA-26, and TRA-28 through TRA-30 would still be required because the EDU triggers are below the maximum 1,904 residential units proposed under this alternative. However, the intersections and street segments identified above as significant and unavoidable are either located in another jurisdiction or a CIP finding mechanism has yet to be established or the introduction of an Adaptive Traffic Signal Control system or spot improvements would not reduce impacts below the threshold. These impacts would remain significant and unavoidable.

In addition, this alternative would have a reduced impact on overall VMT compared to the proposed project due to the reduction in 1,045 residential units with the elimination of Vineyard Village. Mitigation Measure AIR-6 would be required under this alternative to implement a Transportation Demand Management Plan to reduce potentially significant impacts on VMT, although not to a less than significant level. Similar to the proposed project, impacts on VMT per capita would remain significant and unavoidable. Similar to the proposed project, implementation of this alternative would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Regarding emergency access, less intensive but still less than significant impacts would occur because the improvements and extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue are still proposed under this alternative, but the number of residential units and project population using these roadways would be less.

### **Utilities and Service Systems**

The No Vineyard Village Reduced Project Alternative would result in less demand for water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications facilities than the proposed project because approximately 326 acres less development would occur and less population growth (approximately 2,788 persons) would be generated. However, potentially significant impacts would still occur because this alternative would require the construction of new and expanded utilities facilities to serve the proposed residential and commercial uses. Therefore, similar to the proposed project, applicable mitigation measures from other resource topics would be required to reduce physical environmental impacts of these new facilities to less than significant. However, because this alternative would result in significant and unavoidable impacts to air quality and transportation, construction of utilities and service systems associated with the alternative could contribute to these impacts. Similar to the proposed project, impacts to new or expanded utilities and service systems would be significant and unavoidable for air quality and transportation, while the remaining impacts would be less than significant or reduced to a less than significant level with mitigation. Compared to the proposed project, this alternative would have lessened impacts because it would contribute to fewer significant and unmitigated noise and transportation impacts from the construction of utilities and service systems.

This alternative would increase the demand on water supply and wastewater capacity from PDMWD, although to a lesser degree than the proposed project due to less proposed development; however, sufficient water supplies and wastewater capacity would be available to serve the alternative and impacts would be less than significant. In addition, similar to the proposed project, this alternative would increase the volume of solid waste that enters the landfill but would not generate waste in excess of state or local standards and would comply with all applicable solid waste regulations, similar to the proposed project. Impacts would be less than significant.

## **Wildfire**

The No Vineyard Village Reduced Project Alternative would have less intensive but still less than significant impacts on the exacerbation of wildfire risks due to slope, prevailing winds, and other factors, exposing project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire because of less overall development proposed. Similar to the proposed project, this alternative would implement a CFPP and an FPP, which has been prepared in compliance with the requirements of the Santee Municipal Code and Ordinance 570, 2019 California Fire and Building Codes, and the County of San Diego 2010 Fire Protection Plan Guidelines for Determining Significance. In addition, this alternative would include ignition-resistant development, effective FMZ including management and maintenance, and fire-safe features to limit project occupant exposure and prevent exacerbated wildfire risk. Similar to the proposed project, this alternative would require the installation or maintenance of associated infrastructure (such as streets, fuel breaks, emergency water sources, power lines, or other utilities) and would implement fire prevention construction and maintenance measures outlined in the CFPP and FPP such that it would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.

In addition, similar to the proposed project, this alternative would have less than significant impacts regarding exposing project occupants or structures to flooding or landslides from post-fire conditions because proposed development would not occur below slopes that are not stabilized or manufactured, and BMPs would be put in place for erosion control. In addition, this alternative would have less intensive but still less than significant impacts on emergency response or evacuations plans compared to the proposed project because though the extensions of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue are still proposed as emergency access routes under this alternative and the number of residential units and project population using these roadways would be less.

### **6.2.5.2 Ability to Accomplish Project Objectives**

The No Vineyard Village Reduced Project Alternative would accomplish six of the nine project objectives (Project Objectives 3, 5, 6, 7, 8, and 9). This alternative would meet Project Objective 3 because it would create villages that include high-architectural-quality, mixed-use Village Centers with an agrarian theme. This alternative would meet Project Objective 5 because it would

provide a system of pedestrian, biking, and hiking trails that would connect with the regional system and existing City development. This alternative would meet Project Objective 6 because it would include a working farm that would provide fresh, locally grown produce for the community. Project Objective 7 would be met by this alternative because it would provide various sustainable features including energy-efficient residences, drought-tolerant landscaping, and connections to existing City development to offset single-occupancy vehicle travel. In addition, this alternative would satisfy Project Objective 8 and create a fire-safe community through various fire protection measures including managed FMZs, fire-resistive landscaping, fire alarm and sprinkler systems, and active management of the Habitat Preserve. Project Objective 9 would be fulfilled by this alternative because it would extend and improve Fanita Parkway, Cuyamaca Street, or Magnolia Avenue, three major transportation components of the Santee General Plan Mobility Element. This alternative would only partially satisfy Project Objective 1 because it would create a new community with clustered development and a mix of land uses and dedicate large blocks of open space as Habitat Preserve to the City's Draft MSCP Subarea Plan, but it would not provide enough recreation land uses to the City's parkland dedication requirements. This alternative would only partially meet Project Objective 2 because, although it would provide an array of land uses with a variety of housing types, it would provide approximately 1,045 fewer residential units to address the state's housing crisis. However, this alternative would not meet Project Objective 4 because this alternative would not provide enough passive and active parks to satisfy the City's park dedication requirements.

### **6.3 Environmentally Superior Alternative**

According to Section 15126.6(e)(2) of the CEQA Guidelines, an EIR is required to identify the environmentally superior alternative, which is the alternative having the potential for the fewest significant environmental impacts, from among the range of reasonable alternatives that are evaluated in an EIR. Table 6-2 provides a comparison between the impacts of the proposed project and each alternative with regard to potential environmental impacts.

As show in Table 6-2 and discussed previously, the level of environmental impacts associated with the No Project/No Build Alternative is overall less than the proposed project. It would avoid all of the significant and unavoidable impacts of the proposed project. This alternative would have greater land use impacts than the proposed project as it would conflict with the Santee General Plan and zoning ordinance. It would also not accomplish any of the proposed project objectives. Nonetheless, the No Project/No Build Alternative would be considered the environmentally superior alternative (see Table 6-3). According to Section 15126.6 of the CEQA Guidelines, if the No Project Alternative is selected as the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the remaining alternatives. A comparison of the remaining alternatives is provided below.

**Table 6-2. Summary of Impacts for Alternatives Compared to the Proposed Project**

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

**Notes:** LS = Less than Significant Impact; NI = No Impact; PS = Potentially Significant Impact; SU = Significant and Unavoidable  
 = Impacts would be similar to those of the proposed project.  
 > Impacts would be greater than those of the proposed project.  
 < Impacts would be less than those of the proposed project.

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

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

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

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 = Impacts would be similar to those of the proposed project.  
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Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
<b>4.14 Public Services</b>							
Fire Protection Facilities	LS	LS	<	<	>	<	<
Police Protection Facilities	LS	LS	<	<	>	<	<
Public School Facilities	LS	LS	<	<	>	<	<
Other Facilities – Libraries	LS	LS	<	<	>	<	<
<b>4.15 Recreation</b>							
Deterioration of Parks and Recreational Facilities	LS	LS	<	=	>	>	>
Construction or Expansion of Recreational Facilities	PS	SU	<	<	=	=	=
<b>4.16 Transportation</b>							
Circulation System Performance	PS	SU	<	<	>	<	<
Vehicle Miles Traveled	PS	SU	<	<	=	<	<
Hazardous Design Features	LS	LS	<	=	=	=	=
Inadequate Emergency Access	LS	LS	=	=	=	=	=

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

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

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

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

**Table 6-2. Summary of Impacts for Alternatives Compared to the Proposed Project**

Issue Areas	Proposed Project		Alternatives				
	Without Mitigation	With Mitigation	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
<b>4.17 Utilities and Service Systems</b>							
New or Expanded Utilities or Service Systems	PS	SU	<	<	>	<	<
Water Supply Availability	LS	LS	<	<	=	<	<
Wastewater Treatment Capacity	LS	LS	<	<	=	<	<
Generation of Solid Waste	LS	LS	<	<	=	<	<
Compliance with Solid Waste Regulations	LS	LS	<	=	=	=	=
<b>4.18 Wildfire</b>							
Emergency Response Plan or Evacuation Plan	LS	LS	=	=	=	=	=
Pollutant Concentrations	LS	LS	<	=	=	<	<
Installation or Maintenance of Associated Infrastructure	LS	LS	<	=	=	<	<
Flooding or Landslides	LS	LS	<	>	>	<	<

**Notes:** LS = Less than Significant Impact; NI = No Impact; PS = Potentially Significant Impact; SU = Significant and Unavoidable  
 = Impacts would be similar to those of the proposed project.  
 > Impacts would be greater than those of the proposed project.  
 < Impacts would be less than those of the proposed project.

**Table 6-3. Ability of Project Alternatives to Meet Proposed Project Objectives**

Project Objectives	Ability of Alternatives to Meet the Proposed Project Objectives				
	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
1. Create a new community with clustered development that provides residential, commercial, mixed-use, agricultural, and recreation land uses while preserving large blocks of significant natural open space areas as a habitat preserve dedicated to the City of Santee's Draft Multiple Species Conservation Program Subarea Plan for permanent preservation and management.	No	No	Partial	Partial	Partial
2. Provide a complementary and supportive array of land uses that would enable development of a community with a variety of housing types to address the state's current housing crisis.	No	Partial	Yes	Partial	Partial
3. Organize the development into villages with high-architectural-quality mixed-use village centers focused on an agrarian and sustainability theme to create a unique identity and sense of community for each village.	No	No	No	Partial	Yes
4. Provide a range of recreational opportunities, including passive and active parks and recreational facilities, that promote an active and healthy lifestyle, are accessible to residents of the community and surrounding areas, and satisfy the City of Santee's park dedication requirements.	No	Yes	Yes	No	No
5. Provide an extensive system of pedestrian, bicycle, and hiking trails as a key community amenity that accommodates a variety of users, facilitates the enjoyment of the outdoor environment, and provides connections to local and regional parks and trails.	No	Yes	Yes	Yes	Yes
6. Incorporate a working farm and related agricultural uses into the community to provide community access to fresh, locally grown foods to promote wellness and a sustainable lifestyle.	No	No	No	No	Yes
7. Develop a sustainable community that incorporates current conservation technologies and strategies to achieve local, state, and federal goals to address global climate change by reducing greenhouse gas emissions, including various modes of transportation and alternatives to single-occupancy vehicle travel.	No	Yes	Yes	Yes	Yes

**Table 6-3. Ability of Project Alternatives to Meet Proposed Project Objectives**

Project Objectives	Ability of Alternatives to Meet the Proposed Project Objectives				
	No Project/ No Build	No Project/ General Plan Consistency	Modified Development Footprint	No Fanita Commons Reduced Project	No Vineyard Village Reduced Project
8. Create a fire-safe community through a series of fire protection measures that incorporate fuel modification zones, fire-resistant landscape design, ignition-resistant building materials, fire alarm and sprinkler systems, and adequate ingress-egress points for emergency personnel and residents.	No	Yes	Yes	Yes	Yes
9. Implement major transportation components of the Santee General Plan Mobility Element by extending Fanita Parkway, Cuyamaca Street, and Magnolia Avenue to the planned development.	No	No	Partial	Yes	Yes

Compared to the proposed project, the No Project/General Plan Consistency Alternative would result in reduced impacts associated with air quality, energy, GHG emissions, hazards and hazardous materials, noise, population and housing, public services, recreation, transportation, and utilities and service systems. The No Project/General Plan Consistency Alternative would have potentially greater impacts regarding aesthetics, biological resources, cultural resources, geology, soils, paleontological resources, hydrology and water quality, and wildfire. This alternative would fulfill four of the nine project objectives.

Compared to the proposed project, the Modified Development Footprint Alternative would result in reduced impacts associated with biological resources, cultural resources, hydrology and water quality, and mineral resources. The Modified Development Footprint Alternative would have potentially greater impacts regarding aesthetics, air quality, geology, soils, and paleontological resources, GHG emissions, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. This alternative would fulfill five of the nine project objectives.

Compared to the proposed project, the No Fanita Commons Reduced Project Alternative would result in reduced impacts associated with aesthetics, air quality, biological resources, cultural resources, energy, geology, soils and paleontological resources, GHG emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, transportation, utilities and service systems, and wildfire. The No Fanita Commons Reduced Project Alternative would have potentially greater impacts on recreation because this alternative would not meet the City park acreage requirements. This alternative would fulfill four of the nine project objectives.

Compared to the proposed project, the No Vineyard Village Reduced Project Alternative would result in reduced impacts associated with aesthetics, air quality, biological resources, cultural resources, energy, geology, soils and paleontological resources, GHG emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, transportation, utilities and service systems, and wildfire. The No Vineyard Village Reduced Project Alternative would have potentially greater impacts on recreation because this alternative would not meet the City park acreage requirements. This alternative would fulfill six of the nine project objectives.

The No Vineyard Village Reduced Project Alternative overall has less environmental impacts than the other alternatives, but more environmental impacts than the No Project/No Build Alternative. In addition to having reduced impacts to the environmental issues listed above, this alternative would avoid the significant and unavoidable impacts associated with noise (exceed noise standards) and transportation (certain street segments and intersections) identified for the proposed project. This alternative would not fulfill three of the nine project objectives. It would not fulfill Project Objective 4, because this alternative would not provide enough passive and active parks to satisfy the City's park dedication requirements. This alternative would only partially satisfy Project Objective 1

because it would create a new community with clustered development and a mix of land uses and dedicate large blocks of open space as Habitat Preserve to the City's Draft MSCP Subarea Plan, but it would not provide enough recreation land uses. This alternative would only partially meet Project Objective 2 because, although it would provide an array of land uses with a variety of housing types, it would provide approximately 1,045 fewer residential units to address the state's housing crisis. Therefore, of the alternatives analyzed, the No Vineyard Village Reduced Project Alternative would result in the greatest reduction in environmental impacts compared to the proposed project and would be considered the environmentally superior alternative.