

# Environmental Impact Report (EIR) for the Santee MSCP Subarea Plan

A Multiple Species Conservation Plan for the City of Santee, California

**PUBLIC REVIEW DRAFT**

*SCH No. 2023030471*

**AUGUST 2025**



*Hermes copper butterfly*

USFWS



*Willow monardella*

USFWS



*Coastal California gnatcatcher*

USFWS



**DRAFT**  
**ENVIRONMENTAL IMPACT REPORT (EIR)**  
**FOR THE SANTEE MSCP SUBAREA PLAN**

**A MULTIPLE SPECIES CONSERVATION PLAN FOR THE  
CITY OF SANTEE, CALIFORNIA**

**AUGUST 2025**

**SCH No. 2023030471**

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## Acronyms and Abbreviations

<b>Acronym</b>	<b>Definition</b>
°C	degree Celsius
°F	degrees Fahrenheit
µm	less than 1 micrometer
µg/m <sup>3</sup>	micrograms per cubic meter
2017 Scoping Plan	California's 2017 Climate Change Scoping Plan
AB	Assembly Bill
AB 1807	Tanner Air Toxics Act
AB 2588	Air Toxics Hot Spots Information and Assessment Act of 1987
ACM	asbestos-containing material
AFY	acre-feet per year
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMMs	avoidance, minimization, and mitigation measures
amsl	above mean sea level
APE	area of potential effects
ASP	Active Santee Plan
Authority	San Diego County Regional Airport Authority
AWP	Advanced Water Purification
AWWA	American Water Works Association
Basin Plan	San Diego Basin Plan
BAU	business-as-usual
BCE	Before Common Era
BMP	best management practice
Btu	British thermal units
C&D	construction and demolition
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations

<b>Acronym</b>	<b>Definition</b>
CDFW	California Department of Fish and Wildlife
CE	Common Era
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey's
CH <sub>4</sub>	methane
CHRIS	California Historical Resources Inventory System
City	City of Santee
CNEL	community noise equivalent level
CNG	compressed natural gas
CNLM	Center for Natural Lands Management
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> E	carbon dioxide equivalent
County	County of San Diego
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dB(A)	A-weighted decibel
DOD	U.S. Department of Defense
DPM	Diesel particulate matter
DTSC	Department of Toxic Substances Control
du/ac	dwelling units per acre
DWR	Department of Water Resources
E85	Ethanol
EHC	Endangered Habitats Conservancy
EIR	Environmental Impact Report
EMP	Environmental Mitigation Program
EO	Executive Order
EOP	Emergency Operations Plan
ESA	Endangered Species Act
EV	electric vehicle
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHSZs	Fire Hazard Severity Zones
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map

<b>Acronym</b>	<b>Definition</b>
FMZ	fuel-modification zone
FTA	Federal Transit Administration
GHG	greenhouse gas
GSP	Groundwater Sustainability Plan
GUHSD	Grossmont Union High School District
GWP	global warming potential
Hardline Neutral Areas	impact-neutral areas
HCA	Habitat Conservation Area
HCM	Highway Capacity Manual
HCP	habitat conservation plan
HFC	hydrofluorocarbon
HL	Hillside/Limited Residential
HLIT	Habitat Loss and Incidental Take
Hz	hertz
I-	Interstate
IA	Implementing Agreement
IEPR	Integrated Energy Policy Report
IID	Imperial Irrigation District
inch/sec	inches per second
INRMP	Integrated Natural Resources Management Plan
IPCC	Intergovernmental Panel on Climate Change
JRMP	Jurisdictional Runoff Management Plan
LBP	lead-based paint
LCFS	Low Carbon Fuel Standard
LCS	lead-containing surface
LDCA	Lakeside Downs Conservation Area
Ldn	day-night equivalent level
Leq	equivalent noise level
LNG	liquefied natural gas
LOS	level of service
LPG	liquefied petroleum gas
LRA	Local Responsibility Area
LUST	leaking underground storage tank
Master Plan Update	City's 2017 Parks and Recreation Master Plan Update
MBTA	Migratory Bird Treaty Act
MCAS	Marine Corps Air Station
MCL	maximum contaminant level
Metro	Metropolitan Wastewater System
Metropolitan	Metropolitan Water District of Southern California
mg/l	milligrams per liter
MHPA	Multiple Habitat Planning Area

<b>Acronym</b>	<b>Definition</b>
MICR	maximum incremental cancer risk
MM	Mitigation Measures
MMBtu	million British thermal units
mph	miles per hour
MPO	Metropolitan Planning Organization
MPU	Master Plan Update
MRZ	Mineral Resource Zone
MS4	municipal separate storm sewer system
MSCP	Multiple Species Conservation Program
MSCP Final EIR/EIS	Final EIR/EIS: Issuance of Take Authorizations for Threatened and Endangered Species Due to Urban Growth within the Multiple Species Conservation Program Planning Area
msl	mean sea level
MSP	Management Strategic Plan
MT	metric tons
MTDB	Metropolitan Transit Development Board
MTRP	Missions Trails Regional Park
MTS	Metropolitan Systems
N <sub>2</sub> O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Planning
NCPPA	Natural Community Conservation Planning Act
NEHRP	National Earthquake Hazards Reduction Program
NFIP	National Flood Insurance Program
NHRP	National Register of Historic Places
NHTSA	National Highway Traffic Safety Administration
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO <sub>2</sub>	nitrogen dioxide
NOP	Notice of Preparation
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRHP	National Register of Historic Places
NRMP	Natural Resource Management Plan
O&M	operation and maintenance
O <sub>3</sub>	ozone
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
P/O	Park/Open Space

<b>Acronym</b>	<b>Definition</b>
P/OS	Park/Open Space
Pb	lead
PCB	polychlorinated biphenyl
PD	Planned Development
PDMWD	Padre Dam Municipal Water District
PFC	perfluorocarbon
PM	particulate matter
PM <sub>10</sub>	particulate matter less than 10 microns in diameter
PM <sub>2.5</sub>	particulate matter less than 2.5 microns in diameter
POM	Property Owner Manager
Porter-Cologne	Porter-Cologne Water Quality Control Act
ppm	part per million
PPV	peak particle velocity
PRC	Public Resources Code
psi	per square inch
PUB	Public
R1	Low Density Residential
R2	Low-Medium Density Residential
RAQS	Regional Air Quality Strategy for San Diego County
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act
REPI	Readiness and Environmental Protection Integration
RHNA	Regional Housing Needs Assessment
RMP	Resource Management Plan
ROG	regional organic gas
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SB	Senate Bill
SCIC	South Coastal Information Center
SCS	Sustainable Communities Strategy
SDA	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCL	San Diego County Library
SDCSD	San Diego County Sheriff Department
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas & Electric
SDRWQCB	San Diego Regional Water Quality Control Board
SDS	Safety Data Sheet
SDSU	San Diego State University

<b>Acronym</b>	<b>Definition</b>
SDWA	Safe Drinking Water Act
SEMS	Standardized Emergency Management System
SF <sub>6</sub>	sulfur hexafluoride
SFD	Santee Fire Department
SFHA	Special Flood Hazard Area
SGMA	Sustainable Groundwater Management Act
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SLCP	short-lived climate pollutant
SLF	Sacred Lands File
SLT	screening-level threshold
SO <sub>2</sub>	sulfur dioxide
SO <sub>x</sub>	sulfur oxides
SR	State Route
SR-2	Semi-Rural Residential
SSD	Santee School District
State	State of California
State Water Board	State Water Resources Control Board's
STIP	State Transportation Improvement Program
Storm Water Ordinance	City's Storm Water Management and Discharge Control Ordinance
Subarea Plan	Santee Multiple Species Conservation Program Subarea Plan
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
T-BACT	Toxics Best Available Control Technology
TC	Town Center
TCCP	Town Center Community Park
TCR	Tribal Cultural Resource
TET	The Environmental Trust
TMDL	Total Maximum Daily Load
TMP	traffic management plan
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey's
UST	underground storage tank
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone

<b>Acronym</b>	<b>Definition</b>
VMT	vehicle miles traveled
VOC	volatile organic compound
VPHCP	Vernal Pool Habitat Conservation Plan
WCB	California Wildlife Conservation Board
WDR	waste discharge requirement
Wildlife Agencies	California Department of Fish and Wildlife and U.S. Fish and Wildlife Service
WMA	Watershed Management Area
WQIP	Water Quality Improvement Plan
WRF	Water Reclamation Facility
WUI	wildland-urban interface
ZEV	zero-emission vehicle

## ES.1 Introduction

This Environmental Impact Report (EIR) evaluates the impacts associated with issuing endangered species take permits and implementing the Santee Multiple Species Conservation Program (MSCP) Subarea Plan (Subarea Plan). The EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21000–21178.1); the State CEQA Guidelines (PRC 21000 et seq.; 14 California Code of Regulations 1500 et seq.). The term Proposed Project, as used in this EIR for CEQA purposes, is defined as adoption and implementation of the 2025 Draft Subarea Plan and issuance of a federal Section 10(a)(1)(B) permit and State Section 2835 permit (collectively referred to as “take permits”) to the City of Santee (City). The City is the lead agency for CEQA compliance.

## ES.2 Background

The MSCP Subregional Plan was initiated in the early 1990s as a comprehensive long-term program aimed at creating, managing, and monitoring an ecosystem preserve that would support viable populations of native plant and animal species and their habitats in perpetuity while also accommodating economic development and quality-of-life amenities such as open space and passive recreational opportunities for residents. The MSCP Subregional Plan was finalized in 1998 and covers approximately 900 square miles in southwestern San Diego County, including the City of Santee, portions of unincorporated San Diego County, and the cities of San Diego, Chula Vista, Coronado, Del Mar, El Cajon, Imperial Beach, La Mesa, Lemon Grove, National City, and Poway.

The MSCP Subregional Plan is implemented through local Subarea Plans. A draft City of Santee Subarea Plan was completed in August 1996 and was expected to conserve 2,067 acres within the Santee Subarea. The 2025 Draft Subarea Plan includes changes that strengthen the conservation efforts detailed in the 1996 Draft Subarea Plan. Implementation of the 2025 Draft Subarea Plan will exceed the 2,067 acres that were expected to be conserved and result in the conservation of approximately 2,263.0 acres of the remaining natural vegetation communities and Covered Species habitat within the Subarea Plan Area. The proposed Subarea Plan has been prepared pursuant to the requirements of the MSCP Subregional Plan, the State of California (State) Natural Community Conservation Planning Act (NCCPA),<sup>1</sup> and Section 10(a)(1)(B) of the federal Endangered Species Act (ESA).

In addition, an Implementing Agreement (IA) would be prepared between the City, United States Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW) that identifies roles and responsibilities and ensures implementation of the Subarea Plan. The Subarea Plan and its

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<sup>1</sup> The Santee Subarea Plan will be solely governed in accordance with the NCCPA as it read on December 31, 2001. See Section 1.3.1.2, *Natural Community Conservation Planning Act*, of the Subarea Plan for a more detailed description of the NCCPA.

associated IA would establish the conditions under which the City, for the benefit of itself, public and private landowners, and other land development proponents within the Subarea Plan boundaries, request take authorization from the USFWS and CDFW. The take permits would allow the take of Covered Species resulting from lawful land development and other land uses in the Subarea Plan Area. Take authorization will be provided through approval of the Subarea Plan by the Wildlife Agencies, execution of the IA, and issuance of the federal and State permits.

The Subarea Plan is proposed to implement all relevant sections of the MSCP Subregional Plan, including the habitat and species conservation goals and requirements of the Subregional Plan. The provisions of the Subarea Plan and IA would supersede those of the overall MSCP Subregional Plan in the event of conflicts between the two plans.

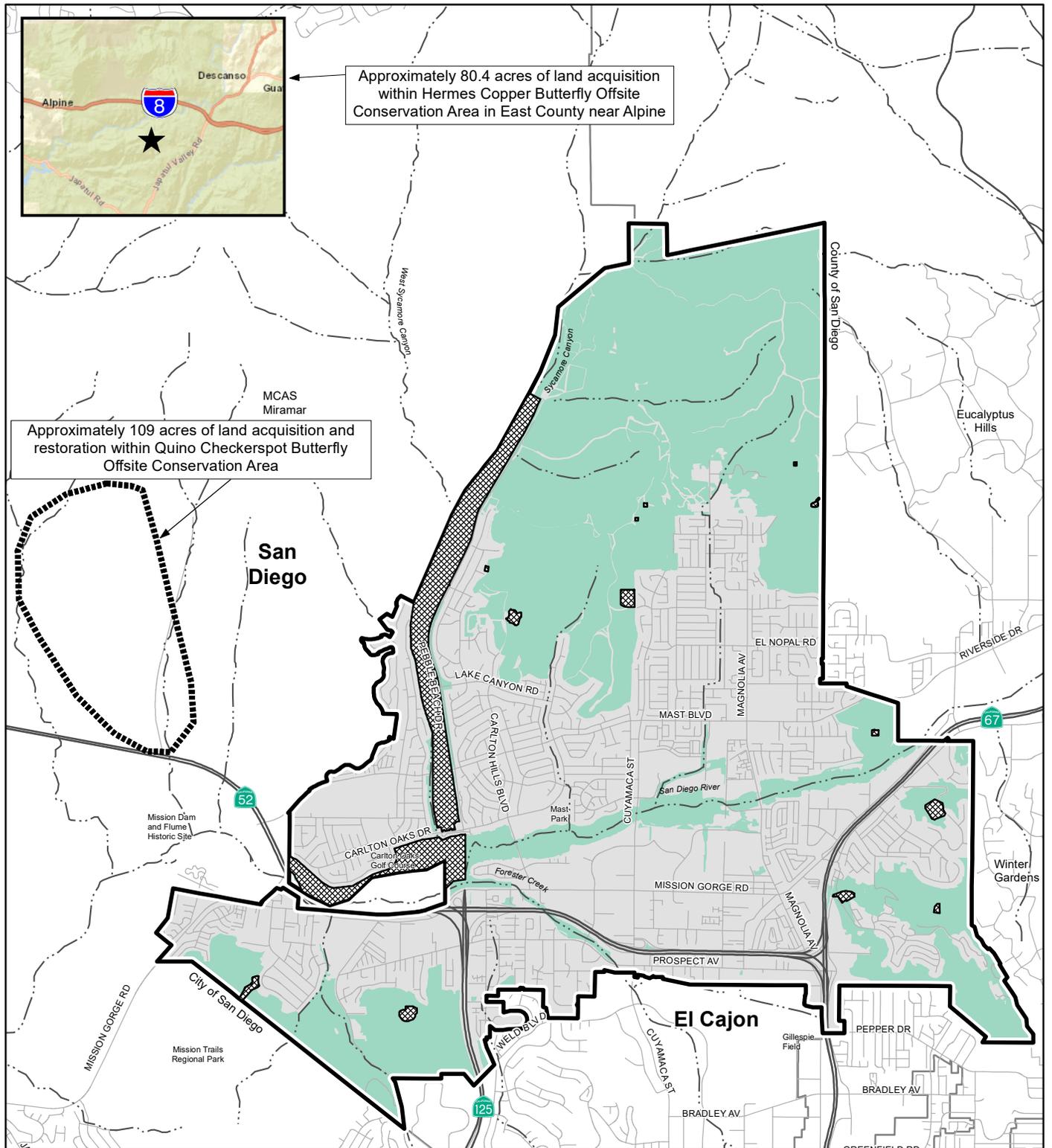
## ES.3 Plan Location and Setting

The Plan Area encompasses approximately 10,482.4 acres comprised of the City's jurisdictional boundaries (approximately 10,710 acres), excluding 398.7 acres designated as "Not a Part" (NAP), and including two Offsite Conservation Areas associated with the Hardline Development Project (171.1 acres). One of the two Offsite Conservation Areas includes the acquisition of approximately 90.7 acres of habitat for the Quino checkerspot butterfly located within the East Elliott Expansion Area of the Missions Trails Regional Park (MTRP) west of the City (Figure ES-1: Subarea Plan Area). The second location provides for the protection and conservation of approximately 80.4 acres of occupied Hermes copper butterfly habitat in eastern San Diego County, near the community of Alpine (Figure ES-1). The 398.7 acres designated as NAP are certain lands within the Plan Area that are not under the jurisdiction of the City (e.g. the Padre Dam Municipal Water District) and properties that have elected to be excluded from the Subarea Plan. These properties are not covered by the take authorization under this Subarea Plan.

## ES.4 Project Objectives

The underlying purpose of the Proposed Project is to protect, enhance, and restore natural vegetation communities and habitat for Covered Species while streamlining permitting for Covered Activities. To meet this goal, the Subarea Plan includes a Conservation Strategy that provides for the conservation and management of Covered Species. In addition to this overarching goal, the Proposed Project would achieve the specific objectives outlined below:

- Ensure the City will conserve natural communities and Covered Species pursuant to the NCCPA and the ESA.
- Assemble a habitat preserve system that conserves Covered Species and their habitats and results in the conservation of biological core resource areas and habitat linkages/corridors that are complementary to existing conservation lands within and adjacent to the Subarea Plan Area.
- Provide a proactive and adaptive habitat management strategy for the Subarea Plan Managed Preserve.



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**Figure ES-1**  
**Subarea Plan Area**  
**Santee MSCP Subarea Plan EIR**

- Provide regulatory certainty to landowners and the City in making land use decisions.
- Assist in the region's effort to sustain and enhance habitat for wetland-dependent species.
- Receive take permits for Covered Species under Section 10(a)(1)(B) of the federal ESA and Section 2835 of the NCCPA.
- Maintain functional wildlife corridors and habitat linkages between core biological resource areas within the MSCP Preserve System to support conservation of the region's biodiversity, while also enhancing the overall quality of life for the residents of Santee.
- Streamline the endangered species consultation process under Section 7 of the ESA for Covered Activities that have a federal nexus.
- Institute requirements for Covered Activities that mitigate impacts on the City's biological resources and Covered Species and ensure that these impacts are avoided, minimized, and mitigated to the maximum extent practicable.
- Ensure that Covered Activities will not reduce the likelihood of survival and recovery of the Covered Species.
- Offset impacts from Covered Activities with the conservation and management of Covered Species and their habitats.
- Provide adequate assurances that the Subarea Plan will be funded and implemented.
- Balance the conservation of Covered Species and natural vegetation communities with housing, property rights, recreation, transportation, economic development, and other community and regional goals.

### **ES.4.1 Covered Species**

The Subarea Plan addresses 20 Covered Species: 8 plant species and 12 animal species (Table ES-1). *Covered Species* are generally species currently listed as threatened or endangered, or that may reasonably become listed during the proposed permit term and may be affected by Covered Activities. Most of the species proposed for coverage were included in the MSCP Subregional Plan. Additional species proposed for coverage in the Subarea Plan are the Quino checkerspot butterfly, Hermes copper butterfly, western spadefoot, and Crotch's bumble bee. More information on the Covered Species is provided in Subarea Plan Chapter 3, *Covered Species*.

**Table ES-1. Santee MSCP Subarea Plan Covered Species**

Type	Common Name	Scientific Name
Plants	San Diego ambrosia	<i>Ambrosia pumila</i>
	San Diego barrel cactus	<i>Ferocactus viridescens</i>
	San Diego button-celery	<i>Eryngium aristulatum</i> var. <i>parishii</i>
	San Diego goldenstar	<i>Bloomeria clevelandii</i>
	San Diego mesa mint	<i>Pogogyne abramsii</i>
	San Diego thornmint	<i>Acanthomintha ilicifolia</i>
	Variegated dudleya	<i>Dudleya variegata</i>
	Willowy monardella	<i>Monardella viminea</i>
Invertebrates	Crotch's bumblebee	<i>Bombus crotchii</i>
	Hermes copper butterfly	<i>Lycaena hermes</i>
	Quino checkerspot butterfly	<i>Euphydryas editha quino</i>
	Riverside fairy shrimp	<i>Streptocephalus woottoni</i>
	San Diego fairy shrimp	<i>Branchinecta sandiegonensis</i>
Reptiles and Amphibians	Belding's orange-throated whiptail	<i>Aspidoscelis hyperythra beldingi</i>
	Blainville's horned lizard	<i>Phrynosoma blainvillii</i>
	Western spadefoot	<i>Spea hammondi</i>
Birds	Coastal cactus wren	<i>Campylorhynchus brunneicapillus couesi</i>
	Coastal California gnatcatcher	<i>Polioptila californica californica</i>
	Least Bell's vireo	<i>Vireo bellii pusillus</i>
	Western burrowing owl	<i>Athene cunicularia hypugaea</i>

## ES.4.2 Covered Activities

A goal of the Subarea Plan is to obtain authorization under the NCCPA and ESA to take Covered Species as a result of implementation of land uses, including planned development, infrastructure development, infrastructure and facilities operations, and maintenance activities identified in the Subarea Plan (Covered Activities). Covered Activities include all habitat- or ground-disturbing impacts resulting from the projects and activities listed below.

- Hardline Development Project (Planned Development).** Fanita Ranch is the sole Hardline Development Project included in the Subarea Plan Area and is in the northwestern quadrant of the City. The Hardline Development Project has specific areas proposed for development and preservation consistent with the proposed Subarea Plan.
- Future Development Activities.** In addition to the Hardline Development Project, the Subarea Plan defines the processes for review and approvals of future land development and public infrastructure Covered Activities that will potentially affect Covered Species and natural habitats. The City will require the implementation of avoidance, minimization, and mitigation requirements outlined in the Conservation Strategy of the Subarea Plan. Depending on whether a future development activity or project is within an Upland Standards Areas, the San Diego River Subunit,

or Infill Development Areas, the Subarea Plan requires conservation measures for project approvals to ensure the establishment of the Managed Preserve System that adequately protects and maintains Covered Species and their habitats in perpetuity.

- **Operation and Maintenance Activities.** The City has completed a review and inventory of all ongoing and anticipated operations and maintenance activities. Operation and maintenance of existing and new trails, streets, drainage facilities, stormwater facilities, and new and existing defensible space are Covered Activities under the Subarea Plan.
- **Preserve Management and Monitoring Activities.** Conservation activities in the preserves have the potential for minor temporary impacts on Covered Species, primarily through habitat management and monitoring activities. These activities are Covered Activities under the Subarea Plan and would include habitat management, restoration, and monitoring activities by Preserve Managers. Management and monitoring activities within the preserves will occur in perpetuity. Other activities within the Managed Preserve that are covered under the Subarea Plan include the creation of a limited amount of new trails, creation and maintenance of defensible space, and potentially, essential public projects that demonstrate that avoidance of the Managed Preserve is impracticable.

Chapter 2, *Proposed Project Description*, of this EIR and Subarea Plan Chapter 4, *Covered Activities and Impact Assessment*, provides specific details on projects that have been designated as Covered Activities under the Subarea Plan.

### ES.4.3 Conservation Strategy

The Proposed Project's Conservation Strategy, described in detail in Chapter 2 of this EIR and Chapter 5, *Conservation Strategy*, of the Subarea Plan is designed to avoid, minimize, and mitigate impacts from the taking of Covered Species to the maximum extent practicable and provide for the conservation and management of the Covered Species in the Subarea Plan Area. The strategy was designed to meet the regulatory requirements of the NCCPA and ESA and streamline compliance with CEQA, the National Environmental Policy Act, and other applicable environmental regulations. The Conservation Strategy defines biological goals and objectives and describes implementation of conservation actions in relation to achieving these goals. The Conservation Strategy identifies portions of the City where future conservation protections and habitat enhancements will be directed. The Subarea Plan includes the following Conservation Measures:

#### **Conservation Measure 1—Establish the Subarea Plan Managed Preserve and Conservation Measure 2—Manage and Monitor the Subarea Plan Managed Preserve**

- **Hardline Development Preserves.** The Hardline Development will permanently protect 1,593.8 acres onsite (Fanita Ranch Onsite Preserve) and provide for acquisition of 90.7 acres of habitat for the Quino checkerspot butterfly in the East Elliott area west of the City, and 80.4 acres of occupied Hermes copper butterfly habitat in eastern San Diego County (near Alpine), which will form a substantial portion of the Subarea Plan's Managed Preserve.

- **Upland Standards Areas.** The Subarea Plan establishes policies in the 472.5 acres of Upland Standards Areas to ensure that the overall conservation within these portions of the City will remain at 70 percent and that habitat connectivity will be protected. Future mitigation and conservation actions associated with projects outside of the Hardline Development Project areas and Upland Standards Areas will be directed toward the Upland Standards Areas.
- **City-Owned Preserve Lands.** As part of the Subarea Plan, the City will include 176.2 acres of City-Owned Preserve Lands in the Managed Preserve, of which 167.3 acres are natural habitat with important biological value, with the remainder being defensible space and trails. Inclusion in the Managed Preserve will expand and provide an enhanced level of biological resources management and monitoring for the 167.3 acres. The management and monitoring will be consistent with guidelines and standards as set forth in Subarea Plan Chapter 7, *Management and Monitoring*.

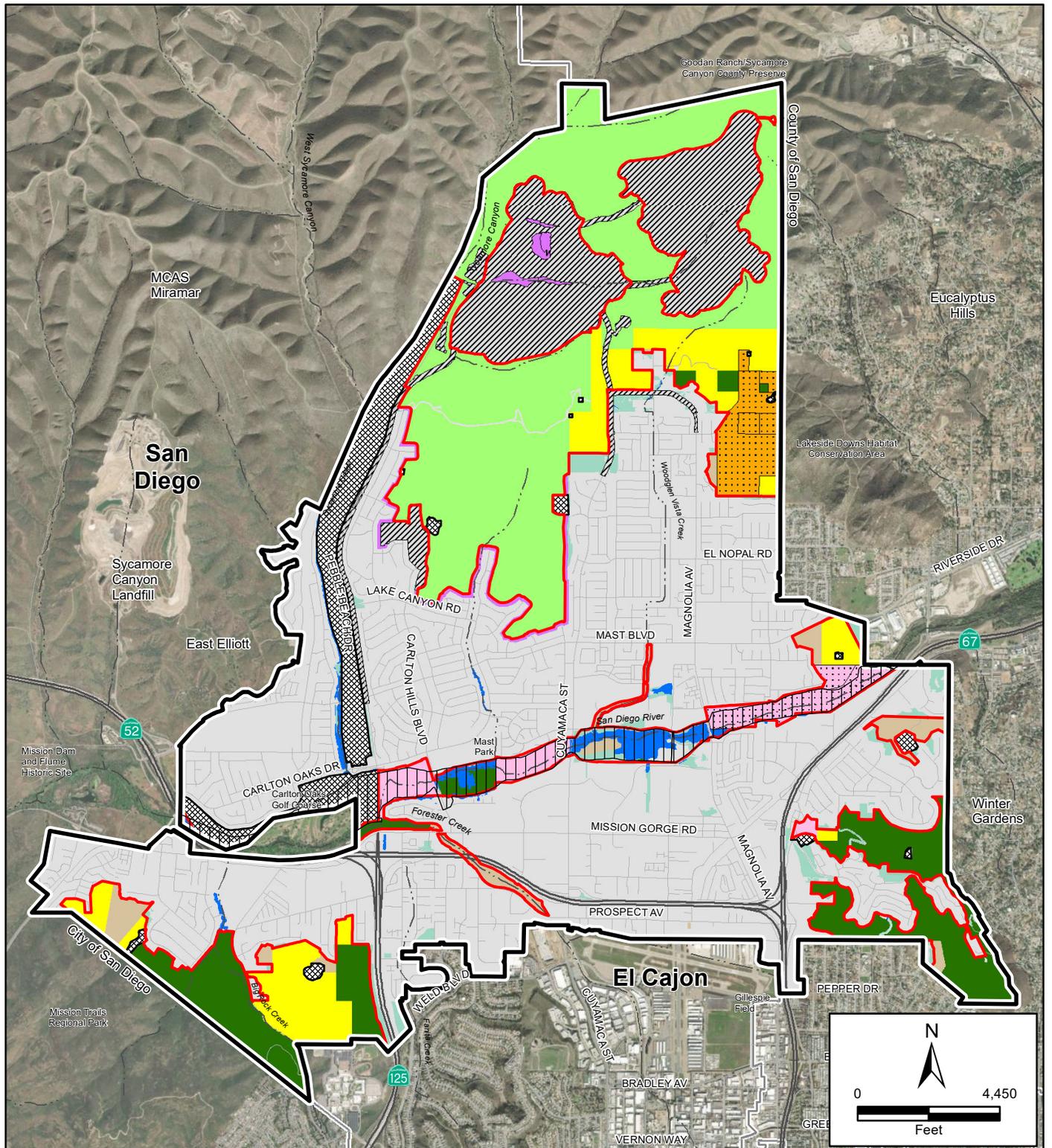
The Subarea Plan Managed Preserve has been designed to integrate and connect with other properties that are currently protected as open space (Figure ES-2: Santee Managed Preserve and Open Space System). The existing protected open space is part of the baseline conditions within the Plan Area. While any conservation and management in these existing protected open space areas is not regulated under the Subarea Plan (i.e., the Subarea Plan does not add management and monitoring requirements), the overall combination of the Managed Preserve and existing protected open space create a connected open space network across the Plan Area (Figure ES-3: Preserve Habitat Connectivity and Linkages).

### **Conservation Measure 3—Avoidance, Minimization, and Mitigation**

Conservation Measure 3 sets out the City's commitments to review, approve, and monitor Covered Activities within the Subarea Plan Area following the avoidance, minimization, and mitigation measures established in the conservation strategy. Standards and guidelines provided in this section of the Subarea Plan include uniform mitigation ratios, wildlife corridor/wildlife linkage criteria, narrow and endemic Covered Species standards, aquatic resources standards, and Covered Species-specific protection requirements.

## **ES.5 Project Alternatives**

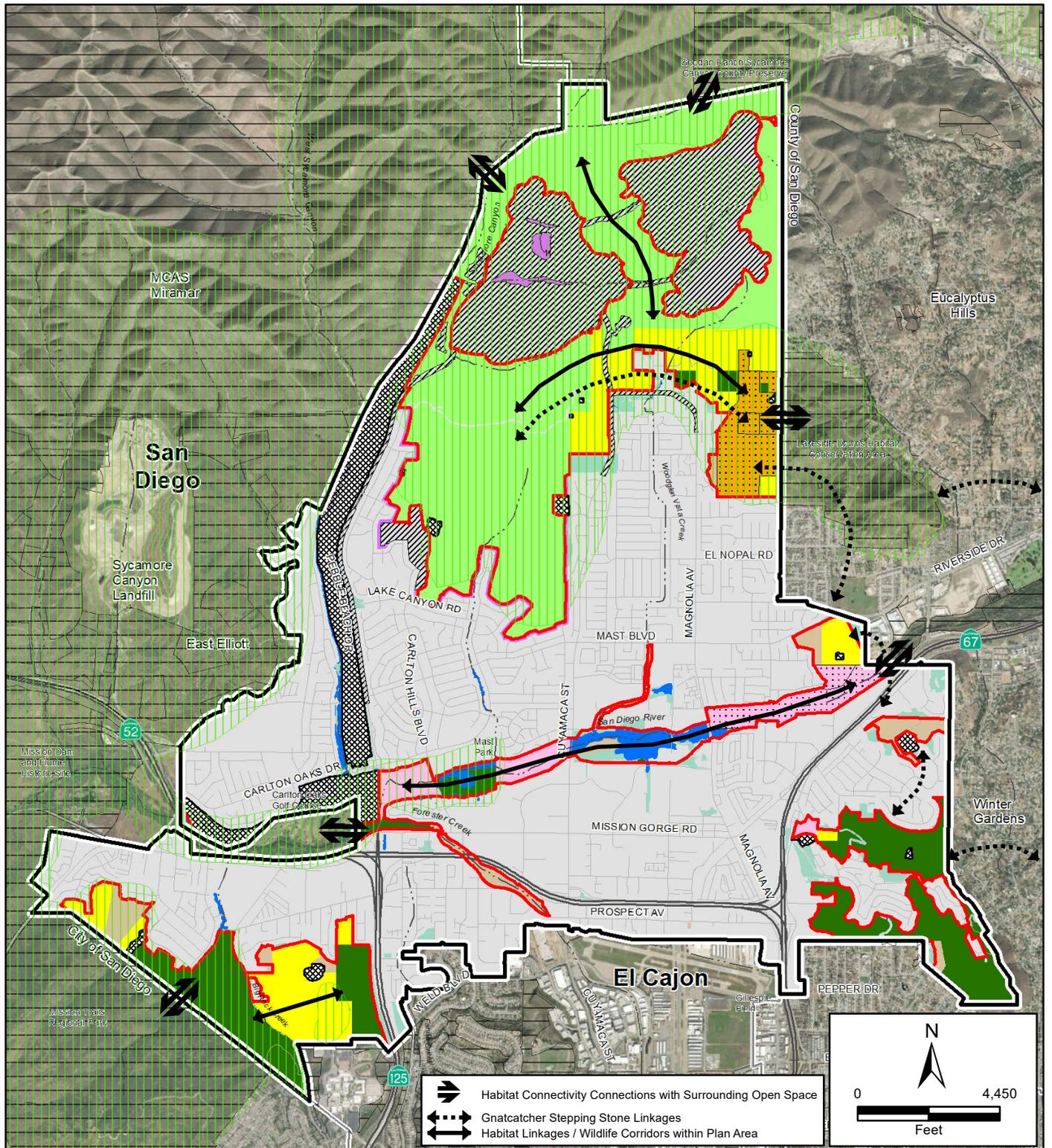
According to the State CEQA Guidelines, an EIR must describe a reasonable range of alternatives to a project that could feasibly attain most of the basic project objectives and would avoid or substantially lessen the project's significant environmental effects. This alternatives analysis summarizes the alternatives screening process conducted to identify feasible alternatives that meet project objectives. As required by CEQA, this analysis first considers which alternatives can meet most of the basic project objectives, and then to what extent those remaining alternatives can avoid or reduce the environmental impacts associated with the Proposed Project.



<b>Subarea Plan Managed Preserve</b>	<b>Existing Protected Open Space</b>	<b>City Boundary</b>
<b>Subarea Plan Mitigation Lands</b>	Fully Conserved Existing Conservation Lands	Open Space Network
Hardline Conservation Lands	Partially Conserved Existing Conservation Lands	Acquired Through State/Federal Funding
Upland Standards Areas	Other Protected Open Space	Hardline Development Areas
<b>Subarea Plan Protected Open Space</b>	<b>Habitats Outside Managed Preserve and Outside Existing Protected Open Space</b>	Hardline Neutral Areas
City-Owned Preserve Lands	Riparian/Aquatic Habitats	Not a Part
	Upland Habitats within Infill Development Areas	100-Year FEMA Floodway
		Developed/Disturbed

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**Figure ES-2**  
**Santee Managed Preserve and Open Space System**  
**Santee MSCP Subarea Plan EIR**



\\PDC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 5-3 Preserve Habitat Connectivity and Connections.mxd Date: 3/13/2025 34153

**Figure ES-3**  
**Preserve Habitat Connectivity and Linkages**  
**Santee MSCP Subarea Plan EIR**

Two alternatives to the Proposed Project were evaluated and are described below:

- **1998 Proposed MHPA Conservation Strategy Alternative:** The MSCP Subregional Plan that was adopted in 1998 included the Multi-Habitat Planning Area (MHPA) for Santee that delineated areas where habitat conservation and preserve assembly should occur in Santee. A total of 2,067 acres were expected to be conserved within the MHPA in the Santee Subarea Plan Area. In general, the 1998 Plan Area represented the most biologically important areas that were considered to support very high to high value habitats. Under this Alternative, the proposed NCCP/HCP would cover forty-eight (48) species, fifteen (15) plants and thirty-three (33) animals. Species proposed for coverage under this Alternative that are not proposed for coverage under the Proposed Project include the federally endangered arroyo toad and southwestern willow flycatcher, the federally threatened Encinitas Baccharis, and the federally proposed southwestern pond turtle. The species proposed for coverage under this Alternative does not include four listed and candidate species proposed for coverage under the Proposed Project, the State candidate for listing Crotch's bumble bee, the federally endangered Quino checkerspot butterfly, the federally threatened Hermes copper butterfly, and the federally proposed as threatened western spadefoot.
- **No Project Alternative:** Under the No Project Alternative, the Service and CDFW would not issue take permits for, and the City would not adopt the Subarea Plan or associated General Plan amendments and ordinances. Proponents of each Covered Activity, public or private, would need to seek their own incidental take authorization as needed to conduct activities that are likely to result in take of a federally or State-listed species. All public and private projects proposed in the City would continue to be reviewed in accordance with existing City land use and environmental regulations, but without an approved NCCP/HCP for the City, only federal- and State-listed/candidate species would be protected under the mandates of the ESA and CESA. Effects on other sensitive species and their habitats would be addressed through local regulations and the CEQA process. In addition, the potential for adverse effects to wetlands, other waters, and riparian habitats would also continue to be regulated by the USACE, Regional Water Quality Control Board (RWQCB), and/or CDFW in accordance with existing regulations. Additionally, without take permits, activities involving take of listed species normally prohibited under Section 9 of the ESA or Section 2080 of CESA would require project-specific Section 10(a) permits, or Section 7 consultation if a federal nexus exists under current ESA regulations, and Section 2081 permit under CESA.

## ES.6 Impacts and Mitigation Measures

A list of specific environmental resource topics was developed to be addressed in this EIR based on applicable laws, regulations and policies, as well as comments from agency staff and the interested public. Chapter 3, *Environmental Setting*, of the EIR describes, for each resource topic, the existing environment that could be affected by the Proposed Project. These existing conditions establish the baseline for the analysis of effects. Chapter 4 provides a detailed analysis and discussion of the probable environmental consequences, or impacts, of implementing the Proposed Project. No specific development or other activity is approved or authorized as part of the approval of the Subarea Plan.

All future Covered Activities, including those undertaken by the City or preserve managers within the Managed Preserve, would proceed through the City's normal project review and approval process (e.g., grading permit issuance, EIR certification).

This EIR incorporates by reference information from three other EIRs, as allowed by State CEQA Guidelines Section 15150. Development within the Subarea Plan Area, which is a Covered Activity under the proposed Subarea Plan, is development and growth that is planned under the City's General Plan. The environmental impacts from the Covered Activities have been evaluated at a program level in a prior CEQA document for the General Plan. The Fanita Ranch Revised EIR covers the environmental impacts of the construction and operation of the Hardline Development Project, which is one of the Covered Activities. Lastly, the Mission Trails Regional Park Master Plan Update EIR covers the environmental impacts of implementing the Park's Master Plan, which includes potential Conservation Actions for Quino checkerspot butterfly to take place at the East Elliott Expansion Area of the Mission Trails Regional Park. Thus, this EIR incorporates by reference the following documents:

- Final Master Environmental Impact Report for the City of Santee General Plan Update (SCH No. 2002071113) (Santee General Plan Update EIR).
- Final Revised Environmental Impact Report (SCH No. 2005061118), for the Fanita Ranch Project, Certified and Adopted June 11, 2025 (Fanita Ranch Final Revised EIR).
- Final Program Environmental Impact Report for the Mission Trails Regional Park Master Plan Update, City of San Diego Project No. 349988 (SCH No. 2014041011), February 2019 (Mission Trails Regional Park Master Plan Update EIR).

Table ES-2 summarizes the environmental impacts (including cumulative impacts) of the Proposed Project and alternatives, any mitigation measures to reduce significant impacts, and the level of significance after mitigation. Impacts are summarized for each alternative by resource topic. Impacts are classified as beneficial or adverse; and as significant, less than significant, or less than significant with mitigation. The complete impact statements and mitigation measures are presented in Chapter 4, *Environmental Analysis*. The level of significance for each impact was determined using significance criteria (thresholds) developed for each resource area; these criteria are presented in the appropriate sections of Chapter 4. Significant impacts are those adverse environmental impacts that meet or exceed the significance thresholds; less-than-significant impacts would not exceed the thresholds. It should be noted that the analysis of biological resources impacts takes into account the full effect of the Subarea Plan implementation prior to making conclusions regarding significance, including the effect of preserve assembly, habitat restoration, as well as the conditions on development found in Subarea Plan Chapter 5, *Conservation Strategy*. Impacts associated with the Subarea Plan were found to be less than significant, or in some instances beneficial.

Through the analysis in this EIR, it was determined that no significant and unavoidable impacts would result from the Proposed Project or alternatives. This is due in great part to the fundamental premise that the Subarea Plan does not specifically authorize or approve the Covered Activities. These activities will be required to undergo separate environmental and City review independent of the Subarea Plan, relying on the Subarea Plan to ensure ESA and CESA compliance.

**Table ES-2. Summary of Impacts and Mitigation Measures**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
<b>Biological and Aquatic Resources</b>				
Impact BIO#1 – Impacts to Special-Status Plant and Animal Species from Implementation of the Subarea Plan	Less than Significant	Less than Significant	N/A	None Required
Impact BIO#2 – Impacts to Sensitive Natural Vegetation Communities from Implementation of the Subarea Plan	Less than Significant	Less than Significant	N/A	None Required
Impact BIO#3 – Impacts to State or Federally Protected Wetlands	Less than Significant	Less than Significant	N/A	None Required
Impact BIO#4 – Impacts to Wildlife Movement and Habitat Connectivity from Implementation of the Subarea Plan	Less than Significant	Less than Significant	N/A	None Required
Impact BIO#5- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance as a result of implementing the Subarea Plan	Less than Significant	Less than Significant	N/A	None Required
Impact BIO#6 - Conflict with an adopted HCP, NCCP, or any other approved local, regional, or state HCP as a result of implementation of the Subarea Plan	Less than Significant	Less than Significant	N/A	None Required
<b>Aesthetics</b>				
Impact AES#1 – Impacts on a scenic vista	Less than Significant	Less than Significant	N/A	None Required
Impact AES#2 – Impacts on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	Less than Significant	Less than Significant	N/A	None Required
Impact AES#3 – Impacts that substantially degrade the existing visual character or quality of the site and its surroundings	Less than Significant	Less than Significant	N/A	None Required
Impact AES#4 – Impacts that create a new source of substantial light or glare which would adversely affect day or nighttime views in the area	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
<b>Air Quality</b>				
Impact AQ#1 – Impacts that conflict with or obstruct implementation of the applicable air quality plan	Less than Significant	Less than Significant	N/A	None Required
Impact AQ#2 – Impacts that violate any air quality standard or contribute substantially to an existing or projected air quality violation	Less than Significant	Less than Significant	N/A	None Required
Impact AQ#3 – Impacts that result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	Less than Significant	Less than Significant	N/A	None Required
Impact AQ#4 – Impacts that expose sensitive receptors to substantial pollutant concentrations	Less than Significant	Less than Significant	N/A	None Required
Impact AQ#5 – Impacts that create objectionable odors affecting a substantial number of people	Less than Significant	Less than Significant	N/A	None Required
<b>Cultural Resources and Tribal Cultural Resources</b>				
Impact CUL#1 – Impacts that Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5	Less than Significant	Less than Significant	N/A	None Required
Impact CUL#2 – Impacts that cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5	Less than Significant	Less than Significant	N/A	None Required
Impact CUL#3 – Impacts that directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Less than Significant	Less than Significant	N/A	None Required
Impact CUL#4 – Impacts that disturb any human remains, including those interred outside of dedicated cemeteries	Less than Significant	Less than Significant	N/A	None Required
<b>Geology, Soils, and Paleontological Resources</b>				
Impact GEO#1 – Impacts that expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death	Less than Significant	Less than Significant	N/A	None Required
Impact GEO#2 – Impacts that result in substantial soil erosion or the loss of topsoil	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
Impact GEO#3 – Impacts from locating the project on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse	Less than Significant	Less than Significant	N/A	None Required
Impact GEO#4 – Impacts from locating the project on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	Less than Significant	Less than Significant	N/A	None Required
Impact GEO#5 – Impacts having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater	Less than Significant	Less than Significant	N/A	None Required
<b>Hydrology and Water Quality</b>				
Impact HYD#1 – Impacts that would violate any water quality standards or waste discharge requirements	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#2 – Impacts that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#3 – Impacts that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#4 – Impacts that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#5 – Impacts that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
Impact HYD#6 – Impacts that would otherwise substantially degrade water quality	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#7 – Impacts that would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#8 – Impacts that would place within a 100-year flood hazard area structures which would impede or redirect flood flows	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#9 – Impacts that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam	Less than Significant	Less than Significant	N/A	None Required
Impact HYD#10 – Impacts that would cause inundation by seiche, tsunami, or mudflow	Less than Significant	Less than Significant	N/A	None Required
<b>Land Use and Planning</b>				
Impact LU#1 – Impacts that would physically divide an established community	Less than Significant	Less than Significant	N/A	None Required
Impact LU#2 – Impacts that would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	Less than Significant	Less than Significant	N/A	None Required
Impact LU#3 – Impacts that would conflict with any applicable habitat conservation plan or natural community conservation plan	Less than Significant	Less than Significant	N/A	None Required
<b>Noise and Vibration</b>				
Impact NOISE#1 – Impacts that would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
Impact NOISE#2 – Impacts that would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels	Less than Significant	Less than Significant	N/A	None Required
Impact NOISE#3 – Impacts that would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	Less than Significant	Less than Significant	N/A	None Required
Impact NOISE#4 – Impacts that would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	Less than Significant	Less than Significant	N/A	None Required
Impact NOISE#5 – Impacts resulting from exposing people residing or working in the project area to excessive noise levels because the project is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.	Less than Significant	Less than Significant	N/A	None Required
Impact NOISE#6 – Impacts exposing people residing or working in the project area to excessive noise levels resulting from a project within the vicinity of a private airstrip	Less than Significant	Less than Significant	N/A	None Required
<b>Wildfire</b>				
Impact Wildfire#1 – Impacts that would substantially impair an adopted emergency response plan or emergency evacuation plan	Less than Significant	Less than Significant	N/A	None Required
Impact Wildfire#2 – Impacts due to slope, prevailing winds, and other factors, that exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire	Less than Significant	Less than Significant	N/A	None Required
Impact Wildfire#3 – Impacts that require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment	Less than Significant	Less than Significant	N/A	None Required
Impact Wildfire#4 – Impacts that expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
<b>Energy Resources</b>				
Impact Energy#1 - Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation	Less than Significant	Less than Significant	N/A	None Required
Impact Energy#2 - Conflict with or obstruct a state or local plan for renewable energy or energy efficiency	Less than Significant	Less than Significant	N/A	None Required
<b>Hazards and Hazardous Materials</b>				
Impact HAZ#1 – Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less than Significant	Less than Significant	N/A	None Required
Impact HAZ#2 – Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	Less than Significant	Less than Significant	N/A	None Required
Impact HAZ#3 – Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Less than Significant	Less than Significant	N/A	None Required
Impact HAZ#4 – Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment.	Less than Significant	Less than Significant	N/A	None Required
Impact HAZ#5 – For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.	Less than Significant	Less than Significant	N/A	None Required
Impact HAZ#6 – Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
<b>Population and Housing</b>				
Impact POP#1 – Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Less than Significant	Less than Significant	N/A	None Required
Impact POP#2 – Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	Less than Significant	Less than Significant	N/A	None Required
<b>Public Services and Recreation</b>				
Impact PSR#1 – Impacts resulting in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for a variety of public services	Less than Significant	Less than Significant	N/A	None Required
Impact PSR#2 – Impacts resulting in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	Less than Significant	Less than Significant	N/A	None Required
Impact PSR#3 – Impacts resulting from the inclusion of recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment	Less than Significant	Less than Significant	N/A	None Required
<b>Transportation</b>				
Impact TRANSP#1 – Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than Significant	Less than Significant	N/A	None Required
Impact TRANSP#2 – Conflict or be inconsistent with State CEQA Guidelines Section 15064.3 (b).	Less than Significant	Less than Significant	N/A	None Required

**Table ES-2. Summary of Impacts and Mitigation Measures (cont.)**

Impact Statement	Level of Significance			Mitigation Measures
	Proposed Project	1998 MHPA Conservation Strategy Alternative	No Project Alternative	
Impact TRANSP#3 – Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than Significant	Less than Significant	N/A	None Required
Impact TRANSP#4 – Result in inadequate emergency access.	Less than Significant	Less than Significant	N/A	None Required
<b>Utilities and Services Systems</b>				
Impact UTIL#1 – Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities which could cause significant environmental effects.	Less than Significant	Less than Significant	N/A	None Required
Impact UTIL#2 – Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	Less than Significant	Less than Significant	N/A	None Required
Impact UTIL#3 –Result in determination by the wastewater provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Less than Significant	Less than Significant	N/A	None Required
Impact UTIL#4 – Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less than Significant	Less than Significant	N/A	None Required
Impact UTIL#5 – Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	Less than Significant	Less than Significant	N/A	None Required
<b>Greenhouse Gases</b>				
Impact GHG#1 – Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	Less than Significant	Less than Significant	N/A	None Required
Impact GHG#2 – Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.	Less than Significant	Less than Significant	N/A	None Required

## ES.7 Issues Raised by Agencies and the Public

Pursuant to State CEQA Guidelines Section 15123(b)(2), a lead agency is required to include in the EIR areas of controversy raised by agencies and the public during the public scoping process. The review period for the Notice of Preparation began on March 17, 2023, and closed on April 17, 2023. A city council workshop was held on March 23, 2023, followed by a public scoping meeting held on March 30, 2023. Comments were received from the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), the Native American Heritage Commission (NAHC), the County of San Diego, local organizations, and Santee residents.

The following topics were raised in comments:

- Potential impacts to biological resources
- Potential impacts to cultural and tribal cultural resources
- Potential impacts to open space lands and wildlife corridors
- Potential cumulative impacts
- Potential traffic impacts
- Safety risks associated with wildfires and floodplains

## ES.8 Intended Uses of this EIR

This EIR covers the adoption and implementation of the Subarea Plan. Discretionary actions anticipated for the Proposed Project include adoption of the Subarea Plan and execution of the IA, and corresponding amendments to the General Plan and Santee Municipal Code. Other agencies, including the CDFW as a responsible agency, will use this EIR in their actions to consider and act on applications for the required permits for implementation of the Subarea Plan.

Later environmental analysis for specific Covered Activities to be considered by the City will be prepared separately from this EIR. Covered Activities will be considered and approved by the City individually, and the City will evaluate and determine the appropriate CEQA document and level of review required for Covered Activities. The City will use this EIR for the analysis of impacts to Covered Species and may decide to use or refer to other applicable analyses in this EIR, to the extent appropriate.

# Chapter 1

## Introduction

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This Environmental Impact Report (EIR) evaluates the impacts associated with issuing endangered species take permits and implementing the Santee Multiple Species Conservation Program (MSCP) Subarea Plan (Subarea Plan). This EIR was prepared pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] 21000-21178.1) and the State CEQA Guidelines (PRC 21000 et seq.; 14 California Code of Regulations [CCR] 1500 et seq.). The term *Proposed Project*, as used in this EIR, for CEQA purposes, is defined as adoption and implementation of the Subarea Plan, General Plan, Zoning, and Land Use Regulation Changes, and associated take permits. The City of Santee (City) is the lead agency for CEQA compliance.

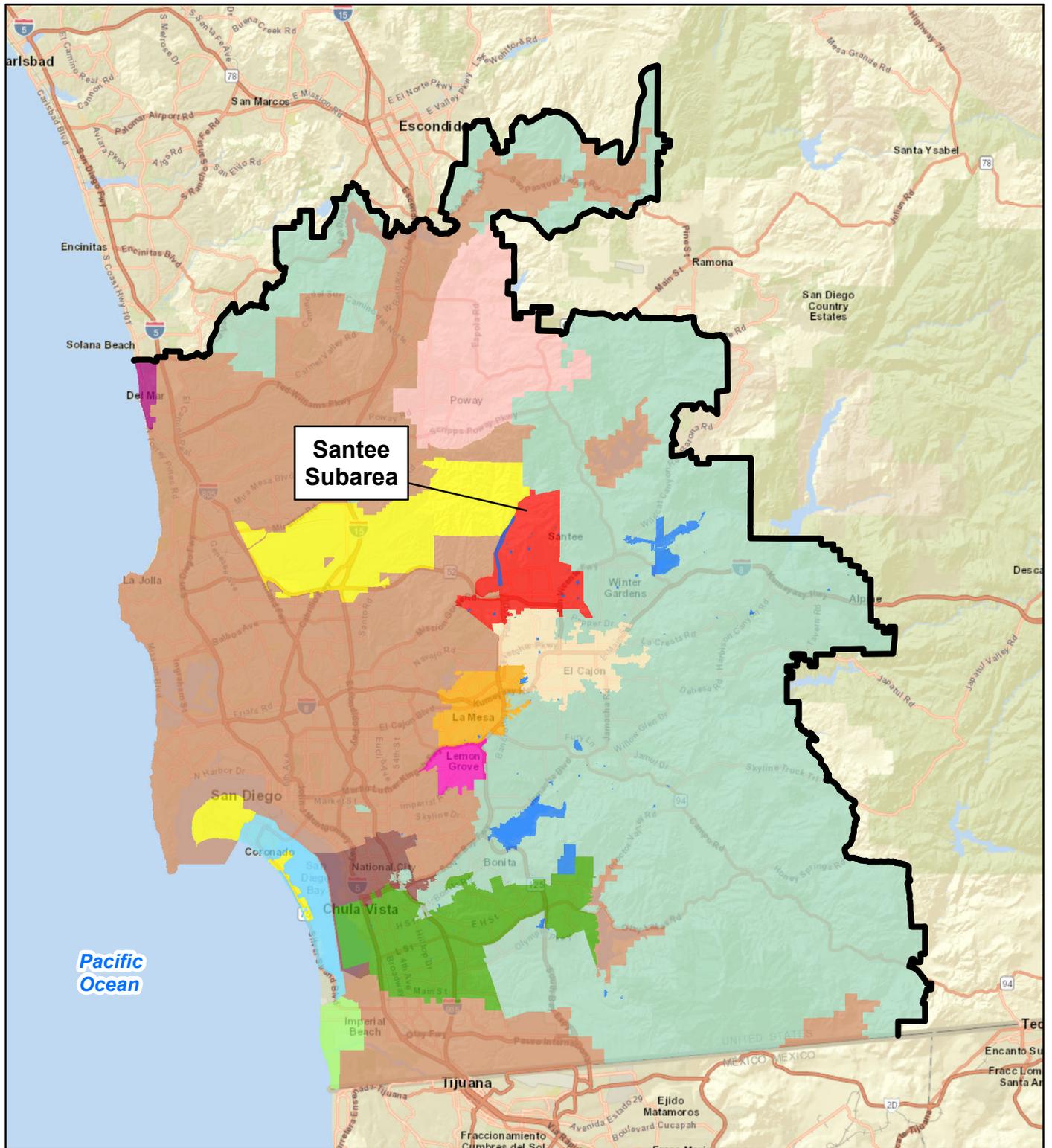
## 1.1 Santee MSCP Subarea Plan Overview

The Santee MSCP Subarea Plan has been prepared to implement the MSCP Subregional Plan within the City of Santee’s jurisdictional boundary.

### 1.1.1 Background

The MSCP Subregional Plan was initiated in the early 1990s as a comprehensive long-term program aimed at creating, managing, and monitoring an ecosystem preserve that would support viable populations of native plant and animal species and their habitats in perpetuity while also accommodating economic development and quality-of-life amenities such as open space and passive recreational opportunities for residents. The MSCP Subregional Plan, finalized in 1998, covers approximately 900 square miles (582,243 acres) in southwestern San Diego County and includes the City of Santee, portions of the unincorporated County of San Diego, and 10 additional cities (San Diego, Coronado, Chula Vista, Del Mar, El Cajon, Poway, La Mesa, Imperial Beach, National City, and Lemon Grove). The MSCP Subregional Plan is implemented through local subarea plans. Subarea plans have been finalized for cities of Poway (1996), San Diego (1998), La Mesa (1998), and Chula Vista (2005), and the unincorporated County of San Diego (1998) (Figure 1-1: MSCP Subregional Plan and Subareas).

In 1998, the Final EIR/EIS: Issuance of Take Authorizations for Threatened and Endangered Species Due to Urban Growth within the Multiple Species Conservation Program Planning Area (MSCP Final EIR/EIS) and MSCP Subregional Plan were adopted by the City of San Diego, the project’s lead agency, and approved by the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) (collectively, the “Wildlife Agencies”). A draft City of Santee MSCP Subarea Plan, dated August 1996, was used in addition to other draft subarea plans as a basis for consideration.



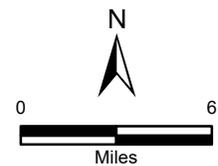
**Legend**

MSCP Subregional Plan Boundary

**Subareas**

- Santee (pending)
- Poway (subarea plan finalized in 1996)
- City of San Diego (subarea plan finalized in 1998)
- County of San Diego (subarea plan finalized in 1998)
- La Mesa (subarea plan finalized in 1998)
- Chula Vista (subarea plan finalized in 2003)

- El Cajon (not completed)
- Lemon Grove (not completed)
- National City (not completed)
- Imperial Beach (not completed)
- Coronado (not completed)
- Del Mar (not completed)
- Water Districts (not included)
- Military (not included)



Basemap Source: ESRI World Street Map

**Figure 1-1**  
**MSCP Subregional Plan and Subareas**  
**Santee MSCP Subarea Plan EIR**

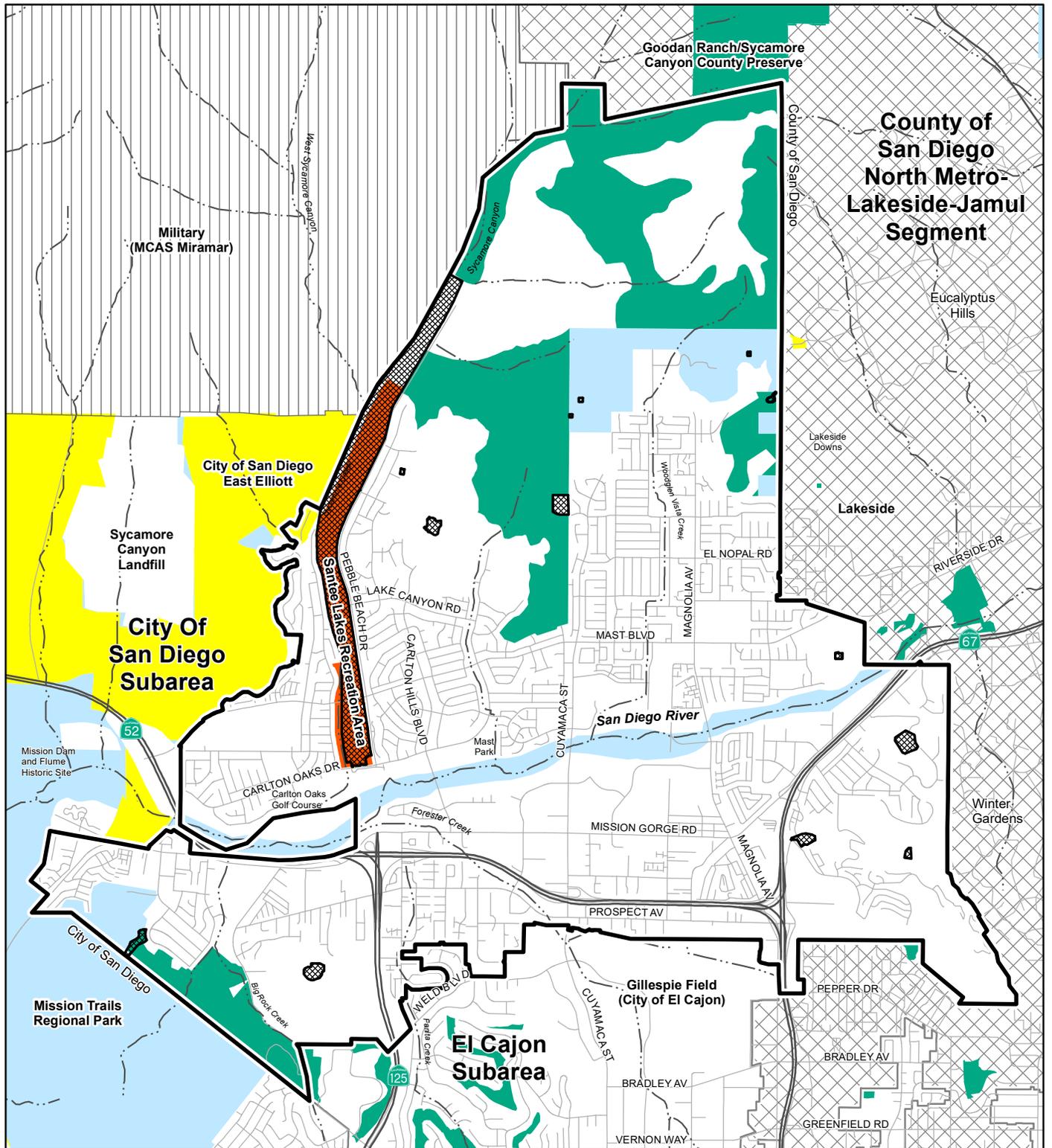
As part of the development of the Subregional MSCP adopted in 1998, the Multi-Habitat Planning Area (MHPA) was developed to delineate areas in which habitat conservation and preserve assembly was encouraged to occur, as well as appropriate development. Figure 1-2, MSCP Multiple Habitat Planning Areas (MHPA), identifies the original MHPA boundaries (as drawn in the 1990s) within the Plan Area. The overall MSCP preserve system is assembled as each participating jurisdiction implements their portion of the MSCP. Therefore, any modifications to the preserve design within a subarea of the MSCP must result in an equal or better level of conservation of species and habitats in order to be consistent with the assumptions of the MSCP Subregional Plan's conservation expectations. The current Subarea Plan includes revisions that strengthen the conservation efforts detailed in the 1996 Draft Subarea Plan. The Subarea Plan exceeds the 2,067 acres that were expected to be conserved within the MSCP's MHPA preserve boundaries for the 1996 Santee subarea. Implementation of the Subarea Plan will result in the conservation of approximately 2,091.9 acres of the remaining natural habitat within the jurisdictional boundaries of the City plus 171.1 acres in the Offsite Conservation Areas for a total of 2,263.0 acres of natural habitat.

The Subarea Plan would form the basis for obtaining a federal Section 10(a)(1)(B) permit and state Section 2835 permit. In addition, an Implementing Agreement (IA) would be prepared. The IA is an agreement between the City, USFWS, and CDFW that identifies roles and responsibilities and ensures implementation of the Subarea Plan. The Subarea Plan and its associated IA would establish the conditions under which the City, for the benefit of itself, public and private landowners, and other land development proponents within the Subarea Plan boundaries, request take authorization from the Wildlife Agencies. The take authorizations would allow the take of Covered Species resulting from lawful land development and other land uses in the Subarea Plan Area. Take authorization will be provided through approval of the Subarea Plan by the Wildlife Agencies, execution of the IA, and issuance of the federal and state permits.

The Subarea Plan is proposed to implement all relevant sections of the MSCP Subregional Plan, including the habitat and species conservation goals and requirements of the Subregional Plan. The provisions of the Subarea Plan and IA would supersede those of the overall MSCP Subregional Plan in the event of conflicts between the two plans.

### 1.1.2 Plan Area

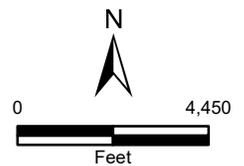
The Plan Area for the Subarea Plan consists predominantly of the jurisdictional boundary of the City of Santee, which is east of San Diego and north of El Cajon (Figure 1-3: Regional Location). The Plan Area is composed of land within the jurisdiction of the City of Santee (10,710 acres), plus offsite conservation areas associated with the Hardline Development Project (171.1 acres). Certain lands owned within the Subarea Plan Area that are not under the jurisdiction of the City (e.g. the Padre Dam Municipal Water District) and properties that have elected to be excluded are considered Not a Part of the Subarea Plan (398.7 acres) and are not covered by the take authorization under this Subarea Plan (Figure 1-4: Subarea Plan Area). The Permit Area includes all areas where incidental take could occur under these permits and the areas that will be conserved and managed through implementation of the Subarea Plan. Therefore, the Permit Area covers 10,482.4 acres and is the same as the Subarea Plan Area. Additional information about the Subarea Plan Area is provided in Chapter 2, *Proposed Project Description*.



**Legend**

- City Boundary
- 30 Percent Conserved
- 70 - 75 Percent Conserved
- 90 - 95 Percent Conserved
- 100 Percent Conserved
- Areas with Undetermined Development Status
- MCAS Miramar
- Water Districts Subarea (Padre Dam MWD)

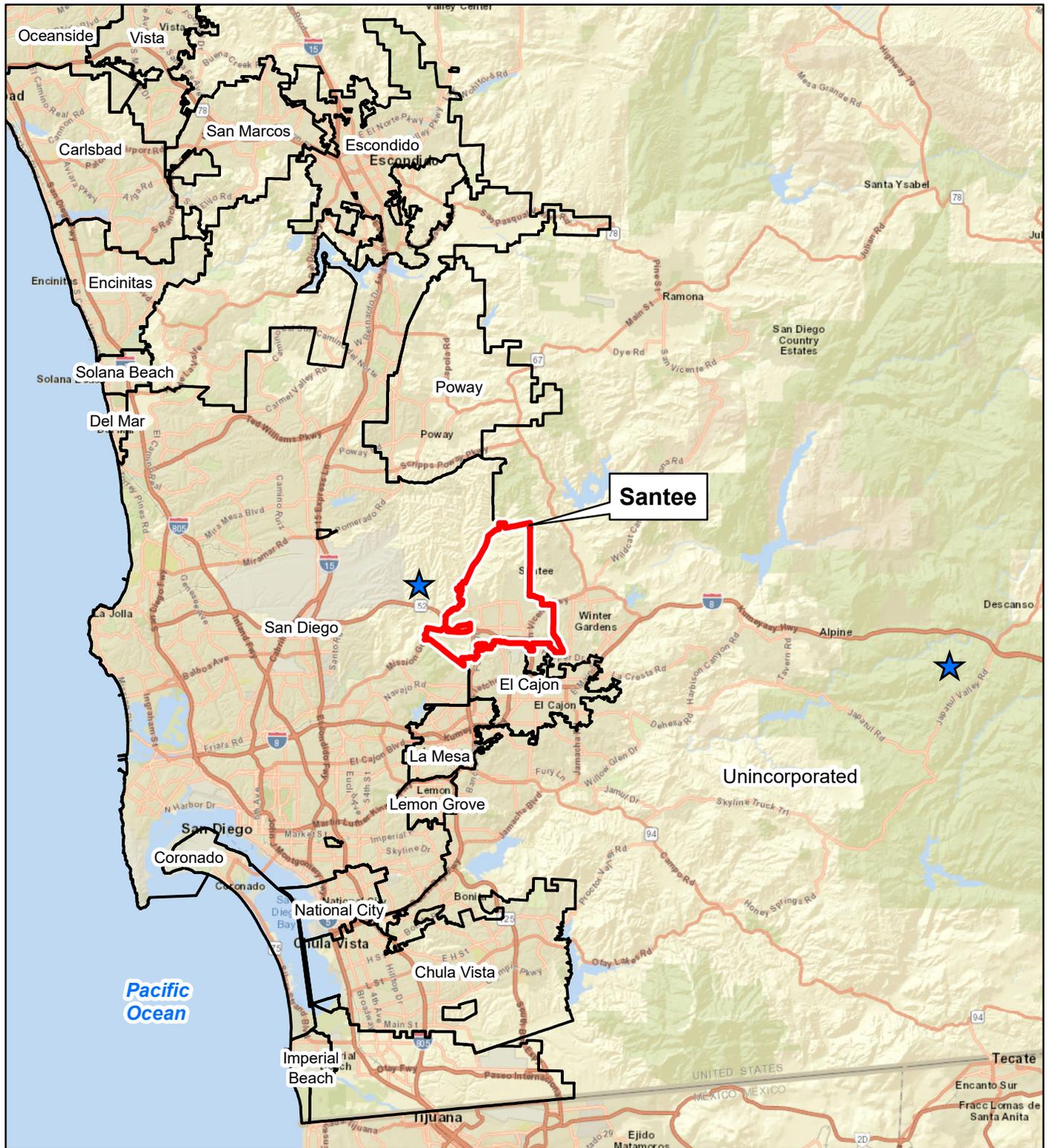
Note: The MHPA boundaries were delineated as part of the original MSCSP Subregional Plan adopted in 1998. The MHPA serves as a benchmark to compare with the preserve boundaries included in this Subarea Plan (See Figure 5-1, *Santee Preserve and Open Space System*).



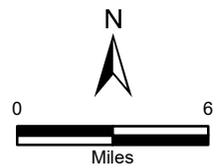
Source: City of San Diego 1998. MSCSP Subregional Plan.

\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 1-4 MHPA.mxd Date: 2/3/2025 34153

**Figure 1-2**  
**MSCP Multiple Habitat Planning Areas (MHPA)**  
**Santee MSCP Subarea Plan EIR**



- Legend**
- Subarea Plan Area
  - ★ Offsite Conservation Areas



Basemap Source: ESRI World Street Map

**Figure 1-3**  
**Regional Location**  
**Santee MSCP Subarea Plan EIR**



## 1.2 Overview of CEQA

CEQA requires state and local agencies to estimate and evaluate the environmental impacts of their actions through the preparation of appropriate documents. It also aims to prevent the significant environmental impacts of those actions by requiring agencies, when feasible, to avoid significant environmental impacts or reduce them to a level of less than significant by adopting feasible mitigation measures. The State CEQA Guidelines are the primary source of regulations that interpret CEQA.

CEQA applies to all discretionary activities proposed to be carried out or approved by a lead agency. As the lead agency, the City of Santee has determined that an EIR must be prepared because the Proposed Project, as described in detail in Chapter 2, *Proposed Project Description*, may result in a significant impact on the environment. This EIR has been prepared to facilitate CEQA compliance. If the City approves the Proposed Project analyzed herein, it must first certify that the Final EIR complies with CEQA.

In addition to lead agencies, responsible and trustee agencies have roles in the environmental review process. A *responsible agency* under CEQA is a state or local public agency other than the CEQA lead agency that has discretionary approval over the project. A *CEQA trustee agency* is a state agency that has jurisdiction by law over natural resources affected by a project that are held in trust for the people of California.

CDFW is a responsible agency under CEQA because it would approve the MSCP Subregional Plan portion of the Subarea Plan under Section 2835 of the California Fish and Game Code. CDFW is also a trustee agency under CEQA because it has jurisdiction by law over the natural resources that are the subject of the Subarea Plan.

### 1.2.1 Scope of this EIR

This EIR is intended to cover the actions of the lead agency in their review and consideration of the Subarea Plan, and adoption and implementation of the Subarea Plan. The nature and focus of this EIR are determined by the nature of the action being evaluated, namely the approval of the Subarea Plan by the City of Santee as the lead agency, and actions taken by CDFW as a responsible agency to issue a take permit. This EIR evaluates the potential impacts of a decision by the City to apply for, and decisions by the Wildlife Agencies to issue, take permits for the species covered in the Subarea Plan. This EIR also evaluates the impacts of alternatives, including the No Project Alternative.

## 1.3 Public and Agency Involvement

Public participation is an essential part of the CEQA process. The California Natural Community Conservation Planning Act (NCCPPA) and federal regulations also require public participation and outreach. This section describes the public and agency involvement activities for the Subarea Plan, including the EIR scoping process, agency coordination activities, CEQA process, and public workshops.

### 1.3.1 EIR Scoping Process

Scoping refers to the process used to determine the focus and content of an EIR. Scoping solicits input on the potential topics to be addressed in an EIR, the range of project alternatives, and possible mitigation measures. Scoping is also helpful in establishing methods of assessment and in selecting the environmental effects to be considered in detail. Tools used in scoping this EIR included informal stakeholder and interagency consultation, a public scoping meeting, and publication of the Notice of Preparation (NOP).

Pursuant to State CEQA Guidelines Section 15082, the lead agency is required to send an NOP stating that an EIR will be prepared to the California Governor's Office of Planning and Research (OPR), responsible and trustee agencies, and federal agencies involved in funding or approving the project. The NOP must provide sufficient information in order for responsible agencies to make a meaningful response. At a minimum, the NOP must include a description of the project, location of the project, and probable environmental effects of the project (State CEQA Guidelines Section 15082(a)(1)). Within 30 days after receiving the NOP, responsible and trustee agencies and OPR must provide the lead agency with specific detail about the scope and content of the environmental information related to that agency's area of statutory responsibility that must be included in the Draft EIR (State CEQA Guidelines Section 15082(b)).

The public scoping process, which also establishes the environmental baseline, began in March 2023, with the publication and submittal of an NOP to the State Clearinghouse. The NOP notified the public and agencies of the intent to prepare the Santee Subarea Plan and associated EIR and the date of the public scoping meeting, which was held on March 30, 2023, from 5:30 p.m. to 7:00 p.m. at the City of Santee Council Chambers, 10601 Magnolia Avenue, Santee, CA 92071. The NOP also informed the public that written comments on the NOP should be received by April 17, 2023. The NOP and scoping comments are included in Appendix A of this Draft EIR.

#### 1.3.1.1 Significant Issues Identified in Scoping Comments

The review period for the NOP ended on April 17, 2023. Comments were received from the Native American Heritage Commission (NAHC), CDFW, USFWS, Center for Biological Diversity, County of San Diego Planning & Development Services, and the Center for Natural Lands Management. Comments on the following topics were received:

- Potential impacts on historical and cultural resources.
- Conflicts with Santee General Plan.
- Conservation of listed species and species of special concern.
- Habitat fragmentation.
- Discussion of alternatives and mitigation measures.
- Potential for impacts on the South County Subarea Plan's Pre-Approved Mitigation Area.
- Wildlife corridors and wildlife linkages.
- Areas overlapping other County property and facilities.

## 1.3.2 Agency Coordination

### 1.3.2.1 Technical Agency Meetings

Throughout the Subarea Plan planning process, regular technical agency meetings were held with USFWS and CDFW to discuss specific agency comments related to administrative draft sections of the Subarea Plan. These agencies provided technical input on the baseline data, Covered Species lists, Covered Species accounts, existing ecological conditions report, Covered Activities, impact analysis, and Conservation Strategy.

### 1.3.3 Collaboration and Consultation with Tribes

The adoption of the Subarea Plan requires compliance with CEQA. Under CEQA, the City is required to evaluate impacts that a project may have on Tribal Cultural Resources. Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, the City is required to consult with California Native American Tribes prior to deciding to adopt and implement of the Subarea Plan.

Consultation and outreach to tribes were carried out during the development of the Subarea Plan. On March 30, 2023, the NAHC provided a consultation list of tribes with traditional land or cultural places within the boundaries of the Plan Area. The City sent a formal AB-52 Notice to the representatives of Barona Band of Mission Indians, Kumeyaay Heritage Preservation Council, Jamul Indian Village, and the Mesa Grande Band of Mission Indians on April 4, 2023. The City also transmitted formal SB-18 Notices on April 4, 2023 to representatives of Sycuan Band of the Kumeyaay Nation, Viejas Band of Kumeyaay Indians, Barona Group of the Captain Grande, Inaja-Cosmit Band of Indians, Ewiiapaayp Band of Kumeyaay Indians, Campo Band of Diegueno Mission Indians, Jamul Indian Village, La Posta Band of Diegueno Mission Indians, Kwaaymii Laguna Band of Mission Indians, San Pasqual Band of Diegueno Mission Indians, Manzanita Band of Kumeyaay Nation, La Posta Band of Diegueno Mission Indians, Meda Grande Band of Diegueno Mission Indians, and Iipay Nation of Santa Ysabel. None of the tribes requested consultation.

### 1.3.4 Public Involvement in the CEQA Process

This EIR will be circulated for a 45-day period for the purpose of allowing the public, public agencies and interested individuals to review and provide comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the Proposed Project might be avoided and mitigated” (State CEQA Guidelines, Section 15204).

The Draft EIR will be available to review electronically on the City’s website at <https://www.cityofsantee.ca.gov> during the 45-day public review period.

A hard copy of the Draft EIR will be available for review during regular business hours for the duration of the 45-day public review period at the City of Santee Planning & Building Department (Building 4) and Clerks’ Office (Building 3) and at the Santee County Library.

Written and electronic comments addressing the Draft EIR can be mailed to the following address or emailed to:

Sandi Sawa, AICP, Director of Planning & Building/City Planner  
Subject: City of Santee MSCP Subarea Plan Draft EIR  
Department of Planning & Building  
City Hall, Building 4  
10601 Magnolia Avenue  
Santee, California 92071  
Telephone: (619) 258-4100, extension 167  
Email: [ssawa@cityofsanteeca.gov](mailto:ssawa@cityofsanteeca.gov)

Written and electronic comments (file size should be a maximum of 10MB unless a link is requested) addressing the Draft EIR must be received by mail or email by 5:00 p.m. (Pacific) on September 17, 2025.

For additional information, please contact Sandi Sawa, Director of Planning & Building, at (619) 258-4100, extension 167, or [ssawa@cityofsanteeca.gov](mailto:ssawa@cityofsanteeca.gov).

### **1.3.5 Public Workshops and Council Hearing**

The City has developed the Subarea Plan in compliance with USFWS's public involvement guidelines (USFWS 2016) and the requirements of the NCCPA. Several public meetings on the Santee Subarea Plan or Subarea Plan EIR have been held since 1993, including status updates to City Council in November 2007 and April 2018. The most recent public workshop on the Subarea Plan was held on March 22, 2023, and the aforementioned Subarea Plan EIR scoping meeting was held on March 30, 2023.

Following the close of the public review period, the City will provide responses to comments received on the Draft EIR during the public review period, per CEQA Guidelines Section 15088. Revisions or enhancements to the EIR may be made in response to the comments received. The Final EIR will then be considered by the City Council in a public hearing and certified if it is determined to be in compliance with CEQA. After or concurrent with certification of the Final EIR, the City Council may rely upon the Final EIR to support discretionary decisions for the Proposed Project.

## **1.4 Intended Uses of this EIR**

This EIR covers the adoption and implementation of the Subarea Plan. Discretionary actions anticipated for the Proposed Project include adoption of the Subarea Plan and execution of the IA, and corresponding amendments to the General Plan and Santee Municipal Code. Other agencies, including CDFW as a responsible agency, will use this EIR in their actions to consider and act on applications for the required permits for the implementation of the Subarea Plan.

Later environmental analysis for specific Covered Activities to be considered by the City will be prepared separately from this EIR. Covered Activities will be considered and approved by the City

individually, and the City will evaluate and determine the appropriate CEQA document and level of review required for Covered Activities. The City will use this EIR for the analysis of impacts to Covered Species and may decide to use or refer to other applicable analyses in this EIR, to the extent appropriate.

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## Chapter 2

# Proposed Project Description

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The proposed Subarea Plan is one of the Subarea Plans for implementing the MSCP Subregional Plan. As described in Section 1.1.1, *Background*, the MSCP Subregional Plan is a comprehensive, long-term program designed to create, manage, and monitor an ecosystem preserve that will support viable populations of native plant and animal species and their habitats in perpetuity.<sup>2</sup> The MSCP Subregional Plan also accommodates continued economic development and quality-of-life amenities such as open space and passive recreational opportunities for residents within the appropriate areas.

The MSCP Subregional Plan is implemented through local Subarea Plans. The City has prepared a Subarea Plan to address implementation of the MSCP Subregional Plan primarily within the jurisdictional boundary of the City, which is east of San Diego and north of El Cajon (Santee Subarea Plan Area or Plan Area) (Figure 1-1, MSCP Subregional Plan and Subareas). Section 2.1, *Plan Location and Setting*, provides additional clarification of the limits of the Plan Area. The Subarea Plan has been prepared pursuant to the requirements of the MSCP Subregional Plan, the State of California (State NCCPA,<sup>3</sup> and Section 10(a)(1)(B) of the federal ESA.

The Subarea Plan provides the basis for obtaining a federal Section 10(a)(1)(B) permit and State Section 2835 permit. In addition, an Implementing Agreement (IA) has been drafted and included as Appendix A to the Subarea Plan. The IA is an agreement between the City, USFWS, and CDFW that identifies roles and responsibilities as well as ensures implementation of the Subarea Plan. The Subarea Plan and IA establish the conditions under which the City, for the benefit of itself, public and private landowners, and other land development proponents within the Plan Area, request take permits from the Wildlife Agencies. The take permits allow take of specifically identified plant and animal species (Covered Species) resulting from lawful land development and other land uses in the Plan Area.<sup>4</sup> The City is requesting take permits that would allow a total loss of 1,125 acres of natural habitat as a result of Covered Activities. Take permits would be provided upon approval of the Subarea Plan by the Wildlife Agencies and execution of the IA.

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<sup>2</sup> The *Final Environmental Impact Report (EIR)/Environmental Impact Statement (EIS): Issuance of Take Authorizations for Threatened and Endangered Species Due to Urban Growth within the Multiple Species Conservation Program Planning Area* analyzed several alternative MSCP Subregional Plan preserve designs (San Diego 1997).

<sup>3</sup> The Santee Subarea Plan will be solely governed in accordance with the NCCPA as it read on December 31, 2001. See Section 1.3.1.2, *Natural Community Conservation Planning Act*, for a more detailed description of the NCCPA.

<sup>4</sup> “Take” under the ESA does not apply to listed plant species or non-listed wildlife species; therefore, take of listed plant species is not prohibited under the ESA, and a federal incidental take permit is not required for plant species covered by the Subarea Plan. Nonetheless, USFWS recommends that permit applicants include conservation measures for listed plants in habitat conservation plans. It typically extends regulatory assurances for covered plant species in recognition of such plan conservation measures. Any reference to “take” of covered plant species in the Subarea Plan as well as the EIR and environmental assessment means, with regard to the federal incidental take permit, impacts on covered plant species.

## 2.1 Plan Location and Setting

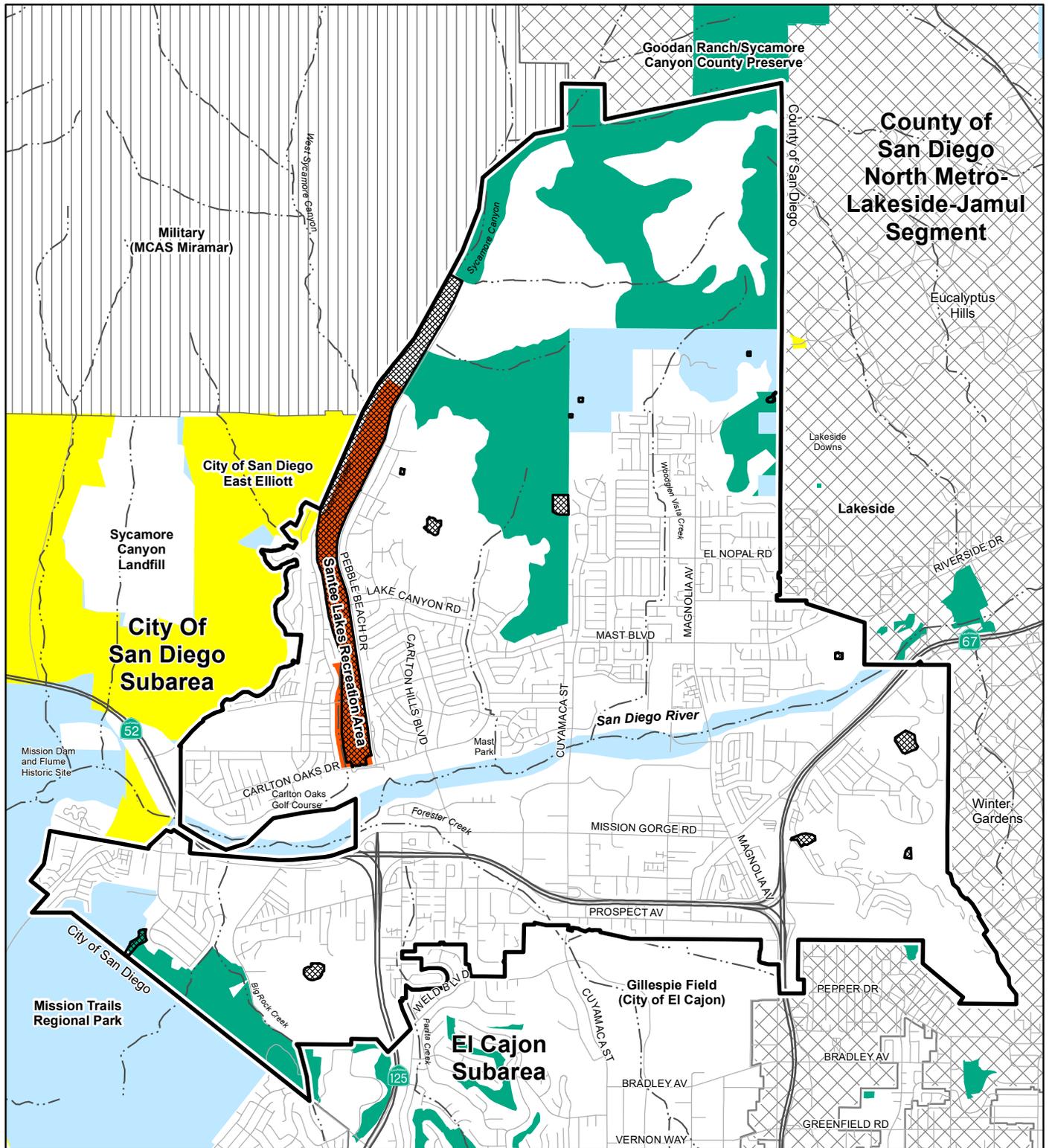
The City is located approximately 18 miles east of downtown San Diego in eastern San Diego County (Figure 1-3, Regional Location). The City is bordered on the east primarily by residential development in the unincorporated San Diego County communities of Lakeside and Eucalyptus Hills and on the northeast by vacant land and active mining operations in Slaughterhouse Canyon (Figure 2-1: Subarea Plan Overview). To the south, the City is bordered by the city of El Cajon, unincorporated areas of San Diego County, and Gillespie Field Airport. Farther to the southwest, Santee is bordered by Mission Trails Regional Park, which is in the city of San Diego.

The Plan Area encompasses approximately 10,482.4 acres comprised of the City's jurisdictional boundaries (approximately 10,710 acres), excluding 398.7 acres designated as "NAP", and including two Offsite Conservation Areas associated with the Hardline Development Project (171.1 acres) (Figure 2-2a,b: Subarea Plan Area Overview – Offsite Conservation Areas). One of the two Offsite Conservation Areas provides for the protection and conservation of approximately 80.4 acres of occupied Hermes copper butterfly habitat in eastern San Diego County, near the community of Alpine (Figure 2-2a). The second location includes the acquisition of approximately 90.7 acres of habitat for the Quino checkerspot butterfly located within the East Elliott Expansion Area of the Missions Trails Regional Park (MTRP) west of the City (Figure 2-2b). The 398.7 acres designated as NAP are certain lands within the Plan Area that are not under the jurisdiction of the City (e.g. the Padre Dam Municipal Water District) and properties that have elected to be excluded from the Subarea Plan. These properties are not covered by the take authorizations under the Subarea Plan.

Two main topographic features exist within the City: the coastal plain of the Coastal Province and the foothills of the Peninsular Range Province (Santee 2003). The narrow coastal plain, which is dominated by terraces or mesas and bisected by the San Diego River, occupies the majority of the City. This area in the center of the City is characterized by relatively flat topography. In the northern and southeastern portions of the City are the foothills of the Peninsular Range. Topography is generally steeper in the far northern areas of the City, including the Carlton Hills and Fanita Ranch areas, and in the south, including the Rattlesnake Mountain, Mission Trails, and Grossmont Mesa areas. Topographic elevations range from approximately 300 to 1,200 feet within the City.

## 2.2 Proposed Project Objectives

The Subarea Plan is a component of a comprehensive regional program providing a framework for conserving and managing natural vegetation communities and species and habitat. The term *Proposed Project*, as used in this EIR for CEQA purposes, is defined as adoption and implementation of the Subarea Plan and the associated take permits for the permittee (City), which would authorize the take of Covered Species under the NCCPA and ESA for the Covered Activities identified in the Subarea Plan, including planned development, infrastructure development, infrastructure and facilities operations and maintenance activities, and preserve management and monitoring. Therefore, the Proposed Project evaluated in this EIR is implementation of the Subarea Plan's conservation strategy, associated amendments to the General Plan and Municipal Code, and the issuance of take permits for Covered Activities.

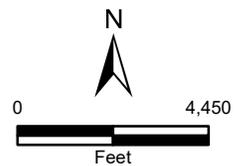


**County of San Diego  
North Metro-  
Lakeside-Jamul  
Segment**

**Legend**

- City Boundary
- 30 Percent Conserved
- 70 - 75 Percent Conserved
- 90 - 95 Percent Conserved
- 100 Percent Conserved
- Areas with Undetermined Development Status
- MCAS Miramar
- Water Districts Subarea (Padre Dam MWD)

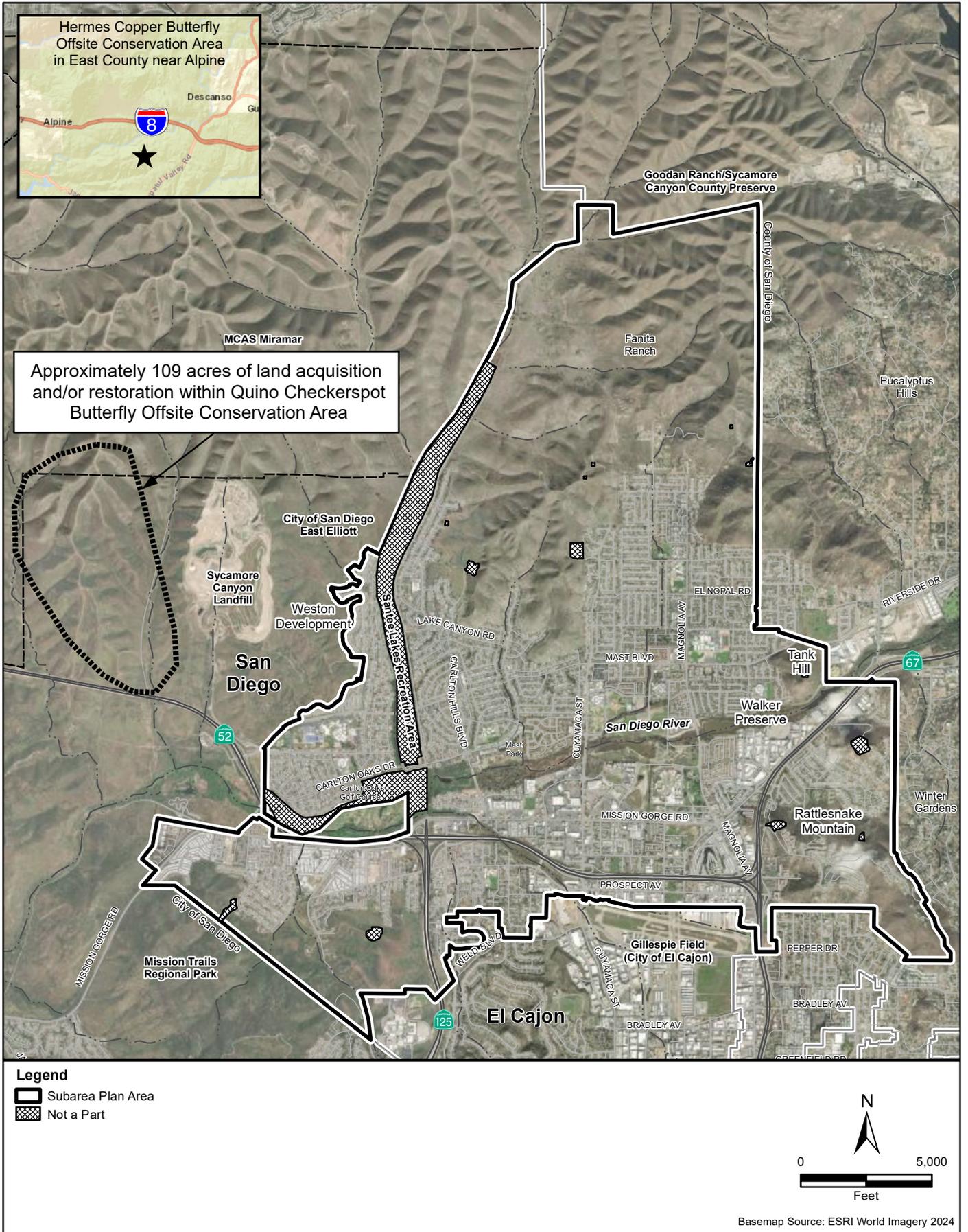
Note: The MHPA boundaries were delineated as part of the original MSCSP Subregional Plan adopted in 1998. The MHPA serves as a benchmark to compare with the preserve boundaries included in this Subarea Plan (See Figure 2-3, *Santee Managed Preserve and Open Space System*).



Source: City of San Diego 1998. MSCSP Subregional Plan.

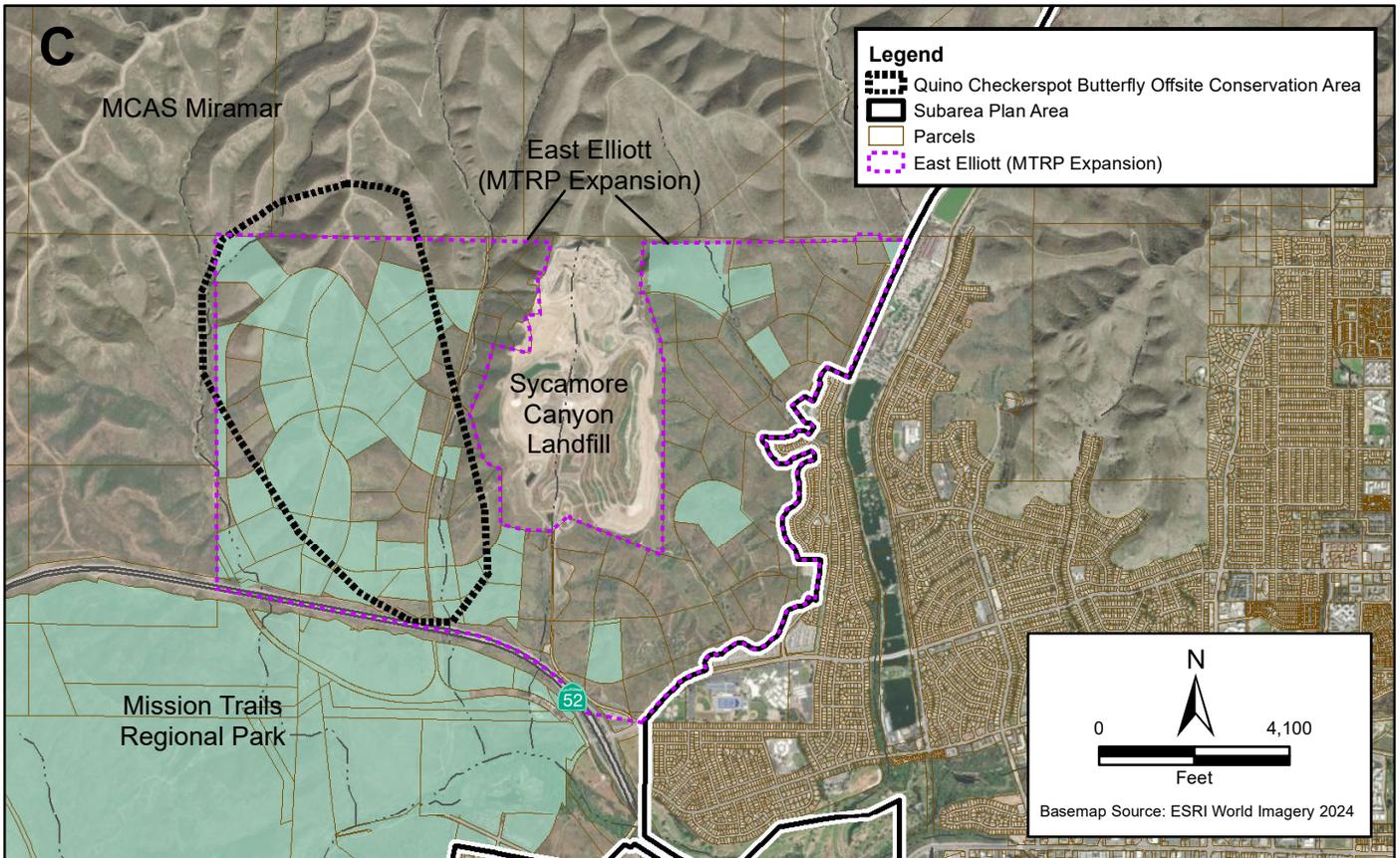
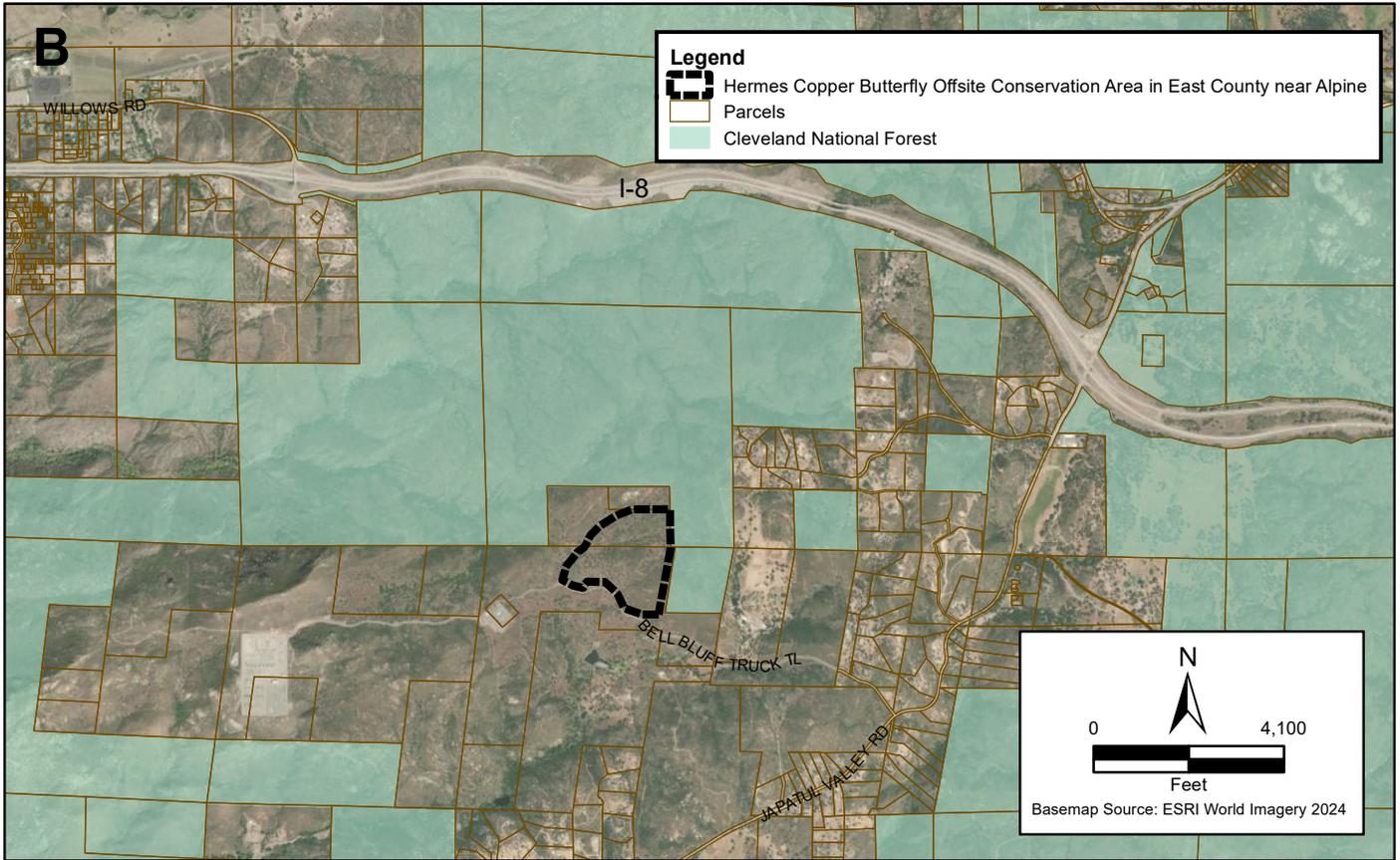
\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 1-4 MHPA.mxd Date: 2/3/2025 34153

**Figure 2-1  
MSCP Multiple Habitat Planning Areas (MHPA)  
Santee MSCP Subarea Plan EIR**



\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 2-01a Plan Area Overview.mxd Date: 2/3/2025 34153

**Figure 2-2a**  
**Subarea Plan Area Overview**  
**Santee MSCP Subarea Plan EIR**



\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 2-01b\_c Subarea Plan Area Overview Offsite Mitigation.mxd Date: 7/14/2025 34153

**Figure 2-2b,c**  
**Subarea Plan Area Overview - Offsite Conservation Areas**  
**Santee MSCP Subarea Plan EIR**

CEQA requires an EIR to contain a statement of the objectives of a project, including the underlying purpose of the project (CEQA Guidelines Section 15124(b)). The goal, or underlying purpose, of the Proposed Project is to protect, enhance, and restore natural vegetation communities and habitat for Covered Species while also streamlining permitting for Covered Activities (i.e., all habitat- or ground-disturbing impacts described in Section 2.3.2, *Covered Activities*). To meet this goal, the Subarea Plan includes a Conservation Strategy that provides for the conservation and management of Covered Species. In addition to this overarching goal, the Proposed Project would achieve the specific objectives outlined below:

- Ensure the City will conserve natural communities and Covered Species pursuant to the NCCPA and the ESA.
- Assemble a habitat preserve system that conserves Covered Species and their habitats and results in the conservation of biological core resource areas and habitat linkages/corridors that are complementary to existing conservation lands within and adjacent to the Subarea Plan Area.
- Provide a proactive and adaptive habitat management strategy for the Subarea Plan Managed Preserve.
- Provide regulatory certainty to landowners and the City in making land use decisions.
- Assist in the region's effort to sustain and enhance habitat for wetland-dependent species.
- Receive take permits for Covered Species under Section 10(a)(1)(B) of the federal ESA and Section 2835 of the NCCPA.
- Maintain functional wildlife corridors and habitat linkages between core biological resource areas within the MSCP Preserve System to support conservation of the region's biodiversity, while also enhancing the overall quality of life for the residents of Santee.
- Streamline the endangered species consultation process under Section 7 of the ESA for Covered Activities that have a federal nexus.
- Institute requirements for Covered Activities that mitigate impacts on the City's biological resources and Covered Species and ensure that these impacts are avoided, minimized, and mitigated to the maximum extent practicable.
- Ensure that Covered Activities will not reduce the likelihood of survival and recovery of the Covered Species.
- Offset impacts from Covered Activities with the conservation and management of Covered Species and their habitats.
- Provide adequate assurances that the Subarea Plan will be funded and implemented.
- Balance the conservation of Covered Species and natural vegetation communities with housing, property rights, recreation, transportation, economic development, and other community and regional goals.

## 2.3 Elements of the Subarea Plan

This section provides the key elements of the Subarea Plan, including the identification of Covered Species and Covered Activities and a summary of the Conservation Strategy. Please refer to the Subarea Plan for detailed descriptions.

## 2.3.1 Covered Species

As required by the NCCPA, the Subarea Plan would protect native biological diversity, habitats for native species, natural communities, and local ecosystems. This broad scope is intended to conserve a wide range of natural resources. However, the permits issued by the Wildlife Agencies would address a defined set of sensitive species that have been selected for coverage under the Subarea Plan (i.e., Covered Species). *Covered Species* are generally species currently listed as threatened or endangered, or that may reasonably become listed during the proposed permit term and may be affected by Covered Activities. In addition, such species may benefit from Subarea Plan–related conservation and management.

The Subarea Plan addresses 20 Covered Species, including 8 plant species and 12 animal species (Table 2-1). Most of the species proposed for coverage were included in the MSCP Subregional Plan. Additional species proposed for coverage under the Subarea Plan are the Quino checkerspot butterfly, Hermes copper butterfly, Crotch’s bumble bee and western spadefoot. More information on the Covered Species is provided in Subarea Plan Chapter 3, *Covered Species*.

**Table 2-1. Santee MSCP Subarea Plan Covered Species**

Type	Common Name	Scientific Name
Plants	San Diego ambrosia	<i>Ambrosia pumila</i>
	San Diego barrel cactus	<i>Ferocactus viridescens</i>
	San Diego button-celery	<i>Eryngium aristulatum</i> var. <i>parishii</i>
	San Diego goldenstar	<i>Bloomeria clevelandii</i>
	San Diego mesa mint	<i>Pogogyne abramsii</i>
	San Diego thornmint	<i>Acanthomintha ilicifolia</i>
	Variegated dudleya	<i>Dudleya variegata</i>
	Willow monardella	<i>Monardella viminea</i>
Invertebrates	Crotch’s bumblebee	<i>Bombus crotchii</i>
	Hermes copper butterfly	<i>Lycaena hermes</i>
	Quino checkerspot butterfly	<i>Euphydryas editha quino</i>
	Riverside fairy shrimp	<i>Streptocephalus woottoni</i>
	San Diego fairy shrimp	<i>Branchinecta sandiegonensis</i>
Reptiles and Amphibians	Belding’s orange-throated whiptail	<i>Aspidoscelis hyperythra beldingi</i>
	Blainville’s horned lizard	<i>Phrynosoma blainvillii</i>
	Western spadefoot	<i>Spea hammondi</i>
Birds	Coastal cactus wren	<i>Campylorhynchus brunneicapillus couesi</i>
	Coastal California gnatcatcher	<i>Polioptila californica californica</i>
	Least Bell’s vireo	<i>Vireo bellii pusillus</i>
	Western burrowing owl	<i>Athene cunicularia hypugaea</i>

## 2.3.2 Covered Activities

This section includes information on the types of Covered Activities resulting in temporary and permanent direct and indirect effects to natural vegetation communities and Covered Species and habitat. The City has provided an inventory of the location and estimated dimensions of anticipated Covered Activities at a conceptual level. As Covered Activities are proposed in detail throughout the permit term, the project proponents (public and private entities) will be required to quantify acres of impacts related to the Covered Activity and implement the project-specific avoidance, minimization, and mitigation measures required by the Subarea Plan.

The Subarea Plan provides coverage for: (1) land development (the implementation of planned and future residential, industrial, commercial, mixed-use, active recreational parks, and public/quasi-public land uses, including associated infrastructure); (2) defensible space; (3) street and drainage projects; (4) trail projects; (5) new agriculture; (6) facility operations and maintenance; (7) vector control access; and (8) preserve management, monitoring, and habitat restoration activities. The Covered Activities are described briefly below and in detail in Subarea Plan Chapter 4, *Covered Activities and Impact Assessment*:

- **Hardline Development (Planned Development).** A Hardline Development Project includes an upcoming development project that is expected to have impacts on Covered Species or their habitats, is subject to the City's discretion, and would obtain take coverage under an approved Subarea Plan. Fanita Ranch is the sole Hardline Development Project included in the Subarea Plan and is in the northwestern quadrant of the Plan Area.
  - Covered Activities that may occur in the Hardline Development Project include:
    - Land Development
    - Future Defensible Space Zones
    - Street Projects
    - Drainage Projects
    - Trail Projects
    - Agricultural Expansion
    - Recreational Facilities and Maintenance
    - Operations and Maintenance Activities
    - Preserve Management and Monitoring
- **Future Development Activities.** In addition to the Hardline Development Project, the Subarea Plan defines the processes for review and approvals of future land development and public infrastructure Covered Activities that will potentially affect Covered Species and natural habitats. The City will require the implementation of avoidance, minimization, and mitigation requirements outlined in the Conservation Strategy of the Subarea Plan. Depending on the location of a future development activity or project, the Subarea Plan requires conservation measures for project

approvals to ensure the establishment of the Managed Preserve System that adequately protects and maintains Covered Species and their habitats in perpetuity.

- **Operation and Maintenance Activities.** The City has completed a review and inventory of all ongoing and anticipated operations and maintenance activities. Operation and maintenance of existing and new trails, streets, drainage facilities, stormwater facilities maintenance, and new and existing defensible space are Covered Activities under the Subarea Plan.
- **Preserve Management and Monitoring Activities.** Conservation activities in the preserves have the potential for minor temporary impacts on Covered Species, primarily through habitat management and monitoring activities. These activities are Covered Activities under the Subarea Plan and would include habitat management, restoration, and monitoring activities by Preserve Managers. Management and monitoring activities within the preserves will occur in perpetuity. Other activities within the Managed Preserve that are covered under the Subarea Plan include the creation of a limited amount of new trails, creation and maintenance of defensible space, and potentially, essential public projects that demonstrate that avoidance of the Managed Preserve is impracticable.
- **Covered Activities that may occur in the Upland Standards Areas include:**
  - Land Development
  - Future Defensible Space Zones
  - Street Projects
  - Drainage Projects
  - Trail Projects
  - Agricultural Expansion
  - Recreational Facilities and Maintenance
  - Operations and Maintenance Activities
  - Preserve Management and Monitoring
- **Covered Activities that may occur in the Infill Development Areas include:**
  - Land Development
  - Future Defensible Space Zones
  - Street Projects
  - Drainage Projects
  - Trail Projects
  - Recreational Facilities and Maintenance
  - Operations and Maintenance Activities

- **Covered Activities that may occur in the San Diego River Subunit** include:
  - Future Defensible Space Zones
  - Street Projects
  - Drainage Projects
  - Trail Projects
  - Recreational Facilities and Maintenance
  - Operations and Maintenance Activities
  - Preserve Management and Monitoring

### 2.3.3 Conservation Strategy

To meet the NCCPA and ESA permit standards, the conservation strategy provides avoidance, minimization, and conservation measures for the Covered Species through preservation, enhancement, restoration, and management of natural communities, Covered Species habitats, and occurrences of Covered Species in the Plan Area that occur within the proposed Managed Preserve Areas.

The conservation strategy is designed to achieve the following outcomes:

- Conserve, restore, and provide for the management and monitoring of representative natural vegetation communities and core habitat areas in the Plan Area.
- Establish a Managed Preserve System that provides conservation measures for Covered Species within important currently unprotected portions of the Plan Area, is contiguous with existing conservation lands within the Plan Area and protects linkages or wildlife corridors adjacent to habitats within and outside the Plan Area.
- Perpetually protect, maintain, and monitor habitat areas within Managed Preserve areas that, in combination with existing conserved lands within the Plan Area and adjacent contiguous conservation lands outside the Plan Area, are large enough to support sustainable subpopulations of Covered Species.
- Incorporate into the Managed Preserve a range of environmental gradients such as varying elevations of the same habitat types and high habitat diversity to provide for shifting species distributions in response to changing circumstances (e.g., in response to climate change).
- Sustain the effective movement, linkage, and genetic interchange of organisms between habitat areas in a manner that maintains the ecological integrity of the Subarea Plan preserve system.

The conservation strategy identifies the intended biological outcomes of Subarea Plan implementation and describes the means by which the City will achieve these outcomes. The conservation strategy also includes specific and measurable biological goals, objectives, and comprehensive conservation measures and a monitoring and management strategy, including adaptive management.

The Subarea Plan will implement three broad categories of conservation measures, which are described in detail in Subarea Plan Sections 5.3-5.5, *Conservation Measure 1—Establish Subarea Plan*

*Managed Preserve, Conservation Measure 2—Manage and Monitor Subarea Plan Managed Preserve, and Conservation Measure 3—Avoidance, Minimization, and Mitigation:*

- *Conservation Measure 1, Establish the Subarea Plan Managed Preserve*, describes the City's commitments to establish the Managed Preserve. It includes acreage commitments for natural communities and Covered Species habitat, describes legal land protection mechanisms, and provides guidelines and commitments for identifying lands to add to the Managed Preserve (see Figure 2-3: Santee Managed Preserve and Open Space System).
- *Conservation Measure 2, Manage and Monitor the Subarea Plan Managed Preserve*, describes the City's commitments for perpetual natural communities and Covered Species habitat management and monitoring. It describes the requirements for preparing Resource Management Plans (RMP), and describes protection and management responsibilities.
- *Conservation Measure 3, Avoidance, Minimization, and Mitigation*, describes the City's commitments to review, approve, and monitor future development within the Subarea following the avoidance, minimization, and mitigation measures established in the conservation strategy. Standards and guidelines provided in this section include uniform mitigation ratios, wildlife corridor/wildlife linkage criteria, narrow and endemic Covered Species standards, preserve adjacency guidelines, aquatic resources standards, nesting bird restrictions, and Covered Species-specific protection requirements.

Actions that implement the Conservation Measures are referred to in this EIR as conservation actions.

### **Conservation Measure 1—Establish the Subarea Plan Managed Preserve and Conservation Measure 2—Manage and Monitor the Subarea Plan Managed Preserve**

- **Hardline Development Preserve.** The Hardline Development Project will permanently protect 1,593.8 acres onsite and provide 90.7 acres of acquisition and 18.4 acres of restoration of offsite habitat for the Quino checkerspot butterfly in the East Elliott area west of the City, and acquisition of 80.4 acres of occupied Hermes copper butterfly habitat in eastern San Diego County (near Alpine), which will constitute a substantial portion of the Subarea Plan's Managed Preserve.
- **Upland Standards Areas.** The Subarea Plan establishes policies in the 472.5 acres of Upland Standards Areas to ensure that the overall conservation within these portions of the City will remain at 70 percent and that habitat connectivity will be protected. Future mitigation and conservation actions associated with projects outside of the Hardline Development Project areas and Upland Standards Areas will be directed toward the Upland Standards Areas.
- **City-Owned Preserve Lands.** As part of the Subarea Plan, the City will expand and provide an enhanced level of biological resources management and monitoring for 167.3 acres of natural habitat on City-owned Preserve Lands that have important biological value. The management and monitoring for these properties will be consistent with guidelines and standards as set forth in Subarea Plan Chapter 7, *Management and Monitoring*.

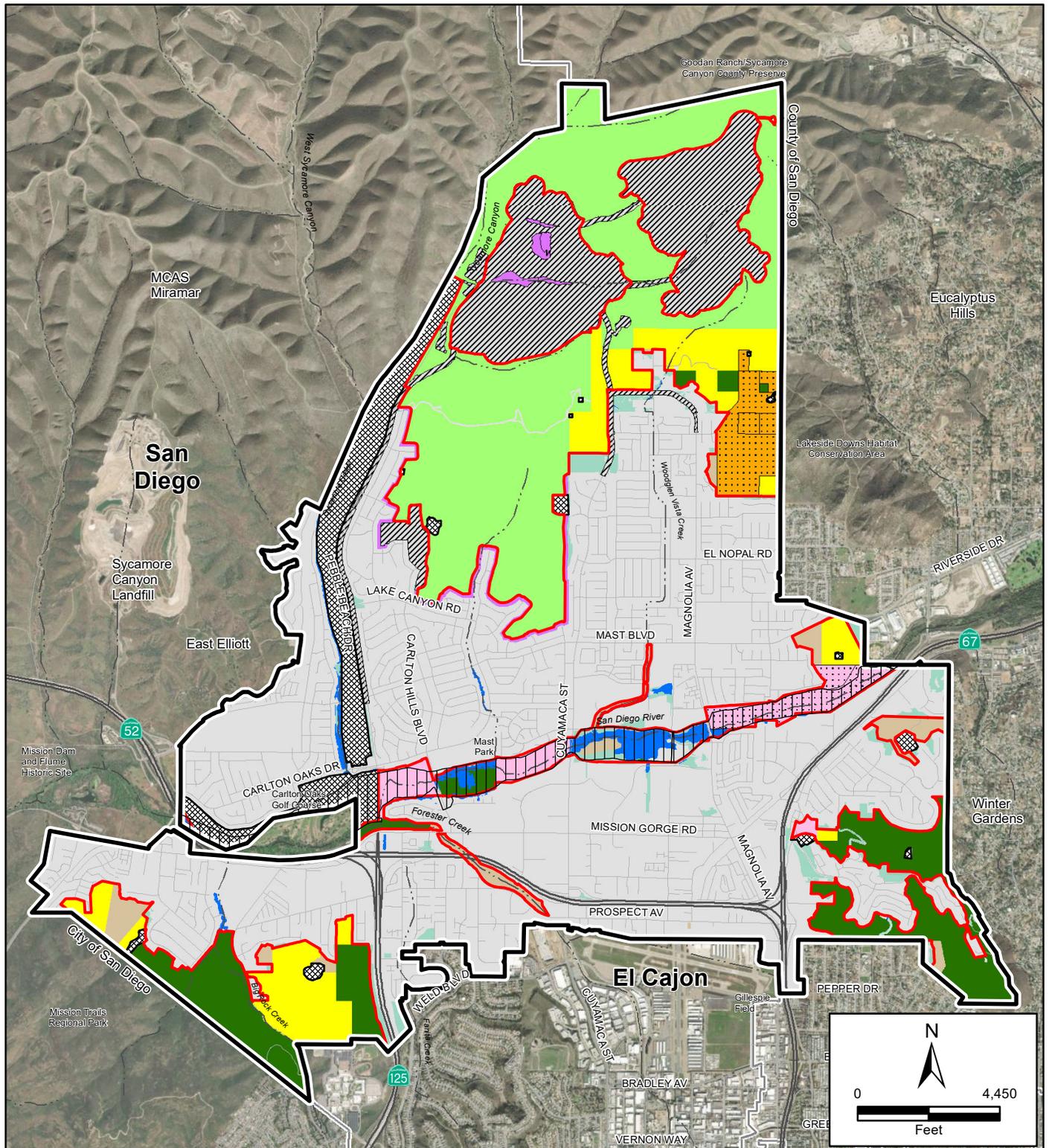
The Subarea Plan Managed Preserve has been designed to integrate and connect with other properties that are currently protected as open space. The existing protected open space is part of the baseline conditions within the Plan Area. While any conservation and management in these existing protected open space areas is not regulated under the Subarea Plan (i.e., the Subarea Plan

does not add management and monitoring requirements), the overall combination of the Managed Preserve and existing protected open space creates a connected open space network across the Plan Area (see Figure 2-3).

### **Conservation Measure 3—Avoidance, Minimization, and Mitigation**

Conservation Measure 3 sets out the City’s commitments to review, approve, and monitor Covered Activities within the Subarea Plan Area following the avoidance, minimization, and mitigation measures established in the conservation strategy. Standards and guidelines provided in the conservation strategy include uniform mitigation ratios, wildlife corridor/wildlife linkage criteria, narrow and endemic Covered Species standards, aquatic resources standards, and Covered Species-specific protection requirements. Conservation Measure 3 sets out measures to avoid and minimize the effects of Covered Activities in the following categories:

- Avoidance and Minimization of Sensitive Biological Resources
  - Delineation of Environmentally Sensitive Areas
  - Restoration of Temporary Impacts
  - Invasive Species Control
  - Trash Control
  - Onsite Training
  - Construction Monitoring
- Conformance with Nesting Birds Restrictions
- Stormwater and Water Quality Best Management Practices
  - Silt Fence
  - Fiber Rolls
  - Gravel Bag Berms
  - Preservation of Existing Vegetation
  - Stockpile Management
  - Vehicle and Equipment Maintenance
- Uniform Mitigation Standards for Vegetation Communities
- Linkages, Wildlife Corridors and Wildlife Crossing Structure Criteria
- Fire Defensible Space Standards
- Wetlands Protection Standards
  - Compliance with Existing Federal Wetlands Regulations
  - Compliance with Existing State Wetlands Regulations
- Narrow Endemic Species Standards



<b>Subarea Plan Managed Preserve</b>	<b>Existing Protected Open Space</b>	<b>City Boundary</b>
<b>Subarea Plan Mitigation Lands</b>	Fully Conserved Existing Conservation Lands	Open Space Network
Hardline Conservation Lands	Partially Conserved Existing Conservation Lands	Acquired Through State/Federal Funding
Upland Standards Areas	Other Protected Open Space	Hardline Development Areas
<b>Subarea Plan Protected Open Space</b>	<b>Habitats Outside Managed Preserve and Outside Existing Protected Open Space</b>	Hardline Neutral Areas
City-Owned Preserve Lands	Riparian/Aquatic Habitats	Not a Part
	Upland Habitats within Infill Development Areas	100-Year FEMA Floodway
		Developed/Disturbed

\\PDDC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 5-1 Preserve V18.mxd Date: 2/5/2025 34153

**Figure 2-3**  
**Santee Managed Preserve and Open Space System**  
**Santee MSCP Subarea Plan EIR**

- Vernal Pool Conservation Standards (including avoidance and preservation and compensatory mitigation for unavoidable impacts to Vernal Pools)
- Species-Specific Conservation Standards

### 2.3.4 Plan Implementation

The City is responsible for implementation of the Subarea Plan. The City will dedicate in-house staff and/or contract staff to fill the roles of the Subarea Plan Coordinator and Preserve Steward that will oversee Subarea Plan implementation. Elements of Subarea Plan implementation include:

1. **Subarea Plan Coordinator.** The City will staff a Subarea Plan Coordinator that will be the primary point of contact for issues relating to the Subarea Plan. The role of this position will be to serve as a liaison between City departments, private landowners, the Wildlife Agencies, other public agencies, and the general public on Subarea Plan implementation.
2. **Preserve Steward.** The City will dedicate in-house staff or contract with a qualified entity to fulfill the role of Preserve Steward. The Preserve Steward's role is to oversee management and monitoring on City-owned Preserve Lands and coordinate management and monitoring with other Preserve Managers who are responsible for existing protected open space within the City.
3. **City Preserve Manager.** The City will contract with a preserve management entity to support management and monitoring on City-owned Preserve Lands. In addition, the City Preserve Manager will be contracted to serve as the Preserve Manager for future preserves that will be established following the Subarea Plan guidelines.
4. **Habitat Loss and Incidental Take (HLIT) Ordinance.** The City will promulgate an ordinance that specifies how Covered Activities (future development projects and activities) will address biological impacts and mitigation and receive take authorization under the Subarea Plan.
5. **General Plan Amendment and Updates.** The City will prepare updates and amendments to General Plan, zoning, and other land use regulations, as applicable, to incorporate the Subarea Plan by reference and adopt resource management goals and policies that are consistent with the Subarea Plan.
6. **Funding.** The City will provide funding to fulfill the roles of Subarea Plan Coordinator, Preserve Steward, City Preserve Manager for the City-owned Preserve Lands, and management and monitoring of City-owned Preserve Lands. Funding for Preserve management and monitoring for hardline development and future development projects is the responsibility of the project proponents. A primary goal of the Subarea Plan is to make the project approval process streamlined and biological mitigation obligations clearly defined to provide more certainty in terms of project funding and schedule.
7. **Annual Reporting.** The Subarea Plan Coordinator and Preserve Steward will prepare annual reports summarizing all issuances of project approvals and HLIT permits (or Certificates of Inclusion), progress toward preserve assembly, status of individual preserves, tracking of the level of conservation within the Upland Standards Areas, and other conservation actions undertaken

over the previous year. The annual report will be submitted to the Wildlife Agencies for review and presented at a public meeting each year.

8. **Regulatory Assurances.** Provisions of the NCCPA and regulations promulgated under the ESA provide for regulatory assurances to parties covered by approved natural community conservation plans or habitat conservation plans in the event of unforeseen circumstances. Regulatory assurances are described in Subarea Plan Chapter 8, *Subarea Plan Implementation and Funding*.

### 2.3.5 Permit Duration

The City will be the sole permittee seeking permits from the Wildlife Agencies, with terms of 35 years from the date of issuance of the permits. Prior to the expiration of the permits, the City may apply to renew or amend the permits.

## 2.4 Discretionary Actions

Implementation of the Subarea Plan would require certain discretionary permits and approvals from lead agencies as well as other public agencies, as summarized in Table 2-2.

**Table 2-2. Summary of Federal, State, and Local Permits and Approval Decisions for the Santee Subarea Plan**

Agency	Legal Authority	Permit or Approval Decision
Federal – U.S Fish and Wildlife Service	Federal Endangered Species Act, Section 7	Biological opinion
	Federal Endangered Species Act, Section 10(a)(1)(B)	Incidental take permit, Implementing Agreement
	National Environmental Policy Act	Certify environmental analysis
	National Historic Preservation Act, Section 106	Section 106 Consultation
State – California Department of Fish and Wildlife	California Fish and Game Code, Section 2835	Take permit
Local – City of Santee	California Environmental Quality Act and City Charter.	Certify Environmental Impact Report and adopt the mitigation monitoring and reporting program (MMRP)
		Adopt final Santee Subarea Plan and execute the associated Implementing Agreement
		Adopt General Plan Amendments and zoning changes
		Adopt the Habitat Loss and Incidental Take Ordinance

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# Chapter 3

## Environmental Setting

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This chapter describes the existing environmental conditions within the Subarea Plan Area to establish baseline conditions for the analysis conducted in this EIR.

### 3.1 Regional Setting

The City is approximately 18 miles east of downtown San Diego (Figure 1-3: Regional Location) and is bordered to the north by vacant land within the unincorporated portion of San Diego County, the County's Sycamore Canyon Open Space Preserve, and to the northeast by active mining operations in Slaughterhouse Canyon. The City is bound to the east by the unincorporated San Diego residential communities of Lakeside and Eucalyptus Hills. To the south, the City of El Cajon, unincorporated areas of San Diego County, and the Gillespie Field Airport border Santee. The MTRP is further southwest within the City of San Diego. To the west is the East Elliott Expansion Area of the MTRP (including the Quino Offsite Conservation Area), Sycamore Canyon landfill, and undeveloped portions of the Marine Corps Air Station (MCAS) Miramar.

Two main topographic features exist within the City: the coastal plain of the Coastal Province and the foothills of the Peninsular Range Province (Santee 2003a). The narrow coastal plain, which is dominated by terraces or mesas and bisected by the San Diego River, occupies the majority of the City. This area in the center of the City is characterized by relatively flat topography. In the northern and southeastern portions of the City are the foothills of the Peninsular Range. Topography is generally steeper in the far northern areas of the City, including the Carlton Hills and Fanita Ranch areas, and in the south, including the Rattlesnake Mountain, Mission Trails, and Grossmont Mesa areas. Topographic elevations range from approximately 300 to 1,200 feet within the City.

### 3.2 Existing Conditions

Pursuant to CEQA guidelines Section 15125, this section of this EIR describes the physical environmental conditions within the Plan Area and constitutes the baseline conditions throughout the City and the two Offsite Conservation Areas.

#### 3.2.1 Aesthetics

This section describes the existing aesthetic and visual resource conditions in the Plan Area. The discussion below assesses the existing visual character and visual quality of the Plan Area. Visual resources and views within the Plan Area are discussed in Section 3.2.1, *Aesthetics*.

### **3.2.1.1 Existing Character**

Much of the City is made up of mixed residential and commercial uses with a large portion of undeveloped land toward the north. Surrounding properties include rural residential development to the east (Eucalyptus Hills), Padre Dam Municipal Water District (PDMWD) Ray Stoyer Water Reclamation Facility (WRF) and Santee Lakes Recreation Preserve to the west, and open space areas, including Goodan Ranch/Sycamore Canyon County Preserve and MCAS Miramar to the north and west.

Ridgelines and hills, significant rock outcroppings, and riparian areas with native oaks and sycamores represent visual resources located within the Plan Area. The ridgelines are visible throughout the City and provide “residents with a scenic backdrop and visual relief from developed portions of the City” (Santee 2003a). The City also offers a mix of types of views: urban, highway, and undeveloped land. Typical views at the center of the City include a combination of low-rise buildings, parks, and open spaces, providing a mix of human-made structures and natural landscapes. Sources of glare and lighting in the developed portions of the City include commercial and community light fixtures and parked vehicles or vehicles traveling through the City. State Routes (SR) 52, 67 and 125 also afford views of nearby hills and the surrounding natural landscape. In undeveloped areas, views consist primarily of open space and natural habitats with minimal night lighting or glare due to the lack of development.

### **3.2.1.2 Designated Scenic Views**

The City’s General Plan identifies landforms and views important to the community in the Community Enhancement Element. The Community Enhancement Element identifies the flat San Diego River valley and gently sloping areas that transition to the steeply sloped hillsides associated with the surrounding ridgelines as an important visual element of the community. The Community Enhancement Element also states that the orientation of the San Diego River corridor creates long views within the City to the surrounding ridgelines and mountains, such as El Capitan. Portions of the Plan Area fall within the San Diego River valley. The San Diego River valley is a scenic vista located along a segment of West Hills Parkway from just south of Carlton Oaks Drive and extends to just east of “Tank Hill”. Closer to the SR 52 overpass, views become obscured by existing trees. The views available from this segment of West Hills Parkway comprise the Carlton Oaks Golf Course and flat river valley in foreground and midground views that open up to the ridgelines and mountains in background views.

### **3.2.1.3 Scenic Highways**

SR 52 runs in an east–west direction in the southern portion of the City. SR 52 is a designated state scenic highway within the jurisdiction of the City of San Diego due to its views of Mission Trails Summit and Cowles Mountain.

### **3.2.1.4 Recreational Land Uses**

Recreational land uses within the Plan Area include both parks and trails. Parks within the area include Mast Park, Woodglen Vista Park, Shadow Hill Park, Town Center Community Park (TCCP)—East, TCCP—

West, Sky Ranch Park, Big Rock Park, Deputy Ken Collier Neighborhood Park, and West Hills Park. Trails include the Walker Preserve Trail, Mission Creek Trails–North & South, Forester Creek Trail, Mast Park Trail–West, San Diego River Trail and the Weston Trail that connects to the Stowe Trail.

### 3.2.1.5 Light and Glare

Light intrusion in the City can occur from two main sources: interior light that escapes through windows from structures and exterior light from street lighting, security lighting, and landscape lighting. Light spillover, which refers to unwanted or misdirected light on neighboring properties, can be a nuisance and affect night sky views. In the undeveloped northern portion of the City, there is minimal night lighting and glare due to the lack of development and glare-inducing materials. The majority of the City is residential with some commercial areas. Existing sources of light include commercial signs, street lighting along roadways, such as Mission Gorge Road, highways like SR 52, and porch/security lighting in residential areas. Given the suburban nature of development in the City core, existing ambient lighting levels are considered moderate. Santee Lakes Recreation Preserve and PDMWD Ray Stoyer WRF also contribute to existing night lighting visible from portions of the City.

*Glare*, defined as distraction, discomfort, or impaired vision caused by extreme contrasts in brightness, is primarily caused by sunlight reflecting off water surfaces, building windows, or vehicles in the City. Glass surfaces, in particular, can contribute significantly to glare as they have high reflectivity. Most sources of glare in the City are limited to sunlight reflecting off water surfaces, building windows, or vehicles.

## 3.2.2 Air Quality

This section describes the existing air quality conditions in the Plan Area. Air quality is defined by the concentration of pollutants in relation to their impact on human health. Concentrations of air pollutants are determined by the rate and location of pollutant emissions released by pollution sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, and sunlight. Therefore, ambient air quality conditions within the local air basin are influenced by such natural factors as topography, meteorology, and climate, in addition to the amount of air pollutant emissions released by existing air pollutant sources.

Southern California is characterized as a semiarid climate, although it contains three distinct zones of rainfall that coincide with the coast, mountain, and desert. The Plan Area is located within the San Diego Air Basin (SDAB). The SDAB is a coastal plain connecting broad valleys and low hills, bounded by the Pacific Ocean to the west and high mountain ranges to the east.

### 3.2.2.1 Climatology

The climate in the SDAB is largely dominated by the strength and position of the semi-permanent high-pressure system over the Pacific Ocean, known as the Pacific High-pressure zone. This high-pressure ridge over the West Coast often creates a pattern of late night and early morning low clouds, hazy afternoon sunshine, daytime onshore breezes, and little temperature variation year-round. Average annual precipitation ranges from approximately 10 inches on the coast to over 30 inches in

the mountains to the east. The desert regions of San Diego County generally receive between 4 and 6 inches per year.

The favorable climate of the SDAB also works to create air pollution problems. Sinking or subsiding air from the Pacific High-pressure zone creates a temperature inversion, known as a subsidence inversion, which acts as a lid to vertical dispersion of pollutants. Weak summertime pressure gradients further limit horizontal dispersion of pollutants in the mixed layer below the subsidence inversion. The combination of poorly dispersed anthropogenic emissions and strong sunshine leads to photochemical reactions, which results in the creation of ozone (O<sub>3</sub>) at this surface layer. Daytime onshore flow (i.e., sea breeze) and nighttime offshore flow (i.e., land breeze) are common in Southern California. The sea breeze helps to moderate daytime temperatures in the western portion of the County, which adds to the climatic draw of the region. This also leads to emissions being blown out to sea at night and returning to land the following day. Under certain conditions, this atmospheric oscillation results in the offshore transport of air from the Los Angeles region to the County, which often results in high O<sub>3</sub> concentrations being measured at County air pollution monitoring stations. Transport of air pollutants from Los Angeles to San Diego has also been shown to occur within the stable layer of the elevated subsidence inversion. In this layer, removed from fresh emissions of nitrogen oxides (NO<sub>x</sub>), which would scavenge and reduce O<sub>3</sub> concentrations, high levels of O<sub>3</sub> are transported into the county.

### **3.2.2.2 Air Pollutants**

Air quality laws and regulations have divided air pollutants into two broad categories: criteria air pollutants and toxic air contaminants (TAC). Criteria air pollutants are a group of common air pollutants regulated by the federal and state governments by means of ambient standards based on criteria regarding public health and environmental effects of pollution (USEPA 2021). TACs are pollutants with the potential to cause significant adverse health effects. In California, the California Air Resources Board (CARB) identifies exposure thresholds for TACs that indicate the level below which no significant adverse health effects are anticipated from exposure to the identified substance. However, thresholds are not specified for TACs that have no safe exposure level, or where insufficient data is available to identify an exposure threshold (CARB 2020).

### **3.2.2.3 Criteria Air Pollutants**

Individual air pollutants at certain concentrations may adversely affect human or animal health, reduce visibility, damage property, and reduce the productivity or vigor of crops and natural vegetation. The U.S. Environmental Protection Agency (USEPA) and CARB have identified six air pollutants of concern at nationwide and statewide levels: carbon monoxide (CO), ozone (O<sub>3</sub>), nitrogen oxides (NO<sub>x</sub>), particulate matter (PM), sulfur dioxide (SO<sub>2</sub>), and lead (Pb). The following describes the health effects for each of these criteria air pollutants, with the exception of lead. Emissions from lead typically result from industrial processes such as ore and metals processing and leaded aviation gasoline (USEPA 2022). These sources are not part of the Subarea Plan; therefore, lead emissions are not included in the project analysis.

## Carbon Monoxide

CO, a colorless, odorless, relatively inert gas, is a trace constituent in the unpolluted troposphere produced by natural processes and human activities. In remote areas far from human habitation, CO occurs in the atmosphere at an average background concentration of 0.04 part per million (ppm), primarily as a result of natural processes, such as forest fires and the oxidation of methane. Global atmospheric mixing of CO from urban and industrial sources creates higher background concentrations (up to 0.20 ppm) near urban areas. The major source of CO in urban areas is incomplete combustion of carbon-containing fuels, mainly gasoline.

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise and electrocardiograph changes indicative of worsening oxygen supply to the heart. Inhaled CO has no direct toxic effect on the lungs but exerts its effect on tissues by interfering with oxygen transport by competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin. Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include those with diseases involving heart and blood vessels, fetuses, and people with chronic hypoxemia (oxygen deficiency) as seen in high altitudes. Exposure to CO at high concentrations can also cause fatigue, headaches, confusion, dizziness, and chest pain. Ambient CO has no ecological or environmental effects (CARB 2020).

## Ozone

O<sub>3</sub> is a photochemical oxidant formed when volatile organic compounds (VOC) and NO<sub>x</sub> (both by-products of the internal combustion engine) react with sunlight. O<sub>3</sub> is a pungent, colorless gas typical of Southern California smog. Elevated O<sub>3</sub> concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors (e.g., the sick, the elderly, and young children). O<sub>3</sub> levels peak during summer and early fall.

## Nitrogen Oxides

The two major forms of NO<sub>x</sub> are nitric oxide (NO) and NO<sub>2</sub>. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO<sub>2</sub> is a reddish-brown gas formed by the combination of NO and oxygen. In addition to serving as an integral participant in ozone formation, NO<sub>x</sub> also directly acts as an acute respiratory irritant and increases susceptibility to respiratory pathogens.

## Volatile Organic Compounds

VOCs are formed from the combustion of fuels and the evaporation of organic solvents. VOCs are not defined as criteria pollutants. However, because VOCs accumulate in the atmosphere more quickly during the winter, when sunlight is limited and photochemical reactions are slower. VOCs are a prime component of the photochemical smog reaction.

## Particulate Matter

PM is the term used for a mixture of solid particles and liquid droplets found in the air. Two forms of particulates are now generally considered: inhalable coarse particles 10 microns or less in diameter, or PM<sub>10</sub>, and inhalable fine particles 2.5 microns or less in diameter, or PM<sub>2.5</sub>. Coarse particles (PM<sub>10</sub>) derive from a variety of sources, including windblown dust and grinding operations. Fuel combustion and resultant exhaust from power plants and diesel buses and trucks are primarily responsible for PM<sub>2.5</sub> levels. Fine particles can also be formed in the atmosphere through chemical reactions. PM<sub>10</sub> can accumulate in the respiratory system and aggravate health problems (e.g., asthma). The USEPA's scientific review concluded that PM<sub>2.5</sub>, which penetrates deeply into the lungs, is more likely than PM<sub>10</sub> to contribute to the health effects listed in several recently published community epidemiological studies at concentrations that extend well below those allowed by the current PM<sub>10</sub> standards. These health effects include premature death, increased hospital admissions and emergency room visits (primarily among the elderly and individuals with cardiopulmonary disease), increased respiratory symptoms and disease (children and individuals with cardiopulmonary disease [e.g., asthma]), decreased lung function (particularly in children and individuals with asthma), and alterations in lung tissue and structure and in respiratory tract defense mechanisms.

## Sulfur Dioxide

SO<sub>2</sub> is a colorless gas with a sharp odor. It reacts in air to form sulfuric acid, which contributes to acid precipitation, and sulfates, which are components of PM. Main sources of SO<sub>2</sub> include coal and oil used in power plants and industries. Exposure of a few minutes to low levels of SO<sub>2</sub> can result in airway constriction in some asthmatics, the vast majority of whom are sensitive to the effects of SO<sub>2</sub>. In asthmatics, increase in resistance to airflow, as well as reduction in breathing capacity leading to severe breathing difficulties, is observed after acute higher exposure to SO<sub>2</sub>. In contrast, healthy individuals do not exhibit similar acute responses, even after exposure to higher concentrations of SO<sub>2</sub>.

## Lead

Pb in the atmosphere is present as a mixture of a number of lead compounds. Leaded gasoline and lead smelters have been the main sources of Pb emitted into the air, but due to the phasing out of leaded gasoline, there has been a dramatic reduction in atmospheric Pb over the past three decades. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. In adults, increased Pb levels are associated with increased blood pressure. Pb poisoning can also cause anemia, lethargy, seizures, and death. There is no evidence to suggest that Pb has direct effects on the respiratory system.

### 3.2.2.4 Existing Air Quality

Ambient air pollutant concentrations are measured at air quality monitoring stations operated by CARB and the San Diego Air Pollution Control District (SDAPCD). The closest air quality monitoring

station to the Plan Area is located at 533 First Street in El Cajon. Table 3-1 presents monitoring data from the El Cajon station during the 3 most recent years (2019–2021) that data are available.

**Table 3-1. Ambient Air Quality Monitored at the El Cajon Monitoring Station**

Pollutant Standards	2019	2020	2021
<b>Ozone (O<sub>3</sub>)</b>			
Maximum 1-hr concentration (ppm)	0.094	0.094	0.088
Maximum 8-hr concentration (ppm)	0.074	0.083	0.076
Number of days standard exceeded	-	-	-
CAAQS 1-hr standard (>0.12 ppm)	0	0	0
CAAQS 8-hr standard (> 0.070 ppm)	2	14	3
NAAQS 8-hr standard (> 0.070 ppm)	2	14	3
<b>Nitrogen Dioxide (NO<sub>2</sub>)</b>			
Maximum state 1-hr concentration (ppm)	0.039	0.044	0.038
Annual average concentration (ppm)	0.010	0.008	0.008
Number of days standard exceeded	-	-	-
CAAQS 1-hour standard (0.180 ppm)	0	0	0
NAAQS 1-hour standard (0.100 ppm)	0	0	0
<b>Particulate Matter (PM<sub>10</sub>)</b>			
Maximum state 24-hour concentration (µg/m <sup>3</sup> )	37.4	-	-
Maximum national 24-hour concentration (µg/m <sup>3</sup> )	38.7	-	-
National annual average concentration	20.1	-	-
Measured number of days standard exceeded	-	-	-
CAAQS 24-hour standard (50 µg/m <sup>3</sup> )	0	-	-
NAAQS 24-hour standard (150 µg/m <sup>3</sup> )	0	-	-
<b>Particulate Matter (PM<sub>2.5</sub>)</b>			
Maximum state 24-hour concentration (µg/m <sup>3</sup> )	25.7	41.6	31.5
Maximum national 24-hour concentration (µg/m <sup>3</sup> )	23.8	38.2	30.2
National annual average concentration	8.5	10.3	9.7
Measured number of days standard exceeded	-	-	-
NAAQS 24-hour standard (>35 µg/m <sup>3</sup> )	0	2.2	0.0

µg/m<sup>3</sup> = micrograms per cubic meter; CAAQS = California Ambient Air Quality Standards; NAAQS = National Ambient Air Quality Standards; ppm = parts per million.

### 3.2.2.5 Sensitive Receptors

Some members of the population are especially sensitive to air pollutant emissions and should be given special consideration when evaluating air quality impacts from projects. Air quality regulators typically define sensitive receptors as schools, hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions that would be adversely affected by changes in air quality. The Plan Area includes residential areas where residences, schools, and daycare centers could be near or immediately adjacent to project activities.

### **3.2.2.6 Odors**

Odors are considered an air quality issue both at the local level (e.g., odor from wastewater treatment) and at the regional level (e.g., smoke from wildfires). Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).

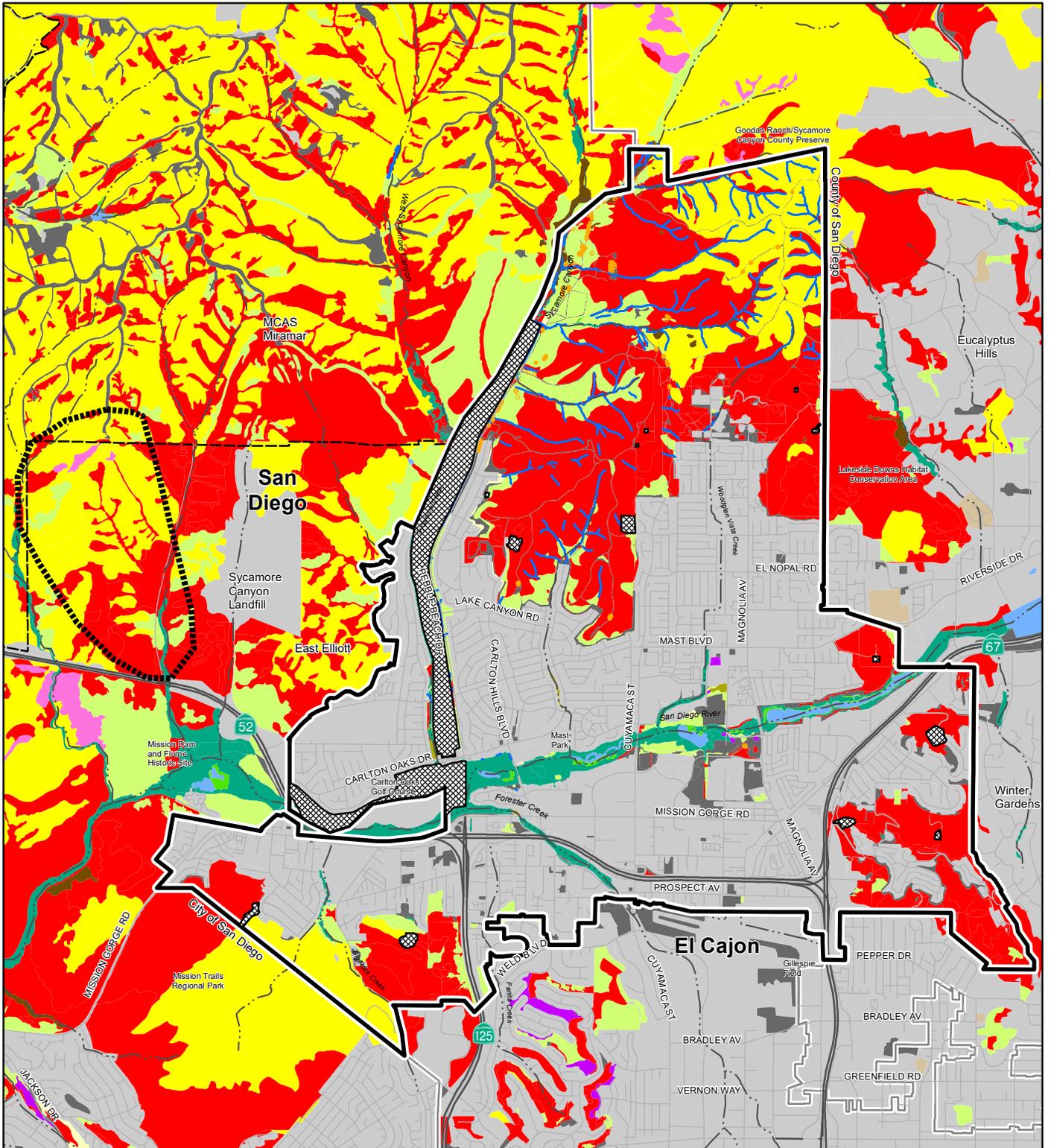
Several examples of common land use types that generate substantial odors include wastewater treatment plants, landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, and food packaging plants. No composting facilities, refineries, or chemical plants are near the Plan Area. Sycamore Landfill is approximately 1.7 miles away. Odors generated at the landfill readily dissipate and are not a nuisance in the Plan Area. The PDMWD Ray Stoyer WRF is located on Fanita Parkway, west of the Plan Area. The existing conditional use permit for the facility contains required measures to reduce potential odor impacts that would be implemented once approved development projects are constructed.

## **3.2.3 Biological and Aquatic Resources**

This section describes the existing biological and aquatic resources in the Plan Area. Information on existing biological and aquatic resources in the Plan Area was compiled through biological database searches, vegetation mapping, monitoring reports, archive and general scientific research, and from the Fanita Ranch Biological Resources Technical Report (Dudek 2020).

### **3.2.3.1 Vegetation Communities**

Sixteen vegetation communities and/or land cover types were identified within the Plan Area. These vegetation communities and their corresponding acreages are listed in Table 3-2 and depicted in Figure 3-1: Vegetation Communities. Approximately 43.7 percent of the City remains as natural habitat (Table 3-2). Vegetation community composition directly and indirectly influences habitat quality for plant and animal species and for the proposed Covered Species within the Plan Area. Methodology for vegetation mapping can be found in Subarea Plan Chapter 2.

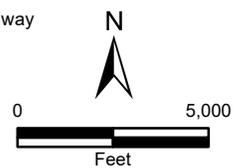


**Legend**

-  Subarea Plan Area
-  Quino Checkerspot Butterfly Offsite Conservation Area
-  Not a Part
- Vegetation Communities**
-  Maritime Succulent Scrub
-  Coastal Sage Scrub
-  Chaparral

-  Grassland
-  Coast Live Oak Woodland
-  Riparian
-  Freshwater Marsh
-  Vernal Pool
-  Disturbed Wetland
-  Freshwater

-  Non-Vegetated Channel or Floodway
-  Eucalyptus Woodland
-  Non-Native Vegetation
-  Disturbed Habitat
-  Agriculture
-  Open Water/Recreation
-  Urban/Developed



Sources: Multiple sources combined using best available information

**Figure 3-1**  
**Vegetation Communities**  
**Santee MSCP Subarea Plan EIR**

**Table 3-2. Vegetation Communities within the Subarea Plan and the Offsite Conservation Areas**

Vegetation Communities	Santee Jurisdiction, excluding NAP	Offsite Conservation Areas	Total Plan Area	Percent of Remaining Natural Habitat	Percent of Subarea Plan Area
<b>Natural Habitats</b>					
Maritime Succulent Scrub	-	7.3	7.3	0.2%	0.1%
Coastal Sage Scrub	2,664.2	16.9	2,681.1	58.5%	25.6%
Chaparral	802.7	82.0	884.7	19.4%	8.4%
Grassland	570.9	7.7	578.6	12.6%	5.5%
Coast Live Oak Woodland	30.0	-	30.0	0.7%	0.3%
Englemann Oak Woodland	-	57.2	57.2	1.2%	0.5%
Riparian	258.1	-	258.1	5.6%	2.5%
Freshwater Marsh	17.3	-	17.3	0.4%	0.2%
Vernal Pool	0.8	-	0.8	<0.1%	<0.1%
Disturbed Wetland	8.3	-	8.3	0.2%	0.1%
Freshwater (Open Water)	48.8	-	48.8	1.1%	0.5%
Non-Vegetated Channel or Floodway	10.1	-	10.1	0.2%	0.1%
<b>Natural Habitat Subtotals</b>	<b>4,411.2</b>	<b>171.1</b>	<b>4,582.3</b>	<b>100.0%</b>	<b>43.7%</b>
<b>Developed/Non-Native Plants</b>					
Eucalyptus Woodland	5.0	-	5.0	-	<0.1%
Non-Native Vegetation	11.9	-	11.9	-	0.1%
Disturbed Habitat	388.8	-	388.8	-	3.7%
Urban/Developed	5,494.4	-	5,494.4	-	52.4%
<b>Developed/Non-Native Subtotals:</b>	<b>5,900.1</b>	<b>-</b>	<b>5,900.1</b>	<b>-</b>	<b>56.3%</b>
<b>Totals:</b>	<b>10,311.3</b>	<b>171.1</b>	<b>10,482.4</b>	<b>-</b>	<b>100.0%</b>

### Maritime Succulent Scrub

Approximately 7.3 acres of maritime succulent scrub occur in the Offsite Conservation Areas. Maritime succulent scrub is a low, open scrub community dominated by a mixture of succulent, drought-deciduous species that may also occur within sage scrub communities. This vegetation community typically occurs on thin, sandy, or rocky soils on steep slopes of coastal headlands and bluffs. Maritime succulent scrub is generally restricted to within a few miles of the coast from approximately Torrey Pines to Baja California, Mexico, and also occurs on San Clemente and Catalina islands. Defining species for this community include California encelia (*Encelia californica*), velvet cactus (*Bergerocactus emoryi*), cliff spurge (*Euphorbia misera*), and California box-thorn (*Lycium californicum*). Other dominants can include coastal prickly pear cactus (*Opuntia littoralis*), coastal cholla (*Cylindropuntia prolifera*), dudleya (*Dudleya* spp.), San Diego barrel cactus (*Ferocactus viridescens*), California sagebrush (*Artemisia californica*), and San Diego bush sunflower (*Viguiera laciniata*).

## Coastal Sage Scrub

Approximately 2,664 acres of coastal sage scrub occur in the northern, southeastern and southwestern portions of the Plan Area on undeveloped hillside areas in the following areas: North Magnolia, Fanita Ranch, Rattlesnake Mountain and in the southwest quadrant of the City, south of Prospect Avenue and Rancho Fanita Drive. Approximately 16.9 acres of coastal sage scrub occur in the Offsite Conservation Areas. This vegetation community provides habitat for a diverse group of species, including Coastal California Gnatcatcher (Santee 2003a).

Coastal sage scrub is a native plant community typically found on south-facing slopes and comprised of aromatic shrubs, often drought-deciduous species. It is dominated by California sagebrush, California buckwheat (*Eriogonum fasciculatum*), and sages (*Salvia* spp.), with scattered evergreen shrubs, including lemonade berry (*Rhus integrifolia*), laurel sumac (*Malosma laurina*), and toyon (*Heteromeles arbutifolia*). Native understory species frequently include (*Deinandra fasciculata*), deerweed (*Acmispon glaber*), blue dicks (*Dichelostemma capitata*), purple needlegrass (*Nassella pulchra*), foothill needlegrass (*Nassella lepida*), slender tarweed (*Hemizonia fasciculata*), common yarrow (*Achillea mellifolium*), golden yarrow (*Eriopyllum confertiflorum*), and California poppy (*Eschilozia californica*), Cleveland's shooting-star (*Dodecatheon clevelandii*), blue-eyed grass (*Sisyrinchium bellum*), canchalagua (*Zeltnera venustum*), and several species of grasses, both native and introduced. Coastal sage scrub is considered a sensitive vegetation community under the Subarea Plan.

## Chaparral

Approximately 802 acres of chaparral occur primarily in the northern and southeastern portions of the Plan Area on undeveloped hillside areas in the following areas: North Magnolia, Fanita Ranch, Rattlesnake Mountain and in the southwest quadrant of the City, south of Prospect Avenue and Rancho Fanita Drive. Approximately 82 acres of chaparral occur in the Offsite Conservation Areas. Chaparral typically occurs on dry, rocky, and often steep north-facing slopes, and is dominated by relatively tall (between 1.5-3 meters), broad-leaved, deep rooted woody shrubs; chaparral located on south-facing slopes is typically more open and can form a mosaic with sage scrub vegetation. Sub-categories of chaparral known from the Plan Area include mixed chaparral and chamise chaparral. Chaparral communities occur throughout the Plan Area on undeveloped hillside areas in North Magnolia, Fanita Ranch, Rattlesnake Mountain and in the southwest quadrant of the City, south of Prospect Avenue and Rancho Fanita Drive.

Mixed chaparral often has limited shrub diversity in drier areas with a varied understory consisting of subshrubs, herbaceous perennials, bulbs and annuals in shaded and wetter areas. Characteristic species include mission manzanita (*Xylococcus bicolor*), Ramona ceanothus (*Ceanothus tomentosus*), San Diego mountain-mahogany (*Cercocarpus minutiflorus*), holly-leaf redberry (*Rhamnus ilicifolia*), sugar bush (*Rhus ovata*) and fuchsia-flowered gooseberry (*Ribes speciosum*). Chamise chaparral is locally common on poorly developed soils with a comparatively limited shrub diversity and is a lower growing chaparral community dominated by chamise (*Adenostoma fasciculatum*) and with arid understory conditions. Chaparral is considered a sensitive vegetation community under the Subarea Plan.

## Grassland

Approximately 571 acres of grassland occur primarily in northern and southeastern foothill areas of the Plan Area and along the San Diego River. Approximately 8 acres of grassland occur in the Offsite Conservation Areas. Several sub-categories of grasslands occur in the Plan Area and include native (valley needlegrass) grassland and annual non-native grassland.

Native valley needlegrass grassland on undeveloped hillside areas and is typically dominated by non-native grasses and distinguished from non-native grassland by the presence of irregular tussocks of native needlegrass (*Stipa pulchra*). Species characteristic of valley needlegrass grassland includes native species such as blue-eyed grass (*Sisyrinchium bellum*), morning-glory (*Calystegia macrostegia*), blue dicks, wild onion (*Allium* sp.), Cleveland's shooting-star (*Dodecatheon clevelandii*), Cleveland's golden-star (*Muilla clevelandii*), sanicle (*Sanicula arguta*), dot-seed plantain (*Plantago erecta*), purple owl's clover (*Castilleja exserta*), and common goldenstar (*Bloomeria crocea*). Non-native species components include exotic annual grasses such as red brome (*Bromus rubens*), soft-chess (*Bromus hordeaceus*), and ripgut grass (*Bromus diandrus*), which may be present in higher total cover than the native bunchgrasses. Native grassland is considered a sensitive vegetation community under the Subarea Plan.

Annual non-native grassland has often developed as a result of previous disturbance by grazing, fire, agriculture, or other activities. It is typically dominated by weedy, introduced annuals, primarily grasses, including wild oats (*Avena* spp.), bromes, wild barley (*Hordeum* spp.) mustards (*Brassica* and *Sisymbrium* spp.), filaree (*Erodium* spp.), and Russian-thistle (*Salsola tragus*). On Fanita Ranch, most of the present-day annual grassland evidently is the result of farming, other mechanical disturbances, or repeated fire. Non-native grassland is considered a sensitive vegetation community under the Subarea Plan.

## Coast Live Oak Woodland

Approximately 30 acres of coast live oak woodland occur in several patches along the northwestern boundary of the Plan area and in the north central area and is dominated by coast live oak. The shrub layer of coast live oak woodland is typically poorly developed and may include toyon, gooseberry (*Ribes* spp.), or laurel sumac. Other shrub species include chamise, California buckwheat, and chaparral yucca (*Hesperoyucca whipplei*). The herb component is continuous and dominated by a variety of introduced species, particularly nonnative grasses (Oberbauer et al. 2008). Coast live oak woodland is considered a sensitive vegetation community under the Subarea Plan.

## Engelmann Oak Woodland

Approximately 57.2 acres of Engelmann oak woodland occur in the Offsite Conservation Areas. Engelmann Oak woodland is an evergreen woodland dominated by Engelmann oak (*Quercus engelmannii*) with an understory of grassland species (Oberbauer et al. 2008). This vegetation community typically occurs on gentle slopes and valley bottoms. It intergrades with sage scrub communities in drier areas. Engelmann oak woodland is considered a sensitive vegetation community under the Subarea Plan.

## Riparian

Approximately 258.1 acres of riparian habitat occur along rivers, drainages and streams in the Plan Area. Riparian habitat types include riparian scrub, riparian woodland, and riparian forest. The City's six major drainage courses - the San Diego River, five of its tributaries and their watersheds (Forester Creek, Sycamore Creek, Woodglen Vista Creek, Fanita Creek and Big Rock Creek) support riparian habitat (Santee 2003a) in addition to intermittent creeks such as those that parallel Big Rock Road and Fanita Drive. While little riparian vegetation remains along Forester Creek, restoration and habitat enhancement are planned as part of the City's Forester Creek Improvement Project (Santee 2003a). The Sycamore Creek/Sycamore Canyon drainage supports riparian habitat and adjacent woodland drainages and brush/scrub slopes in addition to aquatic resources such as the man-made Santee Lakes and water treatment ponds. A narrow band of riparian vegetation exists along Big Rock Creek with adjacent coastal sage scrub, chaparral, and grassland habitats (Santee 2003a). Riparian communities are considered sensitive vegetation communities under the Subarea Plan.

*Riparian scrub* includes several sub-categories such as mulefat scrub, southern willow scrub, and baccharis/tamarisk scrub. Riparian scrub may be dominated by native mulefat, by native willows and cottonwood trees, or by native broom baccharis or non-native tamarisk. The understory is variable depending on the water availability, the canopy cover, and disturbance history and typically includes poison oak (*Toxicodendron diversilobium*), wild grape (*Vitus grandifolia*), western ragweed (*Ambrosia psilostachya*), bulrushes (*Schoenoplectus* spp.), and a variety of other water-adapted plant species.

*Riparian Forest* includes southern coast live oak riparian forest. This community type is dominated by coast live oak with scattered individuals of other tree species, such as western sycamore, willow, and blue elderberry (*Sambucus nigra* ssp. *caerula*). The understory may include toyon, laurel sumac, California wild rose (*Rosa californica*), poison oak, and gooseberry.

## Freshwater Marsh

Approximately 17.3 acres of freshwater marsh occur in the Plan Area near water sources, primarily near the San Diego River and Forester Creek. Freshwater marsh is a transitional wetland habitat that occurs at the convergence of terrestrial and aquatic environments (SDMMP accessed October 2023) in perennially moist, low areas such as around the margins of ponds, lakes, slow-moving streams, ditches, and seepages. Some freshwater marshes are vernal, with a winter/spring wet period and dry summer period. Freshwater marsh is typically dominated by native and non-native hydrophytes including cattail (*Typha* spp.) and bulrush and may also be dominated by rushes (*Juncus* spp.), bulrushes, sedges (*Carex* spp.), grass species, several species of small willows (*Salix* spp.), rabbitsfoot grass (*Polypogon monspeliensis*), and Mexican fan palm (*Washingtonia robusta*). Many of these species are rhizomatous. Coastal and valley freshwater marshes are considered sensitive vegetation communities under the Subarea Plan and by the resource agencies.

## Vernal Pools

Approximately 0.8 acre of vernal pools occur within the Plan Area (Figure 3-2: Known Vernal Pools and Complexes within Santee). Vernal pools are seasonal, depression-type wetlands that result from a unique set of physical parameters and support a specific biological assemblage of plant and animal

species. Functional vernal pool ecosystems form under specific physical conditions when small, shallow depressions collect precipitation to create a seasonally perched water table (San Diego 2017a). The features occur most often on level ground and are often associated with hillocks known as *mima* mounds; however, sometimes these wetlands can occur on former landslide areas and are then referred to as *slump* pools. Vernal pools are primarily associated with clay soil series, and the basins are sealed either by subsurface layers of impervious hardpan, or clay that expands to seal the basin when saturated (Greenwood and Abbot 1980).

These ecosystems are defined by seasonal hydrologic extremes: desiccated pool basins during the dry months followed by variable lengths of saturation and inundation during the rainy season. In southern California, the interannual variation in precipitation augments the inconsistent moisture conditions. This drastic change between vegetated wetland and dry basin defines a vernal pool and separates them from other wetland ecosystems (Zedler 1987).

### **Disturbed Wetland**

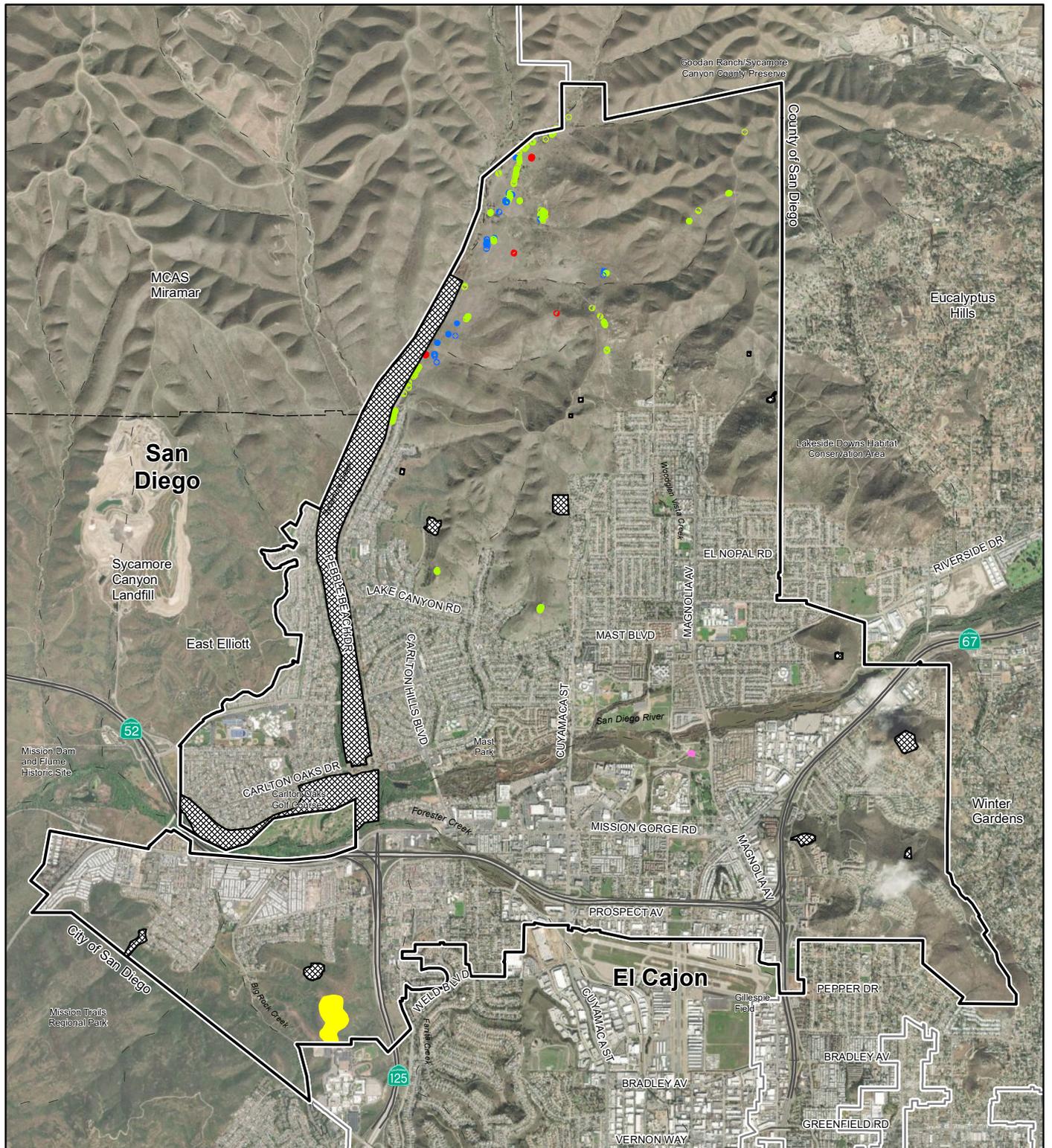
Approximately 8.3 acres of disturbed wetland occur in the Plan Area, primarily along the San Diego River. Disturbed wetlands are areas permanently or periodically inundated by water that have been substantially modified by human activity. Disturbed wetland is often unvegetated but may include some scattered native or non-native vegetation. Some characteristic non-native species that may be associated with disturbed wetlands include giant reed (*Arundo donax*), salt cedar (*Tamarix* spp.), perennial pepperweed (*Lepidium latifolium*), Canary Island date palm (*Phoenix canariensis*), Mexican fan palm, pampas grass (*Cortaderia* spp.) and poison hemlock (*Conium maculatum*). Native wetland species, such as willows and cattails, also may be present at low cover. Disturbed wetlands include portions of wetlands with obvious artificial structures, such as concrete lining, barricades, riprap, piers, or gates. Therefore, lined channels, Arizona crossings, detention basins, culverts, and ditches would be considered disturbed wetlands. Disturbed wetlands occur throughout the County (Oberbauer et al. 2008). Disturbed wetlands are considered a sensitive community under the Subarea Plan.

### **Freshwater (Open Water)**

Approximately 48.8 acres of freshwater (open water) occur in the Plan Area. This is comprised of year-round bodies of fresh water in the form of lakes, streams, ponds, or the river and includes those portions of water bodies that are usually covered by water and contain less than 10 percent vegetative cover. Freshwater is considered a jurisdictional resource by the resource agencies and a sensitive community under the Subarea Plan.

### **Non-Vegetated Channel or Floodway**

Approximately 10.1 acres of non-vegetated channel or floodway occurs within the Plan area, primarily along the San Diego River just east of Carlton Oaks Golf Course. Non-vegetated channel is the sandy, gravelly, or rocky fringe of waterways or flood channels that is unvegetated on a relatively permanent basis. Vegetation may be present but is usually less than 10 percent total cover and grows on the outer edge of the channel (Oberbauer et al. 2008). Non-vegetated channel is considered a sensitive community under the Subarea Plan.



**Legend**

Subarea Plan Area

Not a Part

Vernal Pool Complex-Grossmont College

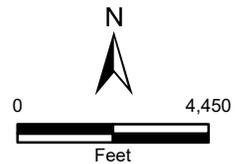
Vernal Pool-County Animal Shelter Site

**Fanita Ranch Pools**

Natural Vernal Pools

Man-made Vernal Pools with Indicator Plant Species

Man-made Pools with Covered Wildlife Species



Basemap Source: ESRI World Imagery 2024

Sources: Dudek 2017, Natural Resources Consultants 2014

\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 2-11 Vernal Pools.mxd Date: 2/3/2025 34153

**Figure 3-2  
Known Vernal Pools and Complexes within Santee  
Santee MSCP Subarea Plan EIR**

## **Eucalyptus Woodland**

Approximately 5 acres of eucalyptus woodland occurs in the central portion of the Plan Area near Mast Boulevard and along the San Diego River. Eucalyptus woodland is dominated by various eucalyptus (*Eucalyptus* spp.), a non-native genus that has been planted for ornamental purposes as well as hardwood production and wind blocking that can become a prominent component of San Diego canyons. With a constant moisture source, the species becomes naturalized and will reproduce and expand its range. It typically develops into a monoculture of eucalyptus trees with a depauperate understory characterized by a carpet of shed bark fragments. (adapted from City of San Diego General Plan Update PEIR 2007).

The sparse understory offers only limited wildlife habitat; however, individual trees and eucalyptus woodlands can provide excellent nesting sites for a variety of raptors. During winter migrations, a large variety of migrating songbirds may be found feeding on the insects that are attracted to eucalyptus flowers. The eucalyptus woodland within the Plan area includes trees such as red river gum (*Eucalyptus camaldulensis*), Tasmanian blue gum (*Eucalyptus globulus*), red iron bark (*Eucalyptus sideroxylon*), and sugar gum (*Eucalyptus polyanthemos*).

## **Non-Native Vegetation**

Approximately 11.9 acres of non-native vegetation occurs along the San Diego River and in areas where the foothills transition to developed areas. Non-native vegetation may include exotic vegetation which is not maintained or artificially irrigated or may be intentionally planted or may include invasive, naturalized species. Non-native vegetation is not considered a sensitive vegetation community under the Subarea Plan.

## **Disturbed Habitat**

Approximately 388.8 acres of disturbed habitat occurs along the San Diego River and in areas where the foothills transition to developed areas. Disturbed habitat includes areas that have been physically disturbed by previous or current human activity and are no longer recognizable as a native or naturalized vegetation association. While disturbed habitat can support a limited suite of wildlife, particularly burrowing mammals such as gophers, urban/developed land is not considered a sensitive habitat type under the Subarea Plan.

## **Urban/Developed**

Approximately 5,494.4 acres of urban/developed land occur primarily in the southern half of the Plan area. Urban/developed land includes areas of hardscape and/or permanent or semi-permanent structures and may also include areas landscaped with ornamental plants that often require irrigation. Urban/developed land is not considered a sensitive habitat type under the Subarea Plan.

### **3.2.3.2 Wildlife**

Numerous species of invertebrates, reptiles and amphibians, birds, and mammals inhabit or have potential to occur in the various habitat types within the Plan Area. Within the Hardline Development Project, which covers a large portion of the Plan Area, 274 species were observed during the 2014,

2015, 2016, and 2017 surveys, including 137 species of birds, 31 species of reptiles and amphibians, and 69 species of invertebrates (Dudek 2020).

As discussed above, the Plan Area supports grassland, sage scrub, chaparral, oak woodland and riparian communities. These areas include special habitat areas including rock outcroppings that can provide cover for wildlife. Grassland communities provide habitat for animals which prefer large open spaces. This includes grassland-adapted birds such as grasshopper sparrow (*Ammodramus savannarum*), western meadowlark (*Sturnella neglecta*), and horned lark (*Eremophila alpestris*), as well as predators that normally forage in open areas, such as red-tailed hawk (*Buteo jamaicensis*), white-tailed kite (*Elanus leucurus*), and northern harrier (*Circus hudsonius*). It also supports mammals of open spaces such as San Diego black-tailed jackrabbit, California vole (*Microtus californicus*), and California ground squirrel (*Otospermophilus beecheyi*). Coastal sage scrub and chaparral communities support species which utilize these shrubs for forage and shelter, including birds such as wren-tit, California gnatcatcher, Bell's sparrow, rufous-crowned sparrow, and California towhee, and mammals such as Bryant's woodrat (*Neotoma bryanti*), desert kangaroo rat (*Dipodomys deserti*), and desert cottontail (*Sylvilagus audubonii*).

Oak woodlands provide nesting opportunities for large birds such as great horned owl, red-tailed hawk, and cooper's hawk (*Accipiter cooperi*), and cavity nesting birds such as western bluebirds (*Sialia mexicana*), American kestrel (*Falco sparverius*), house wren (*Troglodytes aedon*), and numerous species of woodpeckers. Riparian habitat provides abundant food and cover for many wildlife species and often functions as wildlife corridors for wide-ranging species.

### 3.2.3.3 Special Status Plant and Wildlife Species

Special-status plant and wildlife species are those with legal protections or those recognized as vulnerable to population decline and/or habitat loss by federal, state, or local resource conservation agencies and organizations as defined in CEQA Guidelines Section 15380(b) (14 CCR 15000 et seq.). These species include those designated or proposed as endangered or threatened or are candidates for listing under CESA and FESA; animal species designated by CDFW as Fully Protected (Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]), Species of Special Concern, or are on the CDFW Watch List; plant species listed as rare under the NPPA (California Fish and Game Code Section 1900 et seq.) or listed as rare under the California Native Plant Protection Act; plants ranked as "rare, threatened, or endangered in California" (CRPR 1B and 2); plants about which more information is needed to determine their status and plants of limited distribution (CRPR 3 and 4) that may be included as special-status species on the basis of local significance or recent biological information, or because they are taxa closely associated with a habitat that is declining at a significant rate.

#### Special-Status Plants

A total of 31 special-status plant species (8 of which are Covered Species) were identified as occurring or having the potential to occur in the Plan Area (Table 3-3). Plant species were determined to have potential to occur based on documented presence in the Plan Area or vicinity (within area encompassed by the USGS 7.5-minute quadrangles of the Plan Area: La Mesa, El Cajon, San Vicente Reservoir, and Poway) and the presence of habitat features necessary for establishment and

persistence including soil type, vegetation community, and elevation. Some plant species with restricted distribution (e.g., lakeside ceanothus [*Ceanothus cyaneus*]) or restricted soil types (e.g., gabbroic species) are known from the vicinity but do not have potential to occur in the Plan Area and were not included in Table 3-3.

### Special-Status Wildlife

A total of 53 special-status wildlife species (12 of which are Covered Species) are known to occur or have the potential to occur in the Plan Area (Table 3-4). Wildlife species were determined to have potential to occur based on documented presence in the Plan Area or vicinity (within area encompassed by four USGS 7.5-minute quadrangles around the Plan Area) or the presence of habitat features necessary for establishment and persistence including vegetation community and known range.

### Critical Habitat

Critical Habitat consists of areas containing physical and biological features essential to the conservation of federally listed species designated through rulemaking issued by the Service or the National Marine Fisheries Service (NMFS). Critical Habitat is designated for the following Covered Species within or near the Plan Area:

- *Coastal California Gnatcatcher*. Approximately 3,807 acres of designated coastal California gnatcatcher Critical Habitat in unit 1 are within the Plan Area (covering the Fanita Ranch property, Rattlesnake Mountain area, and the southwest portion of Santee near Mission Trails Regional Park) (USFWS 2007).
- *Least Bell's Vireo*. Approximately 175.6 acres of designated least Bell's vireo Critical Habitat are within the Plan Area along the San Diego River (USFWS 1994).
- *San Diego Ambrosia*. Less than an acre of designated San Diego ambrosia Critical Habitat extends into the Plan Area (USFWS 2010).
- *San Diego Thornmint*. No designated San Diego thornmint Critical Habitat occurs within the Plan Area; however, Critical Habitat is within the vicinity of the Plan Area to the north and east (USFWS 2008).
- *Willow Monardella*. A portion of Unit 1 (117.6 acres) of Critical Habitat for willow monardella is located within the Subarea Plan Area, and Unit 2 is located on property owned by Padre Dam Municipal Water District (Not a Part of the Subarea Plan Area) (USFWS 2012).
- *Hermes Copper Butterfly*. In the final Critical Habitat designation for Hermes copper butterfly, 35,027 acres were designated in San Diego County in three units: 1) Lopez Canyon; 2) Miramar/Santee; and 3) Southeast San Diego (USFWS 2021). A portion of Unit 2 (2,926.5 acres) is within the City of Santee and the Quino checkerspot butterfly Offsite Conservation Area outside of the City, and 78.2 acres of Unit 3 is on the Hermes copper butterfly Offsite Conservation Area in San Diego County.

**Table 3-3. Special-Status Plants Identified as Potentially Occurring in the Plan Area**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/ State/CRPR/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
San Diego thornmint <i>Acanthomintha ilicifolia</i>	FT/CE/1B.1/ Covered	Grassy openings in chaparral and coastal sage scrub, grassland, vernal pools. Prefers friable or broken clay soils. 10-960m. Blooming period: April-June	Known to occur in the Plan Area (CDFW 2023)	Yes
California adolphia <i>Adolphia californica</i>	-/-/2B.1/-	Perennial deciduous shrub on clay soils in chaparral, coastal scrub, valley and foothill grassland. Blooming period Dec-May	No documented occurrences in the Plan Area. Known to occur in the vicinity <sup>1</sup> and with potential habitat within the Plan Area.	No
Singlewhorl burrobush <i>Ambrosia monogyra</i>	-/-/2B.2/-	Perennial deciduous shrub on sandy soils in chaparral, riparian scrub, and Sonoran Desert scrub. 10-500m Blooming period: Aug-Nov	Known to occur in the vicinity <sup>b</sup> and with potential habitat within the Plan Area.	No
San Diego ambrosia <i>Ambrosia pumila</i>	FE/-/1B.1/Covered	Herbaceous perennial often in disturbed areas on chaparral, coastal sage scrub, grassland, vernal pools. Can occur in creek beds, seasonally dry drainages, and floodplains. 20-415m Blooming period: Apr-Oct	Known to occur in the Plan Area in the vicinity of the San Diego River.	Yes
San Diego sagewort <i>Artemisia palmeri</i>	-/-/4.2/-	Perennial deciduous shrub on sandy soils in coastal scrub and riparian habitats. 15-915m Blooming period: Feb-Sept	Known to occur in the Plan Area. Occurrences within the San Diego River.	No
Coulter's saltbush <i>Atriplex coulteri</i>	-/-/1B.2/-/	Perennial deciduous on alkaline or clay soils in coastal habitats and grassland. 3-460m Blooming period: Mar-Oct	Known to occur in the Plan Area. Observed in 2004 on Fanita Ranch; 65 plants in 2 sites.	No

**Table 3-3. Special-Status Plants Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/ State/CRPR/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
San Diego goldenstar <i>Bloomeria clevelandii</i>	-/-/1B.1/Covered	Openings in chaparral or coastal scrub; grasslands and vernal pools in clay soils. 50-465m Blooming period: Apr-May	Known to occur in the Plan Area. This species was observed in 2016 and 2017 primarily in the central portion of Fanita Ranch in coastal sage scrub and valley needlegrass grassland. Observed on Fanita Ranch - 136 acres and 53 sites (Dudek 2020); Est. 17,600 plants in 102 acres and 75 sites (2004). Observed in 2016.	Yes
Orcutt's brodiaea <i>Brodiaea orcuttii</i>	-/-/1B.1/-	Moist grasslands, near streams and the periphery of vernal pools. 0-1600m. Blooming period: May-July	Known to occur in the vicinity of the Plan Area.	No
Smooth tarplant <i>Centromadia pungens ssp. Laevis</i>	-/-/1B.1/-	Chenopod scrub, meadows and seeps, playas, riparian woodland, grassland 0-640m Blooming period: Apr-Sept	Known to occur in the Plan Area (CDFW 2023).	No
Small-flowered morning-glory <i>Convolvulus simulans</i>	-/-/4.2/-	Annual herb in openings in chaparral, coastal scrub, valley and foothill grassland; clay, serpentine seeps. Blooming period: Mar-July.	Known to occur in the Plan Area. Observed in Fanita Ranch in 2004; 13 sites. no counts.	No
Western dichondra <i>Dichondra occidentalis</i>	-/-/4.2/-	perennial rhizomatous herb in chaparral, cismontane woodland, coastal scrub, grassland. 50-500m. Blooming period. Mar-July/	Known to occur in the vicinity of the Plan Area.	No
Variegated dudleya <i>Dudleya variegata</i>	-/-/1B.2/Covered	Diminutive succulent in openings in chaparral, cismontane woodland, and coastal sage scrub, isolated rocky substrates in open grasslands, and vernal pools 3-580m Blooming period: Apr-June.	Known to occur in the Plan Area. Observed in Fanita Ranch over multiple years: 153 in 1992; 264 in 1997; 738 in 2003; and 8,300 plants at 70 sites in 2004 with largest group of 2,500 (Dudek 2020).	Yes
Palmer's goldenbush <i>Ericameria palmeri var. palmeri</i>	-/-/1B.1/-	Shrub in mesic areas in coastal drainages in chaparral sites, or rarely in coastal sage	Known to occur in the Plan Area (CDFW 2023).	No

**Table 3-3. Special-Status Plants Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/ State/CRPR/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
		scrub. Below 600m Blooming period: July- Nov.		
San Diego button-celery <i>Eryngium aristulatum</i> var. <i>parishii</i>	FE/CE/1B.1/ Covered	Perennial herb. Vernal pool endemic which is nearly endemic to San Diego County. 20- 620m. Blooming period: Apr-June.	No known occurrences in the Plan Area. Known from vicinity of the Plan Area.	Yes
San Diego barrel cactus <i>Ferocactus viridescens</i>	-/-/2B.1/Covered	Succulent cactus in chaparral, coastal scrub, grasslands and vernal pools in sandy to rocky areas. 10–150m. Blooming period: May-June.	Known to occur in the Plan Area. Observed in Fanita Ranch over multiple years: 688 in 1997; 32 in 2003; 334 sites, with 4,700 plants, largest with 500, in 2004 (Dudek 2020). Observed incidentally during QCB focused surveys in 2016 (Dudek 2020).	Yes
Palmer's grappling hook <i>Harpagonella palmeri</i>	-/-/4.2/-	Annual herb in chaparral, coastal scrub, grasslands in clay soils 60-2720m. Blooming period: Mar-May.	Observed in central and southern portions of Fanita Ranch within coastal sage scrub (including disturbed), and non-native grassland. Observed. 3 sites in 1992; 6 sites, 447 plants, largest with 250 plants in 2004. Incidental observations in 2016 (Dudek 2020).	No
Graceful tarplant <i>Holocarpha virgata</i> ssp. <i>Elongata</i>	-/-/4.2/-	Annual herb in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland; 60-1100 m (196-3600 ft). Blooming period: May – Nov.	Observed in previous studies in lower elevations of site in disturbed habitat and annual grassland. Observed. Noted, but not mapped in 2003; 6 individuals mapped in 2004 (Dudek 2020) .	No
Decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	-/-/1B.2/-	Deciduous subshrub in Chaparral, coastal scrub often in sandy disturbed areas. 10- 135m Blooming period: Apr-Nov.	Known to occur in the Plan Area (CDFW 2023).	No
San Diego marsh-elder <i>Iva hayesiana</i>	-/-/2B.2/-	Deciduous shrub in marshes and swamps, playas, creeks or intermittent streambeds. 10-500m Blooming period: Apr-Oct.	Known to occur in the Plan Area in the San Diego River	No

**Table 3-3. Special-Status Plants Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/ State/CRPR/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Southern California black walnut ( <i>Juglans californica</i> var. <i>californica</i> )	-/-/4.2/-	Deciduous tree. Alluvial areas in chaparral, cismontane woodland, and coastal scrub; 50-900 m. Blooming period: March – August.	Known to occur in the Plan Area in the San Diego River.	No
Southwestern spiny rush <i>Juncus acutus</i> ssp. <i>Leopoldii</i>	-/-/4.2/-	Perennial rhizomatous herb. Mesic soils in coastal dunes, alkaline seeps in meadows and seeps, and coastal salt marshes and swamps; 3-900 m. Blooming period: May – June.	Known to occur in the Plan Area in the San Diego River.	No
Willowy monardella <i>Monardella viminea</i>	FE/CE/1B.1/ Covered	Perennial subshrub on stream channel benches in chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland, alluvial ephemeral washes in central San Diego County. 50-225m. Blooming period: June-August.	Observed within Fanita Ranch within the Plan Area. 219 plants in 1992; 297 plants in 1997; 1,063 plants in 64 sites, largest group is 80 plants in 2004. Observed in 2016; recorded 17 individuals at 2 locations (Dudek 2020).	Yes
California adder's-tongue <i>Ophioglossum californicum</i>	-/-/4.2/-	Perennial rhizomatous herb in mesic areas in chaparral, grasslands, and the margins of vernal pools; 60-525. Blooming period: December – June.	Known to occur in the Plan Area. Observed 250 plants in 2004 within central portion of Fanita Ranch.	No
Golden-rayed pentachaeta <i>Pentachaeta aurea</i> ssp. <i>Aurea</i>	-/-/4.2/-	Annual herb in chaparral, cismontane woodland, coastal scrub, coniferous forest, riparian woodland, grasslands 80-1850m. Blooming period: Mar-July.	Known to occur in the vicinity of the Plan Area.	No
Chaparral rein orchid <i>Piperia cooperi</i>	-/-/4.2/-	Perennial herb. Chaparral, cismontane woodland, grassland. 15-1600m. Blooming period: March-June	Known to occur in the Plan Area. Observed one individual in 2004 in Fanita Ranch.	No
San Diego mesa mint <i>Pogogyne abramsii</i>	FE/CE/1B.1/ Covered	Annual herb in claypan vernal pools in central coastal San Diego County, north of Mission Valley. 90-200m. Blooming period: Mar-June	Not known from focused surveys within the Plan Area; known to occur in the vicinity of the Plan Area.	Yes
Engelmann oak <i>Quercus engelmannii</i>	-/-/4.2/-	Evergreen tree (occasionally drought-deciduous). Chaparral, cismontane woodland, riparian woodland, grassland. 50-1300m. Blooming period: March – June.	Known to occur in the Plan Area. Observed in Fanita Ranch: 2004; 4 trees in 2 sites. Observed 2016; 1 individual recorded.	No

**Table 3-3. Special-Status Plants Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/ State/CRPR/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Ashy spike-moss <i>Selaginella cinerascens</i>	-/-/4.1/-	Perennial rhizomatous herb. Undisturbed chaparral and coastal sage scrub; 20-640 m. Rarely inhabits disturbed soils	Known to occur in the Plan Area. Observed in Fanita Ranch: 1 individual recorded in 1997. Observed in 2016; locations not recorded due to low sensitivity.	No
San Diego County viguiera <i>Viguiera laciniata</i>	-/-/4.2/-	Perennial shrub in chaparral, coastal scrub in southern San Diego County and Baja California norte.197–2461. Blooming period: Feb-June.	Known to occur in the Plan Area. Observed in Fanita Ranch: 10 sites in 1992; 1,890 plants 276 sites, >2,050 plants (Dudek 2020).	No
Rush-like bristleweed <i>Xanthisma junceum</i>	-/-/4.3/-	Slender perennial in chamise chaparral and Diegan sage scrub communities. Blooming period: July – January	Known to occur in the vicinity of the Plan Area	No

Sources: California Department of Fish and Wildlife 2023; Fanita Ranch BTR (2020).

<sup>a</sup> Status explanations:

Federal ESA

FE = Listed as endangered under ESA.

FT = Listed as threatened under the ESA.

- = No listing status.

California ESA

CE = Listed as endangered under CESA.

- = No listing status.

California Rare Plant Rank (CRPR)

1B = List 1B species: rare, threatened, or endangered in California and elsewhere.

2B = List 2 species: rare, threatened, or endangered in California but more common elsewhere.

3 = List 3 species: more information is needed about this plant.

4 = List 4 species: limited distribution; species on a watch list.

.1 = Seriously endangered in California (over 80% of occurrences threatened—high degree and immediacy of threat).

.2 = Fairly endangered in California (20–80% occurrences threatened).

.3 = Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known).

<sup>b</sup> Vicinity includes the four USGS 7.5-minute quadrangles of the Plan Area: La Mesa, El Cajon, San Vicente Reservoir & Poway.

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
<b>Invertebrates</b>				
Crotch’s bumble bee <i>Bombus crotchii</i>	–/CSE/Covered	Open grassland, scrub, and desert habitat over most of California.	Known to occur in the Plan Area.	Yes
Hermes copper <i>Lycaena hermes</i>	FT/–/Covered	Mixed woodlands, chaparral, and coastal scrub	Known to occur in the Plan Area.	Yes
Monarch butterfly <i>Danaus plexippus</i> California overwintering population.	FC/–/–	Overwinters in wind-protected tree groves within approximately 1-mile of the coast. with nectar sources and nearby water sources	No overwintering habitat present in the Plan Area. Potential to breed on milkweed in the Plan Area.	No
Quino checkerspot butterfly <i>Euphydryas editha quino</i>	FE/–/Covered	Annual forblands, grassland, open coastal scrub and chaparral in San Diego and western Riverside counties; often soils with cryptogamic crusts and fine- textured clay; host plants include <i>Plantago erecta</i> , <i>Antirrhinum coulterianum</i> , and <i>Castilleja exserta</i>	No contemporary records in the Plan Area (CDFW 2023). Known to occur in the vicinity of the Plan Area on East Elliot and Mission Trails.	Yes
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	FE/–/Covered	Vernal pools, stock ponds, detention basins, and other large seasonally inundated depressions in coastal southern California.	Known to occur in the vicinity of the Plan Area. No know occurrences in the Plan Area.	Yes
San Diego fairy shrimp <i>Branchinecta sandiegonensis</i>	FE/–/Covered	Vernal pools, road ruts, and other shallow seasonally inundated depressions in San Diego and Orange counties, and Baja California Norte.	Known to occur in the Plan Area.	Yes
<b>Amphibians</b>				
Western spadefoot <i>Spea hammondi</i>	PT/SSC	Breeds in vernal pools and ephemeral wetlands that persist at least 3 weeks. Lives in surrounding uplands in chaparral, coastal scrub, grasslands, woodland, pastures, and other agriculture	Known to occur in the Plan Area.	Yes

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
<b>Reptiles</b>				
Belding's orange- throated whiptail <i>Aspidoscelis hyperythra beldingi</i>	-/WL/Covered	Low-elevation coastal scrub, chaparral, and riparian	Observed in the Plan Area within coastal sage scrub, chaparral, and coast live oak woodland. Suitable habitat is present throughout the Plan Area (CDFW 2023).	Yes
Blainville's horned lizard <i>Phrynosoma blainvilli</i>	-/SSC/Covered	Open areas of sandy soil in valleys, foothills, and semi- arid mountains including coastal scrub, chaparral, valley-foothill hardwood, conifer, riparian, pine-cypress, juniper, and annual grassland habitats	Known to occur in the Plan Area. Occurs in coastal sage scrub areas with native ant populations.	Yes
California glossy snake <i>Arizona elegans occidentalis</i>	-/SSC/-	Commonly occurs in desert regions throughout southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Suitable habitat is present on site, both in remaining chaparral habitat and rocky outcrops. This species is known to occur within the vicinity of the Plan Area (CDFW 2023).	No
Coast patch- nosed snake <i>Salvadora hexalepis virgultea</i>	-/SSC/-	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites	This species is known to occur within the vicinity of the Plan Area (CDFW 2023). Suitable habitat is present.	No
Coronado skink <i>Plestiodon skiltonianus interparietalis</i>	-/WL/-	Woodlands, grasslands, pine forests, and chaparral; rocky areas near water	This species is known to occur within the vicinity of the Plan Area (CDFW 2023). Suitable habitat is present and is expected to be present particularly in Sycamore Canyon and wooded side canyons.	No
Red diamondback rattlesnake <i>Crotalus ruber</i>	-/SSC/-	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	Known to occur in the Plan Area. Individuals have been observed in the central and northwestern portion of Plan Area where rock outcrops occur.	No

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
San Diego ringneck snake <i>Diadophis punctatus similis</i>	-/SSC/-	Moist habitats including wet meadows, rocky hillsides, gardens, farmland grassland, chaparral, mixed- conifer forest, and woodland habitats	This species is known to occur within the vicinity of the Plan Area (CDFW 2023). Suitable habitat is present.	No
San Diegan tiger whiptail <i>Aspidoscelis tigris stejnegeri</i>	-/SSC/-	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Observed within the northeastern and northwestern portion of the Plan Area within chaparral and non- native grassland. This species has potential observed throughout the Plan Area in coastal sage scrub and chaparral communities.	No
Southern California legless lizard <i>Anniella stebbinsi</i>	-/SSC/-	Coastal dunes, stabilized dunes, beaches, dry washes, valley-foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and sandy or loose, loamy soils	Known to occur in the Plan Area (CDFW 2023). Suitable habitat is present in the vicinity of Sycamore Canyon and the surrounding lowlands.	No
Southwestern pond turtle <i>Actinemys marmorata</i>	PT/SSC/-	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Historical records from the vicinity; may be releases of captured individuals.	No
Two-striped gartersnake <i>Thamnophis hammondi</i>	-/SSC/-	Streams, creeks, pools, streams with rocky beds, ponds, lakes	Known to occur in the Plan Area	No
<b>Birds</b>				
American peregrine falcon <i>Falco peregrinus anatum</i>	-/FP/-	Nests on cliffs, buildings, and bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present	Forages in Plan Area. No potential to breed in Plan Area. This species occasionally utilizes the Plan Area for foraging, typically in pursuit of waterfowl at the nearby Santee Lakes and Padre Dam effluent ponds.	No

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Bell's sparrow <i>Artemisiospiza belli</i>	-/WL/-	Nests and forages in coastal scrub and dry chaparral; typically in large, unfragmented patches dominated by chamise; nests in more dense patches but uses more open habitat in winter	Known to occur in the Plan Area. Recorded observations in previous studies in denser chaparral habitat in northern portions of the Plan Area.	No
California horned lark <i>Eremophila alpestris actia</i>	-/WL/-	Nests and forages in grasslands, disturbed lands, agriculture, firebreaks, and beaches.	Known to occur in the Plan Area. Known to breed in the vicinity of the Plan Area (Unitt 2004).	No
Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegensis</i>	-/SSC/Covered	Resident in mature cactus scrub patches	Known to occur in the Plan Area. Within Fanita Ranch, acoustic and visual detections of 6 individuals and 3 nests were observed at 4 cactus patches. 2 nests and 3 acoustic detections were recorded at an additional 5 cactus patches.	Yes
Coastal California gnatcatcher <i>Polioptila californica californica</i>	FT/SSC/Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level	Known from coastal sage scrub habitat throughout the Plan Area.	Yes
Cooper's hawk <i>Accipiter cooperii</i>	-/WL/-	Nests and forages in dense stands of live oak, riparian woodlands, or other woodland habitats often near water	Known to occur in the Plan Area.	No
Grasshopper sparrow <i>Ammodramus savannarum</i>	-/SSC/-	Nests and forages in moderately open grassland with tall forbs or scattered shrubs used for perches	Known to occur in the Plan Area. Occurs throughout non-native grasslands in the Plan Area.	No
Least Bell's vireo <i>Vireo bellii pusillus</i>	FE/SE/Covered	Neotropical migrant nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams.	Known to occur in the Plan Area. Robust breeding populations present along the San Diego River.	Yes

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Least bittern <i>Ixobrychus exilis</i>	-/SSC/-	Nests in freshwater and brackish marshes with dense, tall growth of aquatic and semi-aquatic vegetation	Known to occur in the Plan Area. Potential to breed along the San Diego River.	No
Loggerhead shrike <i>Lanius ludovicianus</i>	-/SSC/-	Nests and forages in open habitats with scattered shrubs, trees, or other perches	Known to occur in the Plan Area.	No
Long-eared owl <i>Asio otus</i>	-/SSC/-	Nests in riparian habitat, live oak thickets, other dense stands of trees, edges of coniferous forest; forages in nearby open habitats	Known to occur in the Plan Area. Potential to breed in coast live oak woodland in Sycamore Canyon (Unitt 2004).	No
Merlin <i>Falco columbarius</i>	-/WL/-	Forages in semi-open areas, including coastline, grassland, agriculture, savanna, woodland, lakes, and wetlands	Known to forage in the Plan Area. No potential to breed in the Plan Area (Unitt 2004).	No
Northern harrier <i>Circus cyaneus</i>	-/SSC/-	Nests in open wetlands (marshy meadows, wet lightly grazed pastures, old fields, freshwater and brackish marshes); also in drier habitats (grassland and grain fields); forages in grassland, scrubs, rangelands, emergent wetlands, and other open habitats	Known to forage in the Plan Area. Potential to breed in the Plan Area (Unitt 2004)	No
Osprey <i>Pandion haliaetus</i>	-/WL/-	Resident in large waters (lakes, reservoirs, rivers) supporting fish; usually near forest habitats, but widely observed along the coast	Known to forage in the Plan Area. Potential to breed in the Plan Area (Unitt 2004)	No
Prairie falcon <i>Falco mexicanus</i>	-/WL/-	Forages in grassland, savanna, rangeland, agriculture, desert scrub, alpine meadows; nests on cliffs or bluffs	Known to forage in the Plan Area. No potential to breed in the Plan Area (Unitt 2004).	No
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	-/WL/-	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches	Known to forage and breed in the Plan Area.	No

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Southwestern willow flycatcher <i>Empidonax traillii extimus</i>	FE/SE/-	Neotropical migrant nests in mature riparian woodland with complex understory and presence of surface water	Potential to migrate through the Plan Area. Considered to no longer nest in the Plan Area – no contemporary records south of San Luis Rey River in northern San Diego County	No
Swainson’s hawk ( <i>Buteo swainsoni</i> )	/ST/-	Historically bred in San Diego County; now occurs as an uncommon migrant.	Potential to migrate through the Plan Area.	No
Tricolored blackbird <i>Agelaius tricolor</i>	-/ST, SSC/-	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration	Known to occur in in the Plan Area. Potential to breed in the Plan Area within the San Diego River.	No
Western burrowing owl <i>Athene cunicularia hypugaea</i>	-/SCE/Covered	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	No contemporary records in the vicinity of the Plan Area.	Yes
White-tailed kite <i>Elanus leucurus</i>	-/FP/-	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry; forages in grasslands, woodland, and agriculture	Known to forage in the Plan Area. Potential to breed in the Plan Area within the San Diego River.	No
Willow flycatcher <i>Empidonax traillii</i>	-/SE/-	Neotropical migrant nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands	Migrant observed in the Plan Area. No potential to breed in the Plan Area.	No
Yellow rail <i>Coturnicops noveboracensis</i>	-/SSC/-	Found in dense marsh grasses as winter migrant; secretive and difficult to detect. Three records in San Diego County; one in north Santee in 1998.	One documented occurrence in the Plan Area. Potential to migrate through the Plan Area.	No
Yellow warbler <i>Setophaga petechia</i>	-/SSC/-	Neotropical migrant nests in willow riparian areas	Known to breed and forage in the Plan Area. Robust populations along San Diego River.	No

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Yellow-breasted chat <i>Icteria virens</i>	-/SSC/-	Neotropical migrant nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed- conifer habitats	Known to breed and forage in the Plan Area.	No
<b>Mammals</b>				
Bryant’s (San Diego) desert woodrat <i>Neotoma bryanti</i>	-/SSC/-	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	Known to occur in the Plan Area.	No
Dulzura pocket mouse <i>Chaetodipus californicus femoralis</i>	-/SSC/-	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level	Known to occur in the Plan Area.	No
Northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	-/SSC/-	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon– juniper, and annual grassland.	Known to occur in the Plan Area.	No
Pallid bat <i>Antrozous pallidus</i>	-/SSC/-/WBWG <sup>b</sup> : H	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats.	Known to occur in the Plan Area.	No
Pocketed free- tailed bat <i>Nyctinomops femorosaccus</i>	-/SSC/-/WBWG <sup>b</sup> : M	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; Strongly associated with vertical cliffs, quarries, and rocky outcrops. Generalist feeder.	Known to occur in the Plan Area. Low potential to roost.	No
San Diego black- tailed jackrabbit <i>Lepus californicus bennettii</i>	-/SSC/-	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands	Known to occur in the Plan Area.	No

**Table 3-4. Special-Status Animal Species Identified as Potentially Occurring in the Plan Area (cont.)**

Common Name <i>Scientific Name</i>	Status <sup>a</sup> Federal/State/City	Habitat and Distribution	Known Occurrences in the Plan Area	Covered in Plan
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	-/SSC/-/WBWG <sup>b</sup> : H	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels	Known to occur in the Plan Area. Low roost potential.	No
Western mastiff bat <i>Eumops perotis californicus</i>	-/SSC/-/WBWG <sup>b</sup> : H	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	This species is known to occur within the vicinity of the Plan Area (CDFW 2023). Low roost potential.	No
Western red bat <i>Lasiurus blossevillii</i>	-/SSC/-/WBWG <sup>b</sup> : H	Forest, woodland, riparian, mesquite bosque, and orchards, including fig, apricot, peach, pear, almond, walnut, and orange; roosts in tree canopy	Known to occur in the Plan Area. Potential to roost in trees in Plan Area.	No
Western yellow bat <i>Lasiurus blossevillii</i>	-/SSC/-/WBWG <sup>b</sup> : H	Valley-foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet above mean sea level; roosts primarily in skirts of dead palm frons	Known to occur in the Plan Area. Potential to roost in palms in Plan Area.	No

Sources: California Department of Fish and Wildlife (2023), eBird 2023, Unitt 2004

<sup>a</sup> Status explanations:

Federal Listing Categories:

FE = Listed as endangered under the federal Endangered Species Act (ESA).

FT = Listed as threatened under the ESA.

PT = Proposed for listing as threatened under the ESA.

FC = Candidate for listing under the ESA.

- = No status.

State Listing Categories:

SE = Listed as endangered under the California Endangered Species Act (CESA).

ST = Listed as threatened under CESA.

SCE = Candidate for endangered under CESA.

FP = Fully protected under the California Fish and Game Code

SSC = California species of special concern.

WL = California Department of Fish and Wildlife watch list.

- = No status.

<sup>b</sup> Western Bat Working Group (WBWG) Priority Ranks:

H = High

M - Medium

### 3.2.3.4 Sensitive Natural Communities, including Riparian

Sensitive vegetation communities are those with limited distribution and considered sensitive by resource agencies such as CDFW) and USFWS. Vegetation communities are considered sensitive because of factors including restricted range, cumulative losses throughout the range or region, and support of endemic sensitive plant or wildlife species.

All communities identified in Section 3.2.3.1, *Vegetation Communities*, are considered sensitive under the Subarea Plan, with the exception of eucalyptus woodland, nonnative vegetation, disturbed habitat, and urban/ developed. Impacts on all the remaining vegetation communities require mitigation per the Uniform Mitigation Ratios in Subarea Plan Table 5-13.

Communities considered sensitive by state or federal authorities include coastal sage scrub and all wetland/riparian vegetation communities. Wetland and riparian communities are regulated by CDFW, RWQCB, USACE, depending upon the location and characteristics of the vegetation, soils, and hydrology present. For proposed future development projects, site-specific analysis would be required to determine what agencies would have regulatory authority.

### 3.2.3.5 Jurisdictional Waters, Including Wetlands

Jurisdictional aquatic resources within the Plan Area include wetlands and non-wetland waters under the jurisdiction of the USACE and RWQCB, as well as streambeds and riparian habitat under the jurisdiction of the CDFW. See the regulatory setting in the Subarea Plan Section 1.3, *Regulatory Framework*, for more information. A formal jurisdictional delineation for all jurisdictions has not been conducted for the Plan Area. To assess the presence of potentially jurisdictional waters within the Plan Area, available data including the regionally available National Hydrography Dataset and Plan Area Vegetation Communities data were used. Aquatic features in the Plan area include: the San Diego River, Forester Creek, Sycamore Creek, Woodglen Vista Creek, Fanita Creek, Big Rock Creek, and several smaller drainages that drain to these larger features. The San Diego River within the Plan Area has various types of aquatic habitat including perennial waterways and ponds, supporting riparian forests, woodlands, and scrub, as well as freshwater emergent vegetation and also includes intermittent and ephemeral waterways which support uncommon vegetation types. Aquatic habitats support a variety of invertebrates, fish, amphibians, and reptiles and provide habitat opportunities for terrestrial wildlife.

Vegetation communities incorporated in the analysis include Riparian, Freshwater Marsh, and Disturbed Wetlands, where Freshwater Marsh and Disturbed Wetlands are assumed to be potential wetland waters.

There are approximately 85.3 acres of wetlands and waters and 258.1 acres of riparian habitat in the Plan Area (Table 3-2). No wetlands, other waters, or riparian habitat occur at the two Offsite Conservation Areas.

### 3.2.3.6 Habitat Connectivity

Connectivity refers to the degree to which the landscape facilitates or impedes movement of genes, individuals, propagules, or populations among resource patches (SDMMP 2017). Maintaining connectivity between natural areas is widely regarded as essential to maintaining functional landscapes and evolutionary processes. Connectivity is also viewed as essential to promoting dispersal among habitat patches; maintaining gene flow; facilitating local adaptation; and promoting resilience to many threats, including fire, floods, disease, and climate change.

Habitat connectivity and linkage areas in the Plan Area have been mapped through habitat connectivity studies and data collection efforts for the Plan, SDMMP Management Strategic Plan (MSP), San Diego State University (SDSU) research for the SR 67 corridor, San Diego River conservation, and SDMPP Gnatcatcher mapping data. Habitat connectivity and linkages findings from the San Diego MSCP Subregional Plan and SDMMP are depicted in Figure 3-3: MSCP Core Biological Resource Areas and Linkages and Figure 3-4: SDMMP MSP Cores and Linkages. Brief descriptions of assessments that were relied on are provided below.

- *MSCP Subregional Plan Biological Core and Linkage Areas* (San Diego 1998). As part of the development of the Subarea Plan, biological analyses were completed to define regional *biological core areas* (larger blocks of habitat with relatively high biological value), and *landscape linkage areas* for wildlife (areas of natural habitat that connect biological core areas so that species can disperse and move among biological cores). The habitat core and linkage maps were prepared as analytical tools to assist with assessing preserve design criteria and levels of species conservation as part of the Subarea Plan.
- *SDMMP Management Strategic Plan (MSP), Loss of Connectivity Chapter* (SDMMP 2017). In 2011, SDMMP completed an updated delineation of core and linkage areas for the San Diego region as part of the Connectivity Monitoring Strategic Plan (SDMMP 2011).
- *Comprehensive Multi-Species Connectivity Assessment and Planning for the Highway 67 Region of San Diego County, California* (Jennings and Zeller 2017). The Institute for Ecological Monitoring and Management at SDSU conducted a multifaceted research project to examine connectivity across SR 67 that included a multi-species comprehensive connectivity assessment of a broader study area around the SR 67 corridor.
- *San Diego River*. The San Diego River extends east to west through the Plan Area and provides a corridor for wildlife movement and connectivity through the urbanized portion of the Plan Area. A number of conservation and planning entities are working to protect, enhance, and manage the San Diego River and adjoining habitat for wildlife protection and passive recreational use (hiking and biking trails). These groups include the San Diego River Conservancy, San Diego River Park Foundation, San Diego River Coalition, San Diego River Watershed Workgroup, and Lakeside River Park Conservancy.
- *California Gnatcatcher Stepping Stone Connectivity*. Coastal California gnatcatchers likely prefer to disperse through coastal sage scrub, but will use riparian scrub, riparian woodland, and chaparral as well (SDMMP 2011:Appendix 2). Disjunct patches of sage scrub (stepping-stone corridors) do appear to be used (Bailey and Mock 1998) if within short dispersal distances (1–2

miles). Gnatcatcher habitat on the Lakeside Linkage County Preserve is within 2 miles of Rattlesnake Mountain and could provide dispersal opportunities to the southeast of the Plan Area.

## 3.2.4 Cultural Resources and Tribal Cultural Resources

This section notes known historic, archaeological, cultural, and tribal cultural resources in or around the Plan Area.

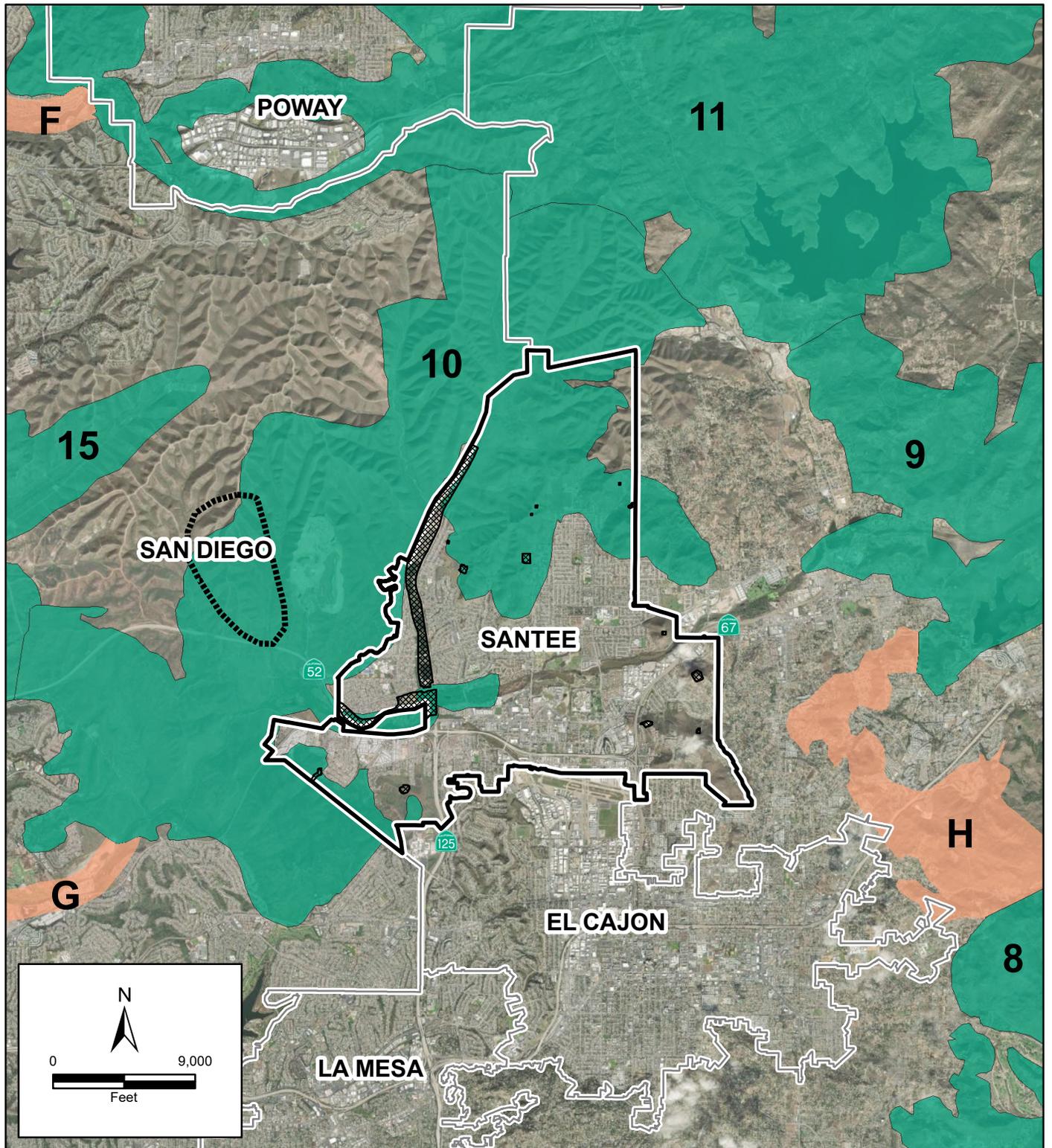
### 3.2.4.1 Prehistoric Setting

The Plan Area lies in what is described generally as Southern California Bight. This region extends from the Mexican border to Santa Monica and includes the Counties of Orange and San Diego, western Riverside County, and the Southern Channel Islands. At European contact, the region was occupied by the Tongva, Juaneño, Luiseño, Cupeño, and Kumeyaay (Ipai and Tipai). For this study, the prehistoric cultural chronology for the Southern California Bight is presented following Byrd and Raab (2007), who divided it into the Early (9600–5600 Before Common Era [BCE]), Middle (5600–1650 BCE), and Late (1650 BCE–1769 Common Era [CE]) Holocene.

During the Early Holocene (circa 9600–5600 BCE), evidence of Paleo-Indian occupation of Southern California remains very limited. The earliest accepted dates for human occupation of the California coast are from the Northern Channel Islands, off the Santa Barbara coast, as early as 9600 BCE. Traditional models describe California’s first inhabitants as big-game hunters roaming North America during the end of the last Ice Age. As the Ice Age ended, warmer and drier climatic conditions are thought to have created widespread cultural responses and caused migrations to areas with moister conditions, such as the Southern California coast. The San Dieguito Complex is a well-defined cultural response to these changing climatic conditions in the Southern California coastal region and was named originally for the cultural sequence in the western portion of the County of San Diego (County) (Santee 2025). Leaf-shaped points, knives, crescents, and scrapers characterize the artifact assemblages throughout the region. San Dieguito sites show evidence generally of the hunting of various animals, including birds, and gathering of plant resources (Santee 2025).

Middle Holocene occurred circa 5600–1650 BCE and is viewed as a time of cultural transition (Santee 2025). During this time, the cultural adaptations of the Early Holocene gradually altered. Use of milling stone tools began to appear across most of central and Southern California around 6000–5000 BCE, indicating a focus on the collection and processing of hard-shelled seeds. Environmental changes in the Southern California Bight are thought to have been the key factor in these changing adaptations. Occupation patterns indicated semi-sedentary populations focused on the bays and estuaries of the Counties of San Diego and Orange, with shellfish and plant resources as the most important dietary components. In the San Diego area, this adaptive strategy is known as the La Jolla complex (Santee 2025).

Sometime around 4,000 years ago, extensive estuarine silting began to cause a decline in shellfish and thus resulted in the depopulation of the coastal zone. Settlement shifted to river valleys, and resource exploitation focused on hunting small game and gathering plant resources (Santee 2025).



**Legend**

- Subarea Plan Area
- Quino Checkerspot Butterfly Offsite Conservation Area
- Not a Part
- Core Biological Resource Areas
- Biological Linkages

Core Resource Areas

- 8 McGinty Mountain/Sequan Peak - Dehesa
- 9 Lake Jennings/Wildcat Canyon-El Cajon Mountain
- 10 Mission Trails/Kearny Mesa/East Elliott/Santee
- 11 Central Poway/SanVicente Reservoir/North Poway
- 15 Vernal Pools, Kearny Mesa

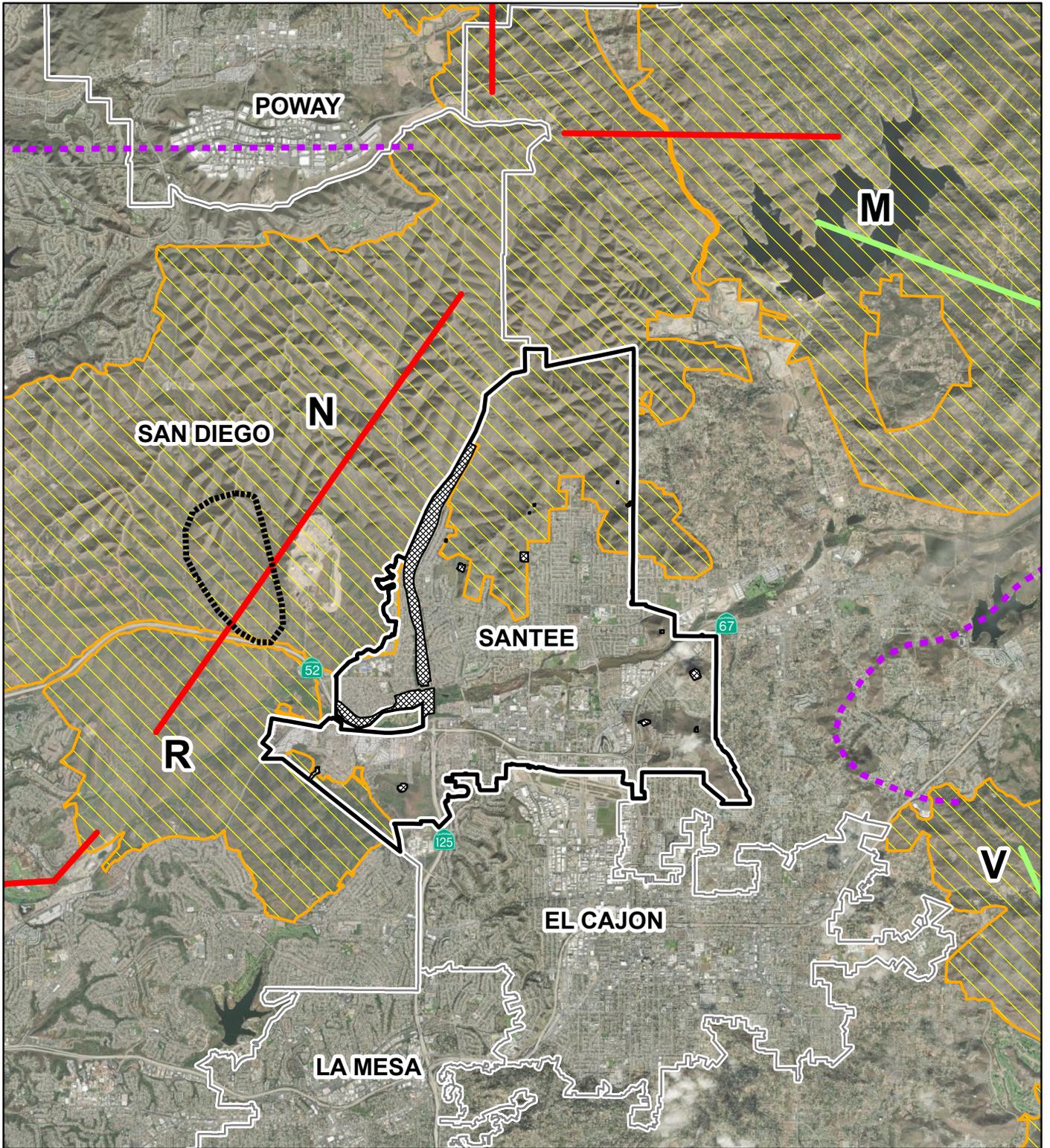
Linkages between Core Resource Areas

- F Los Penasquitos Creek west of Poway
- G San Diego River west of Mission Trails
- H Interstate 8 at Lakeside

Source: City of San Diego 1998  
 Basemap Source: ESRI World Imagery 2024

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**Figure 3-3**  
**MSCP Core Biological Resource Areas and Linkages**  
**Santee MSCP Subarea Plan EIR**

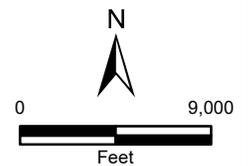


**Legend**

- Subarea Plan Area
- Quino Checkerspot Butterfly Offsite Conservation Area
- Not a Part

- Cores
- Link Type**
- Between Cores
- Within Cores
- Avian Linkages

- MSP Core Habitat Areas**
- R = Mission Trails
  - N = Goodan Ranch / Sycamore Canyon
  - M = San Vicente / Iron Mountain
  - V = Crestridge – Hollenbeck - McGinty



Source: SDMMP 2017. Management Strategic Plan (MSP)

Basemap Source: ESRI World Imagery 2024

I:\PDCC\TRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 2-13 SDMMP MSP Cores and Linkages.mxd Date: 2/3/2025 34153

**Figure 3-4**  
**SDMMP MSP Cores and Linkages**  
**Santee MSCP Subarea Plan EIR**

The Late Holocene period occurred circa 1650 BCE–1769 CE and witnessed numerous cultural adaptations (Santee 2025). The bow and arrow were adopted sometime after 500 CE, and ceramics are found with frequency in sites dating to circa 1200 CE. Food surpluses, especially of acorns, sustained populations (Santee 2025). Other exploited food resources include shellfish, fish, small terrestrial mammals, and small-seeded plants. Settlement patterns of the Late Holocene are characterized by large residential camps linked to smaller specialized camps for resource procurement.

### 3.2.4.2 Ethnographic Setting

The people who traditionally occupied the region along the Pacific coast from the central part of the county southward into Baja California and eastward into Imperial County were originally referred to by Europeans as the *Diegueño* or *Diegueno* because they lived on the lands granted to Mission San Diego de Alcalá by the Spanish crown (Santee 2025). Today, the Native Americans dubbed Diegueno generally refer to themselves as the *Kumeyaay*. Linguistic studies support the division of the Kumeyaay people into northern (Ipai) and southern (Tipai) dialect groups, while often identifying the Desert Kumeyaay of the eastern county, portions of northeastern Baja California, and the majority of the western portion of Imperial County as Kamia (Santee 2025). Prior to European contact, the boundary between the Kumeyaay groups was not rigid and the distinction between them likely existed as a gradient rather than a clear division of cultural and political units. These groups shared closely related Yuman languages, as well as customs, beliefs, and material culture. For the purposes of the Subarea Plan, the Tipai group will be the focus as the Plan Area is located in the southern portion of the Kumeyaay territory (Santee 2025).

The Tipai occupied the Pacific coast from La Jolla south to Ensenada and Todos Santos Bay in Baja California, Mexico. Tipai originally settled in the southern portion of the Kumeyaay territory. The Northern Kumeyaay (Ipai) occupied the area north of La Jolla to Agua Hedionda Lagoon (Santee 2020). Kumeyaay territory extended inland throughout the Cuyamaca and Laguna mountains into the Yuha and Anza-Borrego Deserts of the County of Imperial. The region includes tremendous environmental variation and resource zones. Neighboring groups included the Luiseño and Cupeño to the northwest, the Cahuilla to the northeast, the Quechan to the east, and the Paipai to the south (Santee 2025).

Tipai territory was divided among bands that typically controlled 10 to 30 linear miles in a drainage system and up to the drainage boundaries. Within each band's territory, a primary village and a number of secondary homesteads were located along tributary creeks. Each band was composed of 5 to 15 kinship groups (sibs or shiimul), some of which were divided among more than one band. Approximately 50 to 75 named kinship groups were located throughout the entire Kumeyaay territory (Santee 2025).

Tipai winter villages were located in sheltered valleys near reliable sources of water with the entire band present. Many Tipai camped in coastal valleys at certain times of the year and gathered coastal resources. Fish were taken with hooks, nets and bows, often from tule boats. Shellfish were gathered from the sandy beaches (e.g., Chione and Donax) and rocky shores (e.g., mussels and abalone) (Santee 2025). Common game birds included doves and quail; migratory birds included geese. A primary

source of protein came from rabbits, woodrats, and other small game living along the mesas and foothills.

The Kumeyaay practiced plant husbandry, which included clearing lands for planting seeds of greens, shrubs, and specific trees; sowing grass seed on burned fields; and transplanting various crops near village sites (Santee 2025). Tipai baskets were high quality and of the same weave and forms found elsewhere in Southern California; carrying nets and sacks were also made and used. Pottery was manufactured regularly in the form of water jars, cooking and storage pots, and cremation urns. The Tipai made and traded curved clay pipes, stone pipes, and medicine sucking tubes. Religious mythologies shared by the Tipai and other Kumeyaay groups include abstract spiritual concepts and a higher creator-god. Kuuchama, or Tecate Peak, was the most sacred landmark (Santee 2020). Ceremonies among the Kumeyaay are similar to those of other Southern California native peoples including puberty rites, marriage, naming, cremation of the dead, and the annual mourning ceremony (keruk) for all those of the sib who died the previous year (Santee 2020).

### **3.2.4.3 Historic Setting**

The post-contact history of California is divided into three periods: the Spanish period (1769– 1822), the Mexican period (1822–1848), and the American period (1848–present) (Santee 2025). These historic periods are described below.

#### **Spanish Period (1769–1822)**

The first European expedition to observe present day Southern California was undertaken in 1542 by Juan Rodrigues Cabrillo (Santee 2025). The Spanish landed in Point Loma, approximately 20 miles west of the Plan Area. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta (upper) California coast and made limited inland expeditions, but they did not establish permanent settlements. In 1769, the Spanish established the first European settlement in the region at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. The mission and its associated presidio were built initially near the Kumeyaay village of Cosoy, near the present site of Old Town San Diego (Santee 2025). However, the water supply at this location was low and the soil was not very fertile. Thus, the mission was moved in 1774 to its present location, near the Kumeyaay village of Nipaguay. The missions were responsible for administering to the local tribes and converting the population.

#### **Mexican Period (1822–1848)**

The Mexican period commenced when news of the success of the Mexican Revolution (1810–1821) against the Spanish crown reached California in 1822 (Santee 2025). This period was an era of extensive interior land grant development and exploration by American fur trappers west of the Sierra Nevada Mountains. The California missions declined in power and were ultimately secularized in 1834. By 1835, the presidio and Mission San Diego de Alcalá had been abandoned and lay in ruins. The hallmark of the Mexican period was large ranchos deeded to prominent Mexican citizens, frequently soldiers, by the governor. The Mexican government recognized the newly established Pueblo of San Diego in 1834. Rancho El Cajon was a 48,800-acre property located in the present-day Cities of El Cajon, Bostonia, Santee, Lakeside, Flinn Springs, and the eastern part of La Mesa and the County

(Santee 2025). The Santee Plan Area was property of the Rancho El Cajon. At this time, the ranch was used for ranching and cattle grazing and later houses and corrals were built on the ranch with large crop fields.

## American Period (1848–Present)

The American period in San Diego County began as early as 1846 when the U.S. military occupied San Diego and effectively ended *Californio* resistance in 1847 (Santee 2025). After the United States took control of San Diego in 1846, the political and economic situation stabilized, and population increased. The discovery of gold in Northern California in 1848 led to the California Gold Rush, which resulted in a massive population increase. By 1853, the population of California exceeded 300,000 (Santee 2025).

## City of Santee History

In 1877, George A. Cowles, an early resident of San Diego County, purchased 4,000 acres of land to develop vineyards in what is now modern-day City of Santee (Santee 2020). Ranching activities took place during the late nineteenth and early twentieth centuries, with large tracts of land managed by a small number of wealthy families. By 1891, a post office and the first school were constructed in the developing town known as Cowleston. In 1893, 6 years after Cowles' death, his wife remarried and renamed the town after her new husband, Milton Santee. The Edgemoor Farm Dairy Barn was built in 1913 and still stands today (Santee 2025). The farm was purchased by Walter Hamlin Dupee and was developed into a national award-winning dairy farm, polo pony ranch, and early tourist attraction. Santee continued to develop as the federal government purchased land to use for World War II military training and as development firms purchased large tracts of land to build housing. By 1950, the city had 2,000 residents, which continued to expand over the following 20 years, to 25,750. Due to the exponential growth, a group of volunteers established a local land use and planning advisory board in 1968. Out of this effort, the City was incorporated officially in 1980 (Santee 2025).

## Existing Resources

Cultural resources typically encompass a wide range of prehistoric and historic elements that hold significance to the citizens of Santee and the surrounding region. These may include archaeological sites, buildings, structures, features (such as trees or landscaping), places, or objects with historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional value.

Examples of prehistoric sites could include habitation debris, temporary camps, lithic and ceramic scatters, quarries, and trails. Historic archaeological sites generally consist of trash dumps or scatters and may also include remains of structures. Historic structures can include houses, apartment buildings, commercial buildings, bridges, towers, and other standing structures. While historic structures can potentially be found anywhere in the City, there is a higher likelihood of finding them in the older neighborhoods of Santee. Generally, structures that are 50 years or older are considered to have the potential to be historic resources based on guidelines from the National Register of Historic Places (NRHP). For a structure to be considered a historic resource, it must have retained its original integrity and context.

Undeveloped sites also have the potential to contain unknown archaeological resources, as the likelihood of encountering such resources is higher on sites that have been minimally excavated in the

past, such as undeveloped parcels, vacant lots, and lots with undeveloped areas. Previously excavated areas are typically considered to have a lower potential for archaeological resources, as the soil containing these resources may have been removed or previously disturbed. However, there is still a possibility of buried archaeological resources even in previously excavated areas.

Three specific subareas of the City have been identified as having a higher potential for archaeological deposits (Santee 2003a). Along the San Diego River corridor, these areas have a moderate potential for buried significant and register eligible archaeological deposits due to periodic floods that have resulted in buried deposits within alluvial deposits. The corridor is known to contain villages, several temporary camps, lithic scatters, and bedrock milling features. Similarly, the northern portion of Sycamore Canyon also contains village/temporary camps with midden soil, rock art, rock features, and artifact scatters. Lastly, the third location with higher archaeological potential is North Magnolia Avenue, which mostly consists of undeveloped land bounded by Fanita Ranch on the west and north, the City limits on the east, and residential development on the south (Santee 2003a).

In total, 444 cultural resources were identified within the Plan Area and a 1-mile radius of the Plan Area. Of these 444 cultural resources, 58 are located in the Quino Checkerspot Butterfly Offsite Conservation Area, 144 are located within the Plan Area including 47 in the Hardline Development Project, and the remaining 242 cultural resources are located outside the Subarea Plan in the one-mile record search buffer. Cultural resource investigations have not been conducted for the Hermes Offsite Conservation Area, and the presence of cultural resources is not known.

### **Tribal Cultural Resources**

Tribal Cultural Resources (TCRs) are defined as sites, features, places, burials, cultural landscapes, or sacred places or objects that hold significance to Native American tribes. These resources may be located on or eligible for inclusion in the California Register of Historical Resources (CRHR) or a local register or may be chosen by a lead agency at its discretion to be treated as a TCR, as per the California Public Resource Code, Section 21027[a][1][a]–[B]. TCRs have been identified on properties within the boundaries of Santee.

## **3.2.5 Energy Resources**

### **3.2.5.1 Electricity**

Driven by population growth, the demand for electricity in California is on the rise. However, at the same time, there is a growing mandate to reduce greenhouse gas (GHG) emissions. In 2017, the majority of California's electricity mix was generated from natural gas (33.7 percent), coal (4.13 percent), large hydroelectric (14.7 percent), nuclear (9.08 percent), and renewable sources (29.0 percent). Additionally, in 2017, California produced approximately 70 percent of the electricity it consumed, with the remainder being imported from the Pacific Northwest (about 14 percent) and the Southwest (about 16 percent).

Natural gas remains the primary source for electricity generation in California, accounting for 34 percent of the total system power. According to the U.S. Department of Energy's *Energy Information Administration Annual Electric Power Industry Report*, Californians spent nearly \$41 billion on

electricity in 2017 (Santee 2025, [Appendix F, Energy Analysis Report]). Table 3-5 shows the total electricity consumed in the county for 2021.

**Table 3-5. Annual Electricity Consumption in San Diego County (2021)**

Type of Consumer	Millions of Kilowatt-Hours <sup>a</sup>
Residential	7,480
Non-Residential	12,285
<b>Total:</b>	<b>19,765</b>

Source: California Energy Commission, Energy Consumption Data Management System (2021).

<sup>a</sup> A kilowatt-hour is a unit of power equal to 1,000 watts of electricity consumed in 1 hour.

Electricity services in the City are provided by San Diego Gas and Electric (SDG&E). The City is supplied with electricity from the Santee Substation and the Carlton Hills Substation. The distribution lines in the City are a combination of above-ground and underground lines. SDG&E sets aside capital funds annually to convert overhead electric distribution lines in accordance with Rule 20A established by the California Public Utilities Commission. The City also has the authority to designate major streets for the undergrounding of overhead lines. As per the requirements of Rule 20A, all new commercial, industrial, and residential developments are obligated to have underground service. Presently, SDG&E has sufficient capacity to meet the demand for electrical service in the City, and there are no reported deficiencies in the existing distribution system.

### 3.2.5.2 Natural Gas

In California, the biggest consumer of natural gas is electricity generation, utilizing roughly 50 percent of the state's total natural gas supply. The residential sector also plays a significant role, accounting for 38 percent of the overall natural gas consumption. Within the residential sector, the majority (88 percent) is used for space and water heating. Table 3-6 presents data on the total natural gas consumption in the county for the most recent year available (2021).

**Table 3-6. Annual Electricity Consumption in San Diego County**

Type of Consumer	Millions of Therms <sup>a</sup>
Residential	296
Non-Residential	227
<b>Total:</b>	<b>524</b>

Source: California Energy Commission, Energy Consumption Data Management System (2021).

<sup>a</sup> A therm is a unit of heat containing 100,000 British thermal units (Btu).

Natural gas services in the City are provided by San Diego Gas and Electric (SDG&E). SDG&E procures natural gas from a variety of sources. This includes natural gas obtained through the existing interstate pipeline system, which originates from the San Juan Basin (New Mexico), Permian Basin (West Texas), Rocky Mountains, Western Canada, as well as small amounts from California producers. The natural gas delivered to the City is received from Southern California Gas Company pipelines and enters SDG&E's transmission pipeline system at Rainbow, California. It is then transported through SDG&E's transmission system to the City via a 20-inch, 800 pounds per square inch (psi) pipeline, which feeds into a 36-inch, 800 psi pipeline, and ultimately into SDG&E's high-pressure distribution system within

the City. Once in the high-pressure distribution system, the natural gas is distributed through SDG&E's natural gas distribution system, which serves the majority of customers in the City.

### **3.2.5.3 Liquid Petroleum Gas**

Liquefied petroleum gas (LPG), commonly known as propane, is a mixture of gaseous hydrocarbons, primarily propane and butane, that can be liquefied under moderate pressure. LPG is widely utilized as a versatile fuel for various applications, such as space and water heating in rural residences, fuel for barbecues and recreational vehicles, and as a transportation fuel. It is typically produced as a by-product of petroleum refining and natural gas production.

In California, LPG is generally not regulated, with regulations primarily focusing on storage and safety concerns. As a result, the state does not collect data on LPG sales or usage. Statistics on LPG consumption are sourced from the U.S. Department of Energy, Energy Information Administration, Office of Coal, Nuclear, Electric, and Alternate Fuels. However, data on LPG usage for rural residences, space and water heating, or barbecues are not available and therefore not included in this section.

### **3.2.5.4 Fossil Fuels (Traditional Transportation Fuels)**

Petroleum oil, natural gas, and coal are fossil fuels that originate from ancient plants and animals formed over millions of years. These fuels are crucial in powering our modern lifestyles, economy, and transportation systems. However, their finite nature means that they will eventually be depleted as they are consumed.

In addition to their limited availability, fossil fuels also have detrimental environmental impacts. The combustion of fossil fuels releases emissions that contribute to global climate change, acid rain, ozone depletion, and air pollution. This underscores the urgent need to explore alternative transportation fuels that can improve sustainability and reduce the adverse effects of fossil fuel consumption.

In California, approximately 16.9 billion gallons of gasoline and nearly 6 billion gallons of diesel were consumed in 2018, amounting to approximately 2,900 billion million British thermal units (MMBtu) of energy (CEC 2018). These statistics emphasize the scale of fossil fuel usage and the need to adopt alternative fuels for a more sustainable future.

### **3.2.5.5 Alternatives to Traditional Transportation Fuels**

As the search for more sustainable transportation options continues, newer alternatives to traditional fuels are being developed and introduced to the consumer market. In the United States, various alternative fuels are already in use, such as compressed natural gas, electric, ethanol (85 percent), hydrogen, liquefied natural gas, and liquid petroleum gas (propane). To gather information on the adoption and usage of these alternative fuels, the Energy Information Administration, an independent statistical and analytical agency operating under the U.S. Department of Energy, conducts annual surveys. These surveys cover a wide range of user groups, including federal and state governments, alternative fuel providers, and transit companies, to collect data on the number of alternative fuel vehicles supplied and used, as well as the amount of alternative transportation fuel consumed.

An estimated 431,545 alternative fuel vehicles were in use in the United States in 2016, with 45,208 in use in California (Table 3-7). The estimated consumption of alternative fuels (in thousand gasoline-equivalent gallons) in California during 2016 is shown in Table 3-8.

**Table 3-7. Alternative Fuel Vehicles In Use by Fuel Type (2016)**

Fuel Type	United States	California
Compressed Natural Gas	25,539	8,164
Electric	10,180	3,761
Ethanol, 85 Percent	388,432	31,862
Hydrogen	49	46
Liquefied Natural Gas	379	324
Liquefied Petroleum Gas	6,966	1,051
<b>Total:</b>	<b>431,545</b>	<b>45,208</b>

Source: Santee 2025: Appendix F.

**Table 3-8. Estimated Consumption of Alternative Fuels in California by Fuel Type (2016)  
(thousand gasoline-equivalent gallons)**

CNG	Electric	E85	Hydrogen	LNG	LPG	Total
71,990	231	1,528	121	3,422	1,341	78,633

Source: Santee 2025: Appendix F.

CNG = compressed natural gas; E85 = Ethanol, 85 percent; LNG = liquefied natural gas; LPG = liquefied petroleum gas.

## 3.2.6 Geology, Soils, and Paleontological Resources

### 3.2.6.1 Regional Geology

San Diego is located within the western (coastal) portion of the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges encompass an area that roughly extends from the Transverse Ranges and the Los Angeles Basin, south to the Mexican border, and approximately another 800 miles to the tip of Baja California. The geomorphic province varies in width from approximately 30 to 100 miles, most of which is characterized by northwest-trending mountain ranges separated by subparallel fault zones. In general, the Peninsular Ranges are underlain by Jurassic-age metavolcanic and metasedimentary rocks and by Cretaceous-age igneous rocks of the southern California batholith. Geologic cover over the basement rocks in the westernmost portion of the province in San Diego County generally consists of Upper Cretaceous-, Tertiary-, and Quaternary-age sedimentary rocks.

The City lies near the junction of a relatively narrow coastal plain and the Peninsular Mountain Ranges of southwestern California and Baja California. The coastal plain is made up of a series of marine terraces, which are deeply incised by canyons and tributaries, including the channel of the San Diego River, which bisects the City. Much of the City is located within the San Diego River Valley; however, the northern part of the City is located on the highest of these old marine terraces. In the southeastern part of the City, the marine terrace and valley province ends abruptly in the foothills of the Peninsular Ranges (Santee 2003a).

### 3.2.6.2 Soils and Geologic Formations

Soils vary across the Plan Area. Soil differences arise from a variety of factors, including physical and mineral composition of soil parent material, relief or slope of the land, climate, biological activity, and length of time the forces of formation have acted on the soil material (USDA 1973). As background information, a generalized map of the soils for undeveloped portions of the Plan Area is included as Figure 3-5: Soils, in which the information from the soil survey for San Diego County (USDA 1973) is aggregated into 20 soil associations. More detailed soil types are listed in Table 3-9. Soil type and texture are often a factor in determining the distribution of the Covered Species. For instance, vernal pool obligate species (San Diego button-celery, San Diego mesa mint, Riverside fairy shrimp, San Diego fairy shrimp) are more likely to occur on soils with restrictive soil layer of either clay or a cemented hardpan. Other covered plant species including San Diego thornmint and variegated dudleya are associated with clay soils, and willowy monardella is dependent on alluvial soils.

The geologic stratigraphy of Santee consists of several surface soil types and three geologic formations. The surficial soil deposits consist of undocumented fill, previously placed fill, topsoil, colluvium, alluvium/debris flows, landslide deposits, and terrace deposits. Geologic formations include the Stadium Conglomerate and Friars Formation, and granitic rock associated with the Peninsular Ranges (Santee 2003a).

- **Undocumented Fill**—In undeveloped and developed areas of the City, fill soils presumed to be undocumented have been mapped in numerous geotechnical reports. An example of a larger undocumented fill deposit is located in an undeveloped area north of the northern terminus of Strathmore Drive. These types of deposits typically contain a wide range of soil types including silt, sand, clay, and rock derived from the local geologic formations. Undocumented fills typically are poorly compacted and often are underlain by potentially compressible topsoil or alluvium. Consequently, where these deposits are located in areas of proposed development, they require special evaluation and recommendations.
- **Previously Placed Fill**—The majority of the central and southern portions of the City are developed. The fill materials placed during development of these areas generally consist of silt and clayey sands and sandy clays with gravel and cobble mixtures. Prior to grading or constructing additional improvements in previously graded areas, specific geotechnical evaluations or update reports should be performed to address the potential impacts to existing or proposed improvements.
- **Topsoil**—In the undeveloped areas, topsoils blanket the majority of the formational units and range in thickness from approximately 1 to 3 feet. The topsoils are generally characterized as silt/clayey, fine to medium sands and sandy clays. Topsoil deposits typically are considered compressible in their natural state and ordinarily require remedial grading in areas planned to receive structural fill and/or settlement-sensitive structures. The clayey topsoils characteristically have a medium to high expansion potential, and when present at the ground surface, commonly require specialized foundations to mitigate their effects.



**Table 3-9. Soil Types within Undeveloped Areas of Santee MSCP Subarea Plan Area**

Soil Association	Soil Type Label	Soil Type Description	Total Plan Area (Acres)
Acid igneous rock land	AcG	Acid igneous rock land	17.8
Bosanko	BsC	Bosanko clay, 2 to 9 percent slopes	33.6
Cieneba <sup>a</sup>	CmE2	Cieneba rocky coarse sandy loam, 9 to 30 percent slopes, eroded	197.5
Cieneba	CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	400.6
Cieneba-Fallbrook	CnE2	Cieneba-Fallbrook rocky sandy loams, 9 to 30 percent slopes, eroded	20.9
Cieneba-Fallbrook <sup>a</sup>	CnG2	Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded	230.6
Diablo	DaC	Diablo clay, 2 to 9 percent slopes	12.0
Diablo	DaD	Diablo clay, 9 to 15 percent slopes	7.9
Diablo	DaE	Diablo clay, 15 to 30 percent slopes	79.6
Diablo-Olivenhain	DoE	Diablo-Olivenhain complex, 9 to 30 percent slopes	190.7
Fallbrook <sup>a</sup>	FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	121.5
Fallbrook-Vista	FvD	Fallbrook-Vista sandy loams, 9 to 15 percent slopes	0.8
Friant	FxE	Friant rocky fine sandy loam, 9 to 30 percent slopes	5.3
Friant	FxG	Friant rocky fine sandy loam, 30 to 70 percent slopes	0.5
Grangeville	GoA	Grangeville fine sandy loam, 0 to 2 percent slopes	80.2
Greenfield	GrC	Greenfield sandy loam, 5 to 9 percent slopes	11.8
Las Flores	LeC	Las Flores loamy fine sand, 2 to 9 percent slopes	5.2
Las Posas	LrE	Las Posas stony fine sandy loam, 9 to 30 percent slopes	40.2
Las Posas	LrG	Las Posas stony fine sandy loam, 30 to 65 percent slopes	313.6
Linne	LsE	Linne clay loam, 9 to 30 percent slopes	51.9

**Table 3-9. Soil Types within Undeveloped Areas of Santee MSCP Subarea Plan Area (cont.)**

Soil Association	Soil Type Label	Soil Type Description	Total Plan Area (Acres)
Placentia	PfC	Placentia sandy loam, thick surface, 2 to 9 percent slopes	26.3
Ramona	RaB	Ramona sandy loam, 2 to 5 percent slopes	14.2
Ramona	RaC	Ramona sandy loam, 5 to 9 percent slopes	22.9
Redding	RdC	Redding gravelly loam, 2 to 9 percent slopes	220.6
Redding	ReE	Redding cobbly loam, 9 to 30 percent slopes	87.7
Redding <sup>a</sup>	RfF	Redding cobbly loam, dissected, 15 to 50 percent slopes	1,904.4
Redding	RhC	Redding-Urban land complex, 2 to 9 percent slopes	7.5
Redding	RhE	Redding-Urban land complex, 9 to 30 percent slopes	6.0
Riverwash	Rm	Riverwash	195.6
Salinas	SbA	Salinas clay loam, 0 to 2 percent slopes	48.1
Salinas	ScA	Salinas clay, 0 to 2 percent slopes	15.1
Stony Land <sup>a</sup>	SvE	Stony land	51.9
Terrace Escarpments	TeF	Terrace escarpments	41.8
Tujunga	TuB	Tujunga sand, 0 to 5 percent slopes	79.8
Visalia	VaA	Visalia sandy loam, 0 to 2 percent slopes	44.9
Visalia	VaD	Visalia sandy loam, 9 to 15 percent slopes	12.3
Visalia	VbB	Visalia gravelly sandy loam, 2 to 5 percent slopes	20.6
Vista	VsD	Vista coarse sandy loam, 9 to 15 percent slopes	5.3
Vista	VsE	Vista coarse sandy loam, 15 to 30 percent slopes	72.0
Vista	VsG	Vista coarse sandy loam, 30 to 65 percent slopes	150.5
Water	W	Water	42.5
Wyman	WmC	Wyman loam, 5 to 9 percent slopes	89.7
Developed	-	Developed	5,499.3
<b>Santee MSCP Subarea Plan Area Total:</b>			<b>10,482.4</b>

Source: USDA 1973.

<sup>a</sup> Soils present within the Offsite Conservation Areas.

- **Colluvium**—Colluvial soils are deep deposits of soils that have accumulated near the base of slopes through erosion of upslope materials and soil-creep processes. Colluvial deposits are encountered in the gentle, low-lying, slope areas near alluvial drainages primarily overlying the Friars Formation; however, they also occur in areas underlain by Stadium Conglomerate and granitic rocks. These deposits generally possess medium to high expansion potential, are poorly consolidated, and often require remedial grading in areas of planned development.
- **Alluvium/Debris Flows**—These deposits consist of relatively loose/soft, silt/clayey sands and sandy clays, with varying amounts of gravel and cobble derived from the bedrock units. Alluvial deposits typically occur in the drainage areas, such as the San Diego River channel, the valley bottoms, and lower portions of the valley slopes. The San Diego River alluvium is relatively deep and, in the near surface, typically consists of clean, medium-grained sands that are locally mined as a source of concrete sand. It appears that many of the debris flow deposits originated from higher elevations of the northern portion of the City along steep slopes within the Stadium Conglomerate and followed pre-existing alluvial channels. Alluvial and debris flow deposits are often poorly consolidated and compressible and typically require remedial grading or special design considerations. Where development is planned in main drainage channels, such as the San Diego River floodplain, soil improvement techniques and structural reinforcement to remediate the effects of potential liquefaction may be necessary.
- **Landslide Deposits**—Numerous ancient landslides and several possible landslide features exist within the City. Nearly all of the landslides encountered at the northern, undeveloped portion of the City occur along relatively gentle slopes within the Friars Formation and below an elevation of approximately 590 feet above mean sea level (msl). On the southern portion of the City, landslides occur approximately between elevations of 400 to 600 feet above msl. Landslide areas are characterized by bulging, hummock topography, as well as deflected drainages. Some landslide areas express a more subdued topography suggestive of older landslide deposits. In general, new developments should be planned to avoid or mitigate ancient landslide deposits. Some landslides will require complete removal, while other landslides will only require partial removals to compact the compressible portions of the deposits.
- **Terrace Deposits/Older Alluvium**—Terrace deposits/older alluvium are found within a limited area between the alluvial deposits and either the Friars Formation or granitic rock. These deposits are relatively limited in extent and consist of locally cemented gravelly sands and/or clayey gravel/cobble conglomerate.
- **Stadium Conglomerate**—The Stadium Conglomerate occurs throughout the southwestern and northern parts of the City underlying the previously discussed high terrace and overlying both the granitic rocks and the Friars Formation. This deposit generally consists of dense, sandy to clayey, gravel and cobble conglomerate with interbedded silt sands. Landslides occurring entirely within the Stadium Conglomerate are uncommon; however, this unit is often involved in sliding where it overlies the Friars Formation. Debris flows or mudflows are relatively common and are discussed in more detail under Geologic Hazards. The Stadium Conglomerate forms characteristic resistant dissected ridges within the upper elevations of the City. Localized, steeply eroded scars occur within this formation where debris flows originated at the head of tributary canyons. Moderately heavy to heavy excavation effort should be anticipated during grading within the

Stadium Conglomerate due to randomly occurring highly cemented zones. Cut or fill slopes composed of the Stadium Conglomerate generally possess good slope stability.

- Friars Formation**—Friars Formation deposits are found overlying the granitic rocks in the southern and north-central parts of the City. This formation is exposed between Cuyamaca Street and the eastern foot of Cowles Mountain in the southwestern portion of the City, and throughout the northern part of the City, with the exception of the northeastern area of the Fanita Ranch.

Numerous large, ancient landslides occur within the Friars Formation. Soils derived from the Friars Formation typically possess a medium to high expansion potential and low shear strength. Where exposed in cut slopes, these soils can be prone to surficial instability and often require stabilization measures. Bedding-plane shears are relatively common within the Friars Formation and are significant in that they represent inherent planes of weakness within the formation. During development, where the shears are anticipated to "daylight" in cut slopes, stabilization measures such as drained stability fills or buttresses are necessary.

- Granitic Rock**—The high marine terrace, which forms the surface of the northern parts of the City above Carlton Hills, is underlain by Friars Formation and Stadium Conglomerate. Both formations overlie granite rocks. The less weathered, more resistant rock has been utilized in the past as quarry stone and can be observed as large, rounded boulders on the hills east of Gillespie Field, near Carlton Oaks Golf Course, on Cowles Mountain and in the eastern part of the City.

### 3.2.6.3 Geologic Hazards

#### Faulting and Seismicity

There are no active or potentially active faults within or adjacent to the city. The Rose Canyon Fault Zone, located approximately 10 miles west of the city, is the closest known active fault; however, the city, like all other areas in California, is subject to periodic seismic shaking due to the earthquakes along remote or regional active faults. The seismic risk within the city is not considered significantly greater than that of the surrounding municipalities and the San Diego County area in general (Santee 2003a). Table 3-10 lists all known active faults within a 50-mile radius of the city and their associated maximum earthquake moment magnitude.

**Table 3-10. Faults in the Vicinity of the City**

Fault Name	Maximum Distance from City (Miles)	Maximum Earthquake Moment Magnitude (Mw)
Rose Canyon	10	6.9
Newport-Inglewood	15	7.5
Elsinore	26	7.9
Coronado Bank	28	7.4
Palos Verdes Connected	28	7.7
Earthquake Valley	31	6.8
San Jacinto	47	7.9

Source: Santee 2025: Appendix G1.

## Liquefaction

Liquefaction typically occurs within areas with seismic activity where on-site soils are cohesionless, groundwater is encountered within 50 feet of the surface, and soil relative density is less than approximately 70 percent. The potential for liquefaction during a strong earthquake is limited to those soils which are in a relatively loose, unconsolidated condition and located below the water table. Within the City, the soil deposits that may be susceptible to liquefaction are the alluvial soils found in the San Diego River and its deeper tributary channels.

## Landslides and Debris Flow Deposits

Areas having the potential for earthquake-induced landslides generally occur within areas of previous landslide movement, or where local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacement. Debris flows are caused by high rainfall, steep slopes, loss of vegetation cover, and thick overburden. The primary difference between ancient landslides and debris flows is that, by definition, debris flows do not possess a basal slip surface. Therefore, debris flows are less likely to become reactivated by grading than ancient landslides (Santee 2003a).

Landslides, or landslide prone material, exist predominantly in the northern portion of the City, generally below the 600-foot elevation. Some of this area has been previously altered to remediate the potential effects of slope instability. Compressible and expansive soils (primarily in Friars Formation slopes) and shallow groundwater are in the Sycamore Canyon Creek drainage (Santee 2025).

## Groundwater and Seepage

Groundwater and seepage conditions are significant factors in assessing engineering and geologic hazards. Groundwater is typically found in the deep alluvial drainage areas, such as the San Diego River channel, but may also be found in shallower drainages as a result of storm water infiltration. Seepage is typically the result of a ground water table or perched water, either seasonal or permanent, being exposed at the ground surface. Groundwater and seepage are major contributing factors to landslides in San Diego County, especially in the reactivation of old landslides.

Perched groundwater or seepage has been encountered during previous investigations in the City within alluvial drainages and hillside areas. The groundwater/seepage in drainage courses is presumed to be associated with surface runoff of rainwater along the natural watershed (Santee 2003a).

### 3.2.6.4 Paleontological Resources

Paleontological resources are the remains of indications of ancient non-human organisms. They are scarce non-renewable natural resources. Fossil remains such as bones, teeth, shells, and leaves are found in geologic deposits (rock formations) where they were originally buried. As a result, the potential for fossils in each area can be predicted based on known relationships between geologic formations and fossil occurrences.

The Eocene-Age Stadium Conglomerate and Friars Formation underlie the City. Friars Formation (Tf) deposits are found overlying the granitic rocks in the southern and north-central parts of the City, while the Stadium Conglomerate (Tst) occurs throughout the southwestern and northern parts of the City underlying the high terrace and overlying both the granitic rocks and the Friars Formation. According to the San Diego Natural History Museum's Paleontological Resources, and the County of San Diego, both the Friars Formation and the Stadium Conglomerate are considered to have a high paleontological resource potential (Deméré and Walsh 1993).

The geology and subsurface formations of Santee include Eocene-Age sediments of the Friars Formation and Stadium Conglomerate, which comprise the marine terraces of the coastal plain landform. These sediments are generally underlain by granitic rock, which comprises the primary subsurface formation of the Peninsular Range. The rock strata underlying the City were created as a result of the compaction of various rock sediments over thousands of years, thus its sedimentary designation. Alluvium and colluvium surficial deposits occur in the drainage bottoms and lower slopes within the Plan Area.

### 3.2.7 Greenhouse Gases

This section describes the existing conditions of the Plan Area in relation to GHG emissions.

#### 3.2.7.1 Global Climate Change

The process known as the *greenhouse effect* keeps the atmosphere near Earth's surface warm enough for the successful habitation of humans and other life forms. The greenhouse effect is created by sunlight that passes through the atmosphere. Some of the sunlight striking Earth is absorbed and converted to heat, which warms the surface. The surface emits a portion of this heat as infrared radiation, some of which is re-emitted back toward the surface by GHGs. Human activities that generate GHGs increase the amount of infrared radiation absorbed by the atmosphere, thus enhancing the greenhouse effect and amplifying the warming of Earth.

Increases in fossil fuel combustion and deforestation have exponentially increased concentrations of GHGs in the atmosphere since the Industrial Revolution (IPCC 2018). Rising atmospheric concentrations of GHGs in excess of natural levels result in increasing global surface temperatures, a phenomenon commonly referred to as *global warming*. Higher global surface temperatures, in turn, result in changes to Earth's climate system, including increased ocean temperature and acidity, reduced sea ice, variable precipitation, and increased frequency and intensity of extreme weather events (IPCC 2018). Large-scale changes to Earth's system are collectively referred to as *climate change*.

The Intergovernmental Panel on Climate Change (IPCC) was established by the World Meteorological Organization and United Nations Environment Program to assess scientific, technical, and socioeconomic information relevant to the understanding of climate change, its potential effects, and options for adaptation and mitigation. IPCC estimates that human-induced warming reached approximately 1 degree Celsius (°C) above pre-industrial levels in 2017, increasing at 0.2°C per decade. Under the current nationally determined contributions of mitigation from each country until 2030, global warming is expected to rise to 3°C by 2100 and continue increasing (IPCC 2018). Even small,

incremental increases in global temperatures could have substantial adverse effects on the natural and human environments worldwide and in California.

### 3.2.7.2 Potential Climate Change Effects

Climate change is a complex process that has the potential to alter local climatic patterns and meteorology. Although modeling indicates that climate change will result in sea level rise (both globally and regionally) as well as changes in climate and rainfall, among other effects, there remains uncertainty about characterizing precise local climate characteristics and predicting accurately how various ecological and social systems will react to any changes in the existing climate at the local level. Regardless of this uncertainty, it is widely understood that substantial climate change is expected to occur in the future, although the precise extent will take further research to define. Specifically, predicted adverse effects of global climate change worldwide and in California include the following:

- Rising average global sea levels primarily due to thermal expansion and the melting of glaciers, ice caps, and the Greenland and Antarctic ice sheets (IPCC 2018).
- Changing weather patterns, including changes to precipitation, ocean salinity, and wind patterns, and more energetic aspects of extreme weather including droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones (IPCC 2018).
- Increase in the number of days conducive to ozone formation (e.g., clear days with intense sun light) by 25 percent to 85 percent (depending on the future temperature scenario) by the end of the twenty-first century in high ozone areas, including Southern California (CNRA 2018).
- Increasing potential for erosion of California's coastlines and seawater intrusion into the Sacramento Delta and associated levee systems due to the rise in sea level (CNRA 2018).
- Exacerbated severity of drought conditions in California such that durations and intensities are amplified, increasing the risk of wildfires (CNRA 2018).
- Agriculture is experiencing lower crop yields due to extreme heat waves, heat stress, and increased water needs of crops and livestock (particularly during dry and warm years), and new and changing pest and disease threats (CNRA 2018).
- The impacts of climate change, such as increased heat-related events, droughts, and wildfires, pose direct and indirect risks to public health, as people will experience earlier death and worsening illnesses. Indirect impacts on public health include increased vector-borne diseases, stress and mental trauma due to extreme events and disasters, economic disruptions, and residential displacement (CNRA 2018).

### 3.2.7.3 Greenhouse Gases

The principal anthropogenic (human-made) GHGs listed by IPCC that contribute to global warming are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated compounds, including sulfur hexafluoride (SF<sub>6</sub>), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). Water vapor, the most abundant GHG, is not included in this list because its natural concentrations and fluctuations far outweigh its anthropogenic sources. California law and the State CEQA Guidelines contain a similar definition of GHGs (Health and Safety Code Section 38505(g); 14 CCR Section 15364.5).

The primary GHGs of concern associated with the Subarea Plan are CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Principal characteristics of these pollutants are described below.

- CO<sub>2</sub>—Carbon dioxide enters the atmosphere through fossil fuels (oil, natural gas, and coal) combustion, solid waste decomposition, plant and animal respiration, and chemical reactions (e.g., manufacture of cement). CO<sub>2</sub> is also removed from the atmosphere (or sequestered) when it is absorbed by plants as part of the biological carbon cycle.
- CH<sub>4</sub>—Methane is emitted during the production and transport of coal, natural gas, and oil. CH<sub>4</sub> emissions also result from livestock and other agricultural practices and from the decay of organic waste in municipal solid waste landfills.
- N<sub>2</sub>O—Nitrous oxide is emitted during agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.

Methods have been set forth to describe emissions of GHGs in terms of a single gas to simplify reporting and analysis. The most commonly accepted method to compare GHG emissions is the global warming potential (GWP) methodology defined in IPCC reference documents. IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of carbon dioxide equivalent (CO<sub>2</sub>E), which compares the gas in question to that of the same mass of CO<sub>2</sub>. The GWP values used in this report are based on the IPCC Fourth Assessment Report and United Nations Framework Convention on Climate Change reporting guidelines (UNFCCC 2023). The Fourth Assessment Report GWP values are consistent with those used in the California Air Resources Board's (CARB's) most recent GHG inventory (CARB 2020) and *California's 2017 Climate Change Scoping Plan* (2017 Scoping Plan) (CARB 2017a).

Table 3-11 lists the global warming potential of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O and their lifetimes in the atmosphere.

**Table 3-11. Global Warming Potential and Lifetimes of Greenhouse Gases**

Greenhouse Gas	Global Warming Potential	Lifetime (years) <sup>a</sup>
CO <sub>2</sub>	1	- <sup>b</sup>
CH <sub>4</sub>	25	9-15
N <sub>2</sub> O	298	121

Source: CARB 2020.

<sup>a</sup> Defined as the half-life of the gas.

<sup>b</sup> CARB has not identified a lifetime for CO<sub>2</sub>.

All GWPs used for CARB's GHG inventory and to assess attainment of California's 2020 and 2030 reduction targets are considered over a 100-year timeframe. However, CARB recognizes the importance of short-lived climate pollutants (SLCPs) and reducing these emissions to achieve the State's overall climate change goals. SLCPs have atmospheric lifetimes on the order of a few days to a few decades, and their relative climate-forcing impacts, when measured in terms of how they heat the atmosphere, can be tens, hundreds, or even thousands of times greater than that of CO<sub>2</sub> (CARB 2017b). Recognizing their short-term lifespan and warming impact, SLCPs are measured in terms of CO<sub>2</sub>E using a 20-year time period. The use of GWPs with a time horizon of 20 years better captures the importance of the SLCPs and gives a better perspective on the speed at which SLCP emission

controls will affect the atmosphere relative to CO<sub>2</sub> emission controls. The SLCP Reduction Strategy addresses the three primary SLCPs—CH<sub>4</sub>, HFC gases, and anthropogenic black carbon. CH<sub>4</sub> has a lifetime of 12 years and a 20-year GWP of 72. HFC gases, which would not be generated by the Subarea Plan, have lifetimes of 1.4 to 52 years and a 20-year GWP of 437 to 6,350. Anthropogenic black carbon has a lifetime of a few days to weeks and a 20-year GWP of 3,200 (CARB 2017b).

### 3.2.7.4 Greenhouse Gas Emission Sources and Trends

The Sustainable Santee Plan (Santee 2019) includes a GHG baseline inventory that identifies sources and levels of GHG emissions produced by residents and businesses within the community and municipal operations. The 2005 and 2013 inventories of baseline conditions address the following emission sectors: on-road transportation, residential energy, commercial energy, solid waste, water use, off-road sources, and wastewater treatment. Government-related GHG emissions (municipal emissions), which include energy use in government buildings and facilities, vehicle fleets and equipment, solid waste, streetlights, employee commutes, and water pumping, are a subset of the community-wide emissions inventory. Projected GHG emissions for these sectors are calculated for the years 2020, 2030, and 2035 under a business-as-usual (BAU) scenario. The BAU scenario assumes that historical data and trends are representative of future year consumption rates for energy, water, and waste. Assuming BAU, the same type of current emissions-generating practices that continue to occur in the City, GHG emissions are anticipated to increase by 7.6 percent in 2020 over 2013 levels, by 20.8 percent in 2030 over 2013 levels, and by 28 percent in 2035 over 2013 levels.

## 3.2.8 Hazards and Hazardous Materials

This section identifies known hazards and hazardous materials within the City and surrounding area.

### 3.2.8.1 Hazardous Materials

As per Title 22 of the California Code of Regulations (CCR), the term *hazardous substance* encompasses both hazardous materials and hazardous wastes, which are classified based on four properties: toxicity, ignitability, corrosiveness, and reactivity (22 CCR 66261.30). A *hazardous material* is defined as a substance or combination of substances that may cause or significantly contribute to serious, irreversible, or incapacitating illness, or pose a substantial presence or potential hazard to human health or the environment when not handled, stored, transported, disposed of, or managed properly.

*Hazardous wastes* are hazardous substances that are no longer useful, such as materials that have been discarded, discharged, spilled, contaminated, or stored until proper disposal is possible (22 CCR 66261.10). Soil that is excavated from a site containing hazardous materials is considered hazardous waste if it exceeds specific criteria outlined in CCR Title 22. Several agencies maintain lists of hazardous waste and substance sites in planning documents used by state and local agencies to comply with the requirements of the CEQA for providing information about the location of hazardous materials sites. While hazardous substances are regulated by multiple agencies, cleanup requirements for hazardous wastes are determined on a case-by-case basis depending on the agency with lead jurisdiction over a particular project.

### **3.2.8.2 Hazardous Waste and Substances Sites (EnviroStor Database)**

The State of California Hazardous Waste and Substances Site List, also known as the Cortese List, is a planning document used by state and local agencies to comply with the requirements of CEQA. It provides information about the location of known hazardous materials sites. The California Department of Toxic Substances Control (DTSC) is responsible for compiling a portion of the information included in the Cortese List through its EnviroStor database, which lists sites pursuant to Section 25256 of the California Health and Safety Code. This includes hazardous substance release sites that have been selected for, and are subject to, a response action. EnviroStor must update the list of sites at least annually to reflect new information about previously listed sites or the addition of new sites that require a response action.

### **3.2.8.3 Underground Storage Tanks (GeoTracker Database)**

The GeoTracker database is a data management system used by the State Water Resources Control Board (State Water Board) (SWRCB 2023) to manage sites that impact groundwater, particularly those that require groundwater cleanup due to issues such as leaking underground storage tanks (LUSTs), Department of Defense sites, and Site Cleanup Program sites. It also includes permitted facilities such as operating underground storage tanks (USTs) and land disposal sites.

LUSTs are a notable source of petroleum impacts to groundwater and can pose potential threats to health and safety. The State Water Board records soil and/or groundwater contamination caused by LUSTs in its GeoTracker database to facilitate monitoring and management of these sites.

### **3.2.8.4 Database Search Results**

An environmental database record search was completed on April 14, 2023, using the EnviroStor and GeoTracker databases. A total of three GeoTracker cleanup sites were identified within the City boundaries, and no sites were identified for the Offsite Conservation Areas. No EnviroStor sites were identified in the vicinity of the City, including in the Offsite Conservation Areas.

Three GeoTracker cases listed as open include the following:

- Coulsby Mission Gorge (T10000020374) is located at 9185-9207 Mission Gorge Road and is listed as “Open Site Assessment” as of October 5, 2022.
- Village Run (T10000012851) is located at 9914 Buena Vista Avenue and listed as “Open Site Assessment” as of March 27, 2019.
- Discount Gun Mart Santee (T10000013228) is located at 8516 North Magnolia Avenue #201 and is listed as an “Open Site Assessment” for copper, lead, and other metal as of July 30, 2019.

### **3.2.8.5 Older Structures**

Hazardous materials are frequently present in building materials used in structures, including residential buildings, constructed before approximately 1978. Buildings that were built prior to 1978 may potentially contain hazardous building materials such as asbestos-containing materials (ACMs),

lead-containing surfaces (LCSs) including lead-based paint (LBP), as well as other toxic materials like mercury, polychlorinated biphenyls (PCBs), and freon.

### 3.2.8.6 Airport Hazards

MCAS Miramar, located at 6200 Miramar Way, is a military airfield situated to the west of the City. It is not open to public use and is reserved for military operations, providing facilities and services to various Marine Corps and Navy units. The airfield operates 24/7 with three runways, one helicopter landing deck, and six helipads, primarily oriented in a west-to-east direction. The Airport Influence Area of MCAS Miramar includes the City of Santee (SDCRAA 2011).

Gillespie Field, on the other hand, is a general aviation reliever located mainly in El Cajon with a small portion extending into the City of Santee. It is owned and operated by the County of San Diego, Public Works Department, and features three runways. The runway and flight patterns generally run in an east-to-west direction, with an estimated total of 294,250 operations projected by 2025. The majority of the operations involve single-engine piston aircraft, accounting for two-thirds of the total annual operations, while helicopters make up approximately 25 percent. The Airport Influence Area of Gillespie Field encompasses the southern portion of Santee (SDCRAA 2010).

### 3.2.8.7 Wildfire Hazards

The proximity of development to open space or wildland fuels poses a potential hazard for wildland fires in certain areas of the City, particularly those with steep hillsides and varied topography. To address this risk, the City has implemented a Very High Fire Hazard Severity Zone (VHFHSZ) Map for its Local Responsibility Area (LRA). Properties located within this zone, as well as other smaller areas, are susceptible to wildfires due to their proximity to open space and canyons that contain heavy fuel loads.

For additional information on wildfire, refer to Section 3.2.16, *Wildfire*, of this EIR.

## 3.2.9 Hydrology and Water Quality

The City is within the San Diego Hydrologic Unit (907) in the lower San Diego Hydrologic Area (907.10), and in the Santee Hydrologic Subarea (907.12). The San Diego Hydrologic Unit is a long, 440 square-mile triangular shaped area that extends from the El Capitan Reservoir to the Pacific Ocean. This watershed includes the Cleveland National Forest and Mission Trails Regional Park. It has the highest population of San Diego County's watersheds and includes portions of the cities of San Diego, El Cajon, La Mesa, Poway, Santee, and several unincorporated areas. The watershed is drained by the San Diego River and contains five water storage reservoirs: El Capitan, San Vicente, Cuyamaca, Jennings, and Murray. The lower San Diego Hydrologic Area occurs downstream of the El Capitan, San Vicente, and Cuyamaca Reservoirs and extends from the El Monte Valley through the City and into Mission Trails Regional Park and the City of San Diego (Santee 2003a).

There are three major drainage courses and three secondary drainage courses located within the San Diego Hydrologic Area and City of Santee boundaries (Figure 3-6: Hydrology and Drainages). The primary drainage courses include the San Diego River and its tributaries, Forester Creek, and Sycamore Creek. Woodglen Vista Creek, Fanita Creek, and Big Rock Creek are tributaries to the San Diego River and are the secondary drainage courses within the watershed and City boundary. Forester Creek drains the runoff from the north facing slopes of hills within the City of El Cajon. Sycamore Creek drains the runoff from Sycamore Canyon, Quail Creek Canyon through the Weston development, and from Carlton Hills, and the creeks running parallel to Fanita Drive and Big Rock Road drain the runoff from Cowles Mountain and Fanita Hills located within the City of El Cajon. All of these watersheds empty into the San Diego River, which flows westward into the Pacific Ocean. The Quino Offsite Conservation Area is within the Oak Canyon and Spring Canyon areas that flow into the San Diego River near the Old Mission Dam. The Hermes copper butterfly Offsite Conservation Area is near the Sweetwater River upstream of Loveland Reservoir.

### 3.2.9.1 Surface Water Quality

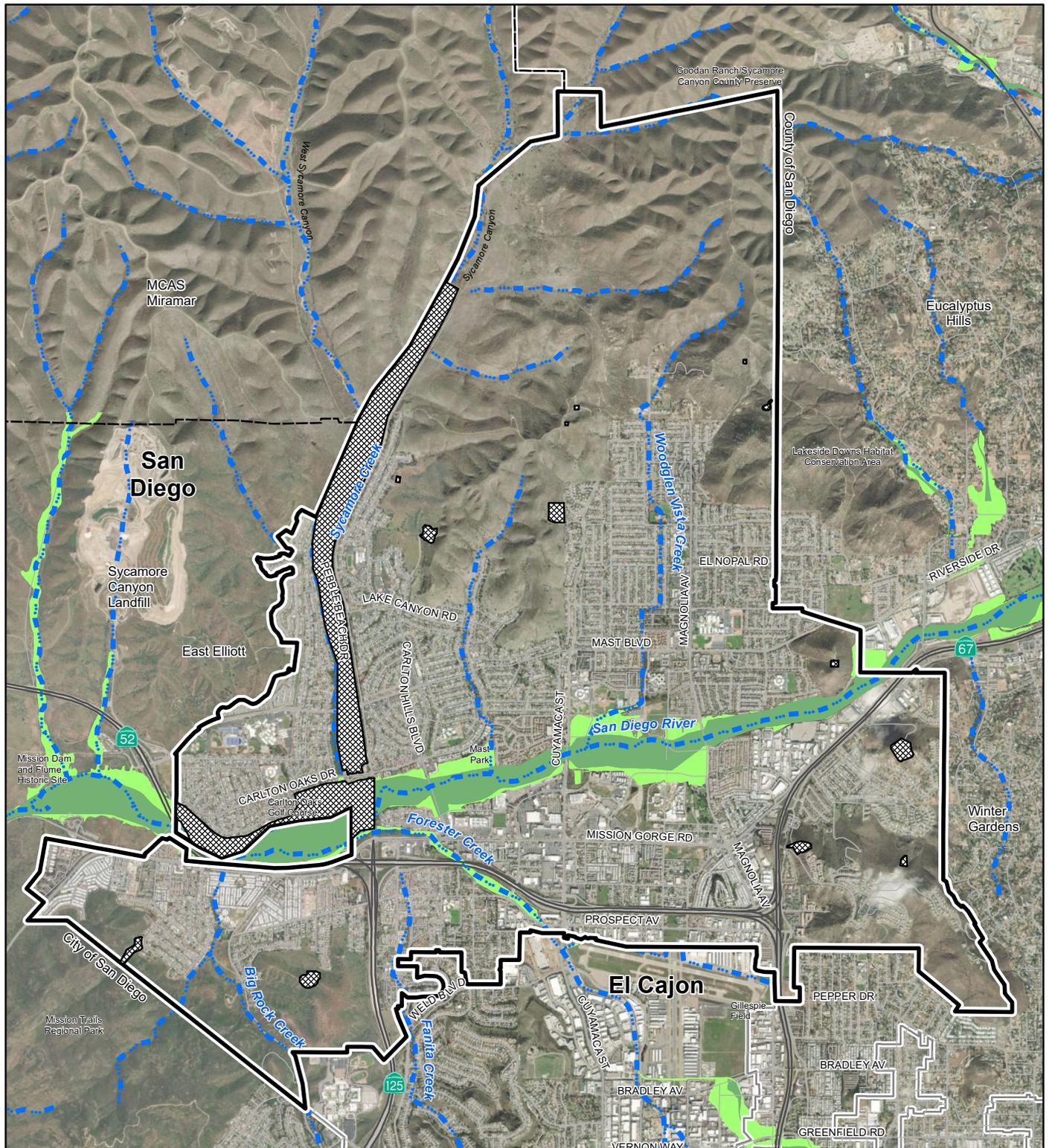
#### Surface Waters

*Runoff* is a term used to describe any water that runs off a defined area. Runoff can be the result of rain; in which case it is also sometimes referred to as *stormwater*. Runoff can also result from various other activities, such as irrigation, washing, leaks in pipes, and air conditioner condensation. The City regulates stormwater runoff into local receiving waters through local plans and programs, including the Jurisdictional Urban Runoff Management Plan, which addresses water quality goals to reduce or eliminate pollutants transported in stormwater and non-stormwater.

*Receiving waters* is a general term typically used to describe any waterbody, such as a creek, river, lake, bay, or ocean, which receives runoff. In the context of the Proposed Project, it refers to those waterbodies that would receive runoff from the Covered Activities and Conservation Strategy. Primary receiving waters for the Covered Activities and Conservation Strategy include the San Diego River, Sycamore Canyon Creek, Forrester Creek, and the Pacific Ocean. Section 303(d) of the federal Clean Water Act (CWA) defines water quality standards for the uses of surface waters (beneficial uses) as well as identifies impaired waterbodies.

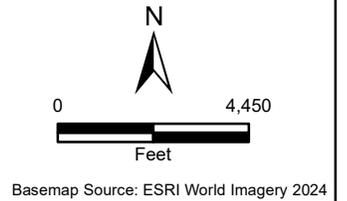
#### San Diego River

The City is within the San Diego Hydrologic Unit (907), in the lower San Diego Hydrologic Area (907.10), and in the Santee Hydrologic Subarea (907.12) of San Diego Basin Plan (Basin Plan). Runoff from the City drains to the San Diego River and ultimately the Pacific Ocean. The San Diego River's headwaters are in the Cuyamaca Mountains. The 52-mile river parallels Interstate 8 as the river flows through Mission Valley to the Pacific Ocean at Ocean Beach. The upper reaches of the river flow through undeveloped areas, while the land surrounding the lower reaches is highly urbanized. The San Diego River is identified as an inland surface water in the Basin Plan.



- Legend**
- Subarea Plan Area
  - Not a Part
  - 100-Year Floodway
  - 100-Year Floodplain
  - Drainages

Sources: Floodplain – FEMA 2017; Drainages - USGS NHD



Basemap Source: ESRI World Imagery 2024

**Figure 3-6**  
**Hydrology and Drainages**  
**Santee MSCP Subarea Plan EIR**

Beneficial uses of the San Diego River include agricultural supply, industrial services supply, contact water recreation, non-contact water recreation, preservation of biological habitats of special significance, warm freshwater habitat, wildlife habitat, and rare, threatened, or endangered species. In addition, the lower 16 miles of the San Diego River is listed as a CWA Section 303(d) impaired waterbody for benthic community effects, cadmium, indicator bacteria, nitrogen, dissolved oxygen, phosphorus, total dissolved solids, and toxicity. The City's 2022 to 2026 Capital Improvement Program identifies funding for the San Diego River Bacteria Reduction project, which will study and quantify various potential bacteria sources, such as onsite wastewater treatment systems (septic), sewer exfiltration, persons experiencing homelessness, recreational vehicles, and illicit discharges to reduce the risk of human illness through water contact, and comply with the State of California's Investigative Order issued by the San Diego Regional Water Quality Control Board (SDRWQCB) to study and reduce wet-weather fecal contamination loading. Following the research and investigation, subsequent implementation programs will be evaluated and implemented to lessen human-sourced bacteria inputs into the river. The City is additionally preparing and implementing a strategic plan to reduce pollutants in order to achieve compliance with the SDRWQCB adopted total maximum daily load (TMDL) and associated regulatory actions for bacteria in the San Diego River and its tributaries.

### **Sycamore Canyon Creek**

Sycamore Canyon Creek is identified as an inland surface water in the Water Quality Control Plan for the Basin Plan (SDRWQCB 2016). Beneficial uses of the creek include agricultural supply, industrial services supply, contact water recreation, non-contact water recreation, warm freshwater habitat, and wildlife habitat, and rare, threatened, or endangered species. Sycamore Canyon Creek is listed as a CWA 303(d) impaired waterbody for dissolved oxygen.

### **Forrester Creek**

Forrester Creek is a tributary of the San Diego River. The City has plans for a flood improvement project that will feature a natural, fully vegetated channel with a recreational bike path to achieve necessary flood control and public safety objectives (Santee 2003a). Beneficial uses include industrial services supply, contact water recreation, non-contact water recreation, warm freshwater habitat, and wildlife habitat. Forrester Creek is listed as a 303(d) impaired waterbody for salinity, total dissolved solids, nutrients, metals, and pathogens.

## **3.2.9.2 Groundwater Quality**

The San Diego River Valley Groundwater Basin (Basin No. 9-15) spans approximately 9,890 acres (15.4 square miles). The Basin Plan identifies beneficial uses for groundwater resources that include municipal and domestic supply, agricultural supply, and industrial service supply. Groundwater quality is low for this area as indicated by the total dissolved solids goal as tabulated for this area by the Basin Plan. The goal for the area is 1,200 milligrams per liter (mg/l) which is generally considered not suitable as a source for potable water (Santee 2003b). The two Offsite Conservation Areas do not occur in a mapped groundwater basin.

### 3.2.9.3 Flood Hazards and Drainage Facilities

#### Flood Hazards

The Federal Emergency Management Agency (FEMA) has conducted floodplain mapping for the City. The majority of the City has been mapped as “areas determined to be outside the 500-year floodplain;” however, the area along the San Diego River that flows roughly through the middle of the City is subject to flooding. Areas along the San Diego River are mapped as floodway, areas subject to a 1 percent annual change of flood hazard (100-year flood), and areas subject to a 0.2 percent annual chance of flood hazard (500-year flood).

#### Drainage Features

The City’s municipal separate storm sewer system consists of nearly 50 miles of storm drainpipes, 5 miles of open channel, which drain to 10 miles of creeks and rivers. Runoff within the City predominantly drains into the San Diego River via Forester Creek and Sycamore Creek. Although none of these waterways have been fully improved, portions of the San Diego River and Forester Creek have been partially improved through Capital Improvement Programs to mitigate potential flood hazards. In addition, new development is conditioned to construct master drainage facilities or pay development fees, as needed, to address drainage deficiencies.

#### Dam Inundation Areas

The geographic extent of Dam Failure flooding hazard is limited to properties within the inundation path of San Vicente Reservoir, El Capitan Reservoir, Lake Jennings and Blossom Valley Reservoir. Major road arterials and bridges within the inundation path include Mission Gorge Rd., Mast Blvd. and parts of SR-52 through Santee. The most significant damage to property would occur from a failure of San Vicente Reservoir and El Capitan Reservoir.

### 3.2.10 Land Use and Planning

This section discusses present and planned development in the City and surrounding area. The discussion describes current land use designations in the City, including Commercial, Office Professional, Industrial, and Public/Semi-Public Open Space. It also describes planned development, identified transportation corridors, and protected open space in the City. The Quino Offsite Conservation Area is within the City of San Diego East Elliot Community Planning Region and is zone-designated as Park, Recreation, and Open Space by the City of San Diego’s General Plan (San Diego 2015). The Hermes copper butterfly Offsite Conservation Area is within the County of San Diego Alpine Community Planning Area and has a land use designation of Semi-Rural Residential (SR-2) (County of San Diego 2011). The two Offsite Conservation Areas are outside of the City of Santee’s jurisdiction and Covered Activities in these two locations are limited to habitat restoration, management and monitoring. As such, the Offsite Conservation Areas are not discussed further in this section.

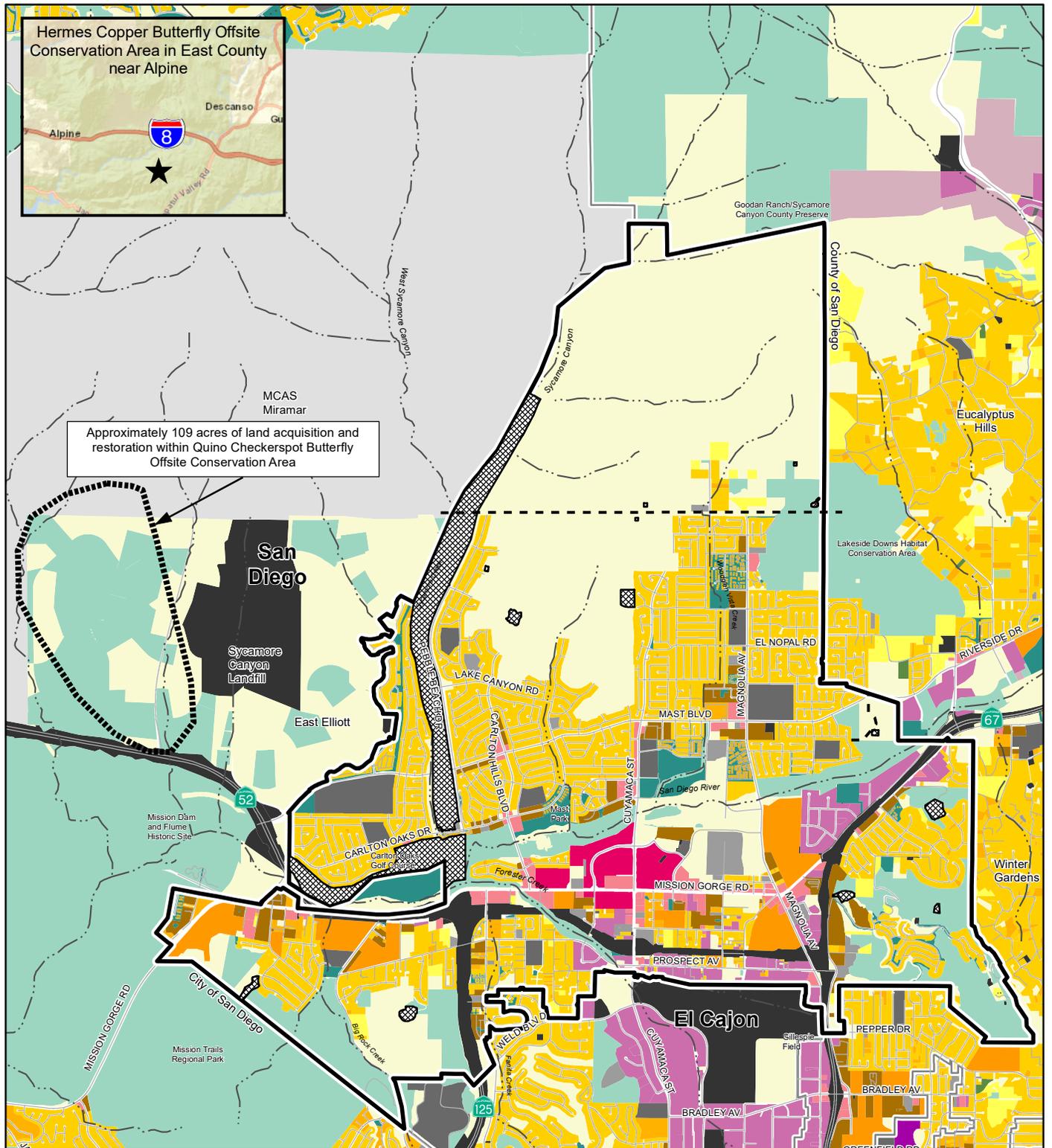
### 3.2.10.1 Existing Land Uses

The following discussion is based on mapping prepared by the San Diego Association of Governments (SANDAG) (SANDAG 2022), with updates to reflect recent development. Approximately 55 percent of the Plan Area is developed with residential, commercial, industrial, and transportation areas (Table 3-12 and Figure 3-7: Existing Land Use). As depicted in Figure 3-7, residential uses make up the majority of land uses. The remaining land uses in the City include Commercial/Office Professional, Industrial, Public, and Preserved/Open Space. Approximately 2,638 acres in the northern portion of the City, designated Planned Development, are part of the planned Hardline Development Project. Additionally, approximately 706 acres within the central portion of the City is part of the City's Town Center Specific Plan.

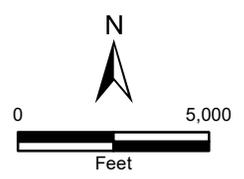
**Table 3-12. Existing Land Uses within Plan Area Including NAP**

Existing Land Use Description	Total Acres	Percent of Total
<b>Residential</b>		
Spaced Rural Residential	114.8	1.1
Single Family Detached	2,257.8	21.1
Single Family Attached	122.9	1.1
Mobile Homes	295.5	2.8
Multiple Family	269.0	2.5
<b>Commercial and Office</b>		
Shopping Centers	145.1	1.4
Commercial and Office	179.4	1.7
<b>Industrial</b>		
Light Industry	265.2	2.5
Extractive Industry	15.7	0.1
<b>Public Facilities and Utilities</b>		
Road Right of Way	992.7	9.3
Transportation/Communications/Utilities	443.3	4.1
Education	231.1	2.2
Institutions	95.5	0.9
<b>Parks and Recreation</b>		
Recreation	425.1	4.0
Open Space Parks/Preserve	1,228.4	11.5
<b>Agriculture</b>		
Intensive Agriculture	4.7	0.0
<b>Undeveloped</b>		
Undeveloped	3,557.9	33.2
Water	66.3	0.6
<b>Totals:</b>	<b>10,710.4</b>	<b>100.0</b>

Source: SANDAG 2022. Existing Land Use GIS data with updates made by ICF to reflect current development and consistency with protected open space mapping.



Source: SANDAG 2015a



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**Figure 3-7**  
**Existing Land Use**  
**Santee MSCP Subarea Plan EIR**

## **Residential**

Residential uses are primarily composed of single-family detached units on standard subdivision lots. This type of residential development is found in all sections of the City, but it is particularly dominant north of the San Diego River. Multi-family housing, including apartments and condominiums, together with mobile homes, comprise the remaining balance of housing in the City. Multi-family development, including both apartments and condominiums, are typically located along the city's major roads, including Fanita Drive, Mission George Road, Carlton Hills Boulevard, Halberns Boulevard, and Magnolia Avenue. Most of the mobile parks are located near the City's highly traveled roads, including Mission George Road, Magnolia Avenue, and Prospect Avenue.

## **Commercial**

Commercial uses are primarily concentrated along Mission George Road and within the town center, with small neighborhood centers dispersed throughout the City.

## **Office Professional**

Office professional development is located primarily south of Mission George Road and along Cuyamaca Street.

## **Industrial**

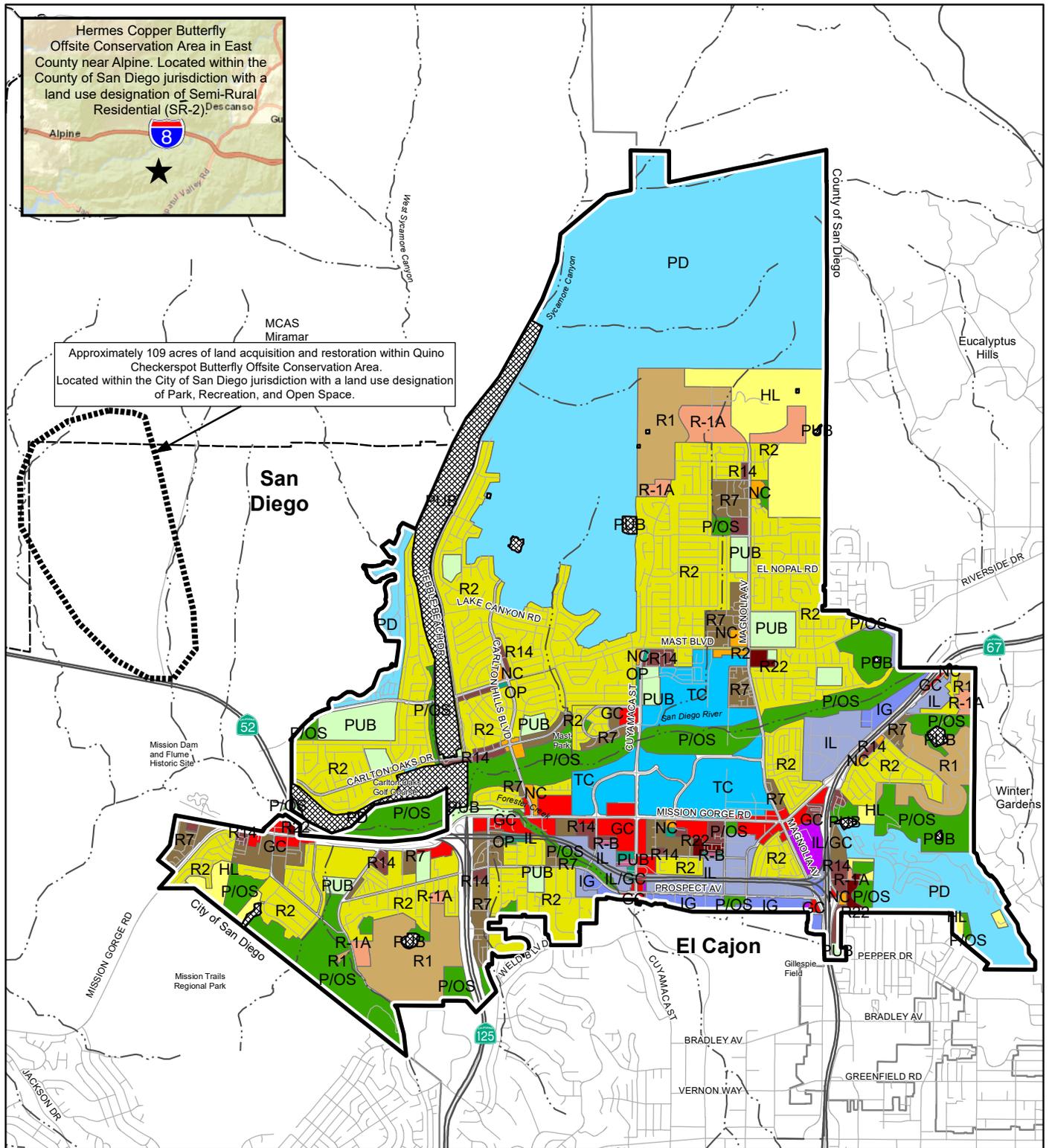
Industrial development in the city is comprised of light industrial use concentrated in the south-central area along Prospect Avenue, Magnolia Avenue, and Cuyamaca Street and north of Woodside Avenue along the San Diego River corridor.

## **Public/Semi-Public**

Public/semi-public land uses are composed of schools, public and private parks, and churches. The City's developed park sites—Mast Park, Woodglen Vista Park, Big Rock Park, West Hills Park, Shadow Hill Park, Santee Mini Park, Weston Park, and the Town Center Community Park, together with MTRP, Santee Lakes Regional Park and Campground, and the Carlton Oaks Golf Club, provide many areas for recreation. The City's nine elementary and two high schools also provide recreational opportunities.

### **3.2.10.2 Planned Land Uses**

The City of Santee General Plan serves as a long-term policy guide for physical, economic, and environmental growth. It is a statement of the community's vision for ultimate growth. State law requires that every city prepare and adopt a comprehensive long-range plan to serve as a guide for the development of the community. City actions, such as those relating to land use determinations, zoning, subdivision, design review, and capital improvements must be consistent with the General Plan. The General Plan designates land use categories for the entire City. Each land use category is identified and defined within the General Plan and includes information on the general uses, development, intensity, siting, and compatibility uses. The General Plan Land Use Map is shown in Figure 3-8: Planned Land Use, and a summary of the acreage of each planned land use category in the Plan Area is included in Table 3-13.



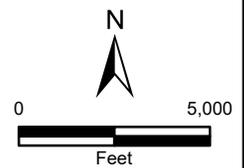
MCAS Miramar

Approximately 109 acres of land acquisition and restoration within Quino Checkerspot Butterfly Offsite Conservation Area. Located within the City of San Diego jurisdiction with a land use designation of Park, Recreation, and Open Space.

**Legend**

- Subarea Plan Area
- Not a Part
- Planned Land Use**
- HL Hillside/Limited Residential (0 - 1 du/ac)
- R1 Low Density Residential (1 - 2 du/ac)
- R2 Low - Medium Density Residential (2 - 5 du/ac)
- R7 Medium Density Residential (7 - 14 du/ac)
- R14 Medium - High Density Residential (14 - 22 du/ac)
- R-1A Low - Medium Density Residential (2 - 4 du/ac)
- R-B Residential - Business
- OP Office Professional
- NC Neighborhood Commercial
- GC General Commercial
- IL/GC Light Industrial/General Commercial
- IL Light Industrial
- IG General Industrial
- TC Town Center
- PD Planned Development
- P/OS Designated Open Space / Preserves
- PUB Public

Source: Planned Land Use - Santee 2003



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**Figure 3-8**  
**Planned Land Use**  
**Santee MSCP Subarea Plan EIR**

**Table 3-13. Planned Land Uses within Plan Area Including NAP**

Planned Land Use Description	Title	Total Acres	Percent of Total
Hillside/Limited Residential (0 - 1 du/ac)	HL	374.1	3.5
Low Density Residential (1 - 2 du/ac)	R1	502.1	4.7
Low - Medium Density Residential (2 - 4 du/ac)	R-1A	127.4	1.2
Low - Medium Density Residential (2 - 5 du/ac)	R2	2,801.4	26.2
Medium Density Residential (7 - 14 du/ac)	R7	393.2	3.7
Medium - High Density Residential (14 - 22 du/ac)	R14	135.7	1.3
High Density Residential (22 - 30 du/ac)	R22	38.5	0.4
Residential - Business	R-B	6.5	0.1
Office Professional	OP	23.5	0.2
Neighborhood Commercial	NC	49.4	0.5
General Commercial	GC	220.3	2.1
Light Industrial/General Commercial	IL/GC	38.7	0.4
Light Industrial	IL	305.4	2.9
General Industrial	IG	113.4	1.1
Town Center	TC	451.6	4.2
Planned Development	PD	3,477.7	32.5
Park/Open Space	P/OS	1,098.8	10.3
Public	PUB	552.3	5.2
<b>Totals:</b>		<b>10,710.0</b>	<b>100.0</b>

Source: Santee 2003.

du/ac = dwelling units per acre

### 3.2.10.3 Transportation and Utility Corridors

Major transportation corridors, roads, utility corridors, and utility facilities are located throughout the City.

- **State Highways**—SR 52 approaches the City from the west, crosses the San Diego River corridor at the western edge of Santee and terminates at SR 67, which approaches the City from the south, crosses the eastern portion of the Plan Area south–north and heads toward lakeside. SR 125 approaches the City from the south and terminates south of the San Diego River at SR 52. The presence of these transportation corridors establishes regional connectivity.
- **Utility Corridors**—As shown in Figure 3-7, a major power line easement SDG&E runs east–west through the North Magnolia and Fanita Ranch areas of the Plan Area north of the intersection of Summit Avenue and Princess Joann Road. A second easement within the Plan Area is associated with the Santee Substation on Mast Boulevard. Transmission facilities are within a 20-foot-wide easement located behind existing residences on Ramsgate Drive. At Ramsgate Way, the transmission line facility traverses hilly terrain and natural habitat on Tank Hill, which is located adjacent to the Walker Preserve.

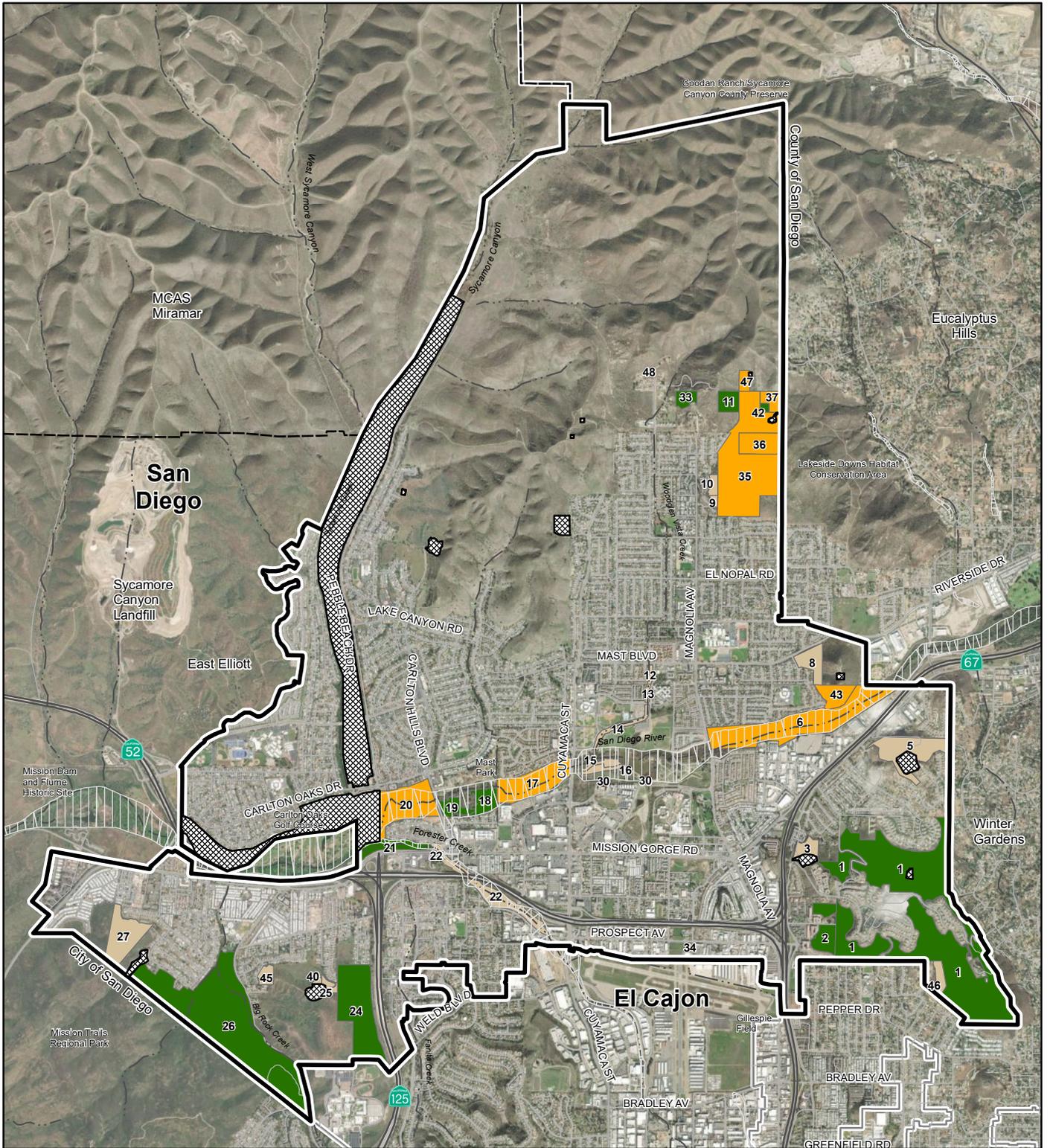
### 3.2.10.4 Protected Open Space

#### Protected Open Space in Santee

Approximately 24.7 percent (see Table 3-14) of the remaining natural habitat within the Plan Area is within properties currently protected as open space. A detailed inventory of each currently protected open space property in the City was prepared as a part of Plan preparation (Figure 3-9: Existing Protected Open Space). The properties have been organized based on level of management. Table 3-14 summarizes the currently protected open space in the City, and Table 3-15 provides a description of each individual property. Properties listed as *Partially Conserved Existing Conservation Lands* and *Other Protected Open Space* are protected from land development but do not currently have levels of management necessary to meet the 1998 MSCP Guidelines.

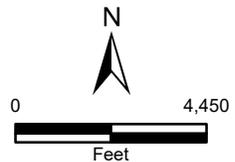
**Table 3-14. Summary of Existing Protected Open Space in the City of Santee**

Level of Management	Total Acres of Natural Vegetation
Fully Conserved Existing Conservation Lands	638.3
Partially Conserved Existing Conservation Lands	328.4
Other Protected Open Space	167.3
<b>Total:</b>	<b>1,134.0</b>



**Legend**

- Subarea Plan Area
- Not a Part
- 100-year Floodway Overlay
- Existing Protected Open Space**
- Fully Conserved Existing Conservation Lands
- Partially Conserved Existing Conservation Lands
- Other Protected Open Space



Basemap Source: ESRI World Imagery 2024

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**Figure 3-9**  
**Existing Protected Open Space**  
**Santee MSCP Subarea Plan EIR**

**Table 3-15. Existing Open Space Properties in the City of Santee**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
Fully Conserved Existing Conservation Lands	18	Mast Park Wetland Restoration Project / Mitigation Preserve	12.4	The Mast Park Wetland Restoration Project is being implemented for mitigation associated with impacts to jurisdictional habitat resulting from six development projects (Sky Ranch, Riverwalk, Grossmont Trolley Court Apartments, Riverview, SR 163/Friars, and Sycamore Canyon Landfill). Mitigation is being implemented in accordance with Wetland Mitigation Plan for Mast Park (Helix 2013) and Sycamore Canyon Landfill Wetland Habitat Restoration Plan (Helix 2014a). The Mast Park site was previously disturbed habitat and included abandoned ballfields. This restoration project included the creation, enhancement, and/or preservation of 12.7 acres of wetland habitat and grading to return the site as a functional floodplain for the San Diego River. Installation of the mitigation site was completed February 2016 and five-year monitoring of restoration success criteria was initiated in 2016/2017. The success criteria have been met. This property will be managed as a preserve by the San Diego Habitat Conservancy (in conjunction with the adjacent Lowes Preserve) in accordance with Mast Park Wetland Restoration Area Project Habitat Management Plan (Helix 2014b) once a Conservation Easement has been established. The project was approved under City Resolution No. 073-2007 granting a Conditional Use Permit (P07-02) for establishment of a biological habitat preserve.
Fully Conserved Existing Conservation Lands	19	Lowes Mitigation Preserve	9.4	A conservation easement was recorded August 23, 2004, to establish the Lowes Preserve as compensatory mitigation of streambed and riparian habitat as a result of the development of a Lowe’s Home Improvement Store. This preserve is managed by the San Diego Habitat Conservancy. Annual reports are submitted to the City. The site includes southern riparian forest and southern willow scrub habitat that is connected to the San Diego River corridor.

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
Fully Conserved Existing Conservation Lands	21	Caltrans Forester Creek Mitigation Site	15.4	<p>The Forester Creek Mitigation Site was established by Caltrans as mitigation for wetland impacts from projects including I-15 Managed Lanes Project, SR-52 Extension Project, San Diego Culvert Rehabilitation Project, and I-805 Culvert Replacement Project. The mitigation plan included riparian habitat establishment and enhancement, freshwater enhancement, coastal sage scrub/native grass establishment, and transplanting of San Diego ambrosia. Approval from the resource agencies was received in Winter 2010/2011 for the 5-year maintenance and monitoring requirements of restoration activities. Caltrans is currently the property owner and is seeking a long-term management entity. Caltrans will transfer fee title to a qualified Property Owner Manager (POM) to manage the property in perpetuity in accordance with the Long-Term Management Plan prepared by Caltrans in August 2013 (Caltrans 2013). The primary goals of this LTMP are to (1) preserve and maintain the existing riparian habitat; (2) maintain suitable habitat for the least Bell’s vireo; (3) control invasive exotic plant and animal species; and (4) maintain and protect translocated populations of the federally listed San Diego ambrosia.</p>
Fully Conserved Existing Conservation Lands	26	Mission Trails Regional Park	198.1	<p>A portion of the Mission Trails Regional Park (MTR) (north side of the Cowles Mountain area) extends into the City of Santee and is within the Plan Area. The City of San Diego Planning Department, Park Planning Section, initiated a formal Master Plan Update (MPU) process for MTRP. As part of the MPU process, a Natural Resource Management Plan (NRMP) has also been prepared (San Diego 2017a) that covers these parcels. The NRMP, a requirement of the City of San Diego MSCP Subarea Plan, has been developed concurrently with the MPU to ensure that protection and management concerns for both environmental and cultural resources have been fully assessed and integrated into the MPU. Approximately half of this area is owned solely by the County of San Diego and the other half owned jointly between the County of San Diego and City of San Diego. Existing hiking and biking trails initiate from trailheads in the Plan Area in Santee (Big Rock, Mesa) and extend towards Cowles Mountain. This area</p>

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				includes primarily chaparral habitat with smaller patches of grassland and coastal sage scrub.
Fully Conserved Existing Conservation Lands	1	Center for Natural Lands Management (CNLM) Rattlesnake Mountain (Blackhorse Estates and Sky Ranch) Mitigation Habitat Conservation Area (HCA)	296.0	A preserve on Rattlesnake Mountain was dedicated in fee to CNLM and conservation easements were recorded as mitigation for the Blackhorse Estates development (in 2007) and Sky Ranch Development (in 2011). Because of their similar habitat types and conservation values and their proximity to one another, the management and annual reports for these two conservation areas have been combined. An endowment has been established to provide funding for CNLM to implement long-term management and monitoring. The property includes coastal sage scrub that supports coastal California gnatcatchers, Blainville’s horned lizards, and Belding’s orange-throat whiptails.
Fully Conserved Existing Conservation Lands	2	Lantern Crest Preserve Mitigation Area	18.8	An onsite preserve was established in 2013 as mitigation for the Lantern Crest development. Ongoing management has been occurring in accordance with a Habitat Management Plan (Helix 2010). An endowment was established for the long-term management and monitoring of the preserve. The property is managed by Urban Corps of San Diego County. The property supports coastal sage scrub that is occupied by coastal California gnatcatchers, Blainville’s horned lizards, and Belding’s orange-throat whiptails. Annual reports are submitted to the City.
Fully Conserved Existing Conservation Lands	11	CNLM Santee Hills (Boys and Girls Club Parcel) Mitigation HCA	9.9	A 9.9-acre offsite preserve was established as mitigation of the Sky Ranch development in 2011. The property was dedicated in fee to CNLM and a conservation easement was recorded. An endowment has been established for CNLM to provide long-term management and monitoring of this property. This property includes coastal sage scrub and is adjacent to the Cheyenne Preserve (see Map ID #35 described below).
Fully Conserved Existing Conservation Lands	24	CNLM East Mesa (Hagenmaier and Gross Parcels) Mitigation HCA	68.1	An offsite preserve was established as mitigation of the Sky Ranch development in 2011. The property was dedicated in fee to CNLM and a conservation easement was recorded. An endowment has been established for CNLM to provide long-term management and monitoring of this property. This property

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				includes coastal sage scrub that supports coastal California gnatcatchers. Other proposed Covered Species noted on this preserve include San Diego goldenstar, Blainville’s horned lizard, and Belding’s orange-throated whiptail. A restoration project to restore and enhance 6.7 acres of coastal sage scrub has been implemented at this preserve.
Fully Conserved Existing Conservation Lands	30	Ryan Company Smooth Tarplant Mitigation Preserve	1.4	The Ryan Company Smooth Tarplant Preserve consists of 2 individual mitigation sites located along the San Diego River corridor. A conservation easement has been recorded for the preserve. San Diego Habitat Conservancy commenced active management of the sites in 2019 after a 5-year restoration program is completed by Helix Environmental. The preserve protects occurrences of smooth tarplant as well as other native plant species such as shooting star, dove weed, slender buckwheat, and blue-eyed grass.
Fully Conserved Existing Conservation Lands	33	Cutri Onsite Mitigation Preserve	7.0	For the Cutri single-family residential project, a low-effect Habitat Conservation Plan was prepared in 2015 that included a mitigation measure for the in-perpetuity conservation, management, and monitoring of 7.0 acres of coastal California gnatcatcher habitat to offset 2.92 acres of impact to occupied habitat. A Section 10 permit was issued and a conservation easement for the preserve area was recorded in November 2016. The Endangered Habitats Conservancy (EHC) is the land management entity and will conduct long-term management and monitoring based on the Resource Management Plan (RMP) included in the HCP. The RMP was prepared to detail the tasks and goals of the long-term management of the onsite preserve for the benefit of the coastal California gnatcatcher and its habitat. Other covered species noted at this location include Belding’s orange-throat whiptail.
Fully Conserved Existing Conservation Lands	42	Calvary Chapel Offsite Mitigation Site	1.8	A 1.8-acre portion of the Brown property (See Map ID #37 described below) acquired by EHC has been set aside as offsite mitigation for the Calvary Chapel project within the City. The mitigation site is preserved and managed in perpetuity by EHC according to the Calvary Chapel Santee Habitat Conservation Plan and RMP dated October 2017. The initial financial means for management

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				<p>will be provided through a three-year management fund provided to the EHC by Calvary Chapel Santee. By the end of three years, the 1.76 acres will have been incorporated into the larger EHC Lakeside Downs Conservation Area (LDCA) management strategy and will be managed in perpetuity in association with other adjacent EHC properties. A conservation easement was recorded on November 15, 2017. The site contains coastal sage scrub habitat and provides high quality habitat for coastal California gnatcatcher.</p>
Partially Conserved Existing Conservation Land	35	Cheyenne EHC Preserve	118.5	<p>The Cheyenne properties, which had been planned for development, were acquired by the EHC in 2016 using funding through USFWS’ Section 6 Cooperative Endangered Species Conservation Fund and California Wildlife Conservation Board (WCB) grant programs. The grant/subgrant agreements stipulate the property be maintained in perpetuity for the benefit of the species identified in the grant. The grant/subgrant agreements essentially function as a conservation easement. The Cheyenne preserve area is located between the protected open space behind the Santee City Hall and the Bella Vida HOA and the Lakeside Downs Conservation Area (LDCA) in the County of San Diego. The site is being managed/monitored by EHC. The development of an RMP is pending and/or long-term funding for management and monitoring has not been secured. It is anticipated that this preserve will be managed by the EHC in conjunction with management of the adjacent LDCA. The Cheyenne preserve area has been documented to have occupied coastal California gnatcatcher habitat and potentially suitable habitat for Quino checkerspot butterfly and Hermes copper butterfly.</p>
Partially Conserved Existing Conservation Land	36	Capralis EHC Preserve	20.5	<p>The Capralis properties were acquired by the EHC in 2016 using funding through USFWS’ Section 6 Cooperative Endangered Species Conservation Fund and California WCB grant programs. The grant/subgrant agreements stipulate the property be maintained in perpetuity for the benefit of the species identified in the grant. The grant/subgrant agreements essentially function as a conservation easement. The Capralis properties are located between the Cheyenne and the LDCA. The site is being managed/monitored by EHC. The development of an</p>

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				RMP is pending and/or long-term funding for management and monitoring has not been secured. It is anticipated that this preserve will be managed by the EHC in conjunction with other adjacent preserves. The Capralis preserve area has coastal sage scrub and potentially suitable coastal California gnatcatcher habitat.
Partially Conserved Existing Conservation Land	37	Brown	8.9	The Brown property was acquired by EHC using funding through USFWS’ Section 6 Cooperative Endangered Species Conservation Fund and California WCB grant programs. A portion of the original property acquisition has been set aside as the Calvary Church Offsite Mitigation Site (#42). The grant/subgrant agreements stipulate the property be maintained in perpetuity for the benefit of the species identified in the grant. The site is being managed/monitored by EHC. The grant/subgrant agreements essentially function as a conservation easement. The development of an RMP is pending and/or long-term funding for management and monitoring has not been secured. It is anticipated this property will be managed in conjunction with the other adjacent properties owned by EHC.
Partially Conserved Existing Conservation Land	47	Gallagher	4.9	The Gallagher parcels (37817029, 37817030) were acquired with state funding, and it is held in conservation by EHC.
Partially Conserved Existing Conservation Land	17	Mast Park East (Mission Creek) Mitigation Site	39.2	Mast Park East includes a segment of the San Diego River corridor with riparian habitat west of Cuyamaca Street bridge. It was deeded to the City in 1989. The City conducts general stewardship of the property. There is no legal land protection mechanism currently recorded for this site. It is within the existing 100-year floodway and is protected from future land development based on City ordinance. There are existing hiking/biking trails following the northern and southern borders of the property.
Partially Conserved Existing Conservation Land	20	Mast Park West	38.9	Mast Park West includes a segment of the San Diego River corridor between Carlton Oaks Golf Course and Carlton Hills Boulevard. This property was previously owned by The Environmental Trust (TET) and transferred to the City

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				<p>through bankruptcy proceedings in coordination with the State of California Natural Resources Agency. This property is protected through a Conservation Easement Deed recorded in 2009 (Doc # 2009-0694057) and Memorandum of Unrecorded Grant Agreement recorded (Doc # 2011-0221985) recorded in 2011. There is currently no habitat management plan or active management for this property. An existing hiking/biking trail extends through the property that is currently planned to be improved (see Subarea Plan Chapter 4, <i>Covered Activities and Impact Assessment</i>).</p>
Partially Conserved Existing Conservation Land	6	Walker Preserve	85.0	<p>The City acquired the Walker Preserve in 2011 through a grant provided by the California Coastal Conservancy using Proposition 84 funding. The Walker Preserve, with over 1.3 miles of riparian frontage along the San Diego River, provides an opportunity to complete a segment of the San Diego River Trail, restore the river’s natural hydrology and habitat, and support continued recovery of riparian habitat important for least Bell’s vireo and southwestern willow flycatcher. The property is protected through Restrictive Covenants/Grant Agreement recorded December 17, 2012. The City currently manages the property. A Habitat Management Plan was prepared in 2014 (April) (Dokken Engineering 2014). Management actions include control of public access, trail maintenance, trash pickup, and invasive species control. No monitoring of listed or sensitive species is currently included as part of the ongoing management.</p>
Partially Conserved Existing Conservation Land	43	City Property near Walker Preserve	12.5	<p>As part of the acquisition of the Walker Preserve (#6), the City acquired an adjoining parcel of upland habitat that is adjacent to San Diego River. This parcel is to be protected as open space. It is managed by the City separately from the Walker Preserve. There is currently no habitat management plan for this property. It includes coastal sage scrub and is part of block of habitat known to support coastal California gnatcatcher.</p>

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
Other Protected Open Space	10	City Hall Open Space	3.9	The hillside behind the Santee City Hall was set aside as open space. It includes coastal sage scrub. There is no active management of the property and no legal land protection mechanism.
Other Protected Open Space	12	Woodglen Vista Creek North Mitigation	1.8	As part of the Town Center Community Park development in 2001, the tributary creek through the middle of the site was restored with riparian scrub habitat and set aside as open space associated with the project. A restoration plan was developed and fully implemented in accordance with the permits from the U.S. Army Corps of Engineers (USACE). The creek is managed by the City. There is no legal land protection mechanism.
Other Protected Open Space	14	Woodglen Vista Creek South Mitigation	7.4	As part of the Town Center Community Park development in 2001, the tributary creek through the middle of the site was restored with riparian scrub habitat and set aside as open space associated with the project. A restoration plan was developed and fully implemented in accordance with the permits from the USACE. The creek is managed by the City. There is no legal land protection mechanism.
Other Protected Open Space	22	Forester Creek Restoration	28.6	The City, in collaboration with Caltrans, completed an extensive restoration for Forester Creek from the confluence with the San Diego River and into the City of El Cajon in 2009. This project involved the removal of concrete-lined channel to a more natural soft bottom channel and stream ecology. The restored area is maintained by the City. A restrictive covenant is pending approval by USACE and recordation.
Other Protected Open Space	15	MTS Mitigation Restoration Site	4.5	This restoration project site is located in the San Diego River and is owned by the San Diego Metropolitan Transit System (MTS), formerly Metropolitan Transit Development Board (MTDB). The habitat restoration was completed as mitigation for impacts resulting from project(s) implemented by MTS. Long-term management of the property is unknown.
Other Protected Open Space	16	MTS Mitigation Restoration Site	4.5	This restoration project site within the San Diego River is owned by MTS. The habitat restoration was completed as mitigation for impacts resulting from

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				project(s) implemented by MTS. Long-term management of the property is unknown.
Other Protected Open Space	40	PDMWD Mesa Reservoir Mitigation Conservation Easement	0.9	As part of the PDMWD Mesa Road Reservoir Project, PDMWD has acquired a coastal sage scrub mitigation easement on properties adjoining their proposed location of the tank site.
Other Protected Open Space	34	Railroad Avenue Ambrosia Mitigation Conservation Easement	0.5	A habitat preserve was established near the intersection of Railroad and Prospect Avenues near Gillespie Field. This preserve has been designed to support thousands of transplanted specimens of San Diego ambrosia within a matrix of native grassland vegetation in perpetuity. The translocation was mitigation for the Grant-Renzulli Multifamily Project. A long-term management plan was prepared and conservation easement recorded for the property. The Habitat Manager is Vince Schiedt Mitigation Management Company.
Other Protected Open Space	5	Santee Environmental Inc. Mitigation	34.9	As part of mitigation associated with a previous residential development, this area was set aside as open space. There is no active management and no land protection mechanism recorded for this location.
Other Protected Open Space	8	Deerpark Santee Unit #3 Mitigation	14.6	As part of Deerpark Santee Unit #3 residential development in 1976, an open space easement was recorded. The open space easement covers an entire lot (lot 231) aside from the existing easements for Padre Dam Municipal Water District (PDMWD) and San Diego Gas & Electric (SDG&E) for access roads to nearby facilities. The property is currently privately owned and there is no active habitat management.
Other Protected Open Space	9	Bella Vida Mitigation HOA	5.5	As part of previous residential development, this area was set aside as open space. There is no active management and no land protection mechanism recorded for this location.
Other Protected Open Space	13	Woodglen Vista Creek Mitigation (Center)	1.6	As part of the Town Center Community Park development in 2001, the tributary creek through the middle of the site was restored with riparian scrub habitat and set aside as open space. A restoration plan was developed and fully implemented in accordance with permits from the USACE. A middle portion of

**Table 3-15. Existing Open Space Properties in the City of Santee (cont.)**

Category	Map ID <sup>b</sup>	Property Name	Total Acres <sup>a</sup>	Summary Description
				the creek remains in private ownership and maintenance is the responsibility of the property owners. There is no legal land protection mechanism.
Other Protected Open Space	25	Prospect Hills Open Space	4.2	As part of the Prospect Hills development in 1996 (City resolution No. 82-97), an onsite open space easement was granted over a portion of the property to protect coastal sage scrub vegetation and to prohibit the construction of residential development. The open space easement does not prohibit PDMWD to construct and use an access road to a future tank site on an adjoining parcel.
Other Protected Open Space	27	Mission View Estates by Concordia	31.9	As part of previous residential development, this area was set aside as open space. There is no active management and no land protection mechanism recorded for this location.
Other Protected Open Space	45	TM 88-08 near Mission Trails	6.0	As part of a previous residential development under Tentative Map (TM) 88-08 an open space lot was recorded as not a buildable lot. There is no active management or other land protection mechanism recorded for this location.
Other Protected Open Space	46	O’Connell Road Parcels	8.0	As part of the approval for the development of homes along O’Connell Road at the base of Rattlesnake Mountain under TM 89-02, an open space easement was recorded on the hillside portion of the parcels.
Other Protected Open Space	48	Moein Parcel	0.7	As part of an individual home development under Tentative Parcel Map TPM05-03 in the North Magnolia area, a portion of the property onsite protected through an open space easement.
Other Protected Open Space	3	Altair Mitigation	7.8	As part of mitigation associated with a previous residential development, this area was deeded to the City as an open space lot. There is no active management and no land protection mechanism recorded for this location.
<sup>a</sup> Acreage is based on current GIS mapping of property boundary. Acreage may be slightly different from amounts recorded in other management documents. <sup>b</sup> MapIDs are not sequential and there are gaps in the numbering as a result of the inventory data collection process.				

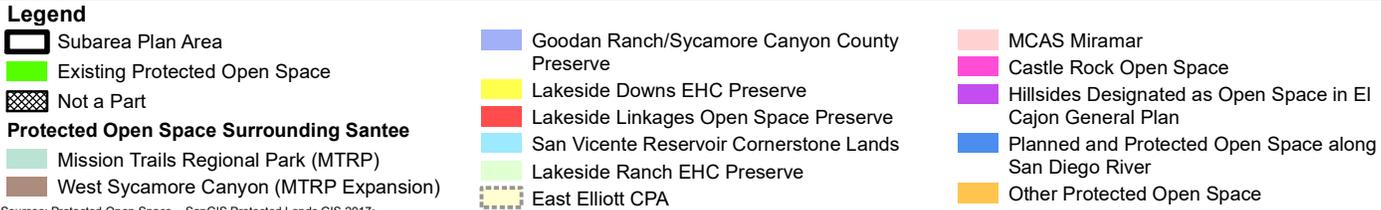
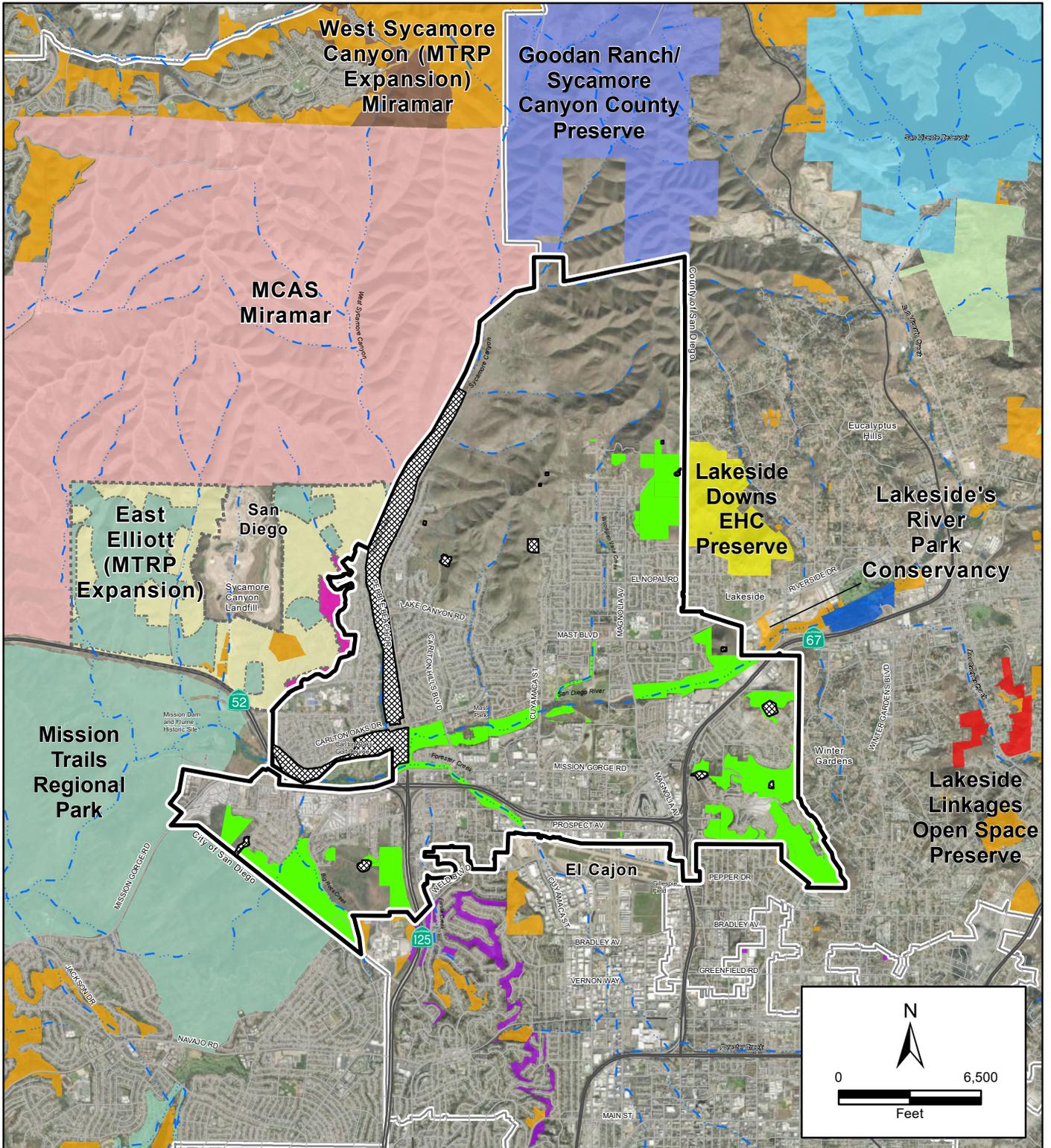
## Protected Open Space Surrounding Santee

The City is connected to open space areas outside of its jurisdictional boundaries, including areas along the San Diego River and surrounding hillsides. These connections are important for the habitat connectivity with open space areas in the Plan Area. Figure 3-10: Planned and Protected Open Space Surrounding Santee identifies major blocks of protected open space surrounding the Plan Area. They are as follows:

- **Mission Trails Regional Park**—MTRP is adjacent to the south and southwestern portion of the Plan Area. Originally approximately 5,830 acres, MTRP is one of the largest urban parks of its kind in the west (San Diego 2016). The park is expanding to 9,780 acres with the additional acquisition in the East Elliot area and the inclusion of the West Sycamore area. The park is subdivided into separate areas based on significant features of each.
  - **Original Park Boundary** (including Cowles Mountain, Mission Gorge, Fortuna Mountain, and Lake Murray Areas)—Although largely surrounded by residential development, the original MTRP area contains mountains, valleys, two lakes, a major river and scenic gorge, historical landmarks, wildlife habitats, and cultural resources. This close-in park provides varied wilderness, interpretive, and passive and active recreational opportunities. The Cowles Mountain, Mission Gorge, and Fortuna Mountain areas encompass a large area of protected open space immediately adjacent to the southwestern boundary of the City. Portions of the Cowles Mountain area extend into the City’s jurisdiction. The original park boundaries support a variety of habitats including upland habitats (chaparral, coastal sage scrub, grasslands) and riparian vegetation along the San Diego River. It supports populations of coastal California gnatcatchers, least Bell’s vireo, and San Diego ambrosia.
  - **East Elliot Expansion Area**—The City of San Diego East Elliot Community Plan Area is located adjacent to the western boundary of Santee. The vast majority of the East Elliott Community Plan Area is planned for open space as part of the City of San Diego MSCP Subarea Plan. All public and privately owned land is targeted for at least 75 percent preservation except for the parcels zoned for the Sycamore Landfill. The City of San Diego, along with other federal, state, local, private, and non-profit land conservation partners, is actively pursuing the acquisition of land in this area. Whether directly acquired or dedicated as part of the permitting process for land development, at least 75 percent of this area will be managed for habitat conservation purposes. As land is acquired or dedicated in fee or by easement, it will become part of MTRP. East Elliott is dominated by coastal sage scrub, chaparral, and grasslands. There are also a few areas of oak woodland and willow riparian. It supports populations of coastal California gnatcatchers, San Diego barrel cactus, willowy monardella, and San Diego goldenstar.
  - **West Sycamore Expansion Area**—West Sycamore area is approximately 1,360 acres immediately north of MCAS Miramar and west of Goodan Ranch/Sycamore Canyon County Preserve. The West Sycamore area was acquired through an agreement in 2001 between the City of San Diego and the developer for the Rancho Encantada Precise Plan. This obligated the developer to convey land for the purposes of habitat conservation to the City of San Diego.

While not immediately adjacent to the Plan Area, it is part of a block of protected open space north of Santee. West Sycamore is dominated by chaparral and coastal sage scrub with additional areas of oak woodland and grassland. It supports populations of coastal California gnatcatchers, cactus wren, Blainville's horned lizard, Belding's orange-throated whiptail, San Diego barrel cactus, and willowy monardella.

- **Marine Corps Air Station Miramar**—The military base MCAS Miramar is located adjacent to the western edge of the City. An Integrated Natural Resources Management Plan (INRMP) has been prepared that provides guidance for the implementation of the natural resources program on MCAS Miramar (MCAS Miramar 2011; MCAS Miramar Natural Resource Division 2018). The INRMP integrates current and future land-use activities at MCAS Miramar with natural resources management and conservation. The eastern portion of MCAS Miramar has been designated mostly as Level II (non-vernal pool threatened/ endangered species) and Level III (habitat linkages/riparian vegetation) Management Areas. It is anticipated that the eastern portion of MCAS Miramar will largely remain as a block of natural habitat and is known to currently support important populations of coastal California gnatcatchers and willowy monardella.
- **Goodan Ranch/Sycamore Canyon County Preserve**—The 2,572-acre Goodan Ranch/Sycamore Canyon County Preserve is located adjacent and north of Santee. Sycamore Canyon Preserve was acquired by the County of San Diego during 1964–2004. Goodan Ranch was acquired jointly by the CDFW, County of San Diego Department of Parks and Recreation, and the Cities of Poway and Santee in 1991. An additional 140 acres were acquired in 2015. The County preserve is included in the South County MSCP preserve system. The preserve consists of very high to medium quality native habitats, as well as areas that have been marginally impacted by human activities including two staging areas, ranger station, and trail system.
- **Lakeside Downs Conservation Area**—Collaboration between the EHC, SANDAG, and the U.S. Department of Defense (DOD) resulted in the preservation of the 410-acre Lakeside Downs property along the eastern edge of Santee. Previously proposed for a 140-home development, Lakeside Downs contains high-value coastal sage scrub habitat and extensive stands of spiny redberry, host plant for the rare Hermes copper butterfly. The property is strategically located, helping to close gaps between lands that are conserved or proposed for conservation. SANDAG, through its TransNet Environmental Mitigation Program (EMP), contributed half of the funds for acquisition and DOD, under its Readiness and Environmental Protection Integration (REPI) Program, contributed the other half. EHC is the owner and manager of the land. SANDAG and the Department of the Navy, on behalf of the U.S. Marine Corps, hold conservation easements over the property, ensuring long-term preservation.
- **Lakeside's River Park Conservancy**—Immediately adjacent to the eastern border of the City along the San Diego River, Lakeside's River Park Conservancy has acquired properties with the goal to create a river park through Lakeside. Formed in 2001 as a nonprofit entity, Lakeside's River Park Conservancy has acquired previously sand mined properties and implemented ambitious restoration programs to restore natural floodplain hydrology, remove constrictions, and enhance natural riparian habitat.



Sources: Protected Open Space – SanGIS Protected Lands GIS 2017;  
 Planned Open Space – SANDAG Generalized Planned Land Use 2016;  
 Basemap Source: ESRI World Imagery 2024.

\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 2-09 Protected Open Space Surrounding Santee.mxd Date: 2/3/2025 34153

**Figure 3-10**  
**Planned and Protected Open Space Surrounding Santee**  
**Santee MSCP Subarea Plan EIR**

- **Lakeside Linkage County Open Space Preserve**—Lakeside Linkage County Preserve consists of approximately 134 acres located in the hills just north of the City of El Cajon and west of Lake Jennings Reservoir, in southwestern San Diego County, California. The Preserve is comprised of three non-contiguous properties, located approximately 2 miles from the Sky Ranch open space and LDCA. This preserve supports significant stands of coastal sage scrub, southern mixed chaparral, and oak woodland habitat and represents a regionally important habitat linkage between the Crestridge Conservation Bank south of I-8 to the protected open space to the north along the San Diego River. The Lakeside Linkage preserve is essential to the South County MSCP because it functions as a stepping-stone corridor linkage for coastal California gnatcatcher from conserved lands to the south of I-8 to conserved lands to the north, including protected lands in Santee.

## **Surrounding Land Uses**

The City is surrounded by a variety of land uses. To the south, the City is bordered by Gillespie Field, a general aviation airport, and the residential community of Fletcher Hills in the City of El Cajon. To the southwest, the City abuts the City of San Carlos, a residential community, and the Mission Trails Regional Park. To the west, the City is adjacent to the undeveloped East Elliott area of the City of San Diego and MCAS Miramar. Also to the east are the largely low-density residential unincorporated communities of Lakeside and Eucalyptus Hills. Vacant land is located north of the City along with the County's Sycamore Canyon Open Space Preserve.

### **Gillespie Field Airport**

Gillespie Field Airport is located in the adjacent City of El Cajon. It encompasses approximately 757 acres and is owned and operated by San Diego County's Department of Public Works. The airport is equipped with three runways and multiple helipads. The Gillespie Field Airport Influence Area (AIA)/Safety Zones extends onto the southern portion of the City of Santee.

### **Marine Corps Air Station Miramar**

Lands abutting the northwestern portion of the City are part of MCAS Miramar and are under the jurisdiction of the Department of the Navy. MCAS Miramar's AIA encompasses the City of Santee.

### **City of San Diego**

Lands abutting the western portion of the City of Santee are located within the East Elliott area of the City of San Diego. The area is primarily uninhabited and included in the MSCP Multiple Habitat Planning Area (MHPA) to be preserved as natural habitat. The Quino Offsite Conservation Area is located in the MHPA in the East Elliott area. Outside of the MHPA boundaries, there are areas within the community plan designated for low-density residential development with a maximum of 45 maximum single-family residential units. These areas are presently undeveloped.

### **Mission Trails Regional Park**

Portions of MTRP are located in the City of Santee, although the regional park is operated by the City of San Diego. The park consists of over 5,800 acres with over 40 miles of biking, hiking, and equestrian trails. A total of 191 acres of MTRP are located in Santee.

## 3.2.11 Noise and Vibration

This section describes the existing ambient noise environment, including sources of noise and noise-sensitive land uses within the Plan Area.

### 3.2.11.1 Fundamentals of Noise and Vibration

#### Definition and Measurement of Noise

*Noise* is defined as unwanted sound. Whereas noise is subjective, sound is measurable and is mechanically transmitted by pressure waves in a compressible medium such as air and is technically described in terms of loudness (amplitude) of the sound and frequency (pitch) of the sound. The unit of measurement used to describe a noise level is the decibel (dB). However, the human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, a method called *A-weighting* is used to filter noise frequencies that are not audible to the human ear. A-weighting approximates the frequency response of the average ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the A-weighted decibel (dB(A)) levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise. In this analysis, all noise levels are A-weighted.

*Decibels* are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A 10 dB increase represents a 10-fold increase in sound intensity, a 20 dB change is a 100-fold difference, 30 dB is a 1,000-fold increase, etc. Thus, a doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; a halving of the energy would result in a 3 dB decrease.

Human perception of noise has no simple correlation with acoustical energy. The perception of noise is not linear in terms of dB(A) or in terms of acoustical energy. Two equivalent noise sources do not sound twice as loud as one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dB(A), increase or decrease; that a change of 5 dB(A) is readily perceptible; and that an increase (decrease) of 10 dB(A) sounds twice (half) as loud (Caltrans 2013b).

*Descriptors* The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. The noise descriptors used for this analysis are the one-hour equivalent noise level (*Leq*) and the community noise equivalent level (CNEL), and the day-night equivalent level (Ldn).

- The *Leq* is the level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound. For example, *Leq*(1h) is the equivalent noise level over a 1-hour period and *Leq*(8h) is the equivalent noise level over an 8-hour period. *Leq*(1h) is a common metric for limiting nuisance noise whereas *Leq*(8h) is a common metric for evaluating construction noise.
- The *CNEL* is a 24-hour equivalent sound level. The CNEL calculation applies an additional 5 dB(A) penalty to noise occurring during evening hours, between 7:00 p.m. and 10:00 p.m., and an additional 10 dB(A) penalty is added to noise occurring during the night, between 10:00 p.m. and

7:00 a.m. These increases for certain times are intended to account for the added sensitivity of humans to noise during the evening and night.

- The *Ldn* is also a 24-hour equivalent sound level that applies an additional 10 dB(A) to the sound levels occurring between 10:00 p.m. and 7:00 a.m. By definition, *Ldn* is always less than or equal to CNEL, and the two descriptors usually agree within one decibel. In the context of noise sources discussed in this analysis, *Ldn* and CNEL can be considered synonymous and functionally interchangeable.

*Propagation* Sound from a small, localized source (approximating a *point source*) radiates uniformly outward as it travels away from the source in a spherical pattern, known as geometric spreading. The sound level decreases or drops off at a rate of 6 dB(A) for each doubling of the distance.

Traffic noise is not a single, stationary point source of sound. Over some time interval, the movement of vehicles makes the source of the sound appear to emanate from a line (*line source*) rather than a point. The drop-off rate for a line source is 3 dB(A) for each doubling of distance.

### **Definition and Measurement of Vibration**

*Vibration* consists of energy waves transmitted through solid material (Federal Transit Administration [FTA] 2006). Groundborne vibration propagates from the source through the ground to adjacent buildings by surface waves. Vibration may be composed of a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating, measured in hertz (Hz). The normal frequency range of most groundborne vibration that can be felt generally starts from a low frequency of less than 1 Hz to a high of about 200 Hz (FTA 2006). Vibration energy spreads out as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. Instantaneous groundborne vibration is measured by its peak particle velocity (PPV). The PPV is normally described in inches per second (inch/sec). Excessive groundborne vibration has the potential to result in structural damage. Continued vibration of building components can also take the form of an audible low-frequency rumbling noise, which is referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hertz), or when foundations or utilities, such as sewer and water pipes, connect the structure and the vibration source.

### **Noise-Sensitive Receivers**

Noise-sensitive receivers are associated with land uses wherein indoor and/or outdoor human activities may be subject to stress and/or significant interference from noise. They include residential (single- and multi-family dwellings, mobile home parks, dormitories and similar uses), transient lodging (including hotels, motels and similar uses), hospitals, nursing homes, convalescent hospitals, and other facilities for long-term medical care, and public or private educational facilities, libraries, churches and other places of public gathering. In addition to buildings, exterior use areas may also be considered noise-sensitive receivers. Exterior use areas are areas where frequent human use for prolonged periods (at least an hour) may reasonably occur. Common examples of exterior use areas

include residential backyards, multi-family communal areas, patios, picnic areas, recreation areas, playgrounds, active sports areas, and parks. Noise-sensitive receivers occur throughout the City.

### **Vibration-Sensitive Uses**

Vibration-sensitive uses occur throughout the City. The FTA has identified the following three categories of vibration-sensitive uses:

- **Category 1**—High Sensitivity Uses: Buildings where ambient vibration well below levels associated with human annoyance is essential for equipment or operations within the building. Typically uses covered in Category 1 include vibration-sensitive research and manufacturing facilities, hospitals, and university research operations.
- **Category 2**—Residential Uses: Buildings where people sleep. Typical uses covered in Category 2 include residential, hotels, and hospitals.
- **Category 3**—Institutional Uses: Buildings that do not have vibration-sensitive equipment but still have the potential for activity interference. Typical uses covered in Category 3 include schools, churches, other institutions, and quiet offices.

### **3.2.11.2 Existing Noise**

The City is subjected to variable levels of noise in terms of intensity and duration. The major sources of noise include traffic, aircraft from Gillespie Field and MCAS Miramar, commercial/industrial noise, and community activities. For the purpose of this discussion, noise levels refer to the combination of ambient (background) noise and local noise sources.

#### **Measured Noise Levels**

An acoustical study was conducted for the General Plan in 2002. Field measurements were taken and modeling carried out to define noise levels. This information was then converted into noise contours to graphically illustrate existing noise conditions. Noise was measured in decibels on an A-weighted scale to most closely represent the response of the human ear. An Ldn was used to calculate the existing and projected future noise levels.

#### **Traffic Noise**

Traffic continues to represent the most significant source of noise in the City. Major roads generating the greatest noise levels in the City are SR 52, SR 125, SR 67, Mission Gorge Road, Magnolia Avenue, and Mast Boulevard. Additionally, numerous other roads in the City are also major sources of noise. All the freeway corridors and major roads in Santee currently carry traffic volumes which raise noise levels on adjacent property to 65 dB(A) and higher (Santee 2003a). The noise levels represent the predicted noise level for each roadway without the attenuating effects of noise barriers, structures, topography, or dense vegetation. As intervening structures, topography, and dense vegetation would affect noise exposure at a particular location, the noise contours should not be considered site-specific but are rather guides to determine when detailed acoustic analysis should be undertaken. Noise contours from the freeways in many cases overlap with and encompass the noise contours from local roadways.

## **Aircraft Noise**

Gillespie Field Airport is located outside the City limits, within the adjacent City of El Cajon. It encompasses approximately 757 acres and is owned and operated by the County's Department of Public Works. The airport has three runways and several helipads with two of the runways running parallel in an east–west alignment and one crosswind runway oriented in a north–south alignment. Lands adjacent to the western boundary of the northern portion of the City are part of MCAS Miramar and are under the jurisdiction of the Department of the Navy.

## **Trolley Noise**

The East County extension to the San Diego Trolley terminates in the Town Center area at the northwest corner of Mission George Road and Cuyamaca Street. The trolley is not a significant noise generator due to its alignment, which passes through a primarily commercial corridor on Cuyamaca Street.

## **Commercial/Industrial Noise**

Noise sources such as manufacturing, retail centers and mining also occur throughout the City but have a much more localized effect. These stationary noise sources are regulated by the City's Noise Abatement and Control Ordinance. In general, retail center noise is largely a function of traffic and is, therefore, accounted for in the previous discussion of traffic noise. Generally, the commercial areas presently existing in the City do not generate noise in excess of the City's standards, although some nuisance noise from loading dock and delivery activities does occur. Manufacturing and industrial activities are generally restricted to the City's industrial districts in the southeast and far southern portions of the City. Extraction of sand and gravel and associated construction material manufacturing along the river channel does represent a major noise source. Equipment such as bulldozers, conveyers, mechanical shovels, and heavy trucks generate high noise levels which can, in some instances, exceed 80 dB(A) Ldn. The impact of extraction activities is, however, lessened because they tend to be temporary uses. The sand mining operations in the river are winding down which will reduce noise levels in this stretch of the San Diego River. Noise associated with the block manufacturing may remain somewhat beyond the end of the mining operation.

## **Construction Noise**

Construction activities within the City are considered a temporary source of noise. Chapter 8.12, *Noise Abatement and Control*, of the Santee Municipal Code regulates construction as well as other stationary noise sources. This ordinance sets limits on the time of day, and days of the week that construction can occur as well as setting noise limits for construction activities.

## **Community Noise**

For the purpose of this EIR, community activities are defined as any noise source that intrudes above the local ambient noise levels and which is not associated with traffic flow, business and industry, or aircraft operations. These activities include normal household operations such as lawn mowing, air conditioners, house cleaning, recreational areas such as Santee Lakes and Carlton Oaks Country Club,

and animal noise, i.e., barking dogs. These activities are not considered significant noise sources; while they can be objectionable, they are normally classified as nuisance noise (Santee 2003a).

### **3.2.11.3 Sensitive Receptors**

*Noise-sensitive land uses* are defined as areas containing residences, schools, hospitals, rest homes, or long-term medical or mental care facilities. NSLUs are located throughout the Plan Area, with concentrations in the City center abutting City limits, and in the southwestern portion of the City. Schools in the City are concentrated along the center and southern portions of the City between Mast Boulevard and Carlton Oaks Drive. Sycamore Canyon Elementary and Cajon Park School are schools in closest proximity to planned preserve and open space areas.

Land uses where vibration could interfere with operations or equipment are considered vibration sensitive. Examples of such uses include research, manufacturing, hospitals, and university research operations. Excessive levels of groundborne vibration—intermediate or regular—can result in annoyance to residential uses. There are no research centers, hospitals, or universities located in the City.

## **3.2.12 Population and Housing**

This section describes the existing population and housing conditions of the City and surrounding areas, including the county. The following discussion is based on available data from the San Diego Association of Governments (SANDAG) and the City of Santee General Plan Housing Element.

### **3.2.12.1 Regional Setting**

SANDAG Series 14 Regional Growth Forecasts provide an overview of the regional demographic, economic, and housing trends expected over the next four decades for the San Diego region. SANDAG projects the region's population will grow by nearly 1 million people by 2050. This forecast is consistent with anticipated growth although future growth rates have been reduced due to increased domestic migration out of the region. Population growth in the region will drive job growth and housing demand, adding nearly 500,000 jobs and more than 330,000 housing units by 2050. This forecast represents a continuing trend in the San Diego region to provide more housing and job opportunities in the existing urbanized areas of the region.

### **3.2.12.2 Population**

Table 3-16 presents forecasted population growth for the San Diego region (i.e., County) and the City between 2025 and 2050. The region's anticipated (2025) population of approximately 3.5 million is expected to increase 13.2 percent by 2050. The City's anticipated (2025) population of approximately 58,000 is expected to increase 11.8 percent by 2050.

**Table 3-16. Regional and Local Population Growth**

Year	County of San Diego			City of Santee		
	Total Population	Population Increase	Percent Change <sup>a</sup>	Total Population	Population Increase	Percent Change <sup>a</sup>
2025	3,470,838	-	-	58,358	-	-
2035	3,620,329	149,491	-	61,897	3,539	-
2050	3,746,054	125,725	13.20%	63,070	1,173	11.80%

Source: SANDAG 2021a:Series 14.

<sup>a</sup> Change from 2025 to 2050.

### 3.2.12.3 Housing

As shown in Table 3-16, the region is expected to experience a 13.2 percent increase in population, and the City is expected to experience an 11.8 percent increase in population between 2025 and 2050. The total housing units for the San Diego region (i.e., County of San Diego) and City of Santee between 2025 and 2050 is shown in Table 3-17. As shown in Table 3-17, total housing units forecasted through the year 2050 would accommodate anticipated population growth.

**Table 3-17. Regional and Local Housing Units**

Jurisdiction	Year			Percent Change <sup>a</sup>
	2025	2035	2050	
City of Santee	21,683	24,064	24,611	19.90%
County of San Diego	1,288,207	1,409,853	1,471,286	23.60%

Source: SANDAG 2021b: Series 14.

<sup>a</sup> Change from 2025 to 2050.

### 3.2.13 Public Services and Recreation

This section describes existing public services, including fire and police protection, schools, community libraries, and existing parks and recreation (includes mini-parks, neighborhood parks, community parks, school playgrounds, regional parks, and City-owned open space. Aquatic centers, trails, equestrian facilities, and parks and fields on school properties are also included).

#### 3.2.13.1 Fire Protection and Paramedic Services

The Santee Fire Department (SFD) provides fire protection and paramedic services to the City, an area of 16.5 square miles, with a population of approximately 60,000 residents. The SFD is a full-service department, providing structural fire suppression, wildland fire suppression, medical first response, advanced life support, paramedic ambulance service, search and rescue operations, hazardous materials operations, public education programs, emergency preparedness planning, and fire code inspection services and permits.

The SFD has two fire stations and a fire administration building. Station 4 is located at 8950 Cottonwood Avenue and Station 5 is located at 9130 Carlton Oaks Drive.

Station 4 currently has one battalion chief's vehicle and four response units: one fire engine, one fire truck, one brush engine, and one paramedic ambulance with a minimum daily staffing of nine personnel distributed as follows.

- Fire Engine 4 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Fire Truck 4 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Brush Engine 4 is cross-staffed with personnel from Fire Truck 4. This crew cross-staffs the Truck and Brush units and respond in the appropriate apparatus based on the nature of the alarm.
- Paramedic Ambulance 4 is staffed with two firefighter-paramedics.
- Battalion Vehicle 2 is staffed with one battalion chief.

Station 5 currently has three response units: two fire engines and one paramedic ambulance with a minimum daily staffing of eight personnel, distributed as follows.

- Fire Engine 5 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Fire Engine 205 is staffed with one captain, one engineer, and one firefighter-paramedic.
- Paramedic Ambulance 5 is staffed with two firefighter-paramedics.

In 2019, the City's Fire and Life Safety Department documented 5,791 total incidents generated by a total population of approximately 58,000 persons. The City's per capita annual call volume is approximately 100 calls per 1,000 persons. The City's General Plan includes goals to provide an average maximum initial response time of no more than 6 minutes for fire, rescue and emergency medical services with an average maximum response time of no more than 10 minutes for supporting paramedic transport units 90 percent of the time (Santee 2003a). The average SFD response times (from unit notification until unit arrives on scene, averaged) for emergency and non-emergency calls are 6 minutes and 18 seconds for fires and explosions; 5 minutes and 43 seconds for rescue and emergency medical; and 6 minutes and 40 seconds for service and non-emergency calls (Santee 2025).

The City has a signed automatic aid agreement on first alarm or greater fires with adjacent and nearby fire departments including Alpine Fire Protection District, East County Fire Protection District, Heartland Fire, San Miguel Fire Protection District, and the SFD. Each participating member has a mutual aid agreement with the others and participate in the Unified San Diego County Emergency Services Organization to provide paramedic and fire protection services in the event that additional firefighting units are required.

### **3.2.13.2 Police Protection Services**

Police protection in the City is provided by the San Diego County Sheriff Department (SDCSD) under contractual agreement with the City. The Sheriffs operate two facilities in Santee. The Santee Sheriff Station has over 60 employees providing patrol and traffic services, criminal investigations, juvenile intervention, crime analysis, and crime prevention education. A Sheriff's Station is located on Cuyamaca Street between Mission Gorge Road and Buena Vista Avenue. The station also includes an active volunteer unit that provides community services including vacation checks and regular visits to homebound citizens (County of San Diego 2021).

The City has contracted with the Sheriff Department for 14 enforcement units during each 24-hour period. These units are divided into two beats, one for law enforcement and another for traffic enforcement. There are a total of 54 sworn law enforcement officers, and other personnel including retired senior volunteers and reserve officers. The ratio of officers to population is 2.5 officers per 1,000 residential units.

The Santee Sheriff Station typically has quicker response times than the county average. The average response time for non-priority calls within the unincorporated county was approximately 30 minutes, while the average response time for priority calls within the unincorporated area was approximately 16 minutes. Response times vary greatly between command areas. Typically, response times in urbanized or built-out areas are lower than in areas that are rural and characterized by spaced or scattered development patterns (County of San Diego 2021). In contrast, the average priority call response time for general law enforcement in the City is 9 minutes for priority 1 to 2 calls and 20 minutes for priority 3 to 7 calls. Service calls are assigned a priority based on the nature of the incident and the level of urgency.

The crime rate in the City is lower than San Diego County as a whole. In 2017, total crimes reported in the City were equivalent to 17.88 per 1,000 persons in the population, while those reported in the County were equivalent to 20.5 crimes per 1,000 persons. For violent crimes, the City reported 1.7 per 1,000 persons, while the County as a whole reported 3.7 per 1,000 persons. For property crimes, 13.8 per 1,000 persons were reported in the City, while 19.1 per 1,000 persons were reported in the County (SANDAG 2020).

### **3.2.13.3 Schools**

According to the Santee School District's (SSD) website, SSD currently services kindergarten through 8th grade (K–8), and the Grossmont Union High School District (GUHSD) services grades 9th through 12th grades. Community college services are provided by Grossmont-Cuyamaca Community College District, which is located directly to the south of the City boundary off Fanita Drive (Santee 2003a).

#### **Elementary Schools**

The SSD currently operates 9 schools, all of which are in the City limits. The SSD schools all serve K-8, versus the more traditional split between elementary and middle schools. Existing schools operated by the SSD include Cajon Park on Magnolia Avenue; Carlton Oaks on Wethersfield Road; Carlton Hills on Pike Road; Chet F. Harritt STEAM School on Arlette Street; Hill Creek School on Jeremy Street; Pepper Drive School on Marlinda Way; PRIDE Academy at Prospect Avenue on Prospect Avenue; Rio Seco on Cuyamaca Street; and Sycamore Canyon on Settle Road. The estimated enrollment for the SSD for the 2021–2022 academic year was 6,309 students (Education Data Partnership 2022).

#### **High Schools**

GUHSD serves the Santee area for grades 9–12. GUHSD operates 19 schools, 2 of which are in the City limits: Santana High School and West Hills High School. West Hills High School is located on Mast Boulevard near Medina Drive; and Santana High School is located on Magnolia Avenue between Mast Boulevard and Second Street. The estimated enrollment for the GUHSD for the 2021–2022 academic year was 22,094 students (Education Data Partnership 2022).

### 3.2.13.4 Libraries

Library services in the City are provided by the San Diego County Library (SDCL) system, which has served communities of San Diego County since 1913. Several cities within the county are also part of a countywide cooperative relationship known as the Serra Cooperative Library System. The Serra Cooperative Library System, in conjunction with the County of San Diego, operate the Santee branch library on Carlton Hills Boulevard. Libraries also are located in the nearby communities of Lakeside, El Cajon, and San Carlos. In addition to these branches, the City of San Diego Public Library operates a Bookmobile that is used primarily to bring books to immobile people, educate elementary school children, and provide access to books when a particular branch is closed.

The Friends of Santee Library, a non-profit organization of the SDCL, operates a used bookstore in which all proceeds benefit the Santee branch library programs, events, and the New Library Building Fund. The Friends of Santee Library created the New Library Building Fund in response to demand for a new, larger library in the City.

### 3.2.13.5 Parks and Recreational Facilities

The Recreation Element of the City of Santee General Plan and the Santee Municipal Code, Chapter 12.40, Park Lands Dedication, establish the general method for determining the acreage of parks and recreational facilities required to serve a known population demand. The Recreation Element includes an objective (Objective 1.0) to “provide a minimum of 10 acres of parks and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities” (Santee 2003a).

The City offers a variety of parks and recreational services within the City’s boundary. A wide range of active and passive public recreation opportunities are available in a network of regional, community, neighborhood, and mini-parks, which differ based on size, available facilities, and location. The City’s 2017 *Parks and Recreation Master Plan Update* (Master Plan Update) identifies 265.82 acres for various park types, in addition to approximately 272.25 acres of regional parkland, including Mission Trails and Goodan Ranch/Sycamore Canyon County Preserve ) (Santee 2003a, 2017a). Weston Park is located at 9050 Trailmark Way and is not included in the latest Master Plan Update as it opened in October 2020 but provides additional park acreage. There are also approximately 190.91 acres of other recreational facilities, including the Santee Aquatics Center and Santee Lakes Recreation Preserve. Parks and recreation land in school playgrounds, ballfields, and courts account for an additional 109.24 acres. In total, the City has approximately 838.22 acres of developed park, open space, and recreational facilities including mini-parks, neighborhood parks, community parks, school playgrounds, regional parks, and City-owned open space (see Table 3-18). Based on the current population of 64,551 residents, 838.22 acres represent a ratio of 12.98 acres of developed park, open space, and recreational facilities for every 1,000 residents. Currently, almost every home within the City is within 1 mile of a neighborhood park and within 3 miles of a community or future regional-serving park (Santee 2003a).

A brief description of the City's mini-parks, neighborhood parks, community parks, school playgrounds, regional parks, and City-owned open space is provided below and summarized in Table 3-18.

### **Mini-Parks**

Mini parks are small areas, no larger than 2 acres, that serve a population of between 500 and 1,000. Features include picnic tables, children's play areas, open space/grass areas, barbeque grills, and shade structures. There are two mini parks in the City: Santee Mini Park (0.25 acre) and Sky Ranch Mini Park (0.73 acre).

### **Neighborhood Parks**

Neighborhood parks range in size from 2 to 20 acres and serve a population of between 2,000 and 5,000. They typically provide the following types of recreation opportunities: active sports, passive recreation and relaxation, and neighborhood centers. There are five neighborhood parks within the City: Deputy Ken Collier Park (0.57 acre), Big Rock Park (5.77 acres), Shadow Hill Park (4.51 acres), Woodglen Vista Park (9.74 acres), and West Hills Park (12.00 acres).

### **Community Parks**

Community parks range in size from 20 to 50 acres and serve a population of 10,000 to 25,000. Recreational activities commonly include the use of sports fields, camping, fishing, and passive recreation. There are five community parks in the City: Mast Park (24.70 acres), Mast Park West (0.80 acre), Town Center West (10.97 acres), Town Center East (24.73 acres), and Sportsplex (16.53 acres).

### **Regional Parks**

Some of the most diverse recreational opportunities are found in regional parks. Recreational opportunities include visitor centers, multi-use trails, boating, picnic tables, and a variety of other recreational amenities. There are two regional parks within or adjacent to the City: MTRP (192 acres) and Goodan Ranch/Sycamore Canyon Preserve (80.25 acres).

### **Open Space**

Open space areas offer active and passive recreational opportunities, including hiking and equestrian uses. There are seven open space areas within or adjacent to the City: Forester Creek (24.96 acres), Walker Preserve (39.71 acres), Shadow Hill (0.61 acre), Sky Ranch (0.55 acre), Mast Park (37.50 acres), Mast Park West (42.50 acres), and non-park City assets (6.70 acres).

**Table 3-18. Existing Parks and Recreational Facilities in the City of Santee**

Park/Facility Name	Date Constructed	Total Acreage
<b>Parks—Mini-Parks</b>		
Santee Mini-Park	1994	0.25
Sky Ranch	2010	0.73
<b>Parks—Neighborhood</b>		
Deputy Ken Collier Neighborhood Park	2016	0.57
Big Rock	1976	5.77
Shadow Hill	1998	4.51
Woodglen Vista	1980	9.74
West Hills	1994	13.99
<b>Parks—Community</b>		
Mast Park	1982	24.70
Mast Park West	2011	0.80
Town Center West	2003	10.97
Town Center East	2011	24.73
Sportsplex	2011	16.53
<b>Parks—Regional</b>		
Mission Trails	1974	192.00
Goodan Ranch/Sycamore Canyon Preserve	1991	80.25
<b>Open Space</b>		
Forester Creek	2010	24.96
Walker Preserve	2015	39.71
Shadow Hill	1998	0.61
Sky Ranch	2010	0.55
Mast Park	1982	37.50
Mast Park West	1982	42.50
Non-Park City Asset	-	6.70
<b>Other Recreational Facilities</b>		
City Aquatics Center—Town Center Community Plan East	2001	0.91
Santee Lakes Recreation Preserve	1967	190.00
<b>Schools</b>		
School Playgrounds, Ballfields, and Courts	Various	109.24
<i>Total Parks and Recreational Lands</i>		<i>838.22</i>
<b>Trails</b>		
		Length in Linear Miles
Paved-Surface Trails	Various	17.08
Non-Paved Trails	Various	3.00
Bikeways	Various	44.27
<i>Total Trails</i>		<i>64.35</i>

Source: Santee 2003a, 2017a.

### 3.2.13.6 Other Recreational Facilities

There are two other recreational facilities within or adjacent to the City: the City Aquatics Center and the Santee Lakes Recreation Preserve. The City Aquatics Center provides aquatic and recreation programs, including training pool, activity pool with a play structure, water slide, water exercise area, swim lessons, and water aerobics classes. The Santee Lakes Recreation Preserve, owned and operated by the Prado Dam Municipal Water District, is a 190-acre preserve with seven recycled water lakes stocked with sport fish and recreational amenities, such as camping, cabin rentals, fishing, boating, special events, playgrounds, walking trails, and bird watching.

### 3.2.13.7 School Facilities

Existing school sites in the SSD and Grossmont Union High School District are utilized through use agreements to provide public outdoor recreational areas for residents. Active recreation uses, including sports fields, hard-court games (tennis, basketball) and other indoor recreational facilities. Due to their limited time availability to the public, these school areas are figured for park acreage purposes at 50 percent of their total acreage (Santee 2003a).

### 3.2.13.8 Trails

The City has 64.35 linear miles of trails that include paved and non-paved surface trails and bikeways, as shown in Table 3-18. In addition, the Stowe Trail, an approximately 6-mile-long trail, runs parallel to the eastern border of MCAS Miramar (MCAS Miramar 2021). The Stowe Trail allows for outdoor activities such as mountain biking and hiking via permits obtained from the Marine Corps (MCAS Miramar 2021).

## 3.2.14 Transportation

This section describes the existing transportation and circulation conditions within the Plan Area. The discussion presents the roadway network, notable regional facilities, and public transit services, and describes the existing pedestrian and bicycle facilities within the Plan Area.

### 3.2.14.1 Roadway Network

The existing roadway network in the City consists of regional facilities such as state routes and various roadways and local streets. These regional corridors are adjacent to or traverse the City, providing regional access to and from the City. East–west travel is predominantly accommodated by two major arterials, one prime arterial, and one partial freeway: Prospect Avenue, Mast Boulevard, Mission George Road, and SR 52, respectively. North–south travel is afforded by two roads and two freeways: Magnolia Avenue, Cuyumaca Street, SR 67, and SR 125, respectively.

Following are descriptions of the existing key roadways in the City:

- **Prospect Avenue**—The roadway is classified as a collector from Mesa Road to Cuyumaca and as a Major Arterial east of Cuyumaca Street. Prospect Avenue features two lanes and runs east–west along the southern portion of the city.

- **Mast Boulevard**—The roadway is classified as a Four-Lane Major Arterial. Mast Boulevard features four lanes and runs east–west along the center of the city, just north of the San Diego River.
- **Mission George Road**—The roadway is classified as a Four-Lane Major Arterial from the western city limits to SR 52, a Six-Lane Prime Arterial from SR 52 to Riverview Parkway, and a Four-Lane Major Arterial from Riverview Parkway to Magnolia Avenue.
- **Magnolia Avenue**—The roadway is classified as a Four-Lane Major Arterial. Magnolia Avenue features four lanes north of Mission George Road and six lanes south of Mission George Road. This roadway runs north–south toward the eastern end of the city.
- **Cuyumaca Street**—The roadway is classified as a Major Arterial from its northern terminus to Town Center Parkway and a Major Arterial between Town Center Parkway and the southern city limit. Cuyumaca Street features two to four lanes throughout the city. This roadway runs north–south at the center of the city, intersecting the San Diego River.

The following are descriptions of the existing regional roadways:

- **State Route 52**—SR 52 is a major east–west regional connection and provides access between I-5 in San Diego to the SR 67 along the city of Santee’s eastern boundary. SR 52 is also known as the Soledad Freeway and the San Clemente Canyon Freeway. There are plans to develop additional lanes and reversible lanes from I-15 to SR 125. Completion is scheduled to take place by 2040 per current San Diego Association of Governments (SANDAG) Regional Transportation Plan (RTP). SR 52 is a four-lane divided highway with a posted speed limit of 65 miles per hour (mph).
- **State Route 125**—SR 125 is a major north–south regional connection and provides access from the city of Santee to the north to Otay Mesa Road in the city of Chula Vista, near the United States–Mexico border. SR 125 becomes a toll road south of SR 54 entering the city of Chula Vista. SR 125 is an eight-lane divided highway with a posted speed limit of 65 mph.
- **State Route 67**—SR 67 is a major north–south regional connection and provides access for the northeastern parts of the County of San Diego to the major east–west freeway facilities in central and southern San Diego County. Also known as the San Vincente Freeway, SR 67 extends from I-8 in the city of El Cajon and continues north along the city of Santee’s eastern boundary to Lakeside and ends in the rural unincorporated community of Ramona. Adjacent to Santee, SR 67 is a four-lane divided highway with a posted speed limit of 65 mph.

### 3.2.14.2 Public Transit Network

Transit service throughout the City is provided by the Metropolitan Transit System (MTS) and includes both bus and light rail trolley routes and services.

Approximately 40 percent of the total population, or 24,015 residents (U.S. Census 2020), live within a quarter mile of a transit stop. Currently, four intracity bus routes operate within the City, accessible through 100 stops. Intracity bus routes include Routes 832, 833, 834, and 870 (Santee 2017b).

- **Route 832**—Route 832 is a loop running clockwise between Santee Town Center and the northern areas of the City via Cuyamaca Street, Woodglen Vista Drive, Magnolia Avenue, and Mission Gorge Road. Route 832 runs 7 days a week with service generally from 6:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 5:00 p.m. Saturday and Sunday. Service is as frequent as every 45 minutes during peak periods and is at 1-hour intervals during off-peak periods and weekends.
- **Route 833**—Route 833 is a generally north–south route running between Santee Town Center and the El Cajon Transit Center, via Mission Gorge Road, Magnolia Avenue, Graves Avenue, Pepper Drive, Mollison Avenue, E. Bradley Avenue, Fletcher Parkway, Arnele Avenue, and Marshall Avenue. Route 833 runs approximately 6:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. weekends. Route 833 runs at approximately 45-minute frequency all-day weekdays and 1-hour frequency on weekends.
- **Route 834**—Route 834 is a loop running between Santee Town Center and the western areas of the City. Route 834 runs along Town Center Parkway, Mission Gorge Road, West Hills Parkway, Mast Boulevard, and Carlton Hills Boulevard. Route 834 runs a weekday-only schedule, with hourly service from approximately 7:00 a.m. to 7:00 p.m. San Diego Trolley Green Line (Route 530) serves the City with one station located at Santee Town Center. The Green Line runs from the Santee Town Center to Downtown San Diego via Mission Valley and the Old Town Transit Center. Headways are approximately 10–15 minutes on weekdays and 10–30 minutes on weekends.
- **Route 870**—Route 870 is an Express Route that runs from the El Cajon Transit Center to Kearney Mesa and back to the El Cajon Transit Center. Route 870 currently only runs on weekdays between 6:03 a.m. and 6:02 p.m. at 75-minute headways. Route 870 only has four stops in Santee—the Santee Transit Center and Mission Gorge Road and the Lowes—and two stops at Mission Gorge Road and Carlton Hills Boulevard (one eastbound one westbound).

The City is also served by the San Diego Trolley Green Line (Route 530), with one station located at the Santee Transit Center. The Green Line runs between the Santee Transit Center and the 12th and Imperial Avenue Transit Center in downtown San Diego. The line provides service from Santee through Mission Valley, and into downtown San Diego via the Old Town Transit Center.

### 3.2.14.3 Pedestrian and Bicycle Network

#### Pedestrian Network

Pedestrian facilities generally include sidewalks, curb ramps, and other amenities such as pedestrian scale lighting and street trees for shading. Newer streets in the City, particularly within the Santee

Town Center area, as well as along Mission Gorge Road, have sidewalks, which are separated from the street and designed along landscaped corridors. The City's current policy is to provide non-contiguous sidewalks on all new and widened streets of collector classification or larger. The northern portion of the City is well connected by sidewalks. Sidewalks are less prevalent in the older, southern areas (Santee 2003a).

## **Bicycle Network**

Bicycle travel has become an integral part of transportation and circulation network planning and are a key component of the City's transportation system. The term *bikeway* is used to define lanes designated primarily for safe bicycle travel. The City's existing bicycle network consists of Class I, II, and III bicycle facilities (Santee 2003a).

- Class I Bikeway (bike path or trail)—Provides a completely separated right-of-way designated for the exclusive use of bicycles. Crossflows of pedestrians and vehicles are minimized.
- Class II Bikeway (bike lane)—Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Through-travel by motor vehicles or pedestrians is prohibited, though parking and crossflows of pedestrian and motorist traffic are permitted.
- Class III Bikeway (bike route)—Provides a right-of-way designated by signage or permanent markings with shared use of pedestrians and/or motorists.

Bicycle facilities along Mast Boulevard, Carlton Oaks Drive, Mission Gorge Road, Prospect Avenue, and Woodside Avenue provide east–west connections, while facilities along Carlton Hills Boulevard, Cuyamaca Street, and North Magnolia Avenue provide north–south connections. The planned bicycle system will increase the total bicycle network mileage in Santee from approximately 33.8 existing miles to 45.6 miles upon full buildout (Santee 2017c). Of the City's existing roadways, 14 percent have bicycle facilities. According to the American Community Survey, approximately 24 residents currently bike to work, which represents 0.1 percent of all workers in the City (Santee 2017c).

## **3.2.15 Utilities and Service Systems**

This section discusses utilities and service systems located within the City and surrounding area. The discussion assesses existing supply and demand for water and wastewater in the City, describes existing water recycling infrastructure, and identifies electricity, natural gas, telecommunication, and solid waste providers in the Plan Area.

### **3.2.15.1 Water Use Demands**

PDMWD is the service provider for the City. One hundred percent of PDMWD's potable water supply is imported through the San Diego County Water Authority (SDCWA). The SDCWA is one of 26 Metropolitan Water District of Southern California (Metropolitan) member agencies (PDMWD 2021). Metropolitan's water sources include the Colorado River and the State Water Project.

PDMWD's 2020 Urban Water Management Plan (UWMP) describes existing and forecasted water demands of the agency's customers, including the City. The actual demand for potable water throughout the service area is shown in Table 3-19.

**Table 3-19. Retail Demand for Potable and Non-Potable Water – Actual (2020) <sup>a</sup>**

Land Use Type	2020 Actual		
	Additional Description (as needed)	Level of Treatment When Delivered	Volume (AFY)
Single-Family	Municipal and Industrial	Drinking Water	5,447
Multi-Family	Municipal and Industrial	Drinking Water	1,793
Commercial	Municipal and Industrial	Drinking Water	1,112
Institutional/Governmental	Municipal and Industrial	Drinking Water	191
Landscape	Municipal and Industrial	Drinking Water	362
Agricultural Irrigation	-	Drinking Water	106
Other	Construction	Drinking Water	99
Other	Unbilled Unmetered <sup>b</sup>	Drinking Water	30
Other	Portable Supplement to Recycled Water System	Drinking Water	18
Losses <sup>c</sup>	-	Drinking Water	431
<b>Total:</b>			<b>9,588</b>

Source: PDMWD 2021.

AFY = acre-feet per year.

<sup>a</sup> Water use by sector is summarized from billing records based on individual meter readings.

<sup>b</sup> Unbilled unmetered includes water flushing, sewer flushing, and firefighting. Values were obtained from the American Water Works Association (AWWA) Audit Report 2020 (PDMWD 2021:Appendix E).

<sup>c</sup> Losses obtained from AWWA Audit Report 2020 equate to approximately 449 acre-feet per year (PDMWD 2021: Appendix E). Potable supplement to recycled water was included as part of the losses in the audit. Thus, losses in this table are adjusted to reflect losses without the potable supplement to the recycled water system.

As shown in Table 3-19, residential demands (single-family and multi-family) account for 7,240 acre-feet per year (AFY) or approximately 76 percent of the PDMWD’s total demand. PDMWD’s potable water demand projections are developed and based on a combination of General Plan land use information, specific plans in the service area, per capita water use, water demand factors, and future planned development information provided by City and other member agencies. Table 3-20 contains the projected potable water demands within and outside of PDMWD boundaries from 2025 through 2045.

**Table 3-20. Retail Demand for Potable and Non-Potable Water – Projected (2025, 2030, 2035, 2040, 2045)**

Land Use Type	Projected Water Use <sup>a</sup>				
	2025	2030	2035	2040	2045
Residential	7,438	8,217	9,004	9,683	10,070
Commercial	1,398	1,465	1,525	1,585	1,645
Institutional/Governmental	188	191	194	196	199
Landscape	357	579	730	817	822
Agricultural Irrigation	104	161	181	186	187
Other <sup>b</sup>	127	137	146	156	166
Losses <sup>c</sup>	442	449	455	461	468

**Table 3-21. Retail Demand for Potable and Non-Potable Water – Projected (2025, 2030, 2035, 2040, 2045) (cont.)**

Land Use Type	Projected Water Use <sup>a</sup>				
	2025	2030	2035	2040	2045
Other Potable/Outside of District <sup>d</sup>	2,388	2,388	2,888	2,388	2,388
<b>Totals:</b>	<b>12,442</b>	<b>13,586</b>	<b>14,623</b>	<b>15,473</b>	<b>15,944</b>

Source: PDMWD 2021.

<sup>a</sup> Projections based on District’s Master Plan Update (in progress).

<sup>b</sup> Other category includes construction and water used for potable flushing, sewer flushing, and firefighting.

<sup>c</sup> Includes potable water supplement to recycled water.

<sup>d</sup> Outside of District includes the near-term annexations, which include Viejas Tribe, Ewiiapaayp Tribe, and the I-8 corridors outside of PDMWD’s eastern boundary.

As shown in Table 3-20, PDMWD potable water demand is anticipated to increase to 15,944 AFY by year 2045. PDMWD notes that as temperatures rise due to climate change, water demands from various types of users will likely increase. The altered climate patterns in California creating hotter days and longer heat waves will increase customer water use and evaporative water losses. The combination of a long-term reduction in water supply availability with a long-term increase in water demand and higher summer demand peaks will increase pressure on PDMWD and SDCWA to meet demands (PDMWD 2021).

Conservation measures assist in reducing water demand. The California Department of Water Resources (DWR) developed mandates for the State of California to conserve water due to the increase in drought frequency. Four methods were developed by DWR for agencies to calculate target water use in compliance with Senate Bill X7-7. PDMWD utilizes Method 3, requiring the limited water use to not exceed 95 percent of the DWR’s target water use. Because of the ongoing conservation efforts of East County customers, PDMWD has experienced a sustained per-capita average water use reduction of approximately 25 percent per capita water use since 2010 (Santee 2025).

### 3.2.15.2 Water Supply and Distribution System

Water supply sources for the PDMWD fall into two categories: (1) purchased or imported water; and (2) recycled water. Padre Dam produces 2 million gallons of recycled water a day at the Ray Stoyer WRF. With the exception of the recycled water produced, the District imports all water supply from SDCWA. This potable water supply is imported from the State Water Project (North Bay, South Bay, and California aqueducts) and the Colorado River (Los Angeles and Colorado River aqueducts) by Metropolitan. The water supply is treated at Metropolitan’s Skinner Treatment Plant near Temecula, California and then released into SDCWA’s system (PDMWD 2021).

PDMWD is also looking to expand its recycled water supply and increase potable reuse to provide drought-proof sources of water. Currently, recycled water from Santee Lakes provides water supplies for irrigation purposes. However, potable reuse is projected to make up 17 percent of San Diego County’s drinking water supply by 2035. Padre Dam is currently working with the Helix Water District, the City of El Cajon, and the County of San Diego on the East County Advanced Water Purification

Project. This project would purify recycled water in order to create up to 30 percent of East County’s drinking water supply. Together with projects such as Pure Water San Diego and Pure Water Oceanside, the East County Advanced Water Purification Project is anticipated to reduce San Diego County’s long-term reliance on imported water.

PDMWD relies on SDCWA to acquire water transfer agreements, as needed, for water supply reliability during normal and dry year conditions. These water transfers consist of water purchases from Metropolitan, water transfers from Imperial Irrigation District (IID) that consist of water savings from canal lining projects that wheel water through Metropolitan’s conveyance facilities, and spot water transfers that are pursued on an as-needed basis to offset reductions in supplies from Metropolitan. In addition to water imported through Metropolitan, SDCWA signed and amended an agreement (Water Authority-IID Water Conservation and Transfer Agreement) with IID for long-term transfer of conserved Colorado River water. The term of the agreement is 45 years with a provision to extend for an additional 30 years (PDMWD 2021).

In 2012, SDCWA also entered into a formal Water Purchase Agreement with Poseidon Water to purchase desalinated ocean water at the Carlsbad Desalination Plant. The desalinated water is conveyed to SDCWA’s Twin Oaks Valley Water Treatment Plant and is mixed with existing drinking water supplies. The Carlsbad Desalination Plant is able to produce 56,000 AFY, of which 50,000 AFY is conveyed to SDCWA (PDMWD 2021). The actual source and volume of water for the year 2020 is presented in Table 3-22. As shown in Table 3-22, the District's actual supply was approximately 11,338 AFY.

**Table 3-22. Retail Water Supplies – Actual (2020)**

Water Supply	2020	
	Actual Volume (AFY)	Water Quality
Purchased or Imported Water	9,588	Drinking Water
Recycled Water	1,750	Recycled Water
<b>Total:</b>	<b>11,338</b>	-

Source: PDMWD 2021.

AFY = acre-feet per year.

The projected water supply in five-year increments is included in Table 3-23. The projected supply values are based on supplying normal demands and include the purchased water and recycled water supplies.

**Table 3-23. Retail Water Supplies–Projected (2025, 2030, 2035, 2040, and 2045)**

Water Supply	Additional Detail on Water Supply	Project Water Supply (Reasonably Available Volume)				
		2025	2030	2035	2040	2045
Purchased or Imported Water	In-District	6,054	7,198	8,235	9,085	9,556
Purchased or Imported Water	Outside of District <sup>a</sup>	2,388	2,388	2,388	2,388	2,388
Recycled Water	n/a	1,232	1,232	1,232	1,232	1,232

**Table 3-24. Retail Water Supplies—Projected (2025, 2030, 2035, 2040, and 2045) (cont.)**

Water Supply	Additional Detail on Water Supply	Project Water Supply (Reasonably Available Volume)				
		2025	2030	2035	2040	2045
Potable Reuse	East County Advanced Water Purification Project	4,000	4,000	4,000	4,000	4,000
<b>Totals:</b>		<b>13,674</b>	<b>14,818</b>	<b>15,855</b>	<b>16,705</b>	<b>17,176</b>

Source: PDMWD 2021.

AFY = acre-feet per year.

<sup>a</sup> Outside of District includes supply needed to serve near-term annexations.

### 3.2.15.3 Recycled Water and Wastewater

PDMWD’s existing recycled water system includes approximately 31 miles of distribution mains within its water service area. The key recycled water system facilities include the Ray Stoyer WRF, the Recycled Water Effluent Pump Station, and Fanita Terrace Reservoir (PDMWD 2021). PDMWD’s recycled water customer base and associated demand steadily increased from 2001 to 2014 with a peak of 1,025 AFY in 2014. Since 2014, recycled water demands have decreased. In the year 2019–2020, PDMWD served 250 customers with a combined recycled water demand of 780 AFY. This total excludes the recycled water supply discharged to Santee Lakes.

Recycled water uses include landscape irrigation and irrigation for parks, medians, and homeowner’s associations. Recycled water is also used for dust control and recreational impoundment, which is the replenishment and flushing of Santee Lakes. Table 3-25 provides the projected and actual uses for recycled water in the City for the year 2020.

**Table 3-25. Recycled Water Use in the PDMWD Service Area (2020)**

Use Types	2020 Projected Use (AFY)	2020 Actual Use (AFY)
Landscape Irrigation (ex. golf courses)	896	780
Recreational Impoundment	1,120	970
<b>Total Water Use:</b>	<b>2,016</b>	<b>1,750</b>

Source: PDMWD 2021.

AFY = acre-feet per year.

PDMWD does not plan on expanding the future recycled water system; however, PDMWD is implementing a Phase I Water Recycling Project which includes the expansion of the Ray Stoyer WRF, construction of a new advanced water purification facility, potable reuse conveyance pipelines, a product water pump station, and a biosolids digestion facility to offset energy demands of the project. It will create 3,900 acre-feet, or 127 million gallons, per year of potable water by capturing wastewater flows that would otherwise be discharged to the ocean.

Through the future Advanced Water Purification (AWP) Program, PDMWD will generate potable reuse water for local surface water augmentation. The AWP Program is intended to deliver highly purified water to Lake Jennings, a reservoir owned and operated by the Helix Water District. As part of this

program, PDMWD will no longer discharge recycled water into Santee Lakes; therefore, recycled water use is anticipated to decrease in future years (PDMWD 2021).

#### **3.2.15.4 Wastewater Collection, Treatment, and Disposal**

PDMWD provides wastewater collection and treatment services to the City. The PDMWD Sewer System Management Plan (2019) describes PDMWD's sewer collection, conveyance, and treatment system. The district's wastewater collection system consists of sewer mains, lift stations, and flow diversion structures. The PDMWD service area contributed nearly 5,042 AFY of wastewater flow into PDMWD's wastewater treatment plant in 2020. The majority of the collected wastewater flows to the district's Influent Pump Station. From there, up to 1,856 AFY of wastewater is pumped to the Ray Stoyer WRF; the remaining flow is pumped to the City of San Diego's Metropolitan Wastewater System (Metro), where it ultimately receives advanced primary treatment at the Point Loma WTP (PDMWD 2021). PDMWD has an effective operation and maintenance (O&M) program in place that includes cleaning, inspection, and monitoring of the sewer collection system. The O&M program is based on a proactive preventative maintenance approach to keep the collection system in good repair, preventing excessive infiltration/inflow, minimizing system failures which can lead to overflows, and protecting the capital investment in the collection system (PDMWD 2019).

#### **3.2.15.5 Stormwater Drainage**

The City's drainage basins and storm drain conveyance system discharges both directly and indirectly to the San Diego River through the various creeks and channels, such as Sycamore Creek and Forester Creek. These untreated discharges are then conveyed by the San Diego River westward to the Pacific Ocean. The City establishes, maintains, and enforces adequate legal authority within its jurisdiction to control pollutant discharges into and from its storm drain system (Santee 2015). There are approximately 1,400 storm drain inlets within residential areas, 114 inlets within commercially zoned areas, and 210 inlets within industrial zoned areas (Santee 2015).

For additional information of existing stormwater drainage facilities in the City, refer to Section 3.2.9, *Hydrology and Water Quality*, of this EIR.

#### **3.2.15.6 Electric Power Facilities**

SDG&E provides electricity to the San Diego region, including the City of Santee. The City is currently served with electricity through both aboveground and underground transmission lines.

#### **3.2.15.7 Natural Gas Facilities**

SDG&E provides natural gas to the San Diego region, including the City of Santee. The City is currently served with natural gas through underground gas mains.

#### **3.2.15.8 Telecommunications Facilities**

The City is currently supplied with telecommunications services through various private companies. Telecommunications infrastructure is typically located underground in vaults and conduit and

aboveground on overhead power lines with pole mounted cables and transformers. Antennas may also be mounted in towers or on roofs.

### **3.2.15.9 Solid Waste**

Waste Management Inc., the City's franchise waste hauler, provides the collection, removal, and disposal of solid waste for residential and commercial uses in the City. The hauler also provides curbside recycling and yard waste collection, household hazardous waste disposal services, public education, and other services required to meet the waste management needs of the City. This includes the development of programs necessary to meet the state-mandated 50 percent waste reduction goal established by Assembly Bill (AB) 939 (the California Integrated Waste Management Act of 1989).

As of 2019, the waste disposal rate in California per resident was approximately 6.7 pounds per day, and the recycling rate was 37 percent (CalRecycle 2019). Currently, most of the current waste collected in the City is disposed at the approximately 603-acre Sycamore Landfill in the eastern portion of the City of San Diego. According to the Solid Waste Information System database maintained by the California Department of Resources Recycling and Recovery (CalRecycle), the landfill's maximum permitted capacity is approximately 147,908,000 cubic yards, with a current remaining capacity of approximately 113,972,637 cubic yards as of 2019. Based on the remaining capacity and disposal rates, the Sycamore Landfill is expected to remain open until December 31, 2042 (CalRecycle 2021).

## **3.2.16 Wildfire**

This section describes the climate, vegetation, and fire history of the Plan Area. This discussion uses these factors to assess the severity of fire hazards in the City and surrounding area.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the City has areas designated as Very High Fire Hazard Severity Zone (VHFHSZ) and is located within the wildland urban interface (WUI) (CAL FIRE 2022a). Fire hazard designations are based on weather, vegetation, topography, among other factors, with higher hazard category sites including steep terrain, unmaintained fuels/vegetation, and WUI locations.

### **3.2.16.1 Climate and Vegetation (Fuels)**

The City of Santee is located within an intersection of a relatively narrow coastal plain and the Peninsular Mountain Ranges of southwestern California and Baja California. The Pacific Ocean influences the county and the City's weather, which are frequently under the influence of a seasonal, migratory subtropical high-pressure cell known as the *Pacific High*. Wet winters and dry summers with mild seasonal changes characterize the Southern California climate. The local Mediterranean climate has a large influence on fire risk. The climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, and/or dry, easterly Santa Ana winds. The average high temperature for the City during July is around 88 degrees Fahrenheit (°F). Precipitation typically occurs between December and April with 12 inches of rain per year. The prevailing wind is an on-shore flow from the Pacific Ocean, which is approximately 15 miles to the west.

Hot, dry Santa Ana winds, which typically occur in the fall, but have in recent years also occurred in the spring (May, in particular), are usually from the northeast and can gust to speeds of 50 miles per hour or higher. The Santa Ana winds are the result of occasional pressure gradients between the high pressure in the plateaus of the Great Basin and the lower pressure gradient over the Pacific Ocean (Murphee et al. 2018). Drying vegetation with fuel moisture of less than 5 percent for smaller fuels (which dry faster than larger fuels) is possible during the summer months and becomes fuel available to advancing flames should an ignition occur. Extreme conditions include 92°F temperatures in summer and winds of up to 50 miles per hour during the fall based on worst-case conditions from County data sets during the Cedar Fire (in 2003). Relative humidity of 12 percent or less is possible during the fire season.

Vegetation is important relative to wildfire as some vegetation, such as grassland habitats, are highly flammable while other vegetation, such as chaparral and oak riparian forest, may be more difficult to ignite but would burn under more intense fire conditions. The City's steep scrub brush-covered hillsides and surrounding vacant land create areas of VHFHSZ. Additionally, much of the City is included in the WUI.

### **3.2.16.2 Wildfire Safety and Emergency Response**

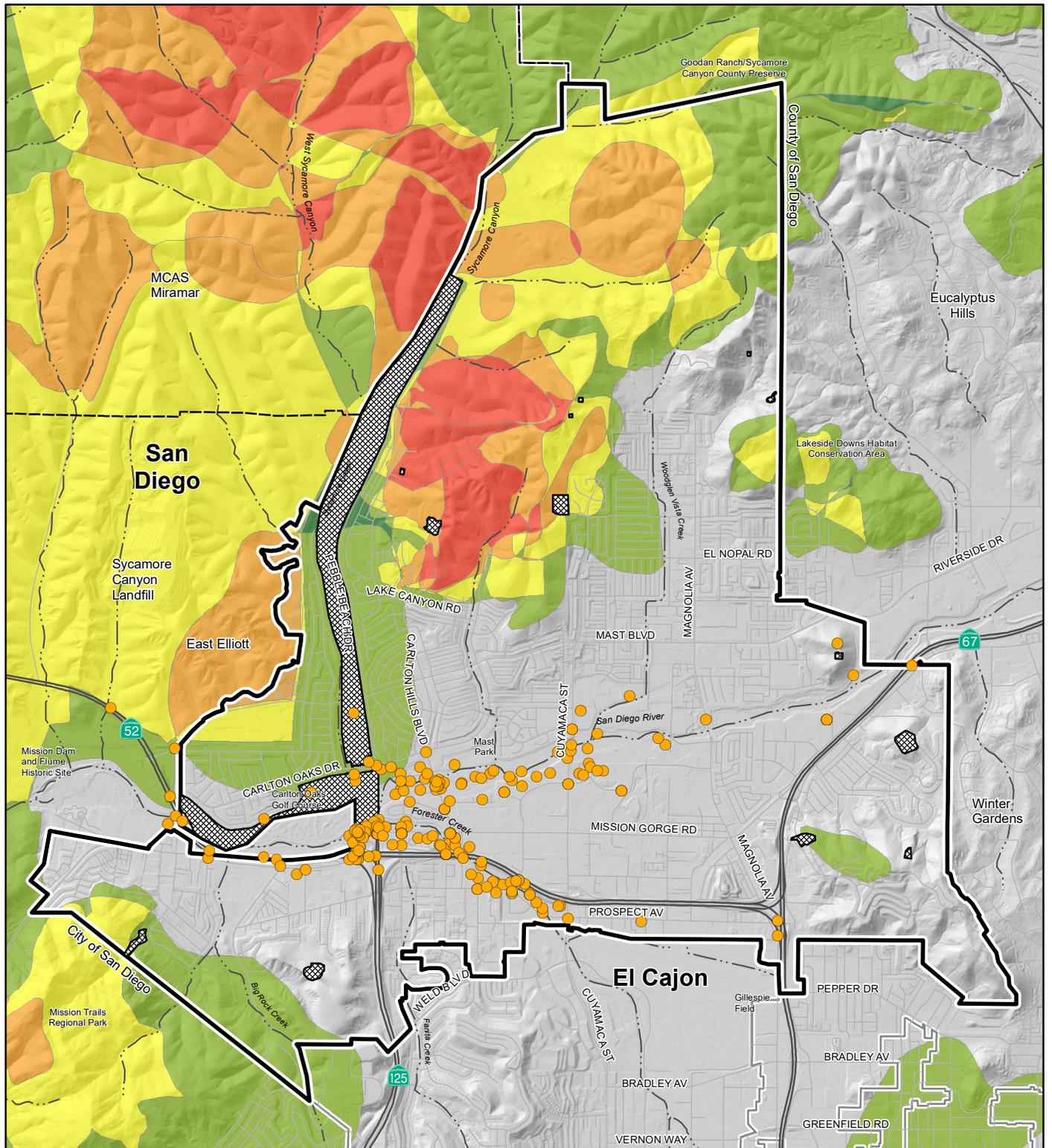
Refer to Section 3.2.13, *Public Services and Recreation*, of this EIR for further information regarding SFD fire protection services, emergency response times, and service area.

### **3.2.16.3 Fire History**

Fire history information can provide an understanding of fire frequency, fire type, most vulnerable project areas, and significant ignition sources, amongst others. The fire history represented herein utilizes the information from the CAL FIRE fire perimeters GIS database (CAL FIRE 2022b). CAL FIRE (including contract counties), U.S. Department of Agriculture's Forest Service Region 5, U.S. Department of the Interior's Bureau of Land Management & National Park Service, and other agencies jointly maintain a comprehensive fire perimeter GIS layer for public and private lands throughout California. The data covers fires back to 1878 and 10 acres and greater. Within 3 miles of the Plan Area, there have been 75 fires recorded by CAL FIRE since 1910. A total of 22 fires, ranging from 25 acres (un-named 1974 fire) to 280,278 acres (Cedar Fire) are noted to have burned within the Plan Area dating back to 1910. Recorded fires within the Plan Area are listed in Table 3-26. The most notable fire (Cedar fire) occurred during October and November 2003, and burned large areas of central San Diego County, including large portions of the northern areas of the Plan Area. The fire's rapid growth was driven by the Santa Ana winds, causing the fire to spread at a rate of 3,600 acres per hour.

Based on the Santee vicinity fire history data, fire return intervals range between 1 and 25 years. This indicates that there is significant wildfire potential in the region, and the potential for the Plan Area to be subject to occasional wildfire encroachment, most likely due to the large expanses of natural vegetation to the north and east. Figure 3-11: Fire Frequency presents a graphical representation of the fire frequency in the Plan Area and surrounding areas.

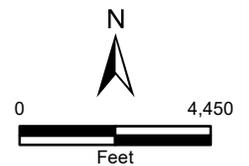
Because California is expected to experience increased temperatures and variable precipitation, there will likely be more frequent and intense wildfires and longer fire seasons (Santee 2019).



**Legend**

- Subarea Plan Area
  - Not a Part
  - Recent Fires (2020 - 2023)
- Number of Times Burned**
- 0
  - 1
  - 2
  - 3
  - 4 - 5

Source: Historical Fires - CalFire 2022, Recent Fires - City of Santee 2023



Basemap Source: SANDAG Shaded Relief 2017

I:\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Figures\Figure 2-17 Fire Frequency.mxd Date: 2/3/2025 34153

**Figure 3-11**  
**Fire Frequency**  
**Santee MSCP Subarea Plan EIR**

**Table 3-26. Fire History in the Santee MSCP Subarea Plan Area**

Year of Fire	Fire Name	Total Area Burned (Acres)
1910	Un-named	1,315
1941	Un-named	406
1942	Un-named	1,221
1943	Un-named	292
1944	Un-named	6,174
1950	Quarry	281
1966	Carlton Hills	329
1974	Un-named	155
1974	Un-named	68
1974	Un-named	25
1975	Un-named	25
1980	Assist #69	745
1981	Assist #59	7,310
1981	Assist #72	696
1981	Outside Origin #4	56
1984	Assist #21	62
1984	Outside Origin #1	122
1987	Assist #38	380
1988	Assist #78	935
1989	Assist #59/Magnolia	310
1994	Rocoso	3,218
2003	Cedar	75,637

Source: CAL FIRE 2022b.

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### 4.1 Introduction

Sections 4.2 through 4.17 of this chapter discuss the potential environmental effects from implementation of the Subarea Plan (Proposed Project). This EIR was prepared pursuant to the CEQA (Public Resources Code [PRC] Sections 21000–21178.1) and the State CEQA Guidelines (PRC 21000 et seq.; 14 California R] 1500 et seq.). The Proposed Project is described in detail in Chapter 2, *Proposed Project Description*.

#### 4.1.1 Scope of the Environmental Impact Analysis

The EIR considers the environmental effects of physical changes in the environment resulting from the implementation of the Subarea Plan. Topical areas considered are described below. Table 4-1 includes information about what actions associated with implementation of the Subarea Plan would result in physical changes in the environment.

##### 4.1.1.1 Topics Considered

In correspondence with Appendix G of the State CEQA Guidelines, the potential environmental effects from the Proposed Project are evaluated in the following environmental topic areas:

- Section 4.2, Biological and Aquatic Resources
- Section 4.3, Aesthetics
- Section 4.4, Air Quality
- Section 4.5, Cultural Resources and Tribal Cultural Resources
- Section 4.6, Geology, Soils, and Paleontological Resources
- Section 4.7, Hydrology and Water Quality
- Section 4.8, Land Use and Planning
- Section 4.9, Noise and Vibration
- Section 4.10, Wildfire
- Section 4.11, Energy Resources
- Section 4.12, Hazards and Hazardous Materials
- Section 4.13, Population and Housing
- Section 4.14, Public Services and Recreation
- Section 4.15, Transportation

- Section 4.16, Utilities and Services Systems
- Section 4.17, Greenhouse Gases

As discussed in more detail in Chapter 8, *Effects Found Not to be Significant*, the following resource areas were determined to be Effects Found Not Significant and are not evaluated in Chapter 4, *Environmental Analysis: Agriculture and Forestry Resources*, and Mineral Resources.

#### **4.1.1.2 Approach to Assessing Impacts of Implementation of the Subarea Plan**

The elements of the proposed Subarea Plan are described in Section 2.3, *Elements of the Subarea Plan*. As described in Section 2.3.1, *Covered Species*, and listed in Table 2-1, Santee MSCP Subarea Plan Covered Species, the Subarea Plan would support issuance of take permits for 20 species (Covered Species). The activities that would receive coverage under those permits (Covered Activities) are described in Section 2.3.2 and broadly consist of planned and future development that would require approval by the City and operations and maintenance activities that would be undertaken by the City. Habitat restoration and preserve management and monitoring activities would also receive coverage under the take permits.

Consistent with the nature of the Proposed Project as an NCCP/HCP, this EIR provides particular emphasis on impacts related to listed species, including Covered Species, and the impacts on biological resources of implementing the Subarea Plan. The impacts on Covered Species are evaluated assuming implementation of the Subarea Plan in the Plan Area. This EIR also includes analysis of impacts on other categories of resources, but given the nature of the Proposed Project, which consists of issuance of Take Permits, and implementation of the Subarea Plan, adverse effects to other resource categories are unlikely and are evaluated at a more general level.

Implementation of the Conservation Strategy through the specified Conservation Measures, as described in Section 2.3.3, would include preservation of lands for the benefit of the Covered Species and implementation of other conservation actions such as habitat restoration, management, and monitoring.

This EIR is not intended to serve as the CEQA document for, or to fully evaluate, the Covered Activities. Instead, this EIR evaluates the impacts of providing take coverage for the Covered Activities. See Section 1.4, *Intended Uses of this EIR*, for a discussion of how this EIR may be used in connection with later consideration of Covered Activities.

#### **4.1.1.3 Impact Mechanisms**

The following discussion summarizes those elements of the Proposed Project that could have a potential impact and identifies elements that would not result in a physical change in the environment and therefore would not result in environmental impacts. Details of conservation actions, mitigation, and best management practices (BMPs) are found in Subarea Plan Chapter 5, *Conservation Strategy*.

Table 4-1 also indicates where the impacts of specific conservation actions were addressed in a previous EIR. These EIRs are incorporated by reference in this EIR as described in Section 4.1.2, *Incorporation by Reference*.

### Conservation Actions and Impact Mechanisms

The primary form of conservation actions would be to restore, preserve and manage habitat areas. Additional actions will take the form of monitoring and enhancing habitat. Table 4-1 identifies which impact mechanisms (specific actions included in the Proposed Project) have the potential to result in impacts as they would involve a physical change in the environment. State CEQA Guidelines Section 15358 defines impacts and specifies that “effects analyzed under CEQA must be related to a physical change.”

15358. EFFECTS

“Effects” and “impacts” as used in these Guidelines are synonymous.

(a) Effects include:

- (1) Direct or primary effects which are caused by the project and occur at the same time and place.
- (2) Indirect or secondary effects which are caused by the project and are later in time or farther removed in distance but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems.

(b) Effects analyzed under CEQA must be related to a physical change.

**Table 4-1. Impact Mechanisms**

Conservation Actions	Impact Mechanisms/ Previous Environmental Assessment of Action
<b>Conservation Measure 1 – Establish the Subarea Plan</b>	Establishment of the preserves themselves will <i>not result in physical changes in the environment</i> .
<b>Conservation Measure 2 – Manage and Monitor Subarea Plan Managed Preserve</b> Conduct management and monitoring including general stewardship, control of public access, monitoring of Covered Species and their habitats, management of sensitive biological resources, and control of invasive species	Monitoring could involve minor use of passenger vehicles to travel around or to sites. (not limited to a specific geographic area) Control of invasive species would involve weeding and the use of herbicides (see below for description for specific geographic areas).
<b>Conservation Measure 3—Avoidance, Minimization, and Mitigation</b>	–
<ul style="list-style-type: none"> <li>● Delineation (protective fencing) of Environmentally Sensitive Areas.</li> </ul>	Delineation of sensitive areas would <i>not result in a physical change in the environment</i> .
<ul style="list-style-type: none"> <li>● Restoration of Temporary Impacts</li> </ul>	Restoration of temporary impacts could involve planting and reseeded.

**Table 4-1. Impact Mechanisms (cont.)**

Conservation Actions	Impact Mechanisms/ Previous Environmental Assessment of Action
<ul style="list-style-type: none"> <li>Invasive Species Control (measures to prevent tracking of seeds of invasive species)</li> </ul>	Invasive species control measures, such as washing vehicles, would <i>not have a physical change in the environment</i> .
<ul style="list-style-type: none"> <li>Trash Control, Onsite Training, Construction Monitoring</li> </ul>	Trash control, onsite training, and construction monitoring would <i>not have a physical change in the environment</i> .
<ul style="list-style-type: none"> <li>Vernal Pool Enhancement: Weeding, improvements to watersheds, upland restoration</li> </ul>	Could involve grading and excavation (see below for description for specific geographic areas).
<ul style="list-style-type: none"> <li>Vernal Pool Creation</li> </ul>	Could involve grading and excavation (see below for description for specific geographic areas).
<p><b>Fanita Ranch Onsite Preserve</b></p>	
Seed application on a landscape level combined with weed control activities	Hydro seeding will require large equipment. Nonnative plant control measures will include the following: (1) hand pulling, hand cutting; (2) cutting with hand-held mechanical devices; and (3) herbicide application. <i>Covered in the Fanita Ranch Final Revised EIR.</i>
Creation and enhancement of vernal pool habitat	Could require grading and excavation. <i>Covered in the Fanita Ranch Final Revised EIR.</i>
Creation, enhancement, and translocation of coastal cactus wren habitat	Could require bulldozers to remove and plant large cactuses. <i>Covered in the Fanita Ranch Final Revised EIR.</i>
Translocation and planting of San Diego goldenstar	Ripping and tilling could require large equipment. <i>Covered in the Fanita Ranch Final Revised EIR.</i>
Western spadefoot relocation	Biological impacts on species <i>covered in the Fanita Ranch Final Revised EIR.</i>
Restoration for Quino checkerspot butterfly and other habitat enhancement actions	Restoration and habitat enhancement will include control of invasive species and/or planting of appropriate native species. Control of invasive species would involve weeding and the use of herbicides. <i>Covered in the Fanita Ranch Final Revised EIR.</i>
35 acres of substantial and intensive restoration/enhancement of cactus scrub/cactus wren habitat, in part through transfer/transplantation of large and medium cactus plants from the development footprint (areas to be lost) to the 35-acre restoration area; plus an additional 35 acres of existing habitat actively managed	Translocation will include use of bulldozers to remove, move, and plant larger cactuses. Additional planting would consist of hand planting of cactus pods. This conservation measure is not a part of the Fanita Ranch Project, but only a conservation measure in the Subarea Plan, and therefore was <i>not covered in the Fanita Ranch Final Revised EIR.</i>
<p><b>Quino Checkerspot Butterfly Offsite Conservation Area</b></p>	
The project proponent will fund an endowment for the City of San Diego for the long-term management and monitoring of Quino checkerspot butterfly. Actions will be those planned as a part of	Activities will be done exclusively with hand tools and no large equipment will be utilized onsite. <i>Covered in the Mission Trails Regional Park Master Plan Update EIR.</i>

**Table 4-1. Impact Mechanisms (cont.)**

Conservation Actions	Impact Mechanisms/ Previous Environmental Assessment of Action
implementation of the Mission Trails Regional Park Master Plan and evaluated in the Mission Trails Regional Park Master Plan Update EIR. Actions associated with implementation of the Santee Subarea Plan will include restoration for Quino host plant.	
<b>Hermes Copper Butterfly Offsite Conservation Area</b>	
Actions associated with implementation of the Santee Subarea Plan will be limited to fencing of the site.	Fencing of the site will <i>not result in any substantial physical changes in the environment</i> , therefore this conservation area is not addressed in the Chapter 4, <i>Environmental Analysis</i> , issue analysis.
<b>Preserves in Upland Standards Areas and City-Owned Preserve Lands</b>	
Actions will consist of restoration, management and monitoring of habitat preserves. Specific actions will consist of the following:	
<ul style="list-style-type: none"> <li>Restoration of temporary impacts</li> </ul>	Restoration of temporary impacts could involve planting and reseeded.
<ul style="list-style-type: none"> <li>Invasive species control, including weed control (including use of herbicides) and pest control (including use of pesticides)</li> </ul>	Control of invasive species would involve weeding and the use of herbicides or pesticides.
<ul style="list-style-type: none"> <li>Trash control, onsite training, and construction monitoring</li> </ul>	Trash control, onsite training, and construction monitoring would <i>not have a physical change in the environment</i> .
<ul style="list-style-type: none"> <li>Vernal pool enhancement actions, which may include weeding, improvements to watersheds, and upland restoration</li> </ul>	Could involve grading and excavation.
<ul style="list-style-type: none"> <li>Vernal pool creation, which may include grading</li> </ul>	Could involve grading and excavation.
<ul style="list-style-type: none"> <li>Translocation of plant species and relocation of wildlife species</li> </ul>	Could require bulldozers to remove and plant large plants.

**Plan Implementation**

As stated in Section 2.3.4, *Plan Implementation*, the Proposed Project would include, among other activities, General Plan Amendments to refer to the Subarea Plan as being adopted and an ordinance adopting the Habitat Loss and Incidental Take Permit (HLIT) procedures. Once adopted, the Subarea Plan requires changes to staffing and the addition of a Preserve Manager. Funding sources would be identified, and reporting would be required. These elements of Plan Implementation would *not result in a physical change to the environment* and are therefore not analyzed in this chapter of the EIR.

**Covered Activities**

As addressed in Section 2.3.2, Covered Activities consist of buildout of the Hardline Development Project, future development projects, operations and maintenance activities, habitat restoration, and preserve management and monitoring activities. The physical effects of the Hardline Development

Project are addressed in the Fanita Ranch Final Revised EIR as described in Table 4-1. Future development and operation and maintenance activities are addressed at a program level in the Santee General Plan EIR, as projects approved or undertaken by the City of Santee must be consistent with the General Plan. The effects of habitat restoration, preserve management and monitoring activities are evaluated as conservation actions in this chapter. Because the Subarea Plan does not authorize implementation of Covered Activities, the impacts of implementing the Covered Activities are presented as disclosed in the Fanita Ranch Revised EIR (for those Covered Activities that are part of the buildout of the Hardline Development Project), and in the Santee General Plan Update EIR, (for those Covered Activities that are part of the buildout of the General Plan and operation and maintenance activities that would be undertaken by the City).

## 4.1.2 Incorporation by Reference

This document incorporates by reference information from three other EIRs, as allowed by State CEQA Guidelines Section 15150:

- Final Revised Environmental Impact Report (SCH No. 2005061118) for the Fanita Ranch Project, Certified and Adopted June 11, 2025 (Fanita Ranch Final Revised EIR).
- Final Program Environmental Impact Report for the Mission Trails Regional Park Master Plan Update, City of San Diego Project No. 349988 (SCH No. 2014041011), February 2019 (Mission Trails Regional Park Master Plan Update EIR).
- Final Master Environmental Impact Report for the City of Santee General Plan Update (SCH No. 2002071113) (Santee General Plan Update EIR).

The Fanita Ranch Final Revised EIR covers the environmental impacts of the construction and operation of the Hardline Development Project, which is one of the Covered Activities. Additionally, as described in Table 4-1, all conservation actions that would take place in the Fanita Ranch Onsite Preserve, other than the creation of an additional 35 acres of cactus wren habitat which were not evaluated in the Fanita Ranch Final Revised EIR as either part of that project or as mitigation measures for biological and aquatic resources.

The Mission Trails Regional Park Master Plan Update EIR covers the environmental impacts of implementing the Park's Master Plan, which includes potential conservation actions for Quino checkerspot butterfly to take place at the East Elliott Expansion Area of the Mission Trails Regional Park.

The City of Santee's General Plan Update EIR evaluates at a program level the environmental impacts of buildout of the City of Santee.

These three documents are available at the following locations:

- **Fanita Ranch Project:** [Fanita Ranch Project | Santee, CA \(cityofsanteca.gov\)](https://www.cityofsanteca.gov)
- **Mission Trails Regional Park Master Plan Update:** [Master Plan – Mission Trails Regional Park \(mtrp.org\)](https://www.mtrp.org)

- **Final Master Environmental Impact Report for the City of Santee General Plan Update:**  
<https://www.cityofsantee.ca.gov/documents/planning-building/general-plan/santee-general-plan-feir.pdf>

### 4.1.3 CEQA Definition of Baseline

For the purpose of CEQA, the *environmental baseline* is typically defined as the release date of the Notice of Preparation (NOP) to prepare an EIR. For this EIR, the release date was March 17, 2023. The baseline is developed to assess the significance of impacts of the proposed actions in relation to the existing conditions at the time of the NOP.

### 4.1.4 Format of the Environmental Analysis

Each of the environmental topic sections of this chapter includes the following subsections:

#### 4.1.4.1 Methods

Each *Methods* subsection describes the means used to analyze impacts on a particular resource, discusses the steps followed and lists any studies that were relied upon to determine the CEQA conclusions.

#### 4.1.4.2 Significance Criteria

Thresholds of significance are criteria used to assess whether potential environmental effects are significant. The significance criteria used in this analysis are primarily based on the recommendations provided in Appendix G of the State CEQA Guidelines and by the City of Santee. The thresholds of significance define the type, amount, and/or extent of impact that would be considered a significant adverse change in the environment. For some environmental topics, such as air quality and noise, the thresholds are quantitative, while those for other topics, such as visual quality, are qualitative. The thresholds of significance are intended to assist the reader in understanding how an impact is determined to be significant.

#### 4.1.4.3 Impacts and Mitigation Measures

The analysis of environmental impacts considers both the construction and operation of the Project. As required by State CEQA Guidelines Section 15126.2(a), direct, indirect, short-term, long-term, onsite, and/or offsite impacts are addressed, as appropriate, for the environmental issue being analyzed. Each threshold addresses Covered Activities which include:

- Conservation Actions, which are habitat restoration, preserve management and monitoring,
- Hardline Development Project and
- Future Development Projects and Operations and Maintenance Projects

The Biological Resources section specifically addresses the impacts of the Covered Activities on the Covered Species, as well as on other biological resources.

This EIR utilizes the following terms to describe the level of significance of impacts identified in the environmental analysis:

- **No Impact:** This term is used when the Project’s construction and/or operation would have no adverse effect on a resource.
- **Less than Significant:** This term is used to refer to impacts resulting from implementation of the Project that are not likely to exceed the defined thresholds of significance, and potentially significant impacts that are reduced to a level that does not exceed the defined thresholds of significance after implementation of mitigation measures. In the latter case, the determination may also be stated as “less than significant with mitigation incorporated.”
- **Significant:** This term is used to refer to impacts resulting from implementation of the Project that exceed the defined thresholds of significance and can be applied before identification of any mitigation measures. A “significant effect” is defined by Section 15382 of the State CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself would not be considered a significant effect on the environment but may be considered in determining whether the physical change is significant.” For impacts that exceed a threshold of significance, mitigation measures that avoid or reduce the potential impact are identified, which may cause the impact to be reclassified as less than significant, if it is sufficiently reduced, or the impact may remain significant, in which case it is referred to as a *significant and unavoidable impact* (or *unavoidable significant impact*).
- **Significant and Unavoidable:** This term is used to refer to significant impacts resulting from implementation of the Project that cannot be reduced to below standards of significance through implementation of feasible mitigation measures.
- **Mitigation Measures.** Section 15126.4 of the State CEQA Guidelines requires an EIR to “describe feasible measures which could minimize significant adverse impacts.” Mitigation includes avoiding an impact altogether, minimizing impacts, rectifying impacts, reducing, or eliminating impacts over time, or compensating for impacts by replacing or providing substitute resources. Section 15364 of the State CEQA Guidelines defines *feasible* as “capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, legal, social, technological, or other considerations.” This subsection lists the mitigation measures that could reduce the severity of impacts identified in the Project Impact Analysis subsection. Mitigation measures are the specific environmental requirements for construction or operation of the Project that will be included in the Mitigation Monitoring and Reporting Program and adopted as conditions of approval of the project.

## 4.2 Biological and Aquatic Resources

### 4.2.1 Relevant Statutes, Regulations, and Guidelines

#### 4.2.1.1 Federal

##### Endangered Species Act

Administered by USFWS and the National Oceanographic and Atmospheric Administration's National Marine Fisheries Service (NMFS), the Endangered Species Act (ESA) provides the legal framework for the listing and protection of species (and their habitats) that are identified as being endangered or threatened with extinction. Pursuant to ESA (7 United States Code [USC] Part 136; 16 USC 1531 et seq.), USFWS and NMFS have regulatory authority over species listed as endangered or threatened as well as habitat of such species that has been designated as critical (i.e., critical habitat). Under the ESA, authorization is required to "take" a listed species or adversely modify critical habitat. *Take* is defined under ESA Section 3 as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Designated critical habitat for endangered and threatened species is defined as a specific geographic area that is essential for species recovery and conservation of a threatened or endangered species and that may require special management and protection. Critical habitat is designated when a species is listed pursuant to the ESA. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.

Specifically, Sections 7 and 10(a) of the ESA regulate actions that could jeopardize endangered or threatened species. ESA Section 7 outlines procedures for federal interagency cooperation to conserve federally listed species and designated critical habitat. Section 7(a)(2) and its implementing regulations require federal agencies to consult with USFWS and/or NMFS to ensure that they are not undertaking, funding, permitting, or authorizing actions likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. Critical habitat designations are not made for every species listed under the ESA. The designation process also considers economic, national security, and other impacts and may result in the exclusion of some habitat areas from critical habitat designation (16 USC 1533(b)(2)). Military installations are generally excluded from critical habitat designations; however, they are required by the Sikes Act (16 USC 670a–670f, as amended) to prepare Integrated Natural Resource Management Plans.

For projects where federal action is not involved and take of a listed species may occur, the project proponent may seek to obtain an ITP under ESA Section 10(a), which allows issuance of permits for incidental take of endangered or threatened species. The term "incidental" applies if the taking of a listed species is incidental to and not the purpose of an otherwise lawful activity. A habitat conservation plan (HCP) demonstrating how the taking would be minimized and what steps taken would ensure the species' survival must be submitted for issuance of Section 10(a) permits.

## **Migratory Bird Treaty Act**

The Migratory Bird Treaty Act (MBTA) domestically implements a series of international treaties that provide for migratory bird protection (16 USC 703 et seq.). The MBTA authorizes the Secretary of the Interior to regulate the taking of migratory birds. The act provides that it is unlawful, except as permitted by regulations, “to pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, [...] any migratory bird, or any part, nest, or egg of any such bird” (16 USC 703(a)). Species protected under the MBTA are listed in 50 CFR 10.13. Most native birds in the San Bernardino and Riverside Counties regions are protected under the MBTA. USFWS issues permits under the MBTA to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, educational, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal.

## **Bald and Golden Eagle Protection Act**

When first enacted in 1940, the Bald and Golden Eagle Protection Act prohibited the take, transport, or sale of bald eagles, their eggs, or any part of the eagle. The act was amended in 1962 to extend prohibitions to the golden eagle. *Take* is defined by the act as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb.” *Disturb* is defined by regulation at 50 CFR 22.3 in 2007 as “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause... (1) injury to an eagle, (2) a decrease in productivity..., or (3) nest abandonment....” Under the Act’s Eagle Permit Rule (50 CFR 22.26), USFWS may issue permits to authorize limited, non-purposeful take of bald eagles and golden eagles.

## **Invasive Species (Executive Order 13112)**

Executive Order (EO) 13112 requires federal agencies to “prevent the introduction of invasive species and provide for their control and to minimize the economic, ecological, and human health effects that invasive species cause.” An invasive species is defined by the EO as “an alien species whose introduction does or is likely to cause economic or environmental harm or harm to human health.” Alien species are defined, with respect to a particular ecosystem, as any species (including its seeds, eggs, spores, or other biological material capable of propagating that species) that is not native to that ecosystem.

## **Clean Water Act**

The principal law that serves to protect the nation’s waters is the 1948 Federal Water Pollution Control Act. This legislation, more commonly referred to as the CWA, underwent significant revision when Congress, in response to the public’s growing concern of widespread water pollution, passed the Federal Water Pollution Control Act Amendments of 1972. The purpose of the CWA is to restore and maintain the chemical, physical, and biological integrity of all waters of the United States for the conservation of the nation’s potable water sources. Under the current regulatory definition, waters of the United States include navigable waters of the United States, territorial seas, interstate waters, all other waters where the use or degradation or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries (33 CFR 328.3(a)).

### **Clean Water Act, Section 404**

Section 404 of the CWA (33 USC 401 et seq., 33 USC 1344, USC Part 1413, and 33 CFR 323), as implemented by USACE, requires authorization by USACE for the discharge of dredged and/or fill material into waters of the United States (as defined at 33 CFR 328.3(a)). *Dredged material* means material that is excavated or dredged from waters of the United States. *Fill material* means material placed in waters of the United States where the material has the effect of replacing any portion of a waters of the United States with dry land or changing the bottom elevation of waters of the United States. Examples of fill material include rock, sand, soil, clay, plastics, woodchips, concrete, and materials used to create any structure or infrastructure in waters of the United States.

### **Clean Water Act, Section 401**

Section 401 of the CWA requires a water quality certification or waiver thereof before any federal permit can be issued “to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge.” Therefore, projects requiring authorization by USACE pursuant to Section 404 of the CWA and/or Section 10 of the Rivers and Harbors Act may need to obtain water quality certification. The State Water Resources Control Board (State Water Board), RWQCBs, and USEPA are responsible for issuing Section 401 Water Quality Certifications.

### **National Pollutant Discharge Elimination System Permit Program, Section 402**

Finally, under the CWA, USEPA has implemented pollution control programs and has developed national water quality criteria recommendations for pollutants in surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters unless a permit was obtained. USEPA’s National Pollutant Discharge Elimination System (NPDES) permit program controls discharges. Point sources are discrete conveyances such as pipes or human-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

### **Floodplain Management (Executive Order 11988)**

EO 11988 requires federal agencies to avoid, to the extent possible, the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative. This EO provides an eight-step process that agencies carry out as part of their decision-making process for projects that have potential impacts on or within a floodplain.

### **Protection of Wetlands (Executive Order 11990)**

Pursuant to EO 11990, each federal agency is responsible for preparing implementing procedures for carrying out the provisions of the EO. The purpose of this EO is to “minimize the destruction, loss, or degradation of wetlands, and to preserve and enhance the natural and beneficial values of wetlands.” Each agency, to the extent permitted by law, must avoid undertaking, or providing assistance for, any activity located in wetlands, unless the head of the agency finds that there is no practical alternative to such activity, and the proposed action includes all practical measures to minimize harm to wetlands

that may result from such actions. In making this finding, the head of the agency may consider economic, environmental, and other pertinent factors. Each agency must also provide an opportunity for early public review of any plans or proposals for new construction in wetlands.

#### **4.2.1.2 State**

##### **California Endangered Species Act**

The California Endangered Species Act (CESA) provides a process by which plants and animals can be recognized as being endangered or threatened with extinction. Pursuant to the CESA, a permit from CDFW is required for projects that could result in the taking of a plant or animal species that is state-listed as threatened or endangered or candidate for listing as threatened or endangered (California Fish and Game Code Sections 2050 et seq.). Under the CESA, *take* means to “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill” (California Fish and Game Code Section 86). The CESA definition of take does not include “harm” or “harass,” as the ESA definition does. Authorization for take of state-listed species may be obtained through a California Fish and Game Code Section 2080.1 consistency determination (for applicants who have already obtained a federal incidental take statement or permit for the same species) or a Section 2081 ITP.

##### **Lake and Streambed Alteration Program**

Under California Fish and Game Code Section 1600 et seq. CDFW is responsible for the protection and conservation of the state’s fish and wildlife resources. CDFW regulates projects that affect the flow, bed, channel, or banks of rivers, streams, and lakes. Section 1602 requires public agencies, utilities, and private individuals to notify CDFW prior to commencing any activity that may do one or more of the following: “divert or obstruct the natural flow of, or change or use any material from the bed, channel, or bank of any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.” CDFW identifies that “any river, stream, or lake” includes those that are episodic or perennial, including ephemeral streams, desert washes, and watercourses with subsurface flow. Activities undertaken within the floodplain may also apply.

Following receipt of a complete notification, CDFW will determine if the proposed activities may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration Agreement is required. A Lake and Streambed Alteration Agreement will include measures necessary to protect existing fish and wildlife resources.

##### **Protection of Birds, Nests, and Raptors (California Fish and Game Code Sections 3503 and 3503.5)**

California Fish and Game Code Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders Falconiformes and Strigiformes), including their nests or eggs. Typical violations of these codes include the destruction of active nests resulting from removal of vegetation in which the nests are located. Violation of Section 3503.5 could also

include failure of active raptor nests resulting from disturbance of nesting pairs by nearby project construction. These code sections do not provide for the issuance of any type of ITP.

### **Native Plant Protection Act**

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the California Fish and Game Commission to designate plants as “rare” or “endangered.” There are 64 species of plants designated and protected as rare under the NPPA. Species designated as endangered are regulated under provisions of CESA. The NPPA prohibits take of endangered or rare native plants, but it includes some exceptions for agricultural and nursery operations, emergencies, and—after properly notifying CDFW—certain vegetation removal. It is primarily codified in California Fish and Game Code Section 1900 et seq.

### **Porter-Cologne Water Quality Control Act**

The State Water Board and RWQCBs, as appropriate, have the responsibility to implement and enforce the Porter-Cologne Water Quality Control Act (Porter-Cologne), which regulates waste discharge into waters of the State. In Porter-Cologne, the legislature declared that the “state must be prepared to exercise its full power and jurisdiction to protect the quality of waters in the state from degradation” (California Water Code Section 13000). Porter-Cologne grants the RWQCB the authority to implement and enforce the water quality laws, regulations, policies, and plans to protect the groundwater and surface water of the State. The RWQCB regulates the “discharge of waste” to waters of the State. The term “discharge of waste” is also broadly defined in Porter-Cologne, such that discharges of waste include fill, any material resulting from human activity, or any other “discharge” that may directly or indirectly affect waters of the State relative to implementation of Section 401 of the CWA.

Specifically, Porter-Cologne requires each RWQCB to formulate and adopt water quality plans for all areas within their region (also referred to as “Basin Plans”). Basin Plans establish beneficial uses, water quality standards, and water quality objectives for major watershed areas (i.e., RWQCB boundaries) throughout the state. Under Porter-Cologne, all parties proposing to discharge waste that could affect the quality of waters of the State, other than into a community sewer system, are required to file with the appropriate RWQCB a Report of Waste Discharge containing such information and data as may be required by RWQCB. RWQCB will then respond to the Report of Waste Discharge by issuing a waste discharge requirement (WDR) in a public hearing or by waiving WDRs (with or without conditions) for that proposed discharge. RWQCB has a statutory obligation to prescribe WDRs except where RWQCB finds that a waiver of WDRs for a specific type of discharge is in the public interest. Therefore, all parties proposing to discharge waste that could affect waters of the State, but do not affect federal waters (which requires a CWA Section 404 permit and CWA Section 401 Certification), must file a Report of Waste Discharge with the appropriate RWQCB.

RWQCB collaborates with other agencies, such as CDFW and USACE, on the enforcement of the act. While 401 certification is typically issued by RWQCB staff, WDRs must be issued by the RWQCB. Generally, when staff issue or waive 401 certification, WDRs are simultaneously waived. However, for large or multiyear projects that are being reviewed under Section 401 of the CWA, staff may

determine that WDRs should also be issued, whereby additional review by RWQCB and a public hearing would be necessary.

### **Natural Community Conservation Planning Act of 1991**

The California Natural Community Conservation Planning (NCCP) program is a cooperative effort to protect habitats and species that began under the state's NCCP Act of 1991. The ESA Section 4(d) special rule for interim take of coastal California gnatcatchers was promulgated in response to the NCCP Act of 1991 and the initiation of NCCP plans targeting coastal sage scrub (gnatcatcher habitat). The NCCP Act authorized the state to engage in regional multiple species conservation planning with local jurisdictions and property owners.

The NCCP Act and the associated Southern California Coastal Sage Scrub NCCP Process Guidelines (1993), Southern California Coastal Sage Scrub NCCP Conservation Guidelines (1993), and NCCP General Process Guidelines (1998) have been superseded by the NCCP Act of 2003. The NCCP Act of 2003 provides for the preparation and approval of NCCPs. NCCPs identify and provide for the regional or area-wide protection of plants and animals, including their habitats, and are intended to preserve local and regional biological diversity, reconcile urban development and wildlife needs, as well as "conserve" state-listed species to the point where they can be delisted, and maintain or enhance conditions for covered species such that listing will not become necessary (California Fish and Game Code Section 2800 et seq.). The NCCP Act was amended again in 2011 to allow CDFW to authorize incidental take of "fully protected" species if they are "covered species" under an approved NCCP.

#### **4.2.1.3 Local**

##### **San Diego Multiple Species Conservation Program**

The San Diego MSCP is a long-term regional conservation plan designed to establish a connected preserve system that protects the sensitive species and habitats within its boundaries. The MSCP covers 582,243 acres over 12 jurisdictions. The Final MSCP Subregional Plan was approved in March 1998 (San Diego 1998). The combination of the MSCP Plan and the subarea plans serve as a multiple species HCP pursuant to Section 10(a)(1)(B) of the ESA and a NCCP pursuant to the California NCCP Act of 1991 and the CESA. The participating jurisdictions and special districts are submitting plans to USFWS and CDFW in support of applications of permits and management authorizations to impact listed species and other species of concern. The conservation and management responsibilities, guarantees of implementation, and corresponding authorizations for all parties are contained in Implementing Agreements between the local jurisdictions and the Wildlife Agencies.

Local jurisdictions implement their respective portions of the MSCP Plan through subarea plans, which describe specific implementing mechanisms for the MSCP.

##### **Santee General Plan**

The General Plan contains policies related to protection and preservation of sensitive biological resources; the goals and policies for sensitive biological resources include the following:

## Conservation Element

Objective 7.0: Preserve significant biological resources.

- Policy 7.1: The City shall encourage the preservation and enhancement of significant biological resources in areas designated as permanent open space.
- Policy 7.2: The City shall require that all development proposals provide appropriate mitigation for identified significant biological resources including selective preservation, sensitive site planning techniques and in-kind mitigation for identified impacts.
- Policy 7.3: The City shall require that, for all development proposals involving the setting aside of land for permanent open space either on-site or off-site, provisions are in place to ensure the long-term management of open space and biological resources.
- Policy 7.4: The City shall complete a Multiple Species Conservation Program Subarea plan that conserves a minimum of 2,600 acres in the City as permanent open space for preservation of habitats and species.

Objective 10: Preserve significant natural resources, such as mineral deposits, biological resources, watercourses, groundwater, hills, canyons, and major rock outcroppings, as part of a Citywide open space system.

- Policy 10.1: The City should encourage the conservation of rare or unique plants and wildlife by identifying such resources through the environmental review process and by using open space preservation, where appropriate, to preserve the resources as a condition of a project approval, consistent with the City's future Multiple Species Conservation Program Subarea Plan.

## Municipal Code

- Title 8 – Streets, Sidewalks and Public Property
  - Chapter 8.06 – *Urban Forestry* establishes a reasonable amount of tree cover on public and private lands in the City for the purpose of trees that contribute to a quality environment. Specific standards for planting, maintenance, and removal are in this chapter.
- Title 11 – Buildings and Construction
  - Chapter 11.38 – *Drainage and Watercourses* establishes that obstruction or interference with watercourses or floodways is not allowed without a permit obtained prior to actions such as fill or alteration of waters.
- Title 13 - Zoning
  - Chapter 13.08 – *Development Review* provides development review procedures and criteria to ensure site planning contains analysis of protection of the surrounding areas from potentially adverse influences.
  - Chapter 13.16 – *Park/Open Space District* provides site development standards to protect landforms, areas capable of groundwater replenishment, natural drainages and waterways, lands with biological significance (including riparian and woodland areas), areas with

significant native vegetation and habitat values, and natural areas for ecological, education, and other scientific study purposes.

## 4.2.2 Methods and Significance Criteria

### 4.2.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Subarea Plan, including actions related to the Subarea Plan's Conservation Strategy. The following actions formed the basis for the analysis of potential biological resources impacts from implementation of the Subarea Plan:

- Identify and evaluate potential impacts related to biological resources resulting from implementation of the Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Activities and provide measures to reduce potential impacts.

Impacts related to biological resources were assessed based on review of the Subarea Plan and applicable general plans and ordinances for the City of Santee, City of San Diego, and San Diego County. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant impacts on biological resources. This analysis of impacts relies on the Subarea Plan and associated GIS data and included information obtained from available databases, other mapping sources, and available reports and literature as well as available information from public agency websites, such as municipal codes, applicable general plans, EIRS, and local agency policies.

The methods used to evaluate permanent, temporary, and indirect effects on biological resources are similar to those used in the Subarea Plan effects analysis (See Chapters 4, *Covered Activities and Impact Assessment*, and 6, *Conservation Analysis*). Effects on species not covered in the Subarea Plan were similarly evaluated and relied on the same land cover mapping. Other biological resource issues were also considered, including effects on state- and Federally protected wetlands and waters, wildlife movement corridors, and consistency with other plans and policies.

### 4.2.2.2 Significance Criteria

In accordance with Appendix G of the CEQA Guidelines, impacts associated with biological resources would be considered significant if the Proposed Project would:

- **Threshold 1:** Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

- **Threshold 2:** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.
- **Threshold 3:** Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- **Threshold 4:** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- **Threshold 5:** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- **Threshold 6:** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state HCP.

### 4.2.3 Impacts and Mitigation Measures

This section presents the analysis of the impacts of implementing the Subarea Plan on biological and aquatic resources, including the Covered Species.

The biological objective of adopting and implementing a NCCP/HCP is for the City to maintain the range of natural biological communities and species native to the region and to conserve viable populations of endangered, threatened, and special-status species and their habitats.

The Subarea Plan does not override the necessity for further environmental review, particularly environmental resources other than biological resources, for individual actions at the project level through CEQA. Individual Covered Activities will be reviewed by the City to determine whether the specific action is consistent with the Subarea Plan and IA, as well as with the City's General Plan, Municipal Code ordinances, and any applicable State and/or Federal regulations. As such, Covered Species and other co-occurring special-status species are the primary resources evaluated.

#### 4.2.3.1 Threshold BIO#1 – Impacts to special-status plant and animal species from implementation of the subarea plan

This section analyzes the effects of the Proposed Project on Federal and State-listed species and other special-status species known to occur within the Plan Area, as well as the effectiveness of the Proposed Project in ensuring the conservation of species and habitats pursuant to the ESA and NCCPA. The direct and indirect effects to Covered Species habitat, Covered Species occurrences, and other special-status species of plants and wildlife are described below, with particular focus on permanent effects resulting from the removal of Covered Species habitat. Temporary impacts, which are impacts from a Covered Activity that are designed to be fully mitigated in place through restoration, are also evaluated.

Activities identified under the Proposed Project, including excavation and clearing of habitat for development, O&M activities, and habitat restoration, could result in direct and indirect effects to

special-status plants and animals. Direct effects to special-status plant species could include removal of individuals and seed banks, and indirect effects could include increased competition from invasive species and impaired physiology from construction-related dust. Direct effects to special-status animal species could include mortality or injury to individuals, disruption of feeding and breeding, reduced fecundity, and displacement to other areas that increases intra- and inter-specific competition. Indirect effects to special-status animal species could include habitat fragmentation, blockage of ecological linkages or movement corridors, and edge effects from new development on preserves, including increased noise, changes in hydrology, increased lighting, and the proliferation of exotic species.

Permanent effects resulting from Covered Activities were estimated for the Subarea Plan by completing a GIS overlay analysis of the project impact footprints with biological resources information. A summary of the estimated permanent direct effects on Covered Species is included in Table 4-2. No permanent direct effects are anticipated as a result of operations and maintenance activities, habitat restoration, and preserve management and monitoring activities. The impacts on the 20 Covered Species and other special-status plant and animal species are discussed below.

**Table 4-2. Summary of Subarea Plan Estimated Impacts and Conservation for Covered Species Habitat (acres)**

Biometric	Total in Plan Area	Estimated Impacts					Conservation Strategy			
		Planned and Future Development				Total	Subarea Plan Managed Preserve			Total
		Hardline Development Project	Within Upland Standards Areas	Infill Development Areas	San Diego River Subunit		Hardline Project Preserves	Future Preserves in Upland Standards Areas	City-Owned Preserves	
<b>Plants</b>										
<i>San Diego ambrosia</i>										
Suitable habitat	974.8	133.8	16.4	17.4	36.9	204.5	180.4	38.2	116.0	334.6
Critical habitat	0.3	-	-	0.1	-	0.1	-	-	-	-
<i>San Diego barrel cactus</i>										
Suitable habitat	3,186.3	561.9	136.8	53.1	1.6	753.4	1,263.4	319.3	24.3	1,607.0
<i>San Diego button-celery</i>										
Vernal pools/seasonal basins (Fanita Ranch)	1.6	0.4	-	-	-	0.4	2.9	-	-	2.9
Vernal pools complex (Grossmont College/existing open space)	17.7	-	<sup>a</sup>	-	-	-	-	17.4	-	17.4
<i>San Diego goldenstar</i>										
Suitable habitat	3,251.4	549.1	127.4	51.7	1.1	729.3	1,251.2	297.3	22.9	1,571.4
<i>San Diego mesa mint</i>										
Vernal pools/seasonal basins (Fanita Ranch)	1.6	0.4	-	-	-	0.4	2.9	-	-	2.9
Vernal pools complex (Grossmont College/existing open space)	17.7	-	<sup>a</sup>	-	-	-	-	17.4	-	17.4
<i>San Diego thornmint</i>										
Suitable habitat:										

**Table 4-2. Summary of Subarea Plan Estimated Impacts and Conservation for Covered Species Habitat (acres) (cont.)**

Biometric	Total in Plan Area	Estimated Impacts					Conservation Strategy			
		Planned and Future Development				Total	Subarea Plan Managed Preserve			Total
		Hardline Development Project	Within Upland Standards Areas	Infill Development Areas	San Diego River Subunit		Hardline Project Preserves	Future Preserves in Upland Standards Areas	City-Owned Preserves	
Higher value (0.75 – 1)	661.4	323.9	10.8	5.6	0.0	340.3	280.5	25.2	-	305.7
Moderately high value (0.5 – 0.75)	1,169.6	292.8	33.2	8.1	0.0	334.1	612.6	77.5	-	690.1
Moderate value (0.25 – 0.5)	1,961.7	247.9	88.8	32.9	0.0	369.6	645.2	207.3	17.5	870.0
Lower value (0.0 – 0.25)	126.8	5.2	7.3	8.4	2.6	23.5	16.2	17.1	13.4	46.7
Suitable habitat subtotal:	3,883.6	869.8	140.2	55.0	2.6	1,067.5	1,554.5	327.1	30.9	1,912.5
<i>Variegated dudleya</i>										
Suitable habitat	3,379.7	563.9	120.1	50.5	1.1	735.6	1,440.1	280.1	22.9	1,743.1
<i>Willow monardella</i>										
Suitable habitat	336.5	28.8	3.4	6.9	11.1	50.2	89.2	7.9	49.0	146.1
Critical habitat	117.6	3.6	-	0.4	-	4.0	113.1	-	-	113.1
<b>Invertebrates</b>										
<i>Crotch's bumble bee</i>										
Suitable habitat	4,287.3	877.2	141.8	65.0	32.2	1,116.2	1,763.3	331.0	132.2	2,259.6
<i>Hermes copper butterfly</i>										
Potentially suitable vegetation communities	3,504.8	686.6	132.0	39.9	2.3	860.8	1,505.5	308.0	28.2	1,841.7
Critical Habitat	3,004.8	851.1	67.7	8.8	-	927.6	1,486.4	158.1	-	1,644.5
<i>Quino checkerspot butterfly</i>										
Potentially suitable vegetation communities	3,713.7	605.5	140.0	55.8	13.2	814.5	1,409.7	326.7	47.2	1,783.6

**Table 4-2. Summary of Subarea Plan Estimated Impacts and Conservation for Covered Species Habitat (acres) (cont.)**

Biometric	Total in Plan Area	Estimated Impacts					Conservation Strategy			
		Planned and Future Development				Total	Subarea Plan Managed Preserve			Total
		Hardline Development Project	Within Upland Standards Areas	Infill Development Areas	San Diego River Subunit		Hardline Project Preserves	Future Preserves in Upland Standards Areas	City-Owned Preserves	
<i>Riverside fairy shrimp</i>										
Vernal pools (Fanita Ranch)	1.6	0.4	--	-	-	0.4	2.9	-	-	2.9
Vernal Pool Complex (Grossmont College/existing open space)	17.7	-	<sup>a</sup>	-	-	-	-	17.4	-	17.4
<i>San Diego fairy shrimp</i>										
Vernal pools (Fanita Ranch)	1.6	0.4	-	-	-	0.4	2.9	-	-	2.9
Vernal Pool Complex (Grossmont College/existing open space)	17.7	-	<sup>a</sup>	-	-	-	-	17.4	-	17.4
<b>Reptiles and Amphibians</b>										
<i>Belding's orange-throated whiptail</i>										
Suitable habitat	4,204.7	871.8	141.8	62.4	29.3	1,105.3	1,559.1	330.9	125.6	2,015.6
<i>Blainville's horned lizard</i>										
Suitable habitat	4,241.6	874.1	141.8	64.1	31.8	1,111.8	1,585.5	330.9	125.6	2,042.0
<i>Western spadefoot</i>										
Suitable habitat										
Known breeding habitat	0.3	0.3	-	-	-	0.3	-	-	-	-
Other potentially suitable breeding areas	19.9	1.0	5.1	0.4	-	6.5	1.0	11.9	-	12.9

**Table 4-2. Summary of Subarea Plan Estimated Impacts and Conservation for Covered Species Habitat (acres) (cont.)**

Biometric	Total in Plan Area	Estimated Impacts					Conservation Strategy			
		Planned and Future Development				Total	Subarea Plan Managed Preserve			Total
		Hardline Development Project	Within Upland Standards Areas	Infill Development Areas	San Diego River Subunit		Hardline Project Preserves	Future Preserves in Upland Standards Areas	City-Owned Preserves	
Suitable upland habitat adjacent to known breeding habitat	813.8	384.0	5.4	7.3	-	396.7	350.0	12.6	-	362.6
Other suitable upland habitat	2,837.0	520.0	120.6	34.0	-	674.6	1,270.0	281.4	-	1,551.4
Suitable habitat subtotal:	3,671.0	905.3	131.1	41.7	-	1,078.2	1,621.0	305.9	-	1,926.9
<b>Birds</b>										
<i>Coastal California gnatcatcher</i>										
Suitable habitat:										
Very high	2,021.4	340.6	92.3	18.9	0.1	451.9	898.8	215.3	17.6	1,131.70
High	611.9	34.8	35.0	12.3	0.1	82.2	149	81.8	9.0	239.8
Moderate	35.3	2.4	0.0	3.2	1.1	6.7	7.1	-	0.9	8.0
Suitable habitat subtotal:	2,668.6	377.8	127.3	34.3	1.3	540.8	1,054.9	297.1	27.5	1,379.5
Critical habitat	3,806.8	855.1	125.4	21.4	-	1,001.9	1,481.4	292.50	-	1,773.9
<i>Least Bell's vireo</i>										
Suitable habitat	362.5	1.7	0.1	4.3	26.7	32.8	4.2	0.2	116.1	120.5
Critical habitat	175.6	-	-	1.4	8.3	9.7	-	-	-	-
<i>Coastal cactus wren</i>										
Suitable habitat:										
Higher value (0.75 – 1)	1,879.3	290.9	85.4	15.5	-	391.8	834.9	199.3	11.1	1,045.3
Moderate value (0.5 – 0.75)	630.8	147.8	25.8	5.7	0.1	179.4	255.9	60.1	2.1	318.1

**Table 4-2. Summary of Subarea Plan Estimated Impacts and Conservation for Covered Species Habitat (acres) (cont.)**

Biometric	Total in Plan Area	Estimated Impacts					Conservation Strategy			
		Planned and Future Development				Total	Subarea Plan Managed Preserve			Total
		Hardline Development Project	Within Upland Standards Areas	Infill Development Areas	San Diego River Subunit		Hardline Project Preserves	Future Preserves in Upland Standards Areas	City-Owned Preserves	
Suitable habitat subtotal:	2,510.1	438.7	111.2	21.1	0.1	571.2	1,090.8	259.4	13.2	1,363.4
<i>Western burrowing owl</i>										
Suitable habitat	1,837.4	380.1	48.1	22.3	11.2	461.7	619.4	112.2	28.1	759.7

<sup>a</sup> Acreage estimates for Standards Areas based on the assumption that 70 percent of each habitat type present would be conserved (100 percent for the vernal pool complex).

## Plants

### San Diego Ambrosia

An estimated 204.5 acres of suitable habitat for San Diego ambrosia is estimated to be directly affected by the Covered Activities (Figure 4-1: San Diego Ambrosia – Known Occurrences and Habitat Model Relative to Future Development Areas). However, no known occurrences of San Diego ambrosia are anticipated to be impacted by the Covered Activities. Implementation of the Subarea Plan will permanently protect, manage, and monitor San Diego ambrosia occurrences within the Managed Preserve and a minimum of 80 percent preservation and/or translocation of all newly identified locations within future Covered Activity project footprints, as required by the Subarea Plan Section 5.5.6, *Narrow Endemic Species Standards*.

Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the Subarea Plan's biological goals for the species through the conservation, protection, and management of 334.6 acres of suitable habitat (34.3 percent of the total suitable habitat in the Plan Area) to complement the four known occurrences on protected lands (Figure 4-2: San Diego Ambrosia – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The conservation actions and policies under the Subarea Plan would provide for the conservation and management of self-sustaining occurrences of San Diego ambrosia, ensure impacts from public uses nearby to occurrences (e.g., trampling, crushing) are adequately managed, and that the impacts from Covered Activities are minimized and fully mitigated.

### San Diego Barrel Cactus

An estimated 753.4 acres of suitable habitat for San Diego barrel cactus is expected to be directly affected by the Covered Activities within the Plan Area (Figure 4-3: San Diego Barrel Cactus – Known Occurrences and Habitat Model Relative to Future Development Areas). Direct impacts to known occurrences (598 individuals) are anticipated from the Hardline Development Project. These impacts would be offset through conservation of 4,267 individuals (88 percent) within the Fanita Ranch Onsite Preserve, and through salvage and transplantation of an undetermined number of San Diego barrel cactus from Covered Activity disturbance footprints into appropriate suitable habitat areas to be conserved within the Fanita Ranch Onsite Preserve, such as fuel break zones to be created surrounding cactus wren habitat (cactus scrub) areas that would be enhanced and managed.

Implementation of the Subarea Plan and assembly of the Managed Preserve would achieve the biological goals for the species through the conservation, protection, and management of 1,607.0 acres (50.4 percent) of suitable habitat and all known occurrences in the Plan Area (Figure 4-4: San Diego Barrel Cactus – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The conservation actions under the Plan would provide for the conservation and management of self-sustaining occurrences of San Diego barrel cactus, ensure impacts from public

uses nearby to occurrences (e.g., trampling, poaching of plants) are adequately managed, and that the impacts from Covered Activities are minimized and fully mitigated.

### **San Diego Button-celery**

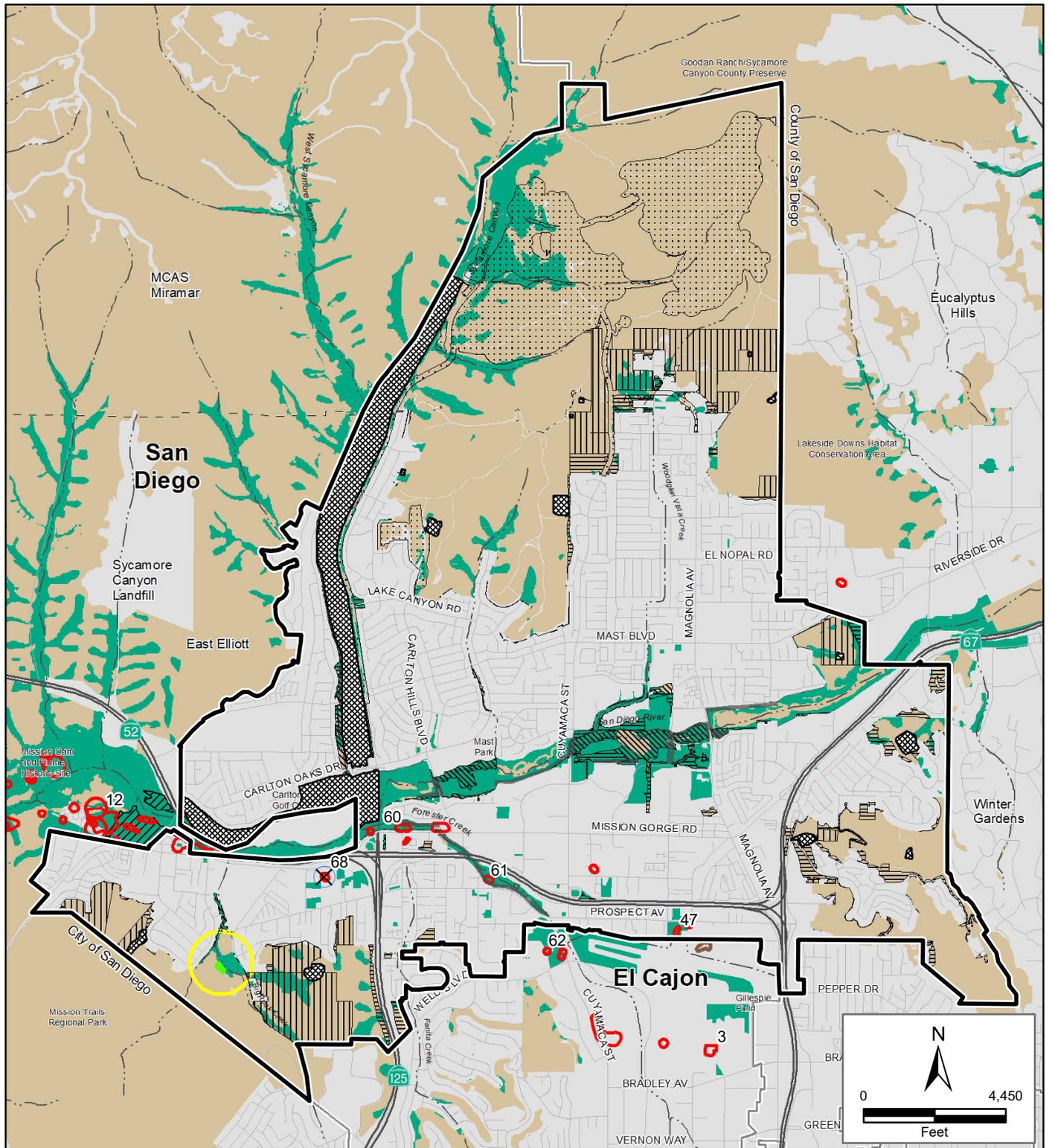
Currently no known occurrences of San Diego button-celery exist within the Plan Area, but there is a potential for this species to occur within vernal pool/seasonal basin habitats in the Plan Area. There is an estimated impact to 0.4 -acre of suitable habitat from Covered Activities (Figure 4-5: San Diego Button Celery – Known Occurrences and Habitat Model Relative to Future Development Areas). Implementation of the Subarea Plan and assembly of the Managed Preserve would achieve the Subarea Plan’s biological goals for the species through the conservation, protection, and management of 47.3 acres of vernal pool/seasonal basin habitats and the introduction of the species into suitable habitat (Figure 4-6: San Diego Button Celery – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The City will also ensure that potential impacts from Covered Activities to suitable habitat are avoided and minimized to the maximum extent practicable, and any remaining impacts fully mitigated.

### **San Diego Goldenstar**

It is estimated that approximately 729.3 acres of suitable habitat for San Diego goldenstar would be directly affected by the Covered Activities (Figure 4-7: San Diego Goldenstar – Known Occurrences and Habitat Model Relative to Future Development Areas). The potential exists for currently unknown occurrences of San Diego goldenstar to occur within the noted 729.3 acres of suitable habitat likely to be disturbed or removed by Covered Activities. Occurrences located in Covered Activity footprints will be salvaged and translocated into the Managed Preserve.

Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the conservation, protection, management, enhancement, and monitoring of at least 1,571.4 acres of suitable habitat (48 percent of the total suitable habitat in the Plan Area) (Figure 4-8: San Diego Goldenstar – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan would also permanently protect, manage, and monitor San Diego goldenstar occurrences within the Managed Preserve or translocate within the Managed Preserve, including: a minimum of 4 locations within the Fanita Ranch Onsite Preserve, a minimum of 80 percent preservation and/or translocation (See Subarea Plan Species Objective S-4.3) of all known locations within the Covered Activity project footprints (i.e. Fanita Ranch), and a minimum of 80 percent preservation and/or translocation of all newly identified locations within Covered Activity project footprints.

Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The conservation actions under the Subarea Plan would ensure that the impacts from Covered Activities are minimized and fully mitigated, impacts from public uses (e.g., trampling, crushing, flower picking) nearby to occurrences are adequately managed and protected against, and provide for the conservation of self-sustaining subpopulations of San Diego goldenstar in the Plan Area.

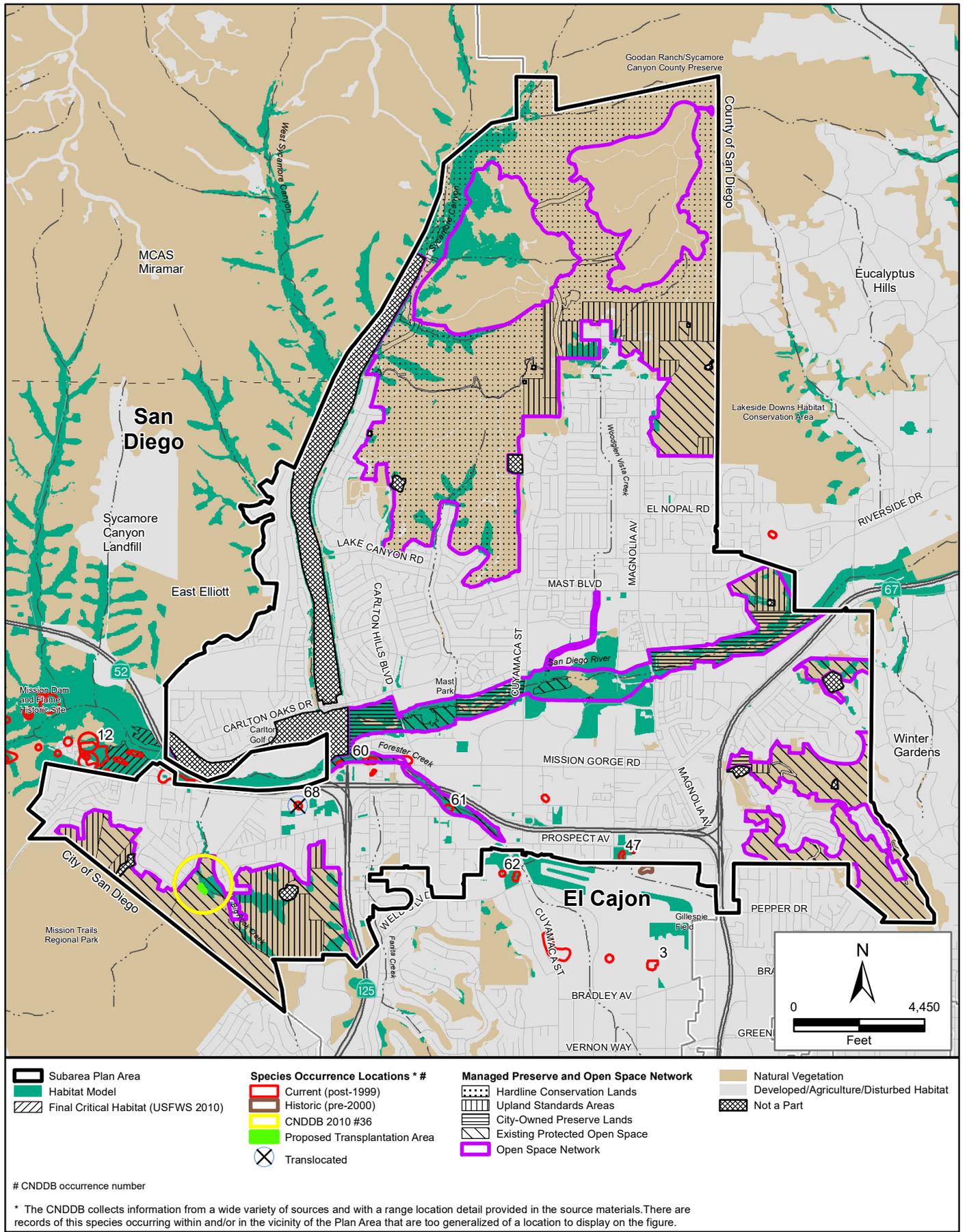


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|--|---|--|
| <ul style="list-style-type: none"> <li> Subarea Plan Area</li> <li> Habitat Model</li> <li> Final Critical Habitat (USFWS 2010)</li> <li> Natural Vegetation</li> <li> Developed/Agriculture/Disturbed Habitat</li> <li> Not a Part</li> </ul> | <p><b>Species Occurrence Locations * #</b></p> <ul style="list-style-type: none"> <li> Current (post-1999)</li> <li> Historic (pre-2000)</li> <li> CNDDB 2010 #36</li> <li> Proposed Transplantation Area</li> <li> Translocated</li> </ul> | <p><b>Future Development Areas</b></p> <ul style="list-style-type: none"> <li> Hardline Development Areas</li> <li> Upland Standards Areas</li> <li> Upland Habitats within Infill Development Areas</li> <li> Riparian/Aquatic Habitat</li> <li> Estimated Covered Activity Impacts within the San Diego River Subunit</li> </ul> |
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# CNDDB occurrence number

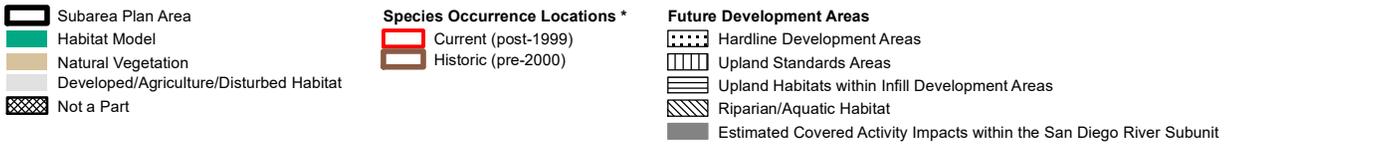
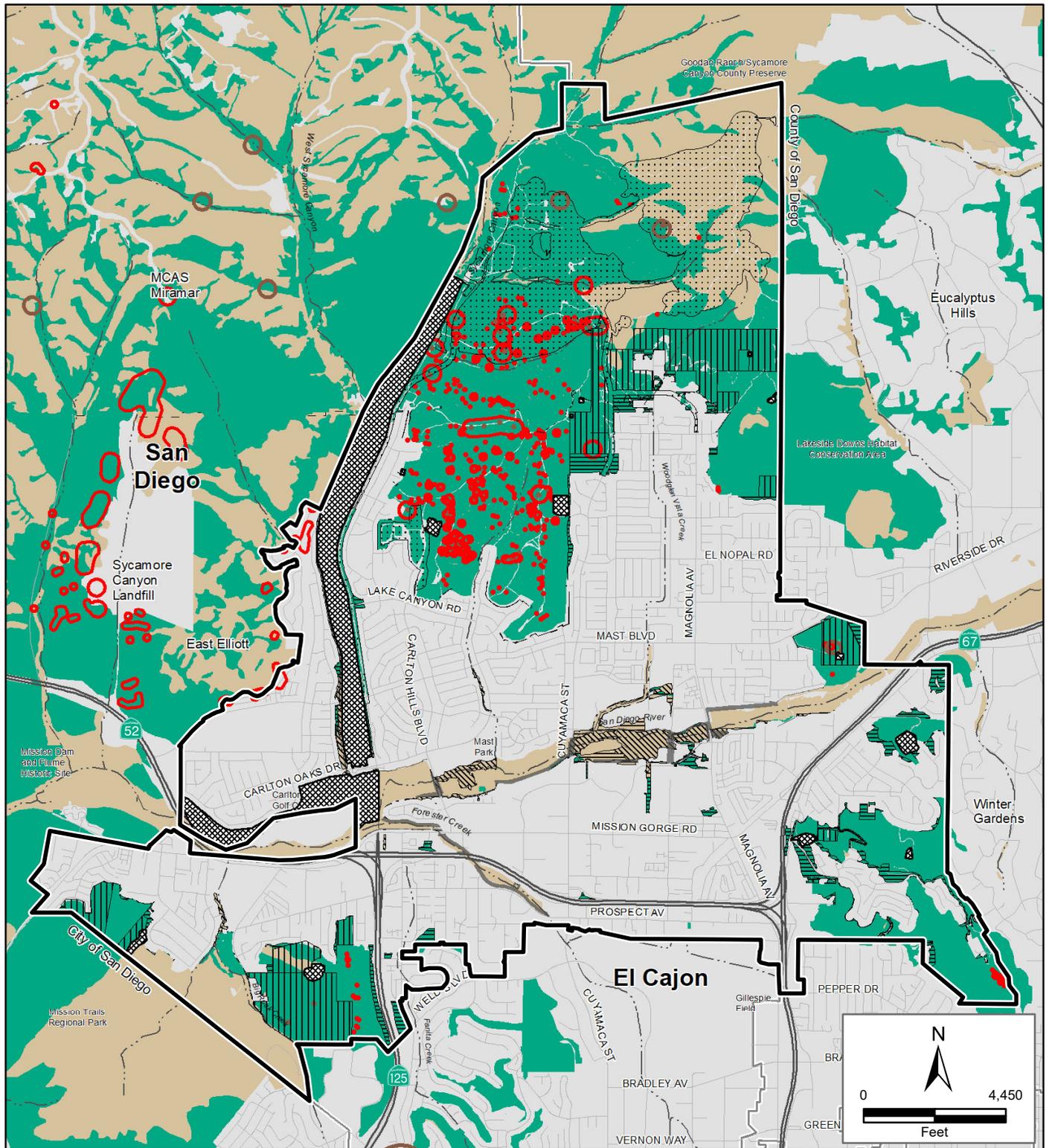
\* The CNDDB collects information from a wide variety of sources and with a range location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized of a location to display on the figure.

**Figure 4-1  
San Diego Ambrosia - Known Occurrences and Habitat Model  
Relative to Future Development Areas  
Santee MSCP Subarea Plan EIR**



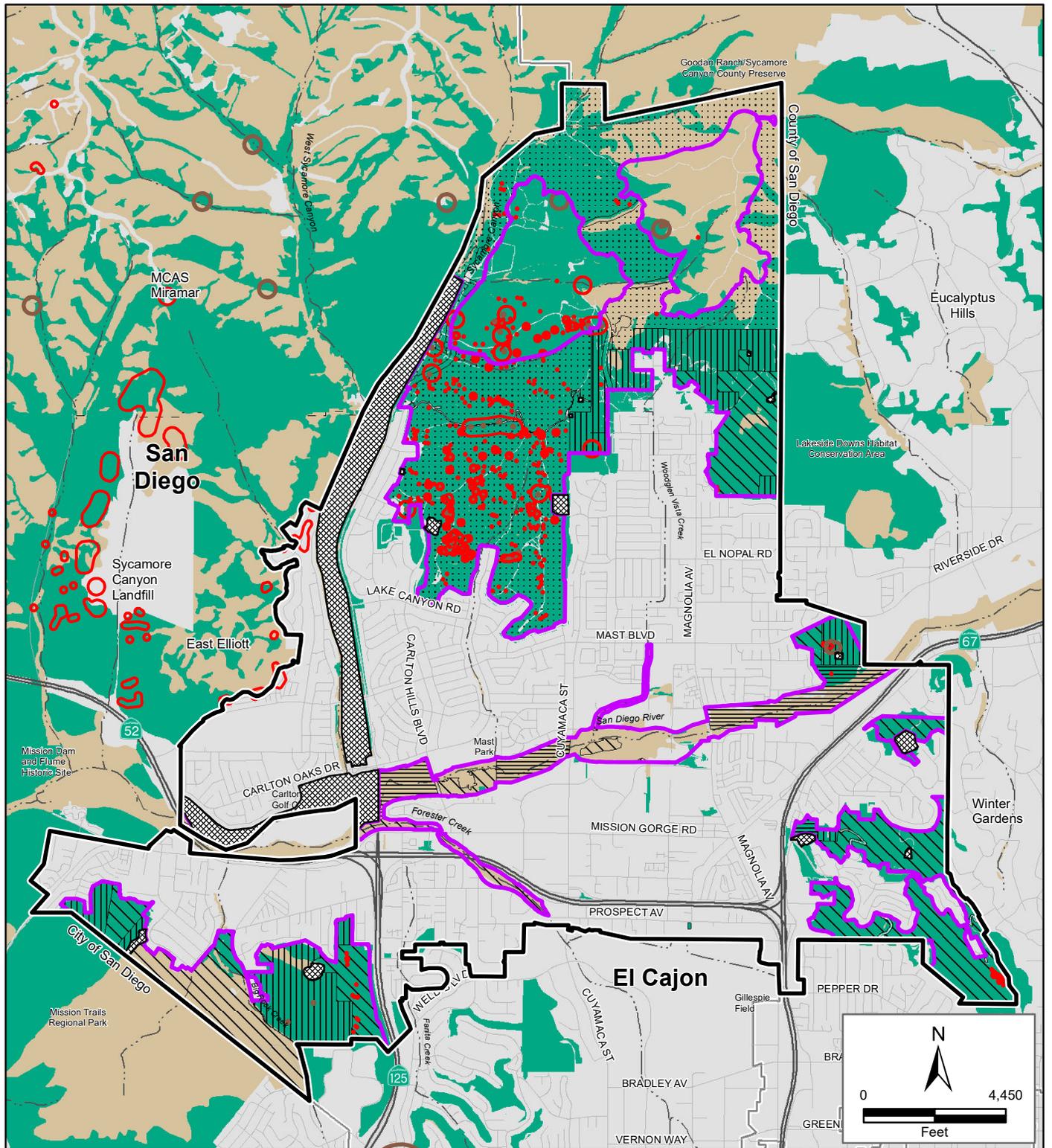
\\PDDC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter6\Figure 6-03 San Diego Ambrosia.mxd Date: 2/11/2025 34153

**Figure 4-2**  
**San Diego Ambrosia - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



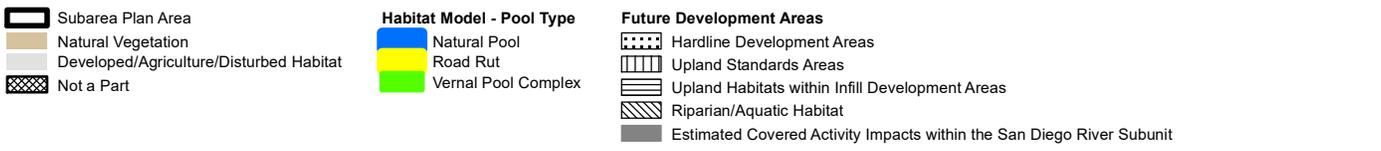
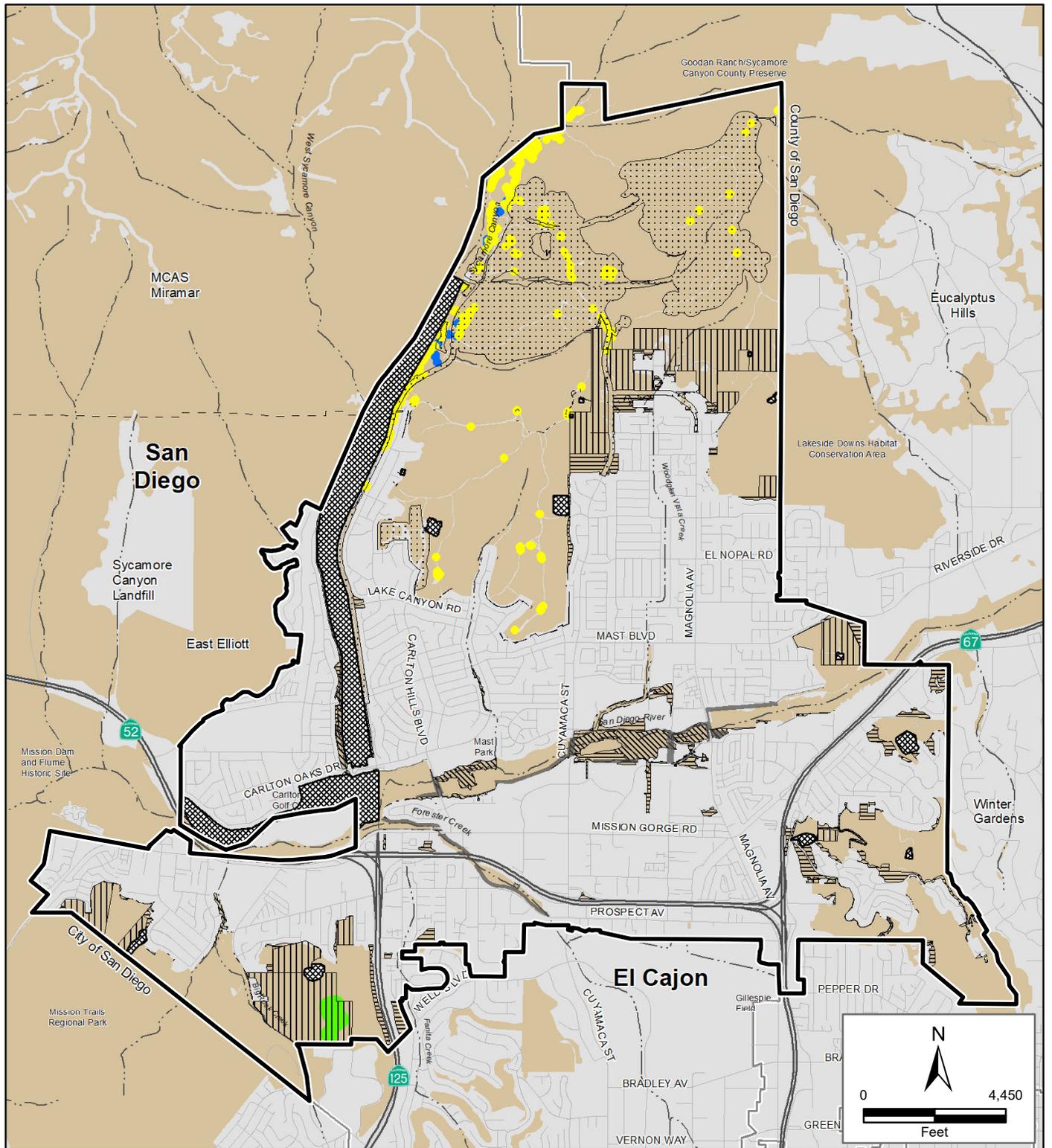
\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-3**  
**San Diego Barrel Cactus - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



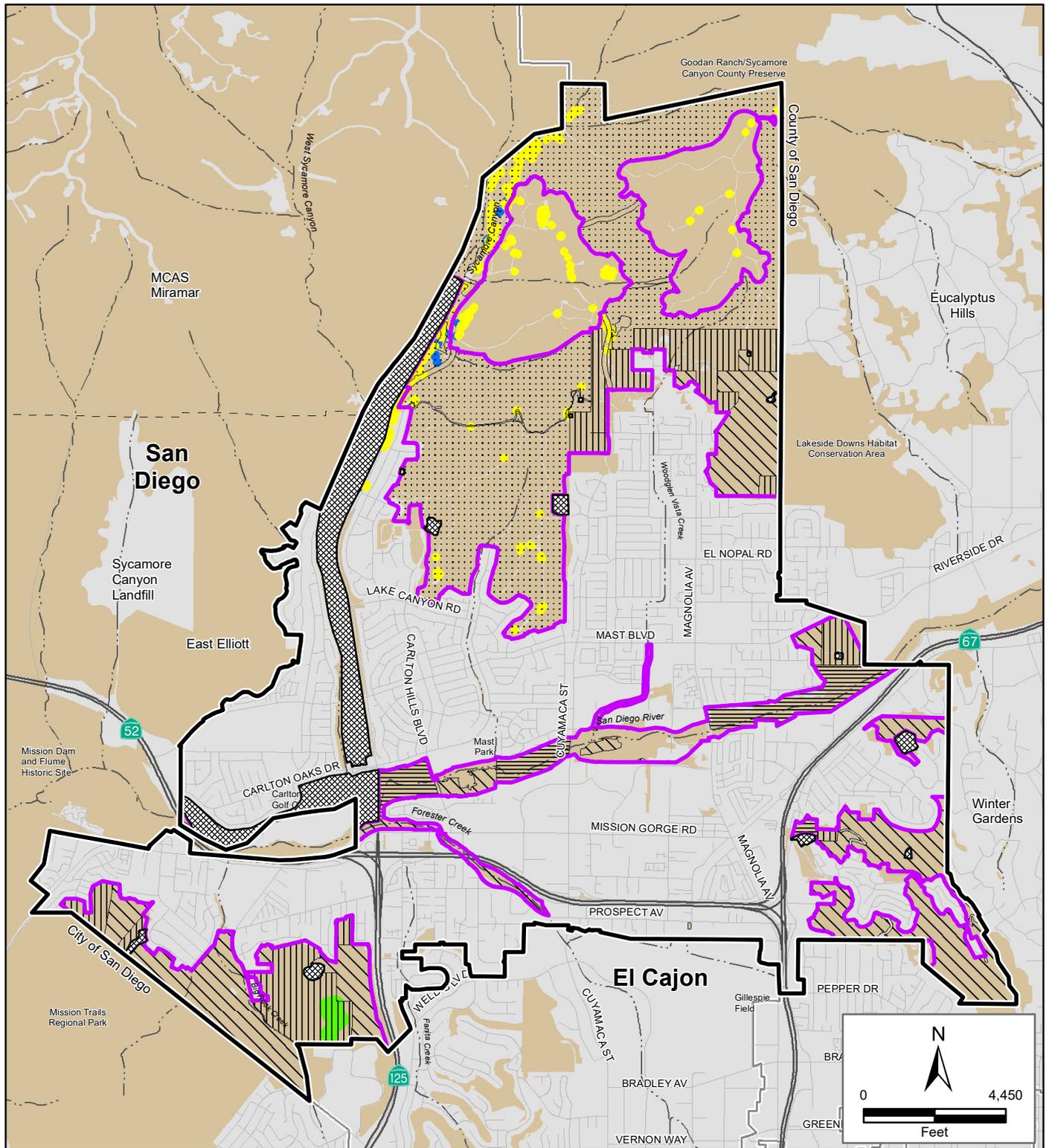
\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-4**  
**San Diego Barrel Cactus - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



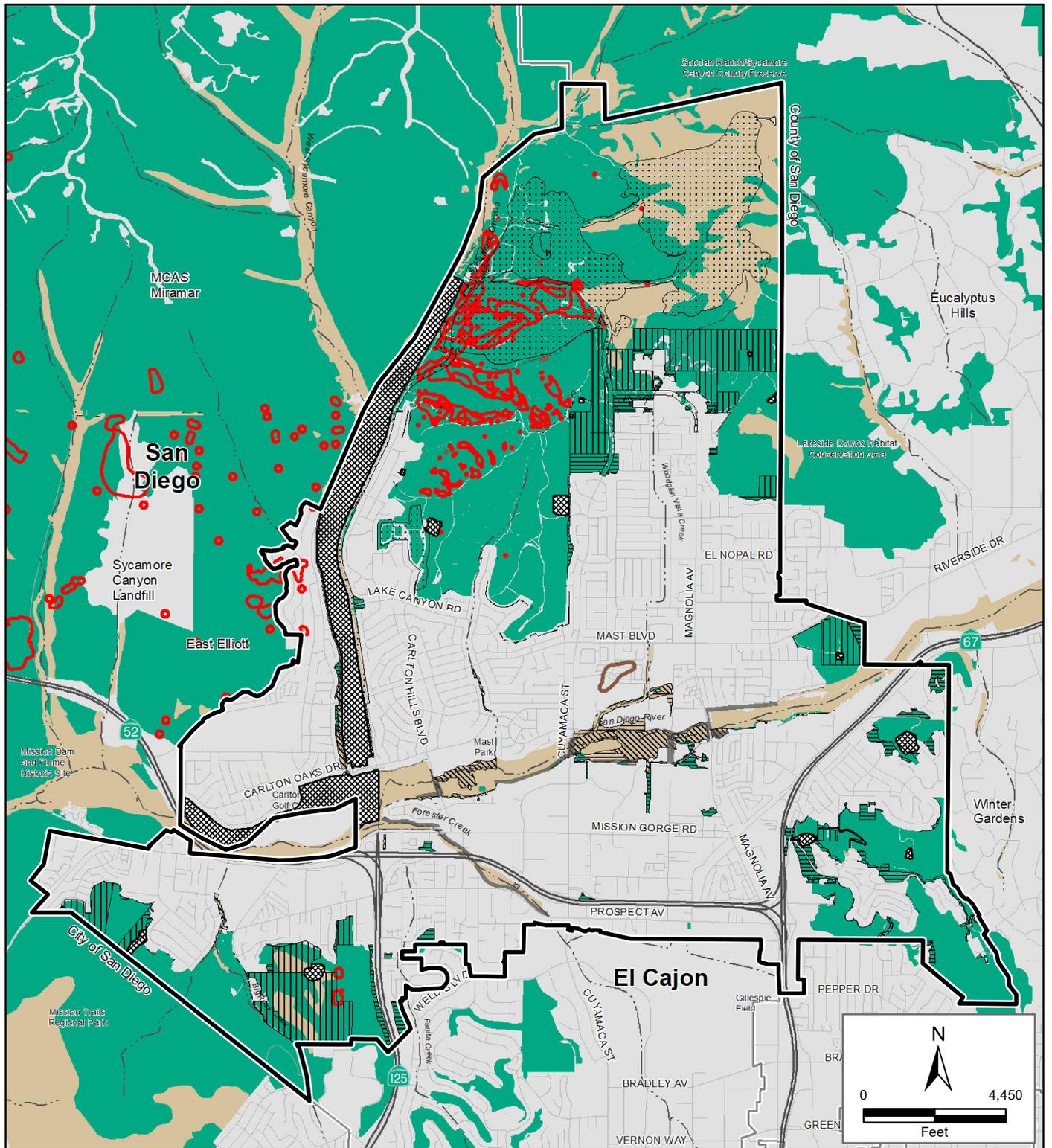
**Species Occurrence Locations**  
None within Plan Area

**Figure 4-5**  
**San Diego Button-Celery - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



**Figure 4-6**  
**San Diego Button-Celery - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**

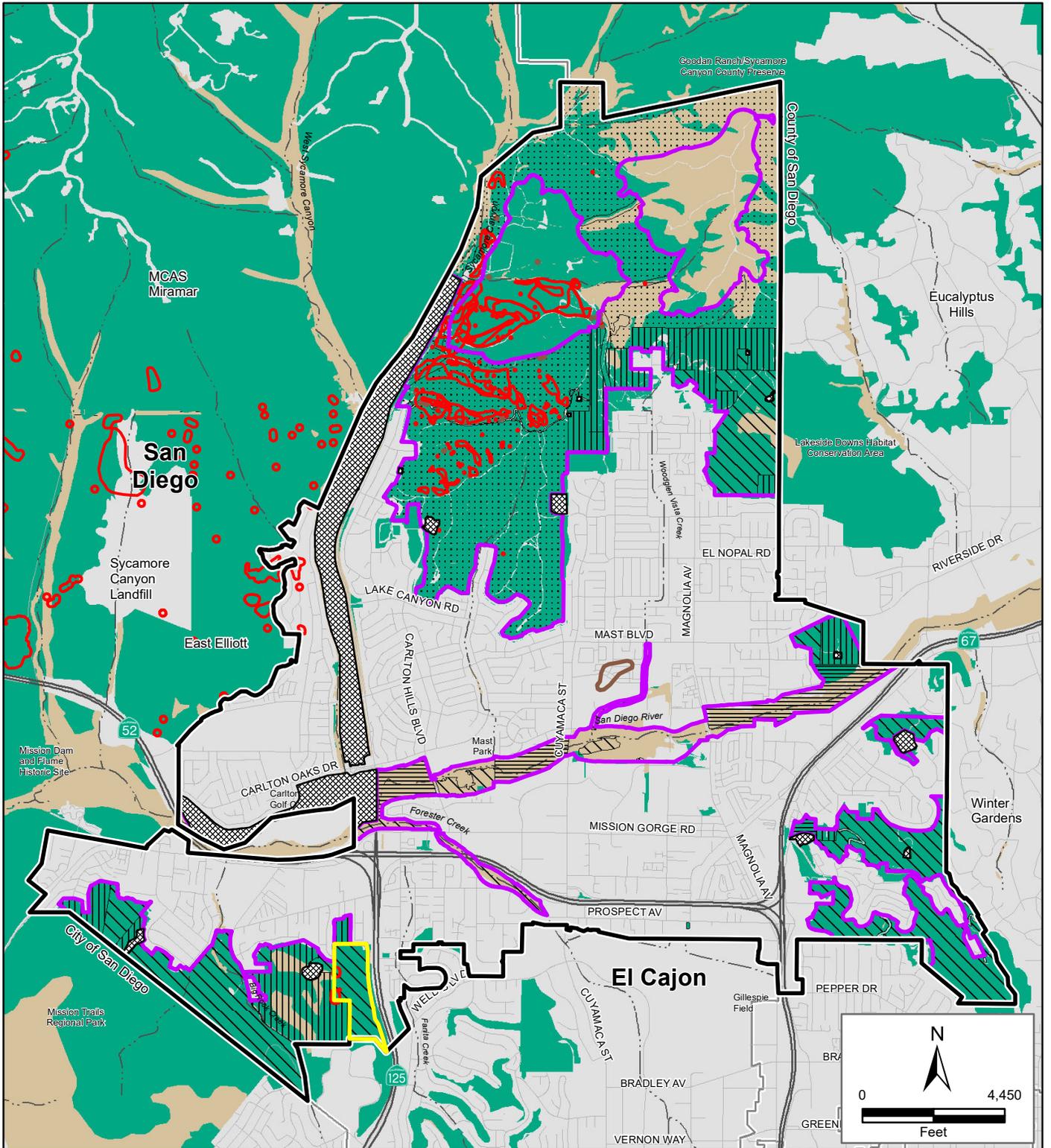
\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter6\Figure 6-05 San Diego Button Celery.mxd Date: 2/11/2025 34153



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|--|---|--|
| <ul style="list-style-type: none"> <li> Subarea Plan Area</li> <li> Habitat Model</li> <li> Natural Vegetation</li> <li> Developed/Agriculture/Disturbed Habitat</li> <li> Not a Part</li> </ul> | <p><b>Species Occurrence Locations *</b></p> <ul style="list-style-type: none"> <li> Current (post-1999)</li> <li> Historic (pre-2000)</li> </ul> | <p><b>Future Development Areas</b></p> <ul style="list-style-type: none"> <li> Hardline Development Areas</li> <li> Upland Standards Areas</li> <li> Upland Habitats within Infill Development Areas</li> <li> Riparian/Aquatic Habitat</li> <li> Estimated Covered Activity Impacts within the San Diego River Subunit</li> </ul> |
|--|---|--|

\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-7**  
**San Diego Goldenstar - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



- |                                       |  |  |
|---------------------------------------|--|--|
| Subarea Plan Area                     | <b>Managed Preserve and Open Space Network</b> | Natural Vegetation   |
| Habitat Model                         | Hardline Conservation Lands                    | Developed/Agriculture/Disturbed Habitat                    |
| <b>Species Occurrence Locations *</b> | Upland Standards Areas                         | CNLM East Mesa (Hagenmaier and Gross parcels) HCA Preserve |
| Current (post-1999)                   | City-Owned Preserve Lands                      | Not a Part   |
| Historic (pre-2000)                   | Existing Protected Open Space                  |  |
|                                       | Open Space Network                             |  |

\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-8**  
**San Diego Goldenstar - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network Santee**  
**Santee MSCP Subarea Plan EIR**

### **San Diego Mesa Mint**

No occurrences of San Diego mesa mint are known from the Plan Area; therefore, no impacts to currently known occurrences from Covered Activities are anticipated. Nevertheless, Covered Activity impacts to an estimated 0.4 acre of vernal pools/seasonal basins and suitable habitat for the species could occur if any of the pools/seasonal basins are occupied when the Covered Activity occurs (Figure 4-9: San Diego Mesa Mint – Known Occurrences and Habitat Model Relative to Future Development Areas). Implementation of the Subarea Plan would ensure that potential Covered Activity footprints are appropriately surveyed for the species in advance of City project approvals and that potential impacts from Covered Activities to vernal pool and seasonal basin suitable habitat for the species in the Plan Area are avoided and minimized to the maximum extent practicable, and any remaining impacts fully mitigated.

The conservation actions under the Subarea Plan include conservation, protection, and management of 47.3 acres of vernal pool/seasonal basin habitats and the introduction of the species into suitable habitat as well as directed enhancement/management of any protected vernal pools where San Diego mesa mint is detected in the Plan Area, such that the conservation and management of a self-sustaining occurrence(s) of San Diego mesa mint would be provided (Figure 4-10: San Diego Mesa Mint – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network).

### **San Diego Thornmint**

An estimated 1,067.5 acres of suitable habitat for San Diego thornmint would likely be directly affected by the Covered Activities. However, no known occurrences of the species currently exist within the Plan Area. (Figure 4-11: San Diego Thornmint – Known Occurrences and Habitat Model Relative to Future Development Areas). Implementation of the Subarea Plan and Managed Preserve will achieve the biological goals for the species through the conservation of 1,912.5 acres of suitable habitat (49.2 percent of the total habitat in the Plan Area) (Figure 4-12: San Diego Thornmint – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan will permanently protect, manage, and monitor San Diego thornmint occurrences within the Managed Preserve and a minimum of 80 percent preservation and/or translocation of all newly identified locations within future Covered Activity project footprints, as required by the Subarea Plan Section 5.5.6, *Narrow Endemic Species Standards*. Implementation of the Subarea Plan will ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals, and that potential impacts from Covered Activities are avoided and minimized to the maximum extent practicable in accordance with the *Narrow Endemic Species Standards*, and any remaining impacts fully mitigated.

### **Variiegated Dudleya**

An estimated 735.6 acres of suitable habitat for variegated dudleya would likely be directly affected by the Covered Activities (Figure 4-13: Variiegated Dudleya – Known Occurrences and Habitat Model Relative to Future Development Areas). These impacts would amount to a loss of approximately 21.7 percent of the total mapped suitable habitat for the species in the Plan Area. Impacts to known occurrences (786 individuals) are anticipated from the Hardline Development Project. These impacts

would be offset through conservation of 8,156 individuals (91.2 percent of the individuals within these known occurrences) within the Fanita Ranch Onsite Preserve.

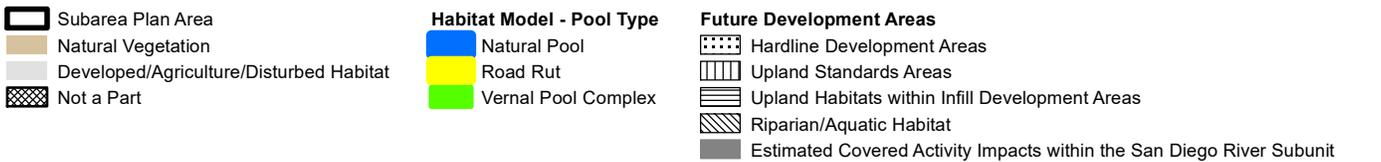
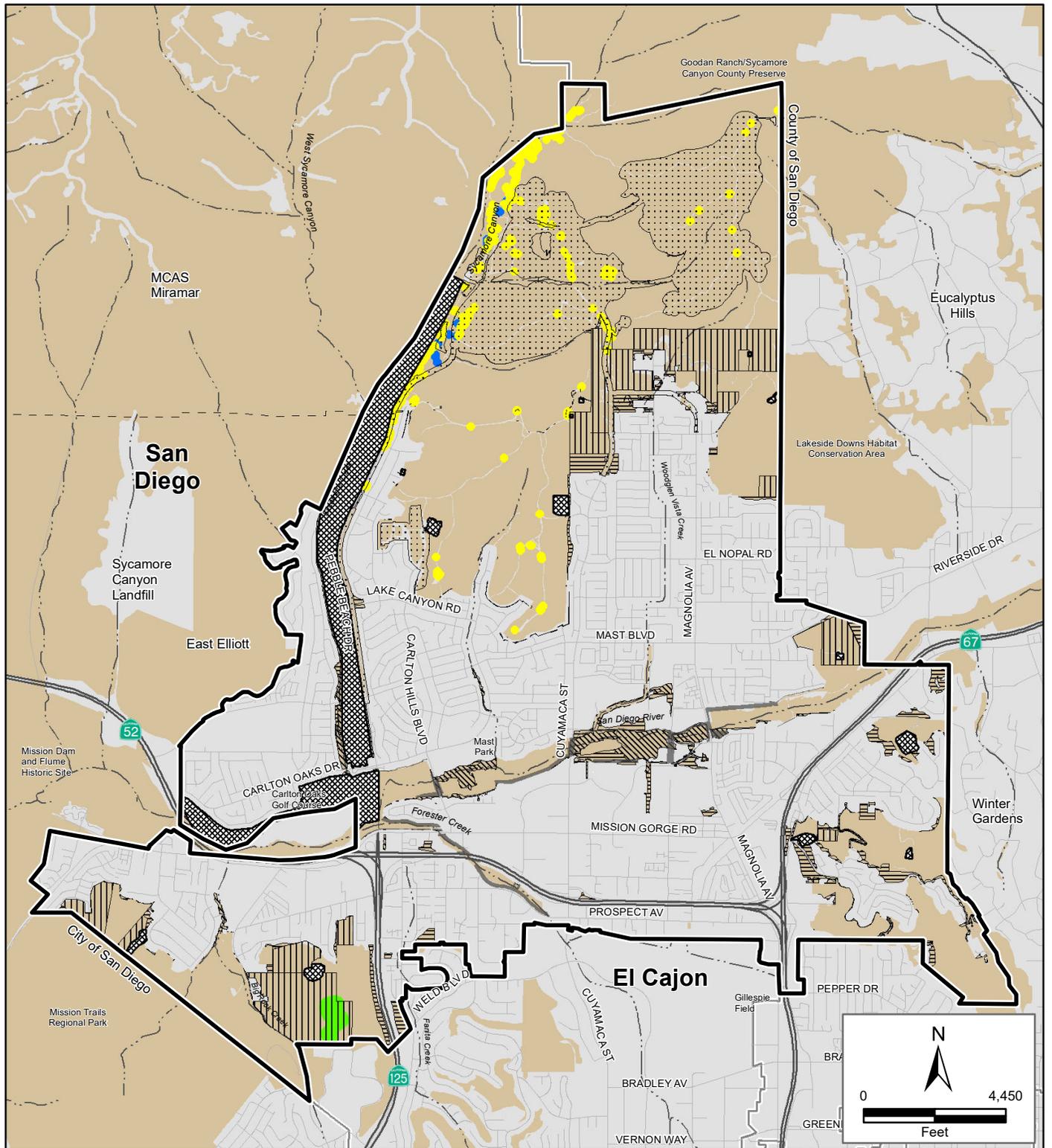
Of the estimated 3,379.7 acres of suitable habitat for the species occurring in the Plan Area, approximately 1,743.1 acres (51.6 percent) would be protected and managed under the Subarea Plan Managed Preserve, with an additional 26 percent occurring on existing protected lands (Figure 4-14: Variegated Dudleya – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan will permanently protect, manage, and monitor variegated dudleya occurrences within the Managed Preserve and a minimum of 80 percent preservation and/or translocation of all newly identified locations within future Covered Activity project footprints, as required by the Subarea Plan Section 5.5.6, *Narrow Endemic Species Standards*. Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. Therefore, potential impacts from Covered Activities would be avoided and minimized to the maximum extent practicable in accordance with the Narrow Endemic Species Standards, and any remaining impacts fully mitigated.

### **Willow Monardella**

Approximately 50.2 acres of suitable habitat (of which 4 acres of Critical Habitat) for willow monardella would likely be directly impacted due to the Covered Activities (Figure 4-15: Willow Monardella – Known Occurrences and Habitat Model Relative to Future Development Areas). These impacts would amount to a loss of approximately 12.5 percent of the total mapped suitable habitat for the species in the Plan Area.

Impacts to known occurrences (1 individual) are anticipated from the Hardline Development Project. These impacts would be offset through conservation of 1,621 individuals (99 percent of the total) within the Fanita Ranch Onsite Preserve. No known occurrences of willow monardella have been recorded outside of the Fanita Ranch property within the Plan Area.

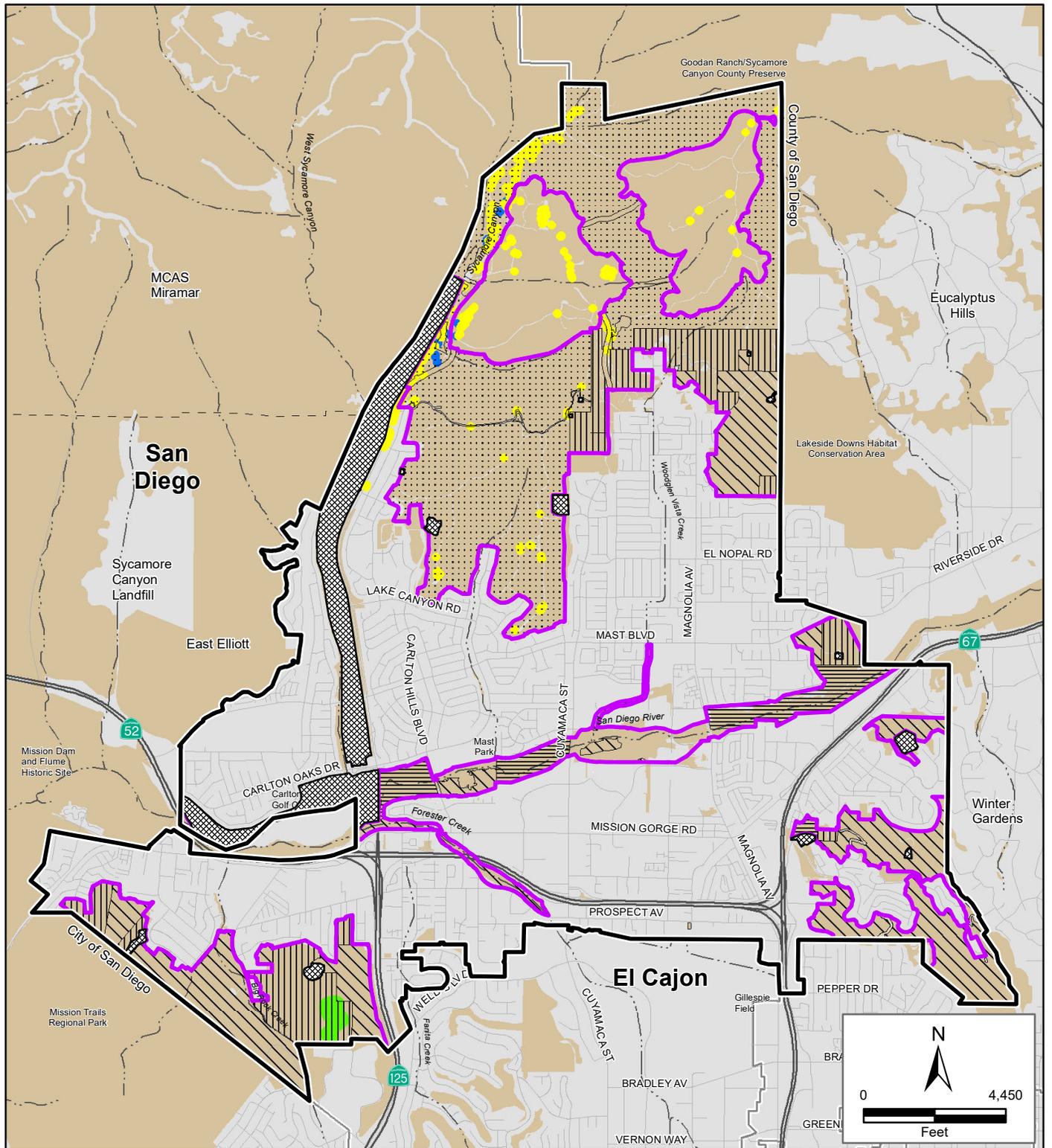
Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the conservation of 146.1 acres (43.4 percent) of suitable habitat and 99 percent of known occurrences (Figure 4-16: Willow Monardella – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The conservation actions required under the Subarea Plan for the species would provide protection, conservation, and management of self-sustaining subpopulations of willow monardella in the Managed Preserve and would ensure that the impacts from Covered Activities are avoided and minimized to the maximum extent practicable, and remaining impacts fully mitigated.



**Species Occurrence Locations**  
None within Plan Area

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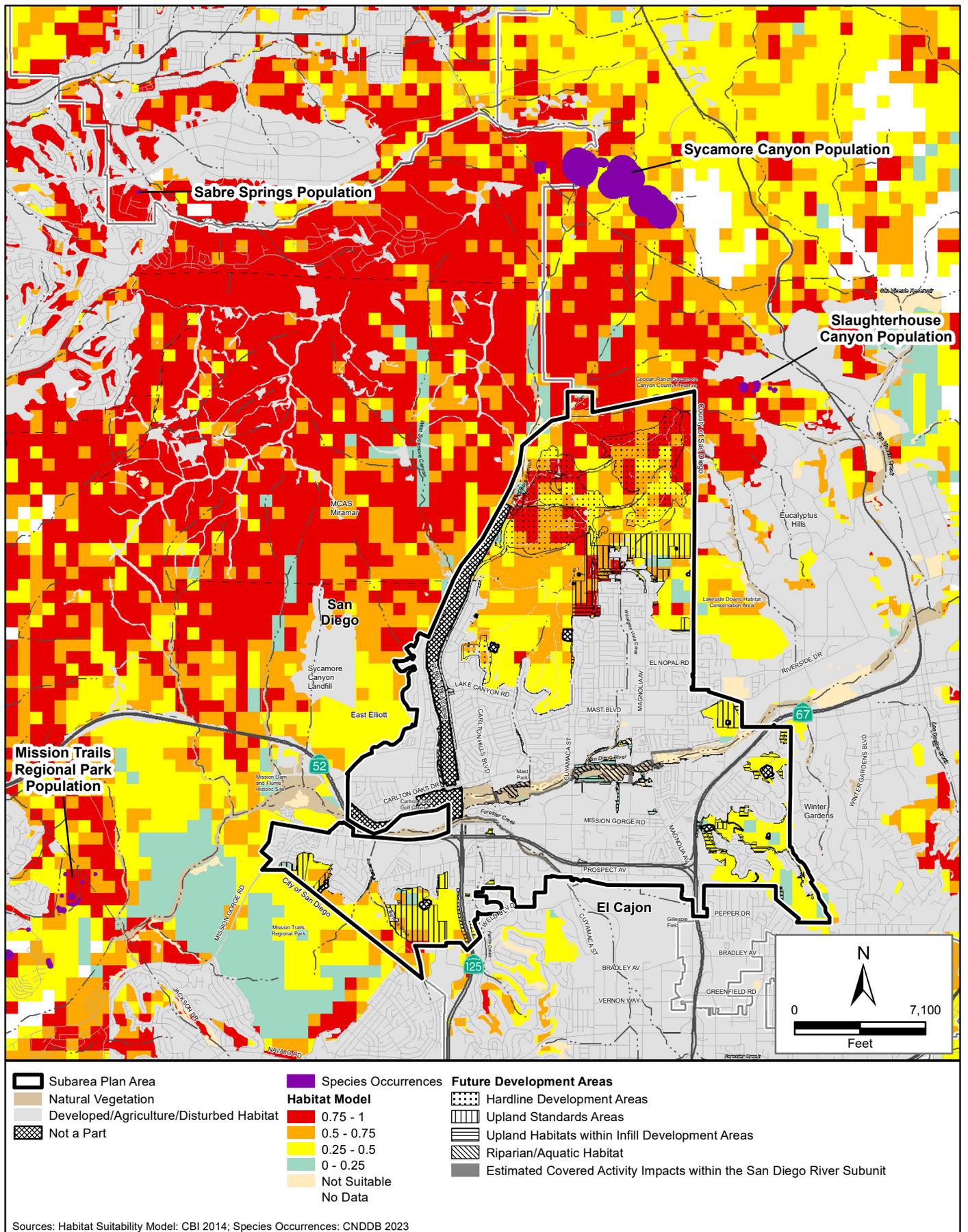
**Figure 4-9**  
**San Diego Mesa Mint - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



- |                                  |  |   |
|----------------------------------|--|---|
| Subarea Plan Area                | <b>Managed Preserve and Open Space Network</b> | Natural Vegetation                      |
| <b>Habitat Model - Pool Type</b> | Hardline Conservation Lands                    | Developed/Agriculture/Disturbed Habitat |
| Natural Pool                     | Upland Standards Areas                         | Not a Part                              |
| Road Rut                         | City-Owned Preserve Lands                      |   |
| Vernal Pool Complex              | Existing Protected Open Space                  |   |
|                                  | Open Space Network                             |   |

**Species Occurrence Locations**  
None within Plan Area

**Figure 4-10**  
**San Diego Mesa Mint - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**

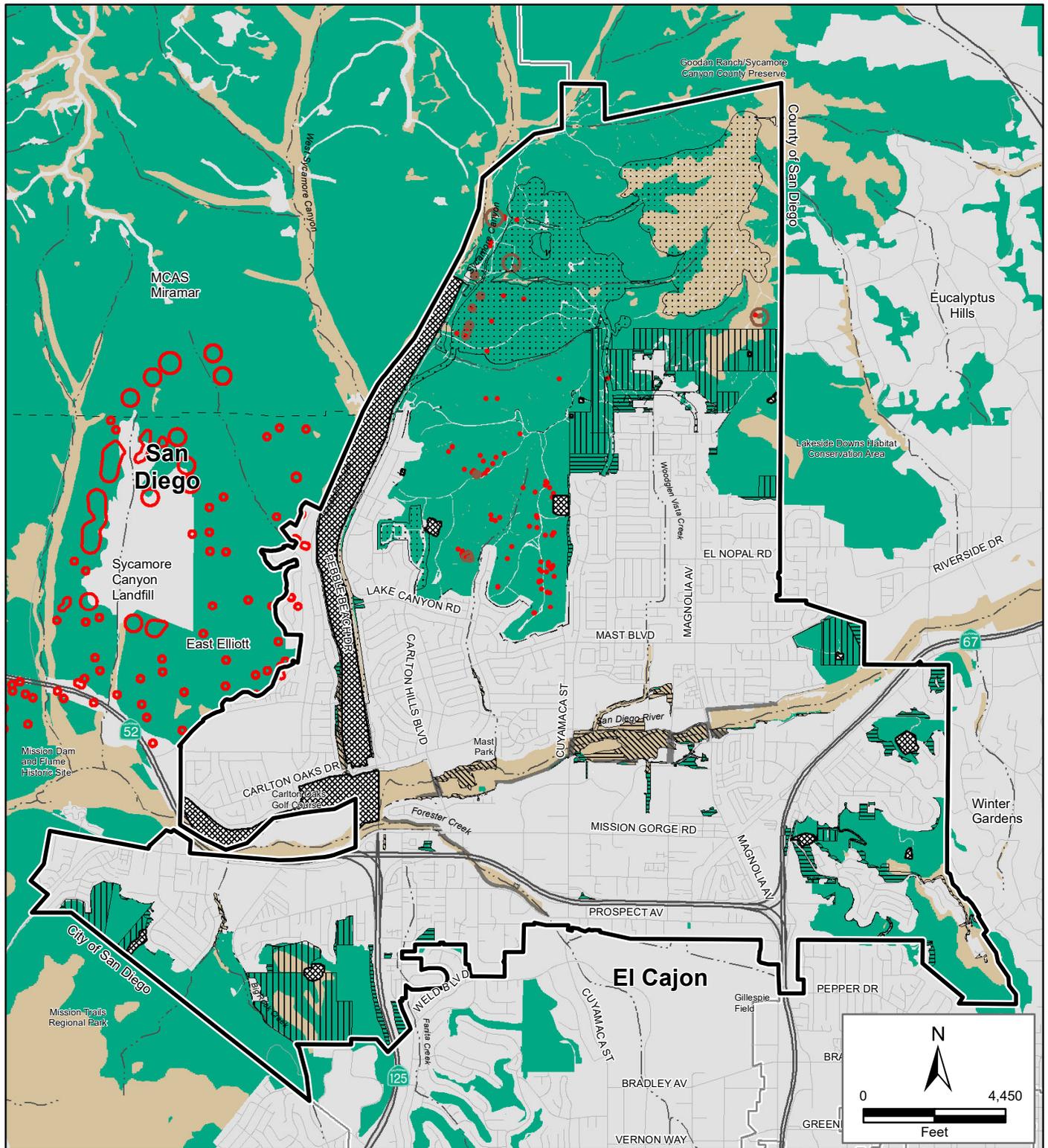


Sources: Habitat Suitability Model: CBI 2014; Species Occurrences: CNDDDB 2023

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**Figure 4-11**  
**San Diego Thornmint - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**

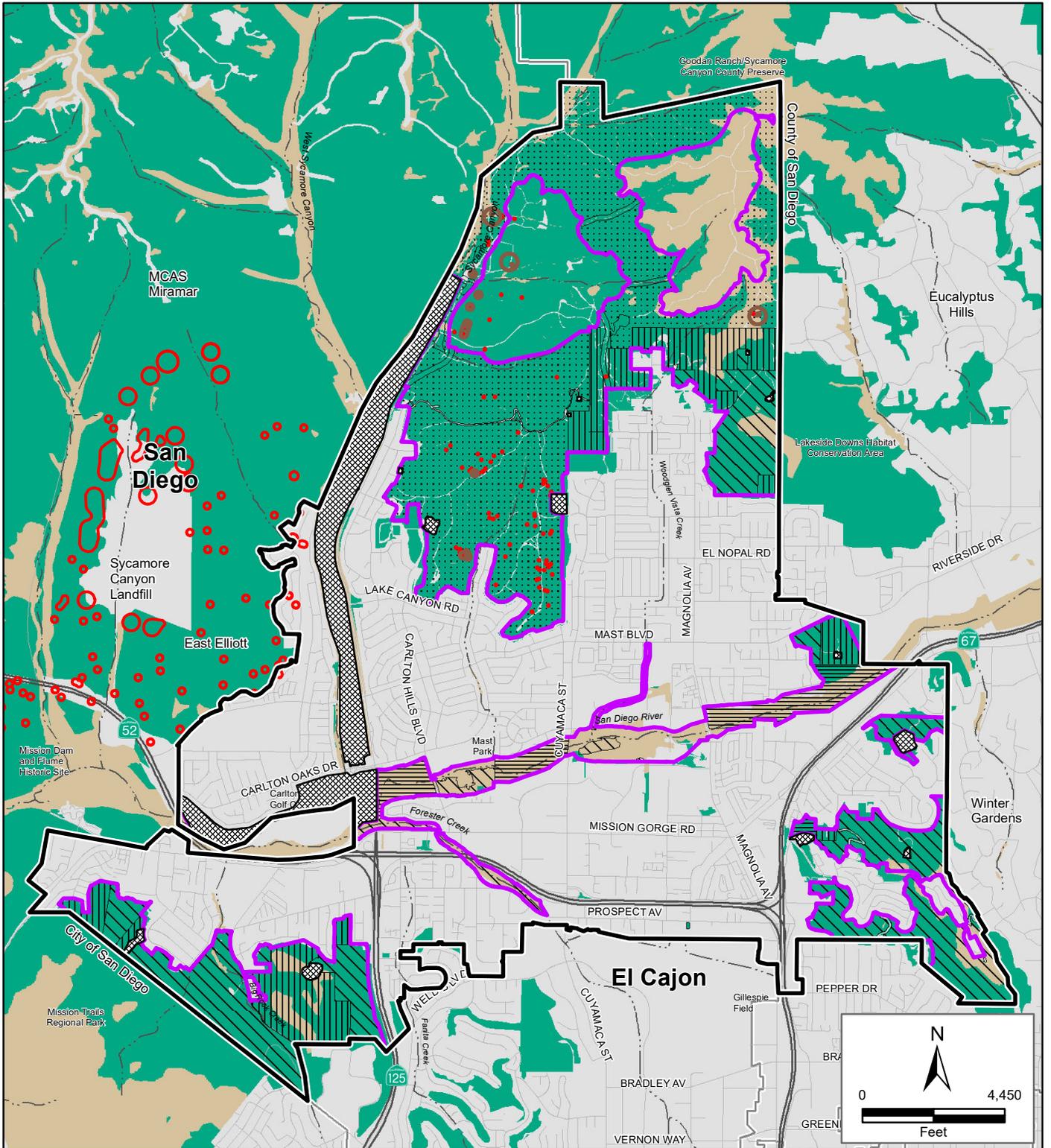




- |   |                                       |   |
|---|---------------------------------------|---|
| Subarea Plan Area                       | <b>Species Occurrence Locations *</b> | <b>Future Development Areas</b>                                       |
| Habitat Model                           | Current (post-1999)                   | Hardline Development Areas  |
| Natural Vegetation                      | Historic (pre-2000)                   | Upland Standards Areas  |
| Developed/Agriculture/Disturbed Habitat |                                       | Upland Habitats within Infill Development Areas                       |
| Not a Part                              |                                       | Riparian/Aquatic Habitat  |
|   |                                       | Estimated Covered Activity Impacts within the San Diego River Subunit |

\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-13**  
**Variegated Dudleya - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**

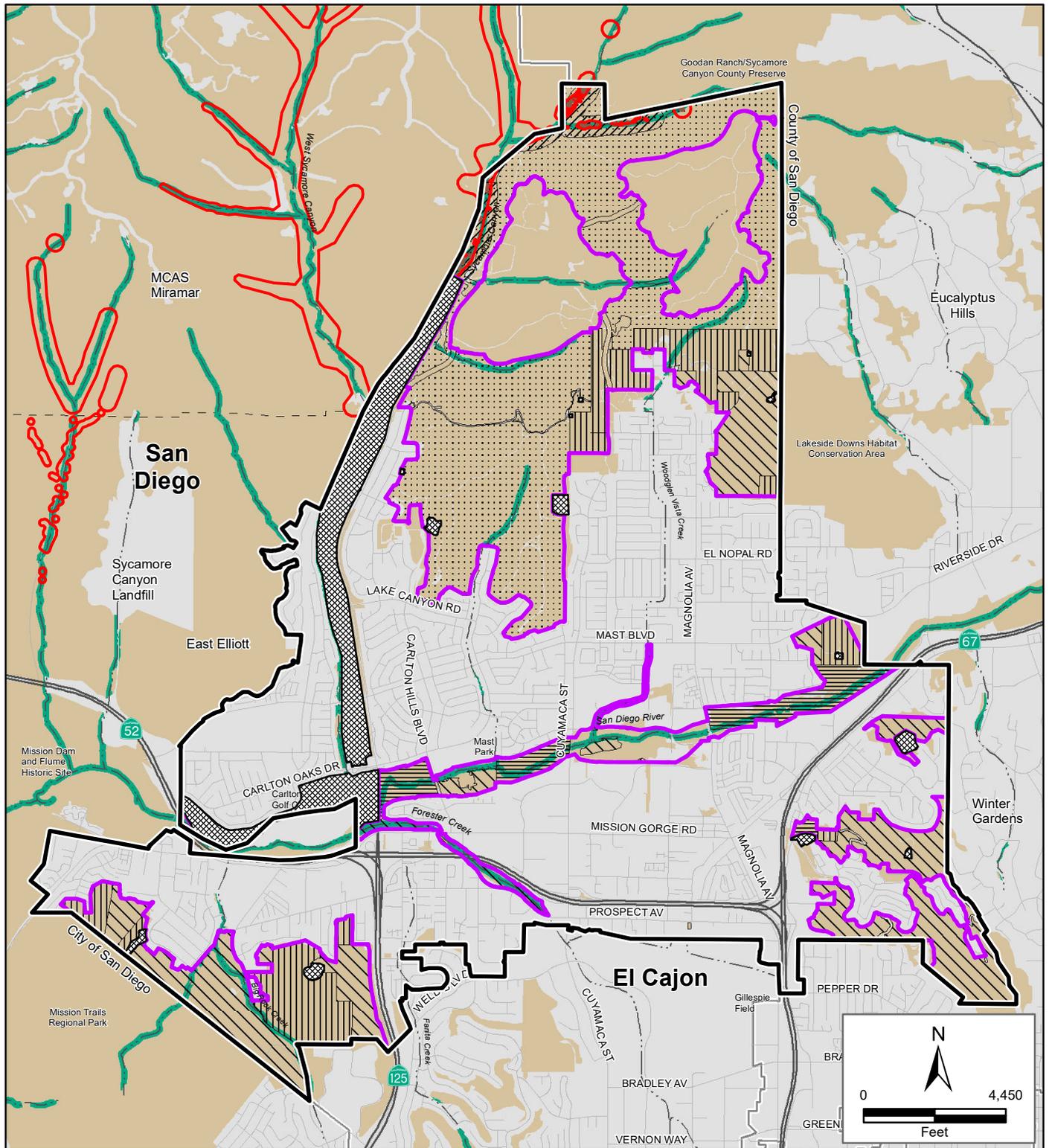


- |                                       |  |   |
|---------------------------------------|--|---|
| Subarea Plan Area                     | <b>Managed Preserve and Open Space Network</b> | Natural Vegetation                      |
| Habitat Model                         | Hardline Conservation Lands                    | Developed/Agriculture/Disturbed Habitat |
| <b>Species Occurrence Locations *</b> | Upland Standards Areas                         | Not a Part                              |
| Current (post-1999)                   | City-Owned Preserve Lands                      |   |
| Historic (pre-2000)                   | Existing Protected Open Space                  |   |
|                                       | Open Space Network                             |   |

\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-14**  
**Variegated Dudleya - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**





**Figure 4-16**  
**Willow Monardella - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**

### ***Non-Covered Plant Species***

Potential impacts from Covered Activities to non-covered special-status plant species with potential to occur in the Plan Area (Table 3-3, Special-Status Plants Identified as Potentially Occurring in the Plan Area) would be avoided and minimized as a result of the Subarea Plan's general avoidance and minimization measures for sensitive biological resources, the uniform mitigation standards for vegetation communities, and the stormwater and water quality best management practices. There would be a conservation benefit to these species through the assembly and management of a large, interconnected Managed Preserve. Potential impacts to non-covered plant species from Covered Activities would also be evaluated by the City through project-level CEQA review to confirm that implementation of the Subarea Plan would not result in a substantial adverse effect to non-covered species.

## **Wildlife**

### **Crotch's Bumble Bee**

Approximately 1,116.2 acres of suitable habitat for Crotch's bumble bee would likely be directly impacted due to Covered Activities (Figure 4-17: Crotch's Bumble Bee – Known Occurrences and Habitat Model Relative to Future Development Areas).

Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the conservation of 2,259.6 acres of suitable habitat (48 percent of the total suitable habitat in the Plan Area) (Figure 4-18: Crotch's Bumble Bee – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). The protection and management of suitable habitat and the implementation of avoidance and minimization measures found in Subarea Plan Section 5.5.9.6, *Crotch's Bumble Bee Conservation Standards*, will ensure that impacts are avoided and minimized to the maximum extent practicable and any remaining impacts fully mitigated.

### **Hermes Copper Butterfly**

Approximately 927.6 acres of Critical Habitat would likely be directly impacted by the Covered Activities, of which 860.8 acres are modeled suitable habitat for Hermes copper butterfly (Figure 4-19: Hermes Copper Butterfly – Known Occurrences and Habitat Model Relative to Future Development Areas).

Implementation of the Subarea Plan and assembly of the Managed Preserve would achieve the biological goals for the species through the conservation of 1,841.7 acres of suitable habitat (1,644.5 acres of which is Critical Habitat), including 80.4 acres in the Hermes copper butterfly offsite Conservation Area that has been documented to support the Hermes copper butterfly (Figure 4-20a: Hermes Copper Butterfly – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network and Figure 4-20b: Hermes Copper Butterfly - Known Occurrences at the Offsite Conservation Area). In addition, within the Fanita Ranch Onsite Preserve, 35 acres of suitable Hermes copper butterfly habitat will be restored through the establishment of red berry and buckwheat patches. This area is connected to previously occupied habitat that is located outside the Plan Area. Covered Activity impacts to the species would be addressed through the avoidance, minimization, and

mitigation measures of the Subarea Plan (see Section 5.5, *Conservation Measure 3 – Avoidance, Minimization, and Mitigation*), including species-specific conservation standards for Hermes copper butterfly in Subarea Plan Section 5.5.9.3, *Hermes Copper Butterfly Conservation Standards*. Implementation of the Plan by the City would ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The protection and management of suitable habitat and the implementation of avoidance and minimization measures will ensure that impacts are avoided and minimized to the maximum extent practicable and any remaining impacts fully mitigated.

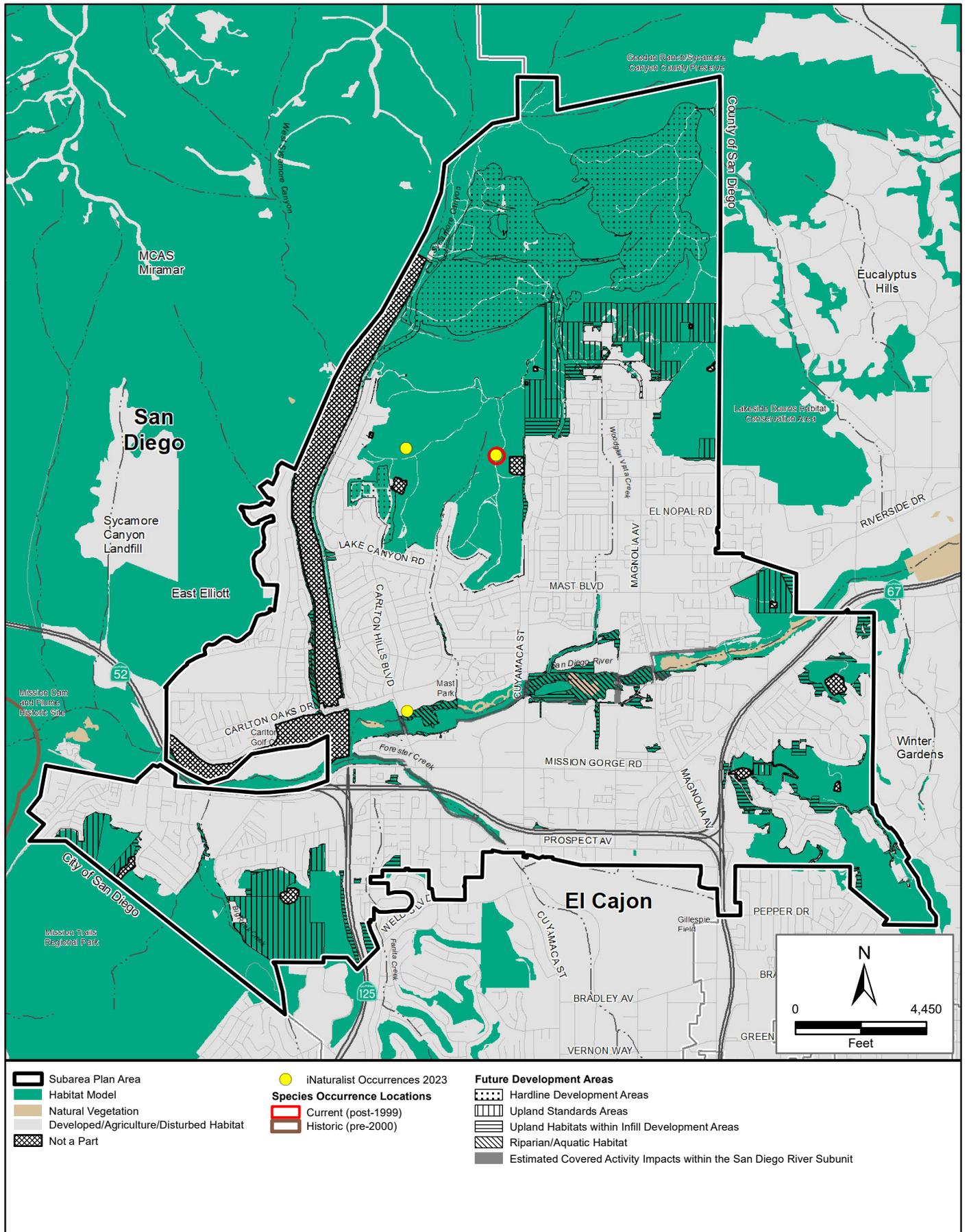
### **Quino Checkerspot Butterfly**

Approximately 814.5 acres of potentially suitable habitat for Quino checkerspot butterfly would likely be directly affected by the Covered Activities (Figure 4-21: Quino Checkerspot Butterfly – Known Occurrences and Habitat Model Relative to Future Development Areas).

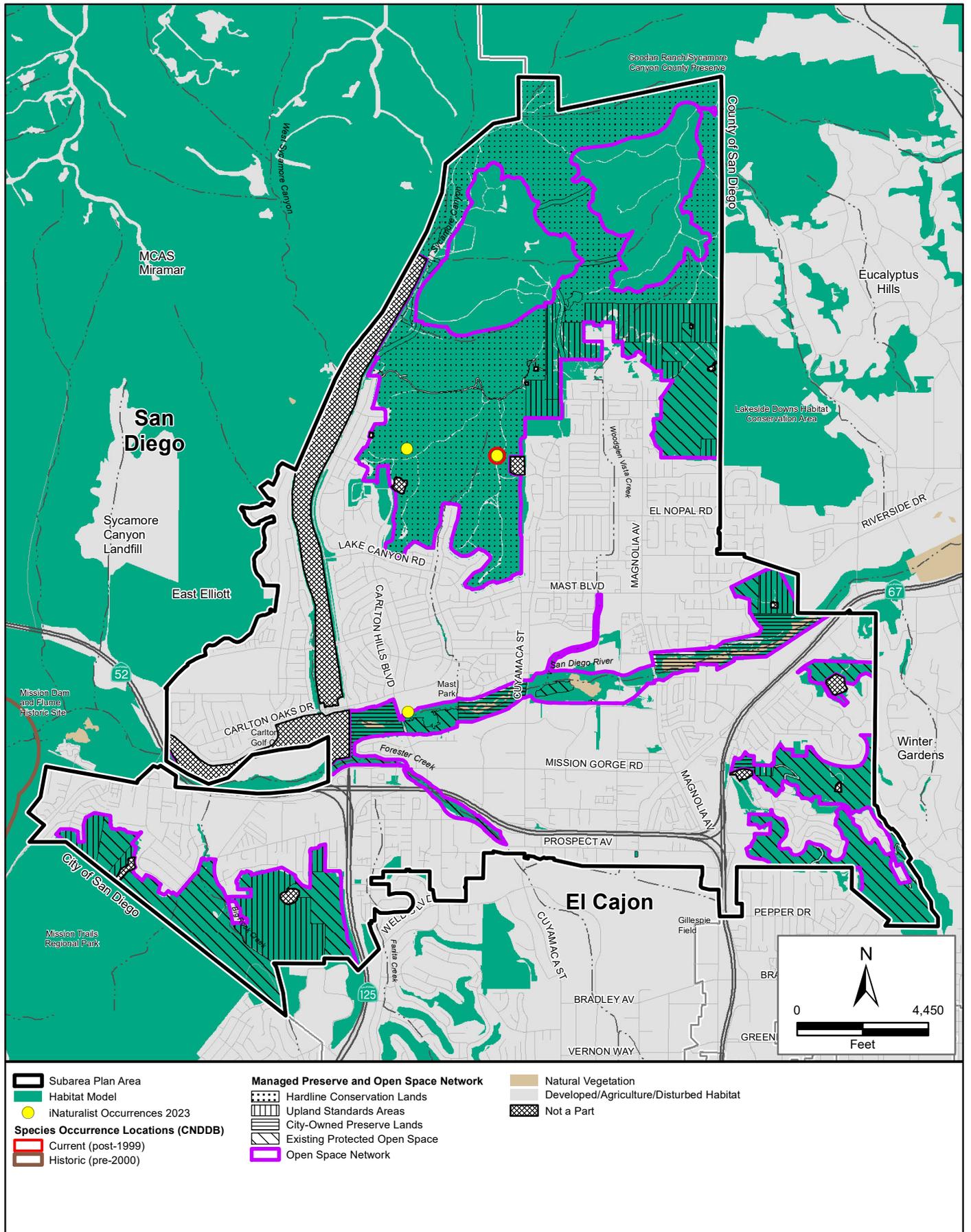
Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the conservation of 1,783.6 acres of suitable habitat, which includes acquisition of 90.73 acres in the Offsite Conservation Area in the East Elliott portion of Mission Trails Regional Park or other suitable location within the subregion (Figure 4-22: Quino Checkerspot Butterfly – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Within the newly acquired lands, 17.85 acres of Quino host plant restoration and management will occur. Quino host plant restoration and management will also be funded on 18.40 acres of existing protected land owned by the City of San Diego. In addition, 12.9 acres of Quino host plants will be restored or enhanced in the northern portion of the Fanita Ranch Onsite Preserve. The City will ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals and that potential impacts from Covered Activities to suitable habitat for the species in the Plan Area are avoided and minimized to the maximum extent practicable, and any remaining impacts fully mitigated.

### **Riverside Fairy Shrimp**

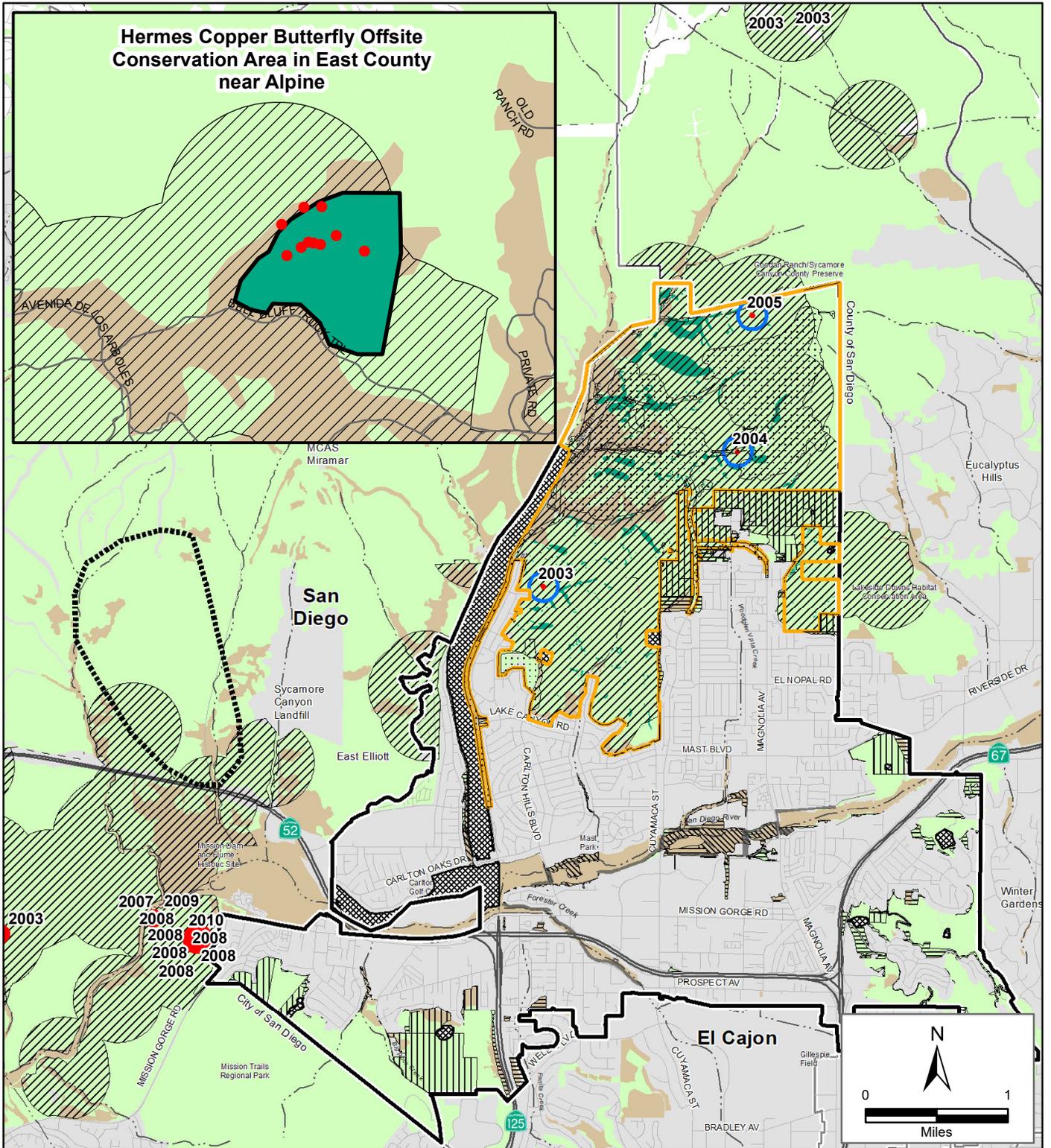
Covered Activities would result in direct impacts to an estimated 0.4 acre of vernal pool/seasonal basin habitat; these impacts to vernal pools/seasonal basins would be addressed based on the avoidance, minimization, and mitigation measures required by the Subarea Plan, including implementation of Subarea Plan Appendix D, *Hardline Development Project Vernal Pool and Wetland Mitigation Plan* and Subarea Plan Appendix G, *Vernal Pool Conservation Standards* for other relevant Covered Activities (Figure 4-23: Riverside Fairy Shrimp – Known Occurrences and Habitat Model Relative to Future Development Areas). No occurrences of Riverside fairy shrimp are known from the Plan Area, therefore no impacts to currently known occurrences from Covered Activities are anticipated.



**Figure 4-17**  
**Crotch's Bumble Bee - Known Occurrences and Habitat Model Relative to Future Development Areas Santee MSCP Subarea Plan EIR**



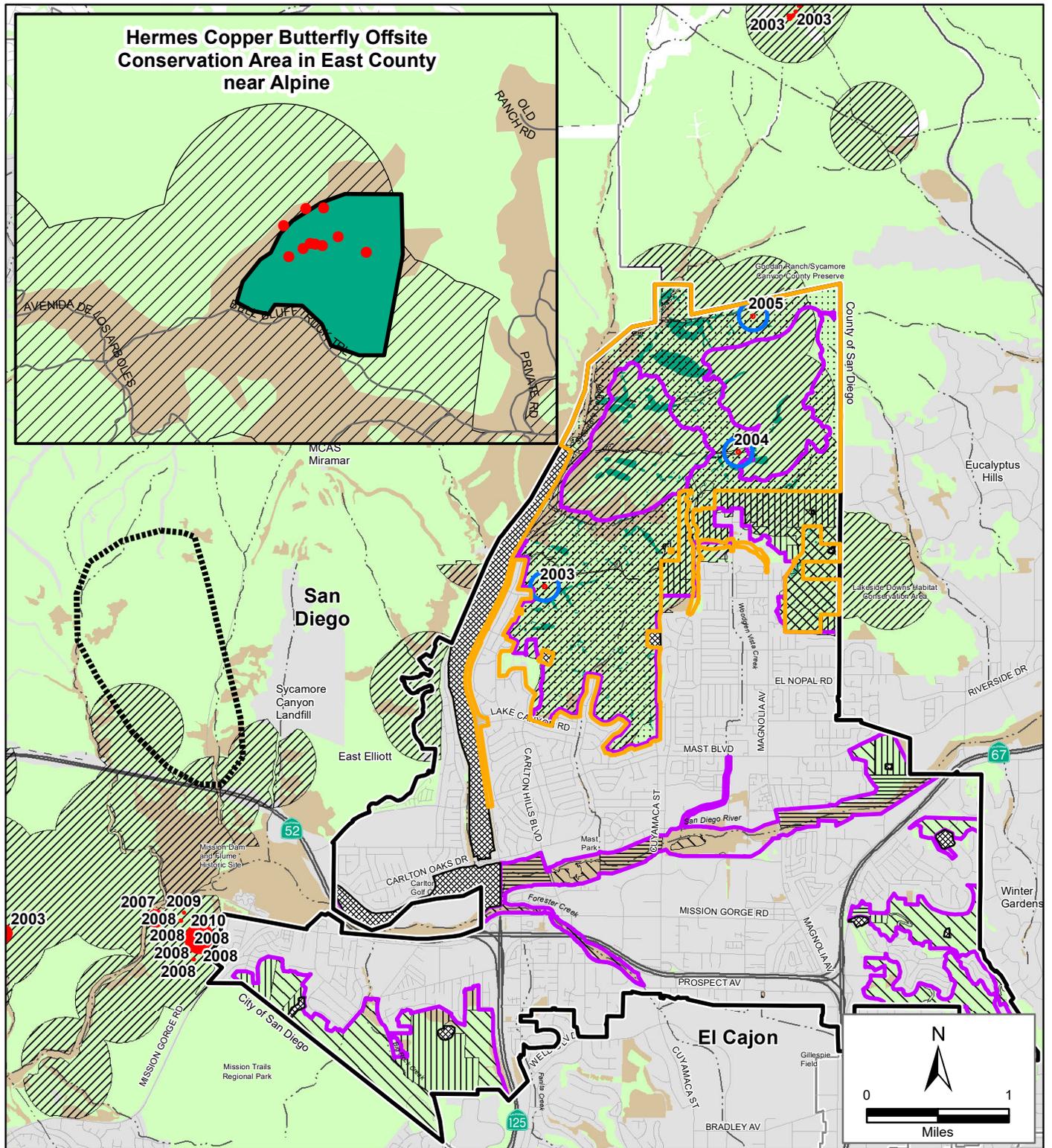
**Figure 4-18**  
**Crotch's Bumble Bee - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



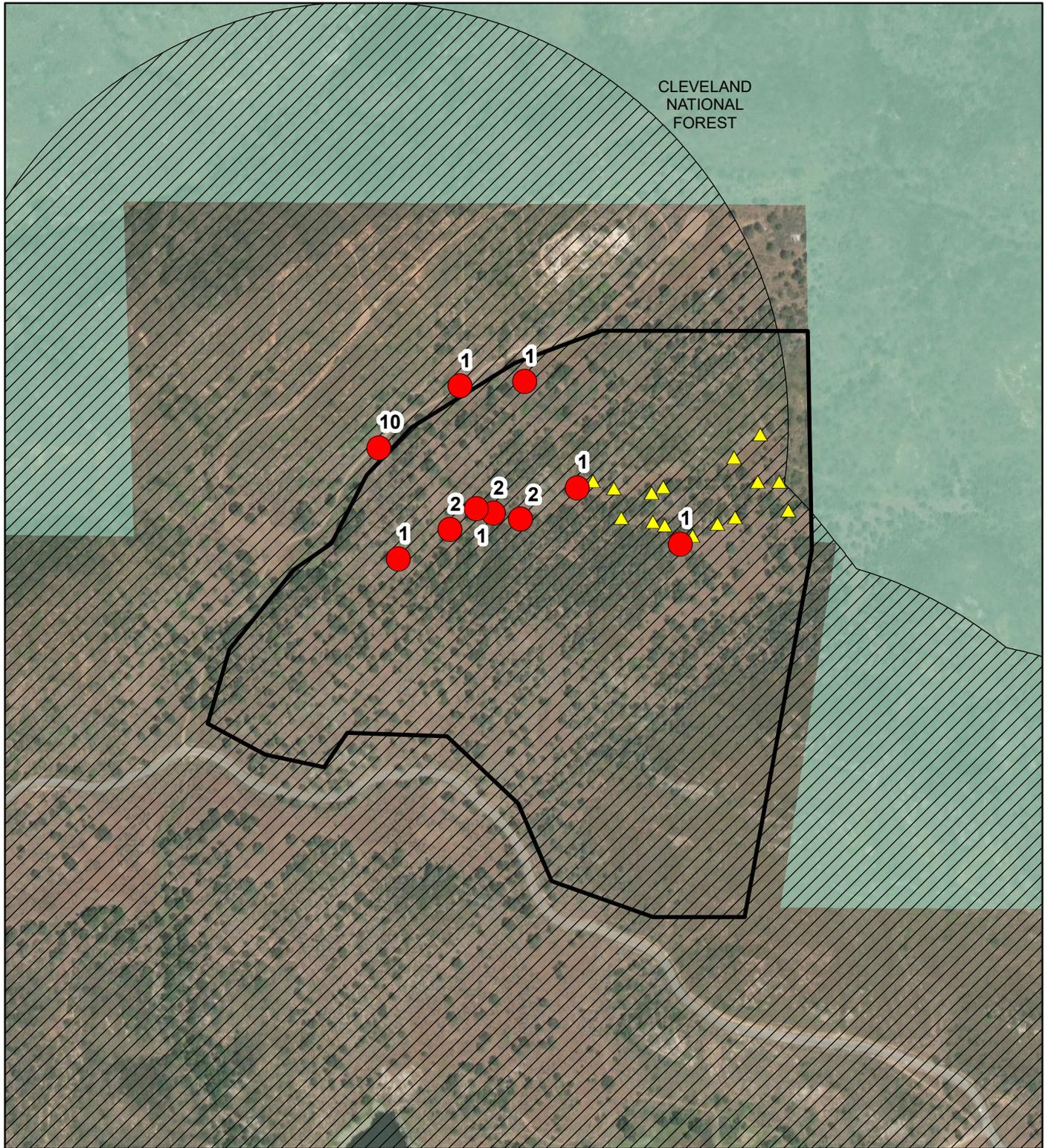
- Subarea Plan Area
- Potentially Suitable Vegetation Communities (coastal sage scrub and chaparral)
- Final Critical Habitat (USFWS 2021)
- Natural Vegetation
- Developed/Agriculture/Disturbed Habitat
- Not a Part
- Mapping of Habitat Model Based on Field Surveys
- Habitat Model
- Hermes Copper Butterfly Occurrences (with occurrence year)
- 500-Foot Buffer Around Occurrences
- Quino Checkerspot Butterfly Offsite Conservation Area
- Hardline Development Areas
- Upland Standards Areas
- Upland Habitats within Infill Development Areas
- Riparian/Aquatic Habitat
- Estimated Covered Activity Impacts within the San Diego River Subunit

Note: Focused surveys for hermes copper butterfly completed on the Fanita Ranch property in 2014 and 2016 and on the Cheyenne property in 2010 were negative.

**Figure 4-19**  
**Hermes Copper Butterfly - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



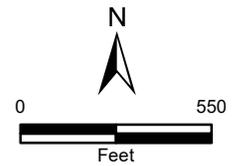
**Figure 4-20a**  
**Hermes Copper Butterfly - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



CLEVELAND  
NATIONAL  
FOREST

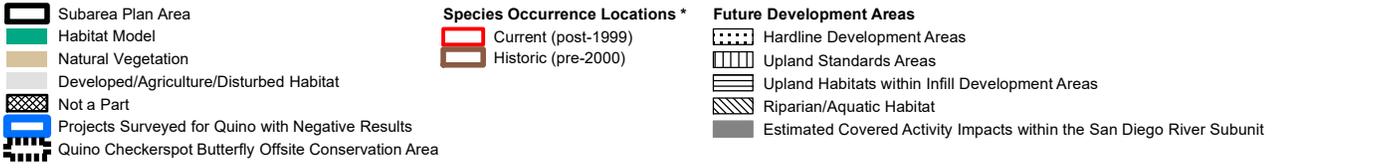
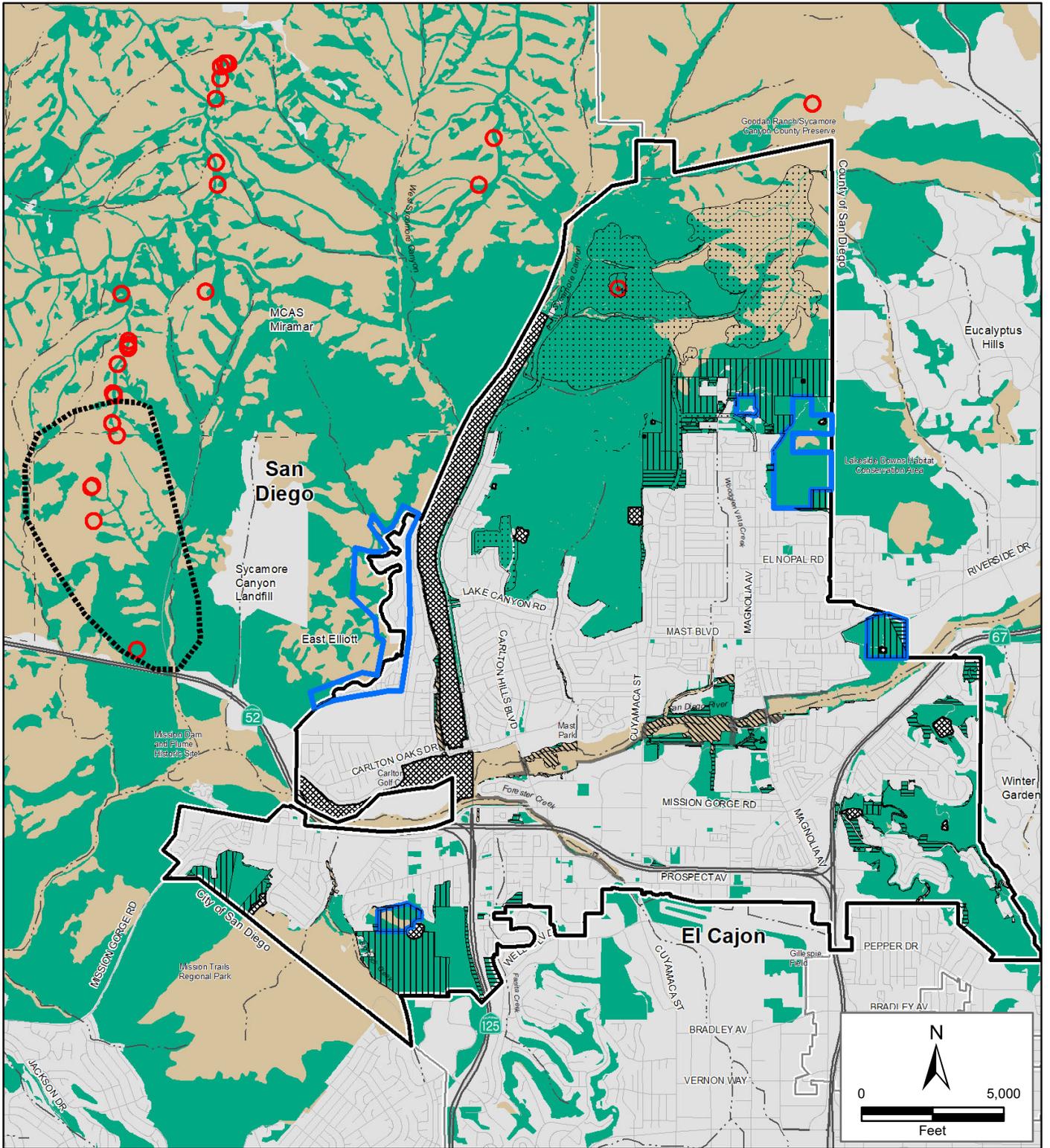
**Legend**

-  Hermes Copper Butterfly Offsite Conservation Area in East County near Alpine
-  Hermes Copper Butterfly (with number of occurrences observed)
-  Redberry Buckthorn
-  Final Critical Habitat (USFWS 2021)



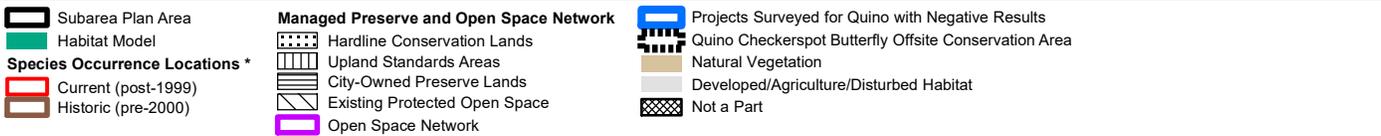
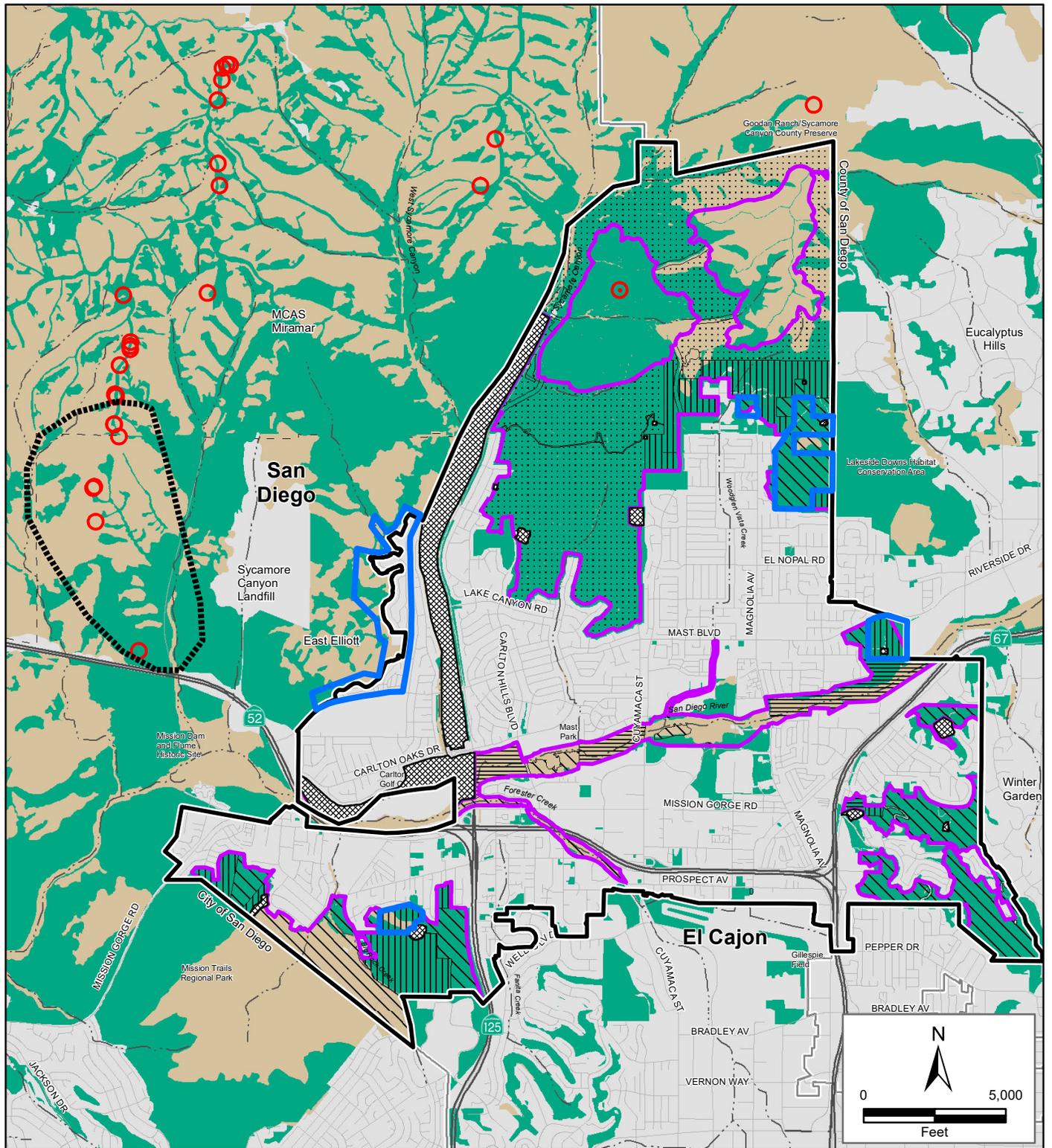
\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\Species\Models\Chapter6\Figure 6-12b Hermes Copper Butterfly Offsite.mxd Date: 2/11/2025 34153

**Figure 4-20b**  
**Hermes Copper Butterfly: Known Occurrences at Offsite Conservation Area**  
**Santee MSCP Subarea Plan EIR**



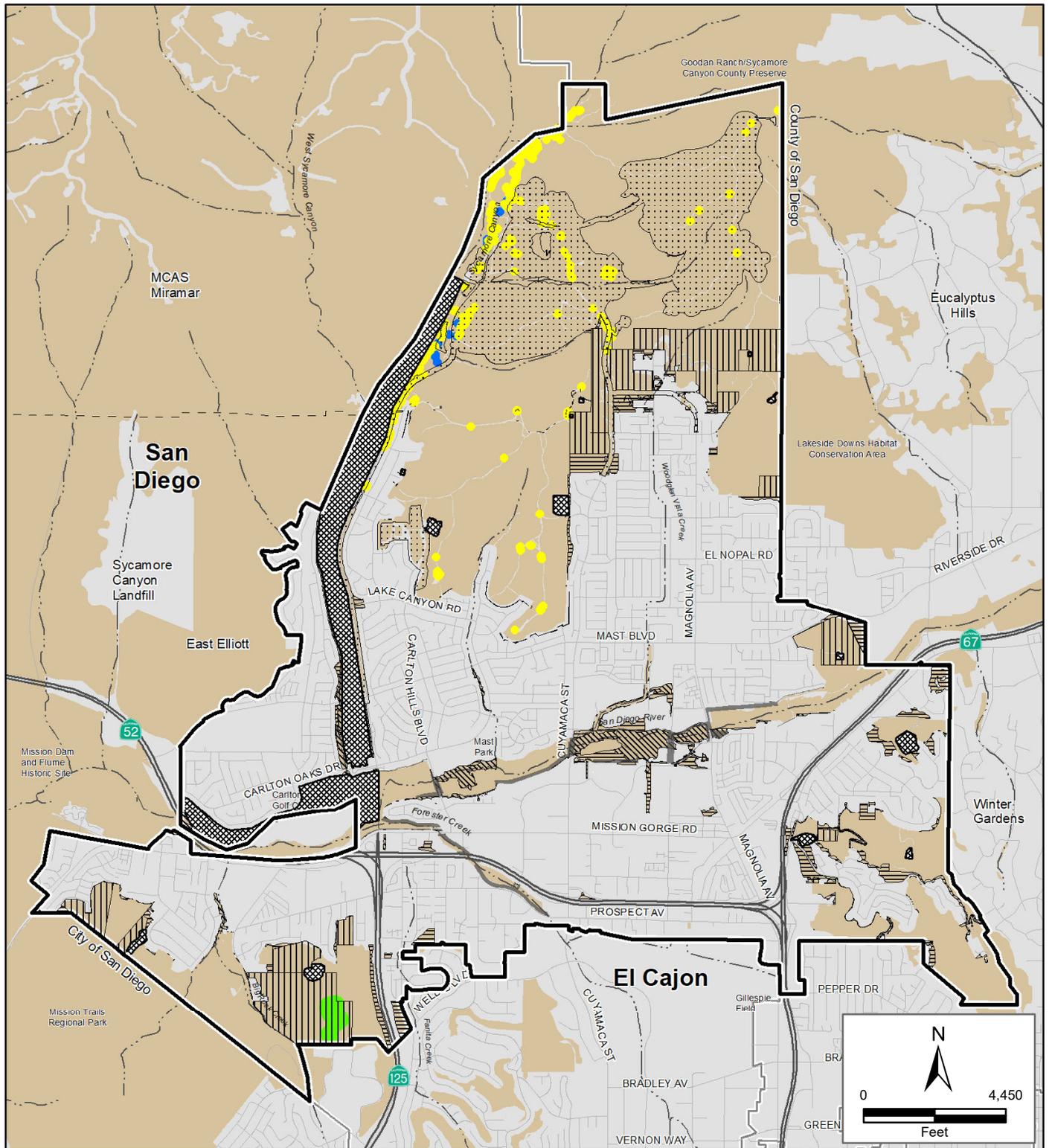
\* The CNDDDB collects information from a wide variety of sources and with a range location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-21**  
**Quino Checkerspot Butterfly - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



\* The CNDDDB collects information from a wide variety of sources and with a range location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-22**  
**Quino Checkerspot Butterfly - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



- |   |                     |   |
|---|---------------------|---|
| Subarea Plan Area                       | Natural Pool        | Hardline Development Areas  |
| Natural Vegetation                      | Road Rut            | Upland Standards Areas  |
| Developed/Agriculture/Disturbed Habitat | Vernal Pool Complex | Upland Habitats within Infill Development Areas                       |
| Not a Part                              |                     | Riparian/Aquatic Habitat  |
|   |                     | Estimated Covered Activity Impacts within the San Diego River Subunit |

**Species Occurrence Locations**  
None within Plan Area

**Figure 4-23**  
**Riverside Fairy Shrimp - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**

The Subarea Plan sets forth the Vernal Pool Conservation Standards to provide Covered Activities with standards and requirements for the protection, enhancement, and management of vernal pool resources within the Plan Area, including associated vernal pool watersheds (see Subarea Plan Section 5.5.7, *Vernal Pool Conservation Standards*, Subarea Plan Appendix D, *Hardline Development Project Vernal Pool and Wetlands Mitigation Plan*, and Subarea Plan Appendix G, *Vernal Pool Conservation Standards*). These standards closely follow definitions and requirements included in the City of San Diego Vernal Pool Habitat Conservation Plan (VPHCP) (San Diego 2019). As part of the Covered Activity approvals, the City will ensure that Covered Activities in areas that support vernal pools/seasonal basins will address these pools/basins and their associated watersheds through priorities of first avoidance, then minimization, and if impacts are unavoidable, through mitigation that includes restoration and/or creation measures to adequately meet the no-net-loss requirement for vernal pool/seasonal basin ecological functions and values.

Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the conservation of 47.3 acres of vernal pool/seasonal basin habitats that have the potential to support Riverside fairy shrimp and the introduction of the species into suitable habitat (Figure 4-24: Riverside Fairy Shrimp - Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan by the City will ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals and that potential impacts from Covered Activities to suitable habitat for the species in the Plan Area are avoided and minimized to the maximum extent practicable, and any remaining impacts fully mitigated.

### **San Diego Fairy Shrimp**

Covered Activities would result in direct impacts to an estimated 0.4 acre of vernal pool/seasonal basin habitat; these impacts to vernal pools/seasonal basins would be addressed based on the avoidance, minimization, and mitigation measures required by the Plan, including implementation of Subarea Plan Appendix D and the Vernal Pool Conservation Standards in Subarea Plan Appendix G (Figure 4-25: San Diego Fairy Shrimp – Known Occurrences and Habitat Model Relative to Future Development Areas).

Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals of the Subarea Plan through the conservation of 47.3 acres of vernal pool/seasonal basin habitats that support San Diego fairy shrimp, including 29.9 acres and 38 known occurrences within the Fanita Ranch Onsite Preserve (Figure 4-26: San Diego Fairy Shrimp - Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan by the City will ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals and will ensure that potential impacts from Covered Activities to suitable habitat for the species in the Plan Area are avoided and minimized to the maximum extent practicable, and any remaining impacts fully mitigated.

### **Belding's Orange-throated Whiptail**

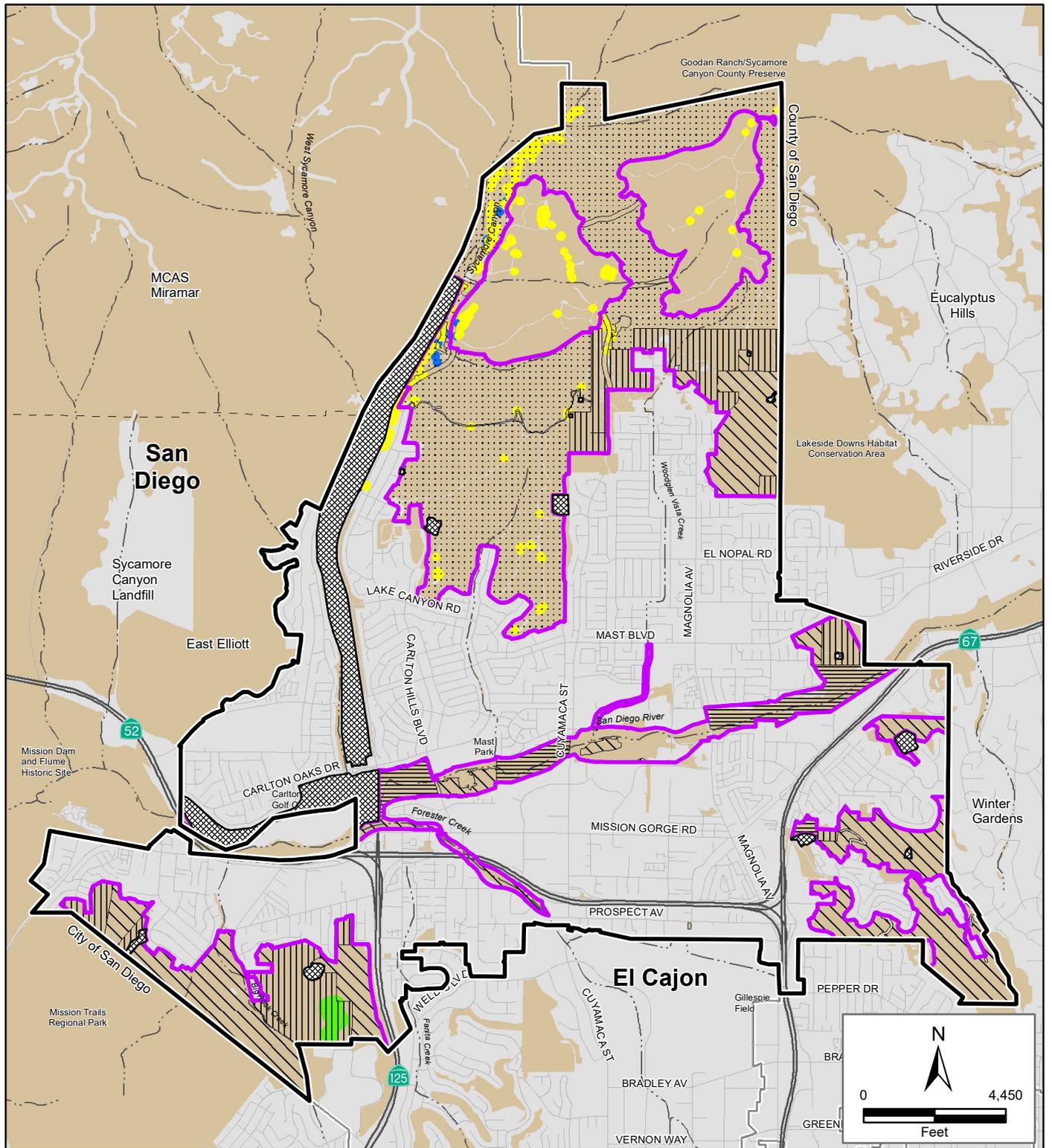
Approximately 1,105.3 acres of suitable habitat for Belding's orange-throated whiptail would likely be directly impacted due to Covered Activities (Figure 4-27: Belding's Orange-throated Whiptail – Known Occurrences and Habitat Model Relative to Future Development Areas).

Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the conservation of 2,015.6 acres of suitable habitat (47.9 percent of the total suitable habitat in the Plan Area, which includes 30 known occurrences) (Figure 4-28: Belding's Orange-throated Whiptail - Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan by the City will ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals. The conservation actions required under the Subarea Plan for the species will provide protection, conservation, and management of self-sustaining subpopulations of Belding's orange-throated whiptail in preserve areas and will ensure that the impacts to the species from Covered Activities are avoided and minimized to the maximum extent practicable, and remaining impacts fully mitigated.

### **Blainville's Horned Lizard**

Approximately 1,111.8 acres of suitable habitat for Blainville's horned lizard would likely be directly affected by the Covered Activities, 874.1 acres of which is located in the Hardline Development Project (Figure 4-29: Blainville's Horned Lizard - Known Occurrences and Habitat Model Relative to Future Development Areas).

Implementation of the Subarea Plan and assembly of the Managed Preserve will conserve approximately 2,042.0 acres of suitable habitat (48.1 percent of the total suitable habitat in the Plan Area), and 58 percent (10 of 17) of known occurrences for Blainville's horned lizard in the Plan Area (Figure 4-30: Blainville's Horned Lizard - Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Implementation of the Subarea Plan by the City will ensure that potential Covered Activity footprints and proposed preserve areas are appropriately surveyed for the species in advance of City project approvals, and that impacts to Blainville's horned lizard from Covered Activities will be avoided and minimized to the maximum extent practicable, and that remaining impacts to the species are fully mitigated. The conservation actions required under the Subarea Plan for the species will provide protection, conservation, and management of self-sustaining subpopulations of Blainville's horned lizard in the Plan Area.

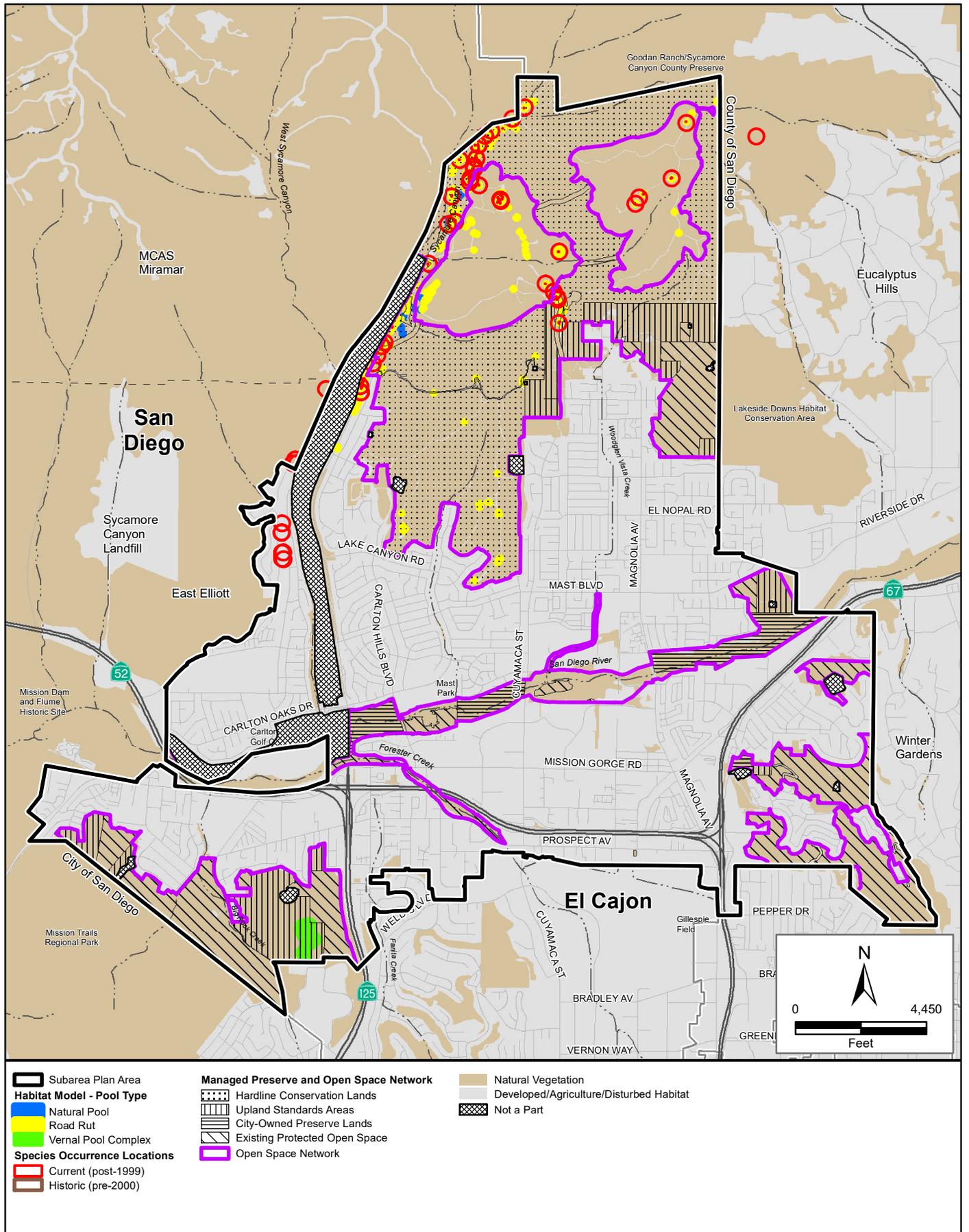


**Species Occurrence Locations**  
None within Plan Area

\\PDCC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter6\Figure 6-14 Riverside Fairy Shrimp.mxd Date: 2/11/2025 34153

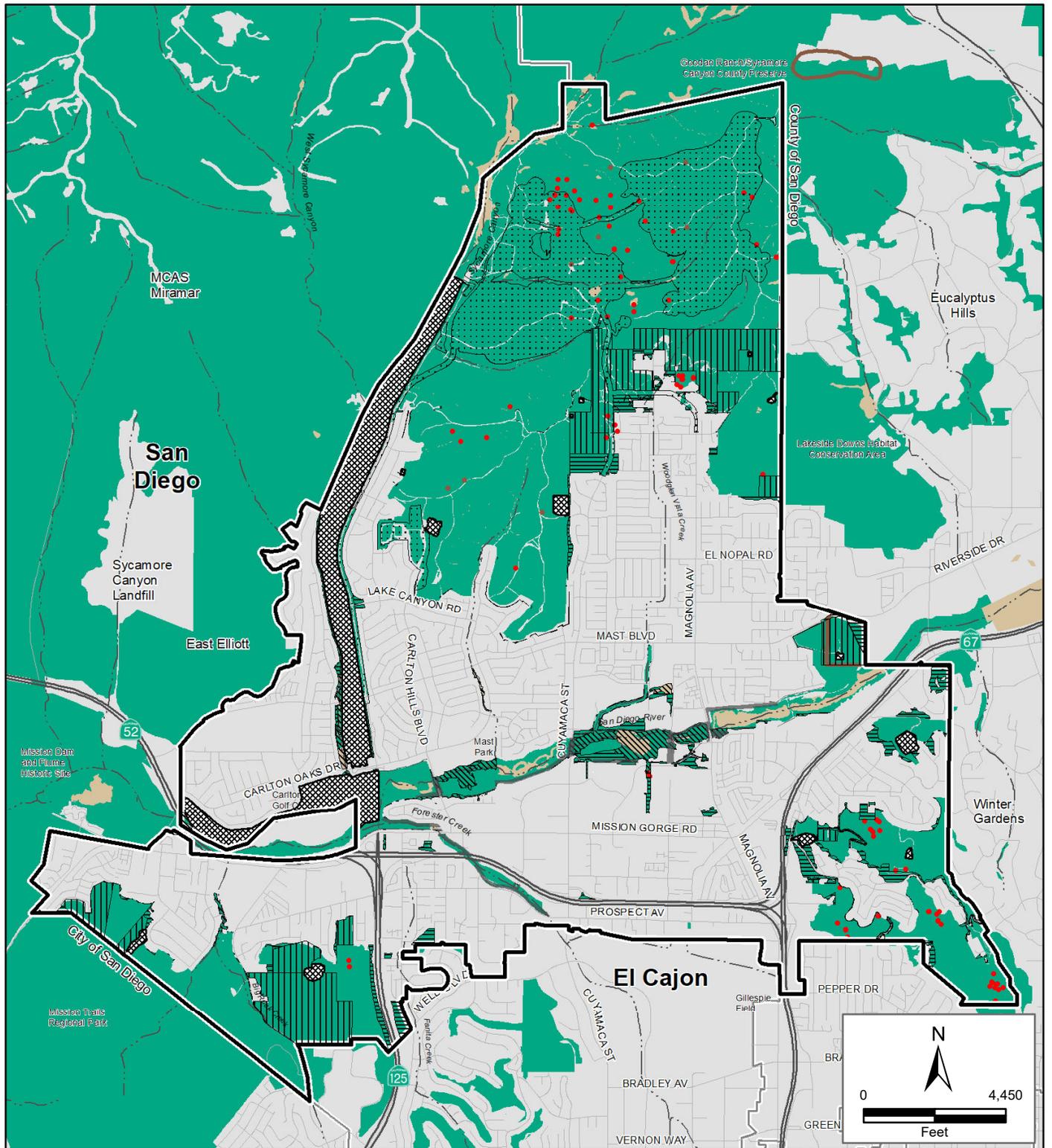
**Figure 4-24**  
**Riverside Fairy Shrimp - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**





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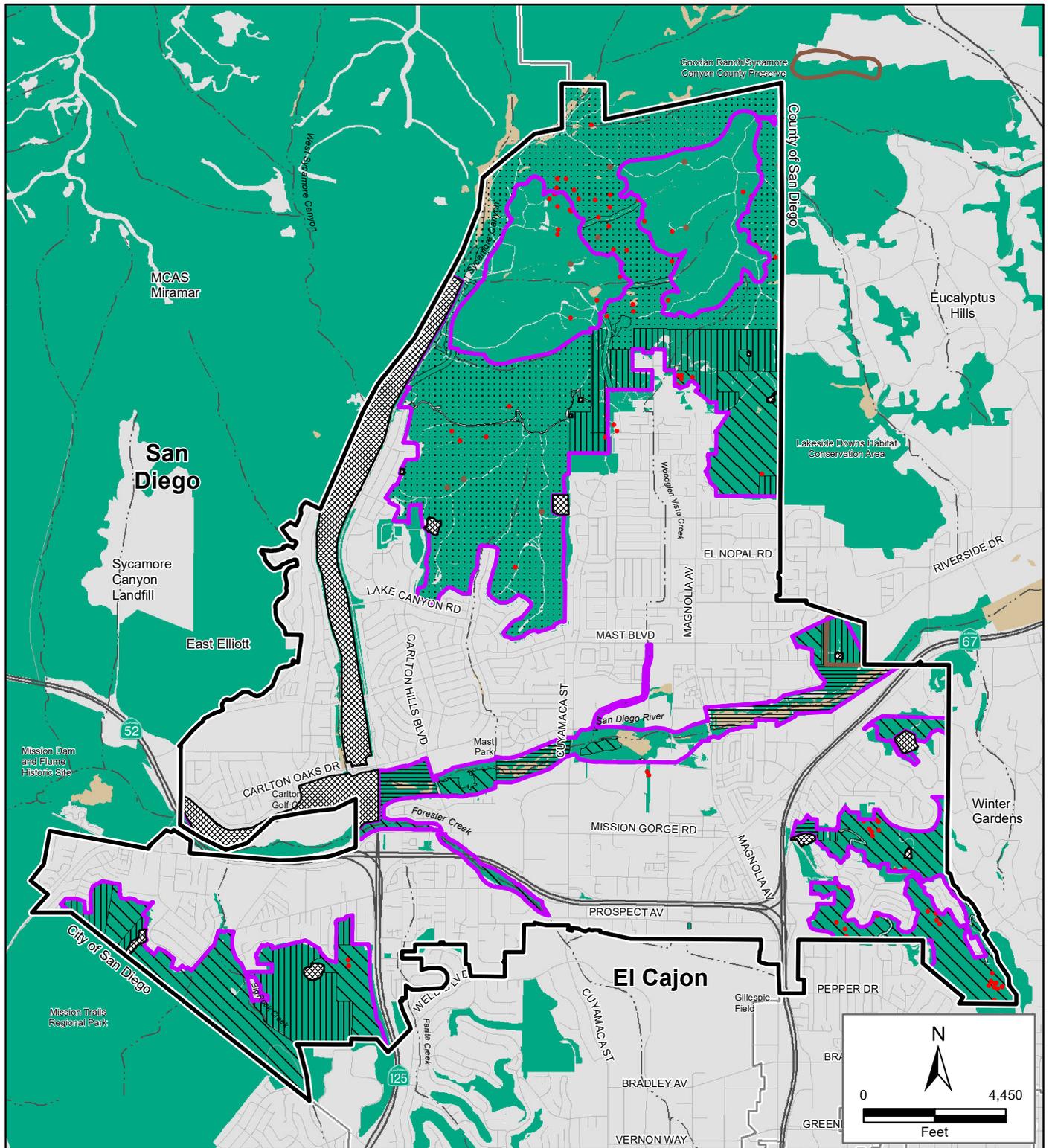
**Figure 4-26**  
**San Diego Fairy Shrimp - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li> Subarea Plan Area</li> <li> Habitat Model</li> <li> Natural Vegetation</li> <li> Developed/Agriculture/Disturbed Habitat</li> <li> Not a Part</li> </ul> | <p><b>Species Occurrence Locations *</b></p> <ul style="list-style-type: none"> <li> Current (post-1999)</li> <li> Historic (pre-2000)</li> </ul> | <p><b>Future Development Areas</b></p> <ul style="list-style-type: none"> <li> Hardline Development Areas</li> <li> Upland Standards Areas</li> <li> Upland Habitats within Infill Development Areas</li> <li> Riparian/Aquatic Habitat</li> <li> Estimated Covered Activity Impacts within the San Diego River Subunit</li> </ul> |
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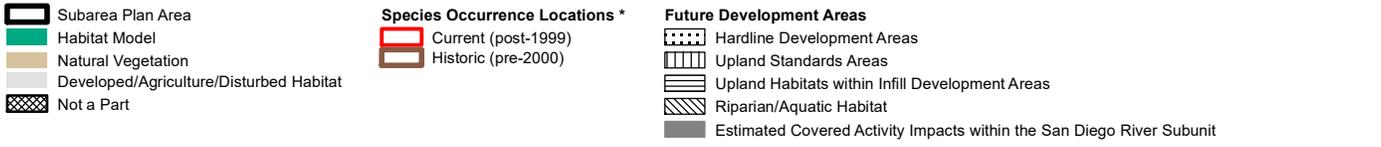
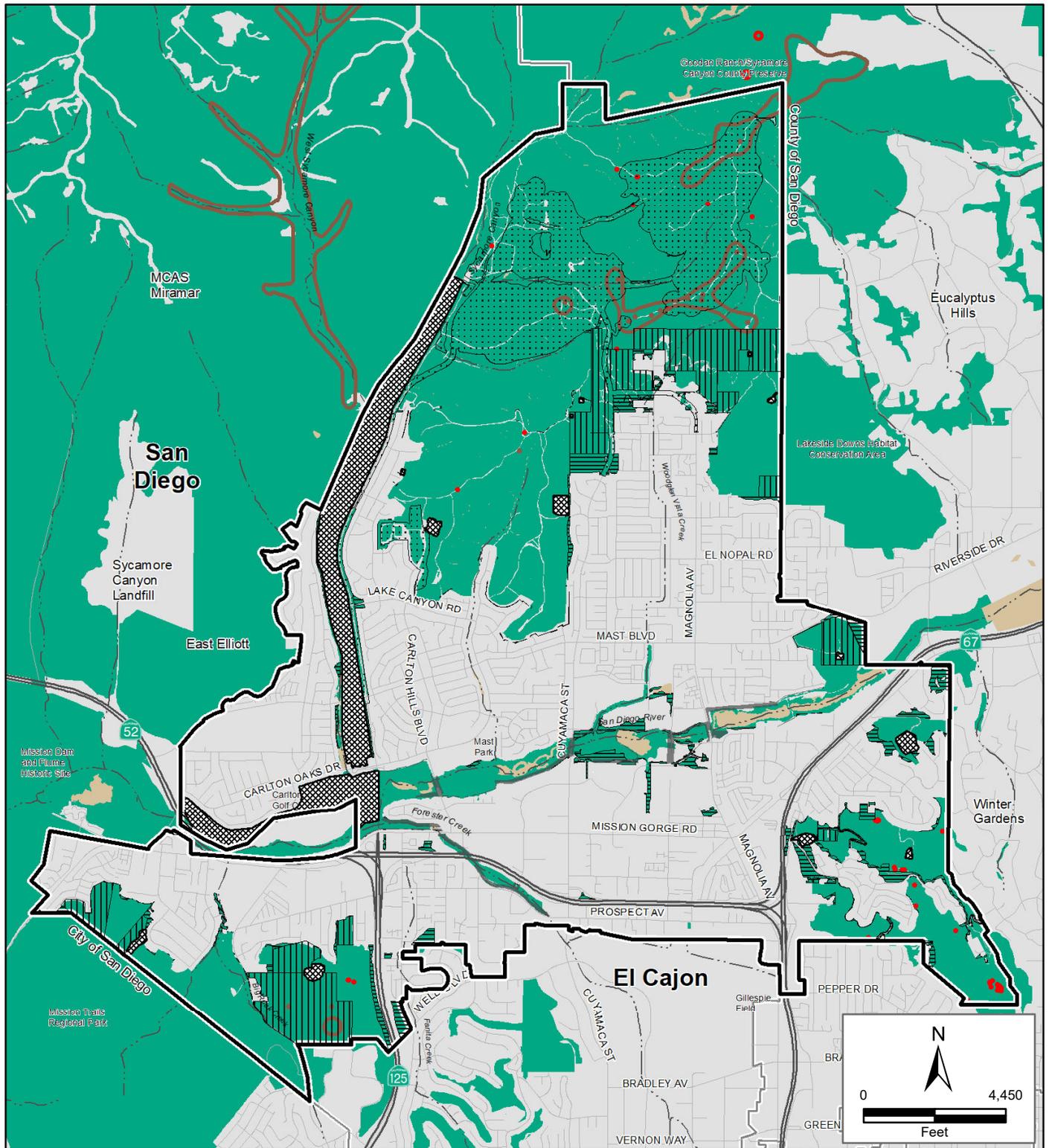
\* The CNDDDB collects information from a wide variety of sources and with a range location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-27**  
**Belding's Orange-throated Whiptail - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



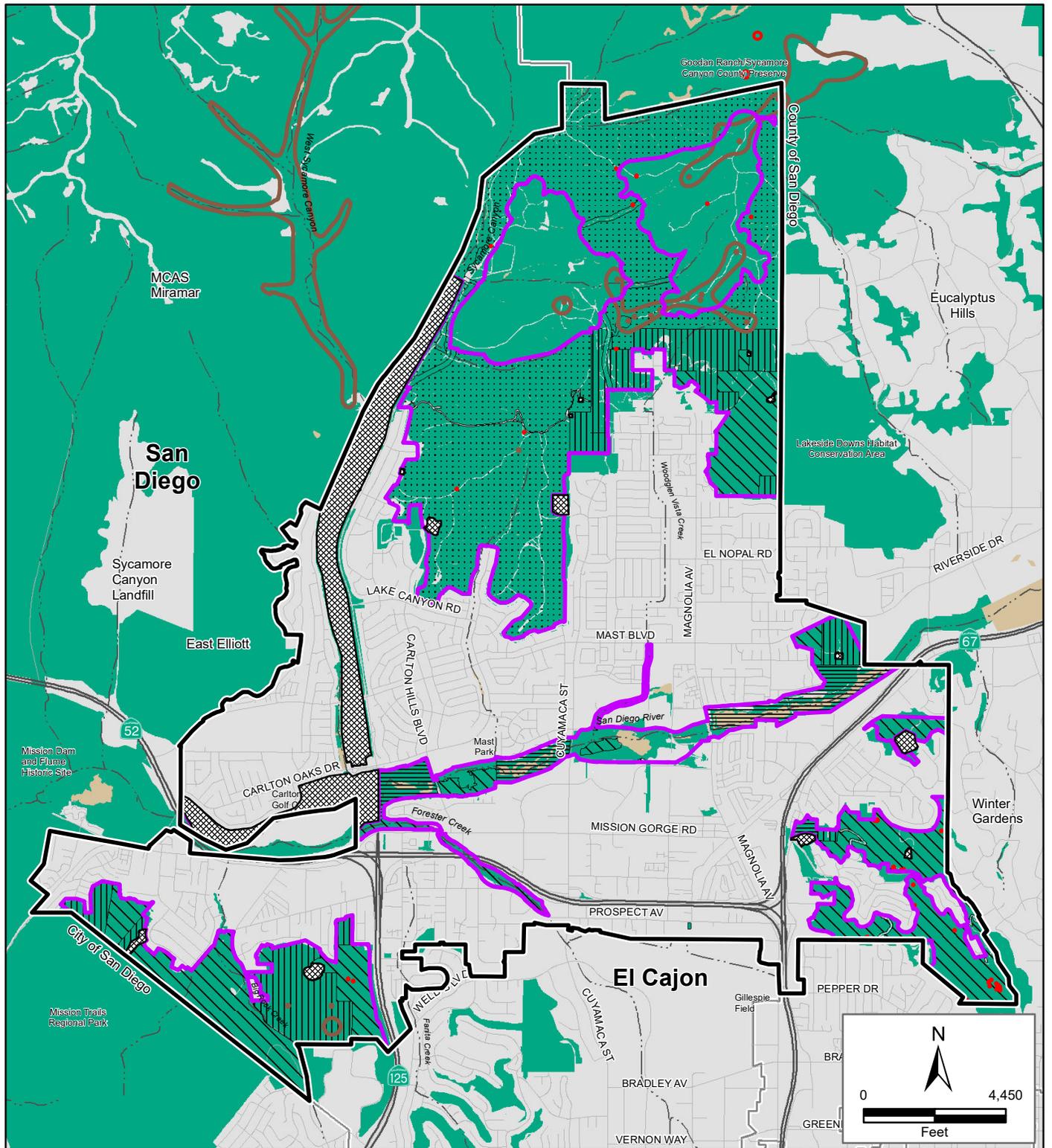
\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-28**  
**Belding's Orange-throated Whiptail - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-29**  
**Blainville's Horned Lizard - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



- |                                       |  |   |
|---------------------------------------|--|---|
| Subarea Plan Area                     | <b>Managed Preserve and Open Space Network</b> | Natural Vegetation                      |
| Habitat Model                         | Hardline Conservation Lands                    | Developed/Agriculture/Disturbed Habitat |
| <b>Species Occurrence Locations *</b> | Upland Standards Areas                         | Not a Part                              |
| Current (post-1999)                   | City-Owned Preserve Lands                      |   |
| Historic (pre-2000)                   | Existing Protected Open Space                  |   |
|                                       | Open Space Network                             |   |

\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-30**  
**Blainville's Horned Lizard - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**

### **Western Spadefoot**

Approximately 6.8 acres of suitable breeding habitat and 1,071.4 acres of suitable upland habitat for western spadefoot would likely be directly affected by the Covered Activities (Figure 4-31: Western Spadefoot- Known Occurrences and Habitat Model Relative to Future Development Areas).

Implementation of the Subarea Plan and assembly of the Managed Preserve will conserve 12.9 acres of suitable breeding habitat (64.82 percent of the total in the Plan Area), including 24 occupied features, and 1,914 acres of suitable upland habitat for western spadefoot (52.5 percent of the total suitable habitat in the Plan Area) (Figure 4-32: Western Spadefoot - Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). Meeting the biological objectives for western spadefoot would also result in the conservation of a minimum of 5 distinct (i.e. separated by at least 40 meters) occupied western spadefoot breeding areas (i.e. vernal pool complexes) within the Managed Preserve.

Implementation of the Plan by the City will ensure that potential Covered Activity footprints are appropriately surveyed for western spadefoot in advance of City project approvals, and that impacts to the species from Covered Activities would be avoided and minimized to the maximum extent practicable, and that remaining impacts to the species are fully mitigated. Occurrences of western spadefoot adults and/or juveniles found within Covered Activity footprints will be appropriately translocated to areas with suitable breeding and upland habitats in the Managed Preserve. These areas will be appropriately managed for the species, including ongoing control of invasive species within breeding pool/pond/basin features. Similarly, the City will ensure that Managed Preserve areas are appropriately surveyed for the species and areas found to be occupied (or likely occupied based on suitable upland habitat found within 2,000 feet of occupied breeding habitat) by western spadefoot be appropriately managed. The conservation actions required under the Subarea Plan for the species will provide protection, conservation, and management of self-sustaining subpopulations of western spadefoot.

### **Coastal Cactus Wren**

Approximately 571.2 acres of suitable habitat for coastal cactus wren would likely be directly impacted by the Covered Activities (Figure 4-33: Coastal Cactus Wren – Known Occurrences and Habitat Model Relative to Future Development Areas). Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species by protecting and managing approximately 1,363.4 acres of suitable habitat (extant patches of cactus scrub) (Figure 4-34: Coastal Cactus Wren – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). The City will ensure that potential Covered Activity footprints and proposed preserve areas with suitable habitat are appropriately surveyed for coastal cactus wrens in advance of City project approvals, and that impacts to the species from Covered Activities will be avoided and minimized to the maximum extent practicable, and that remaining impacts are fully mitigated.

The Hardline Development Project will ensure conservation of at least 10 pairs of coastal cactus wren in the long term, and maintenance of at least 70 acres of occupiable coastal cactus wren habitat. The conservation actions required under the Plan will provide protection, conservation, and management of self-sustaining occurrences of coastal cactus wren in the Managed Preserve.

### **Coastal California Gnatcatcher**

Approximately 1,001.9 acres of coastal California gnatcatcher Critical Habitat, 540.8 acres of which is modeled suitable habitat, would likely be directly impacted due to Covered Activities (Figure 4-35: Coastal California Gnatcatcher – Known Occurrences and Habitat Model Relative to Future Development Areas).

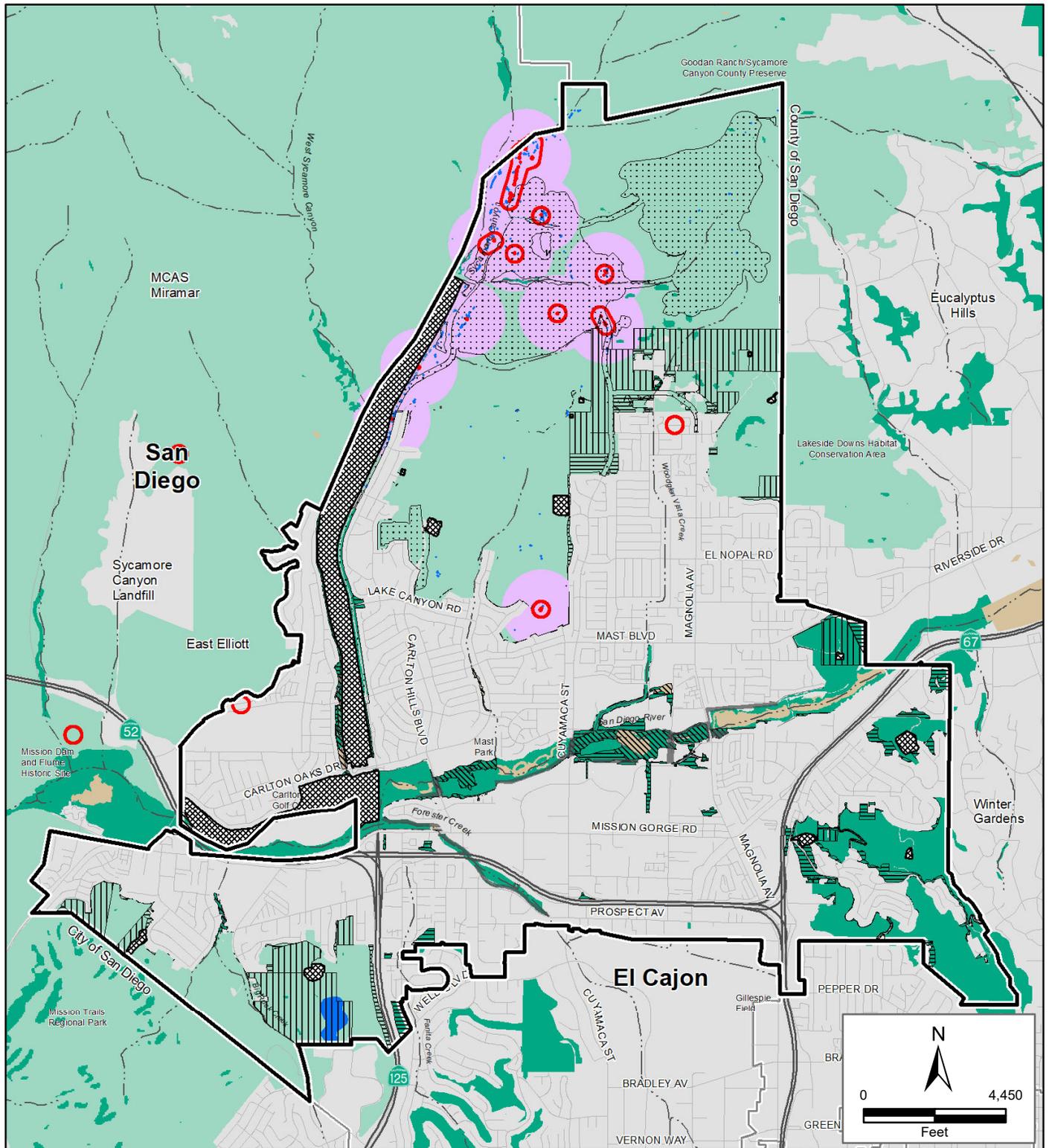
Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through the protection and management of approximately 1,379.5 acres of suitable habitat (1,773.9 acres of Critical Habitat) (51.7 percent of the total suitable habitat in the Plan Area) (Figure 4-36: Coastal California Gnatcatcher – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). A minimum self-sustaining population of 36 pairs of coastal California gnatcatcher will be maintained within the Managed Preserve by the end of the permit term. The Managed Preserve has also been designed to support a minimum of 5 stepping-stone areas containing suitable occupied coastal California gnatcatcher habitat that connect to occupied areas outside the Plan Area to facilitate species dispersal and movement.

The City will ensure that potential Covered Activity footprints and proposed preserve areas with suitable habitat are appropriately surveyed for coastal California gnatcatcher in advance of City project approvals, and that impacts to the species from Covered Activities will be avoided and minimized to the maximum extent practicable and fully mitigated.

### **Least Bell's Vireo**

Approximately 32.8 acres of suitable habitat for least Bell's vireo (9 percent of the suitable habitat occurring within the Plan Area) would be directly impacted due to Covered Activities in the Plan Area (Figure 4-37: Least Bell's Vireo – Known Occurrences and Habitat Model Relative to Future Development Areas). Impacts to the species from Covered Activities would be addressed through the avoidance, minimization, and mitigation measures in Subarea Plan Section 5.5, *Conservation Measure 3 - Avoidance, Minimization, and Mitigation* that include species-specific conservation standards for least Bell's vireo found in Subarea Plan Section 5.5.9.4, *Least Bell's Vireo Conservation Standards*.

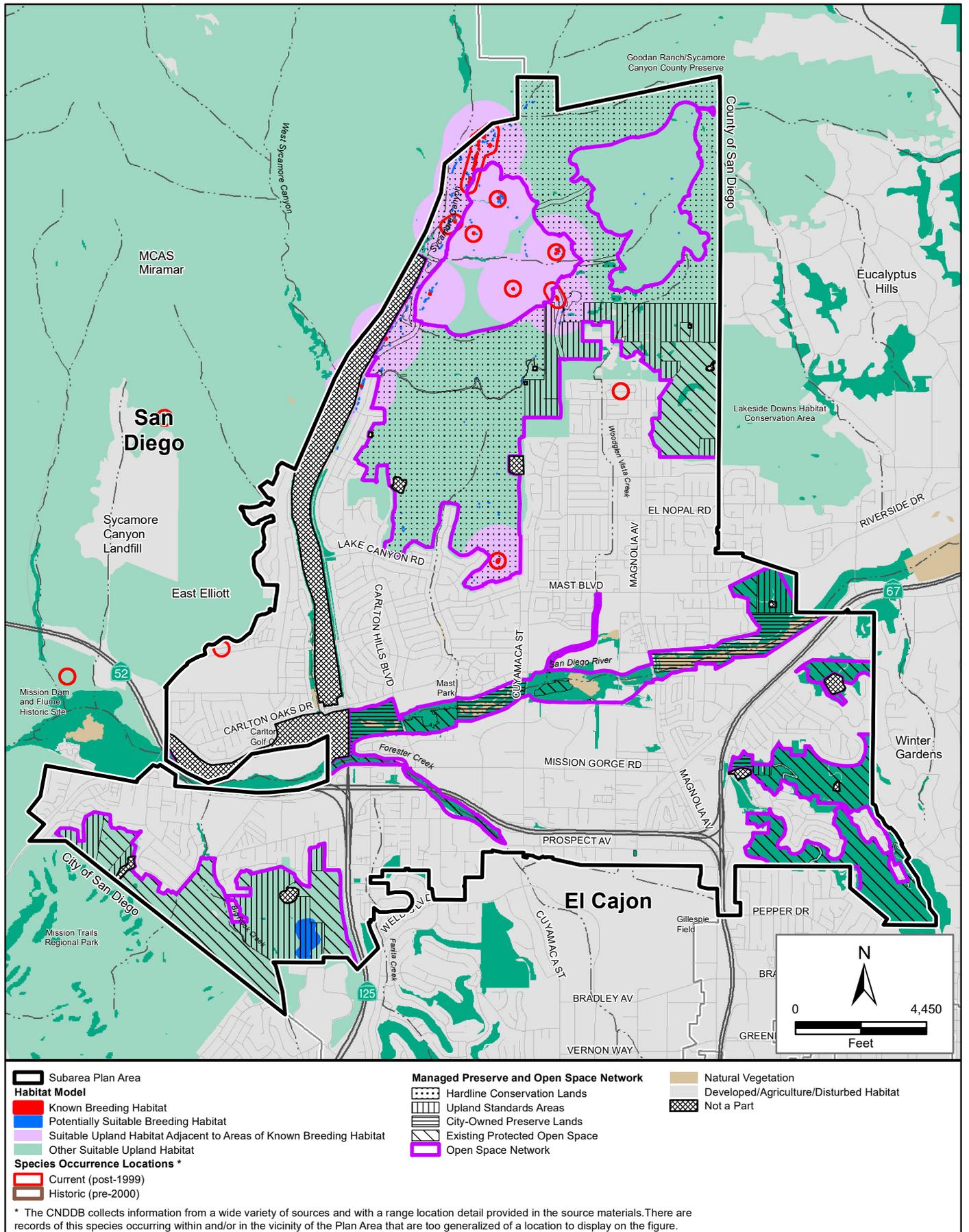
Implementation of the Subarea Plan and assembly of the Managed Preserve will achieve the biological goals for the species through protection and management of approximately 120.5 acres of suitable habitat (33.2 percent of the total suitable habitat in the Plan Area) and at least 38 pairs or territorial males (Figure 4-38: Least Bell's Vireo – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network). In addition to protecting and managing suitable habitat, the Subarea Plan will reduce the ongoing threat of least Bell's vireo nest parasitism caused by brown-headed cowbirds through implementation of a cowbird trapping program(s) within the Managed Preserve.



<ul style="list-style-type: none"> <li> Subarea Plan Area</li> <li> Natural Vegetation</li> <li> Developed/Agriculture/Disturbed Habitat</li> <li> Not a Part</li> </ul> <p><b>Habitat Model</b></p> <ul style="list-style-type: none"> <li> Known Breeding Habitat</li> <li> Potentially Suitable Breeding Habitat</li> <li> Suitable Upland Habitat Adjacent to Areas of Known Breeding Habitat</li> <li> Other Suitable Upland Habitat</li> </ul>	<p><b>Species Occurrence Locations *</b></p> <ul style="list-style-type: none"> <li> Current (post-1999)</li> <li> Historic (pre-2000)</li> </ul>	<p><b>Future Development Areas</b></p> <ul style="list-style-type: none"> <li> Hardline Development Areas</li> <li> Upland Standards Areas</li> <li> Upland Habitats within Infill Development Areas</li> <li> Riparian/Aquatic Habitat</li> <li> Estimated Covered Activity Impacts within the San Diego River Subunit</li> </ul>
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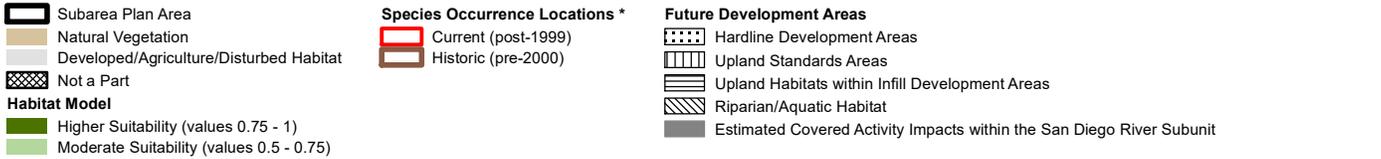
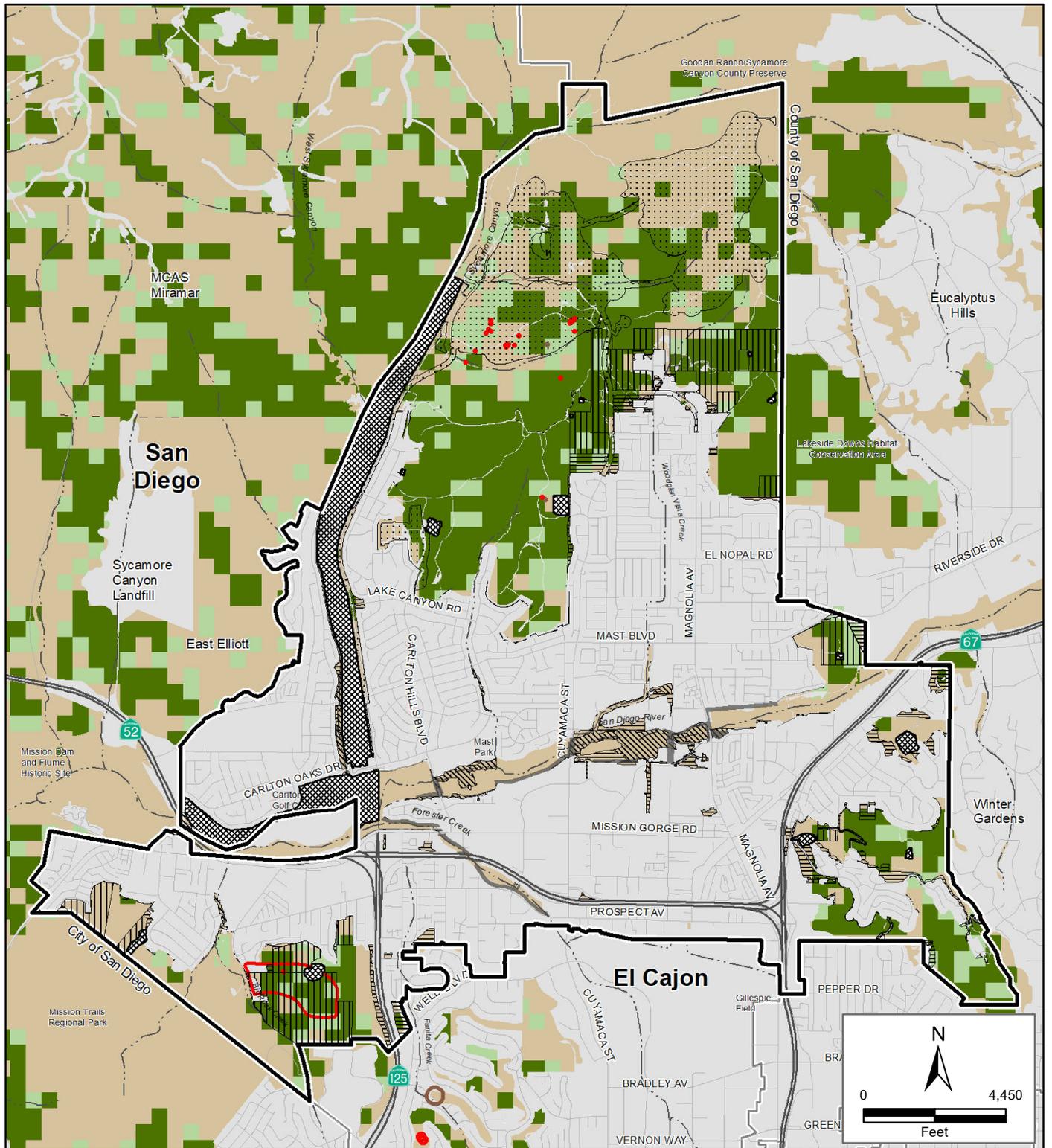
\* The CNDDDB collects information from a wide variety of sources and with a range location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-31**  
**Western Spadefoot - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



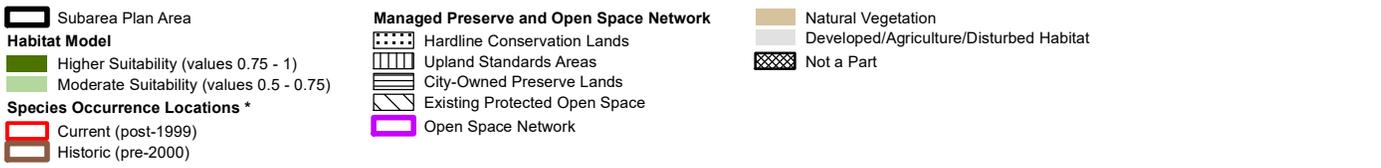
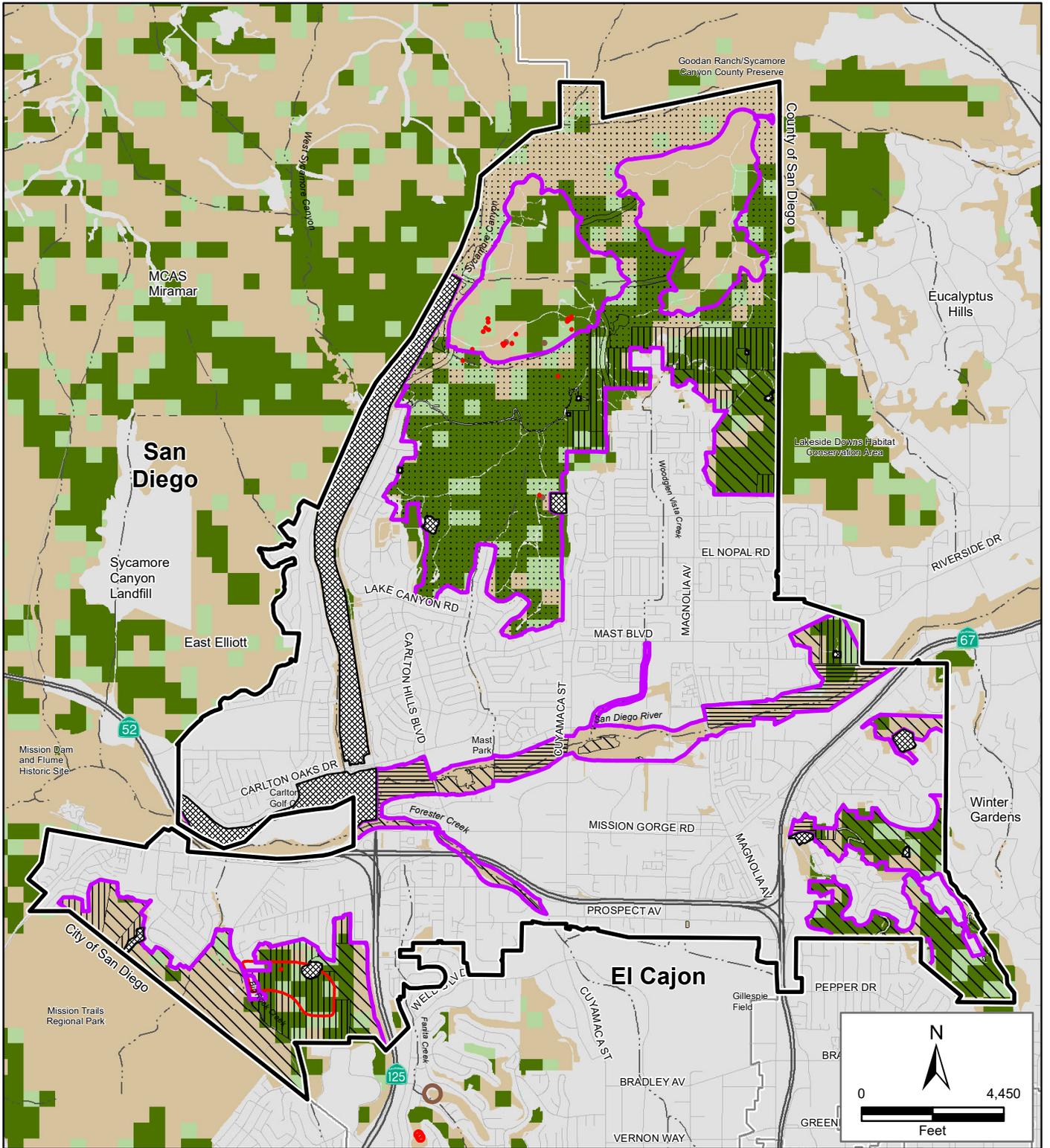
\\PDDC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter6\Figure 6-18 Western Spadefoot Toad-Unique.mxd Date: 2/11/2025 34153

**Figure 4-32**  
**Western Spadefoot - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



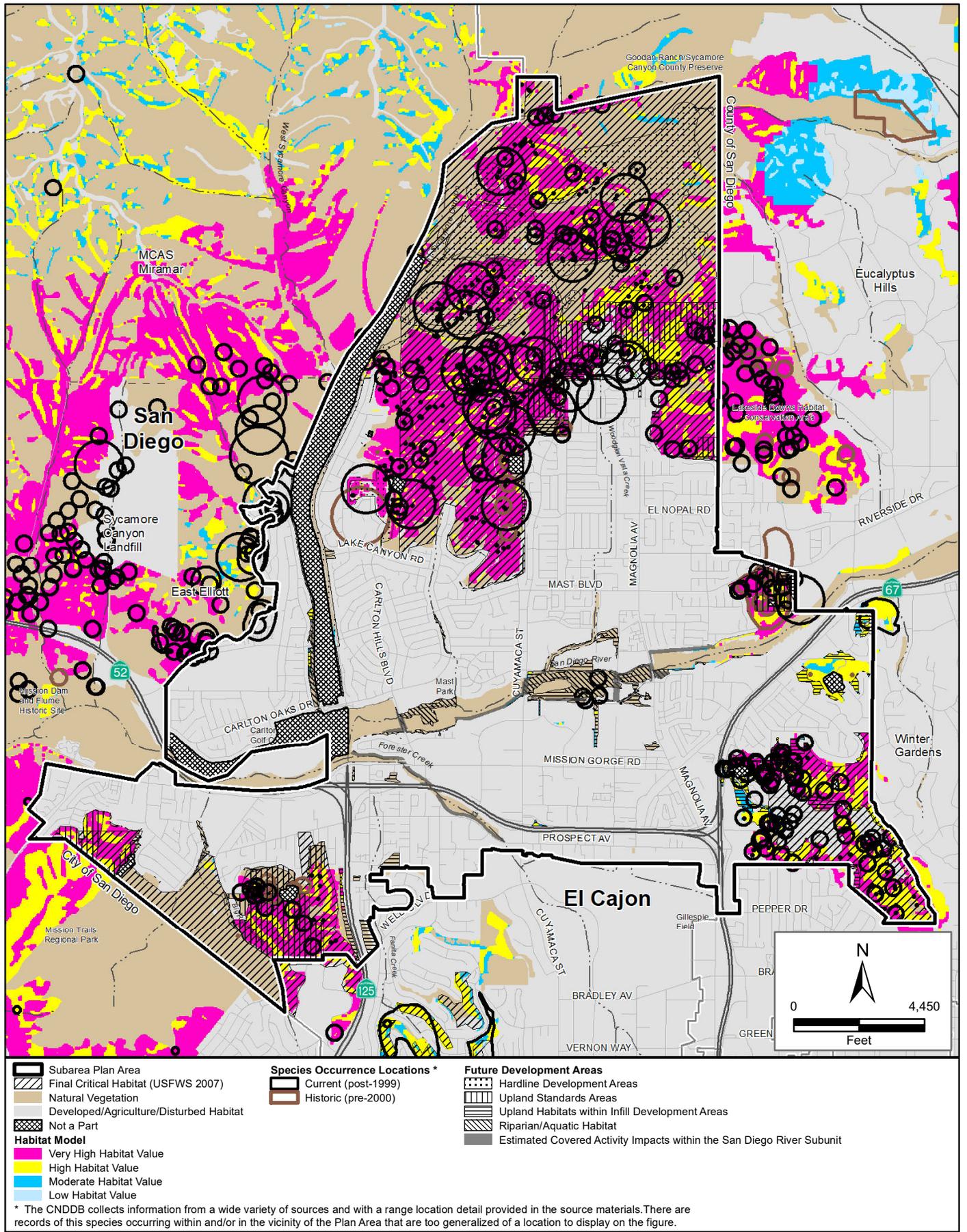
\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-33**  
**Coastal Cactus Wren - Known Occurrences and Habitat Model**  
**Relative to Future Development Area**  
**Santee MSCP Subarea Plan EIR**



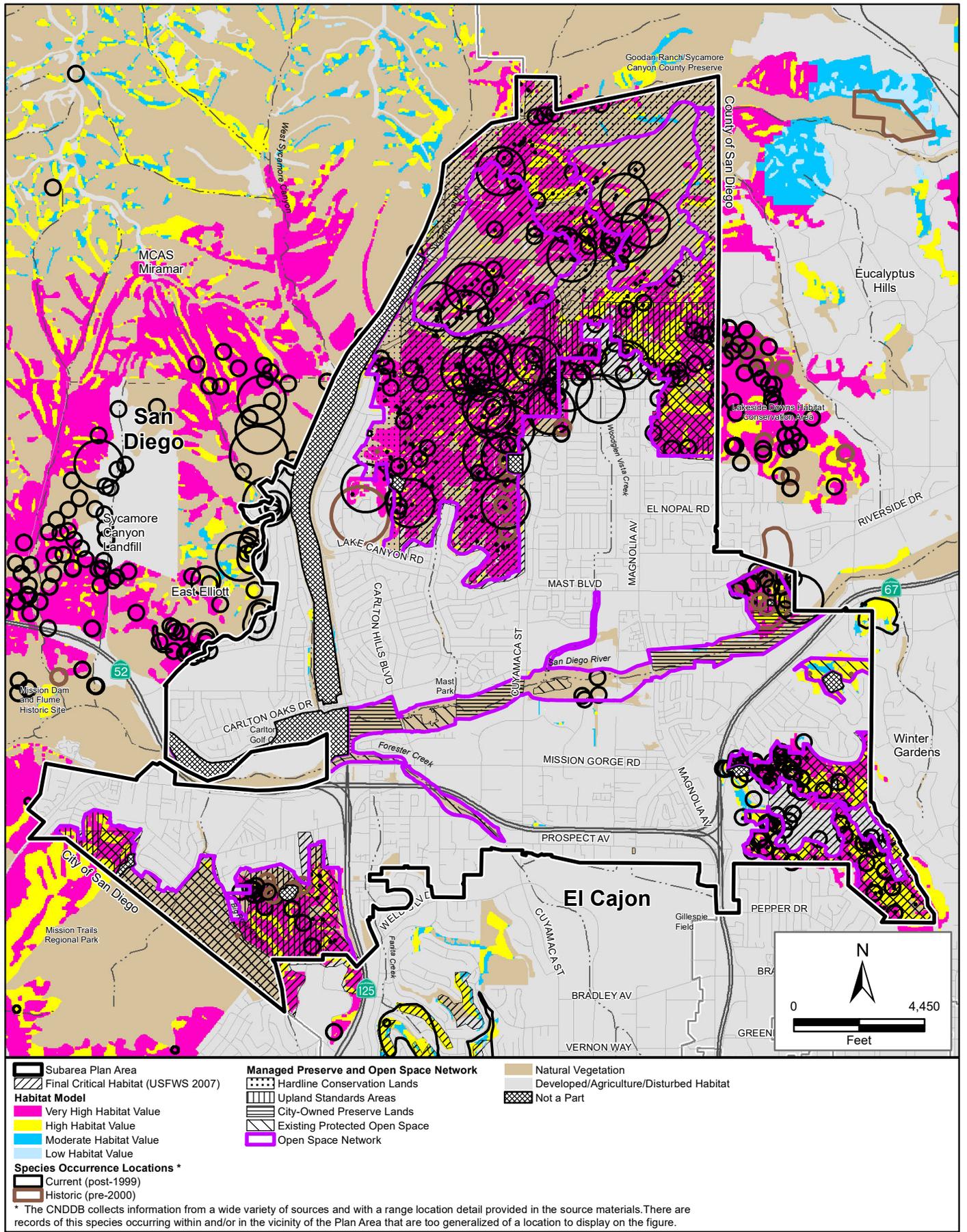
\* The CNDDDB collects information from a wide variety of sources and with a range location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized of a location to display on the figure.

**Figure 4-34**  
**Coastal Cactus Wren - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network Santee**  
**MSCP Subarea Plan EIR**



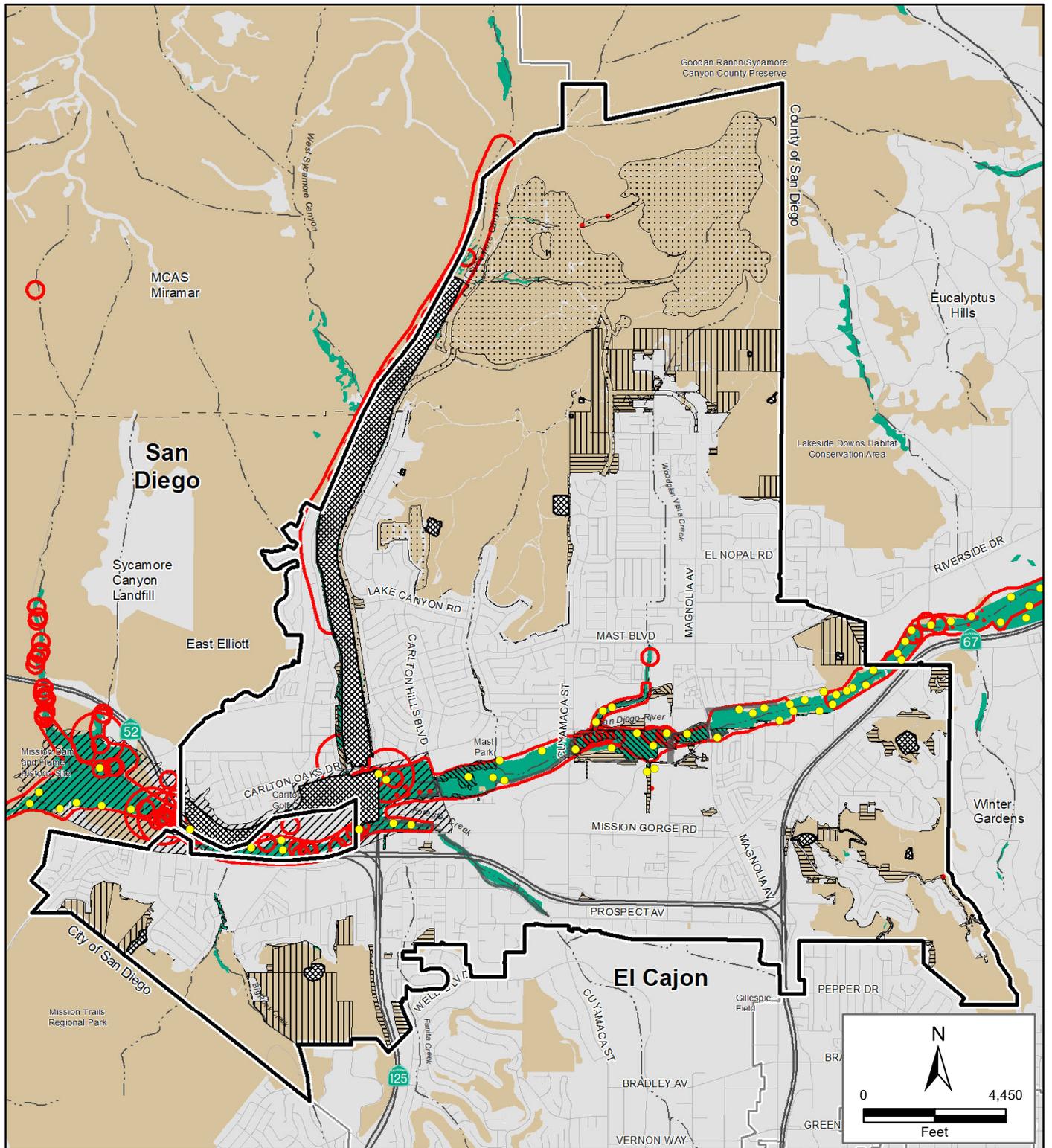
\\PDDCITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter4\Figure 4-25 Coastal California Gnatcatcher-CHSR Impacts.mxd Date: 2/21/2025 3:15:3

**Figure 4-35**  
**Coastal California Gnatcatcher - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



IPDCCITRDSGIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter6\Figure 6-20 Coastal California Gnatcatcher-CHSR.mxd Date: 2/11/2025 34153

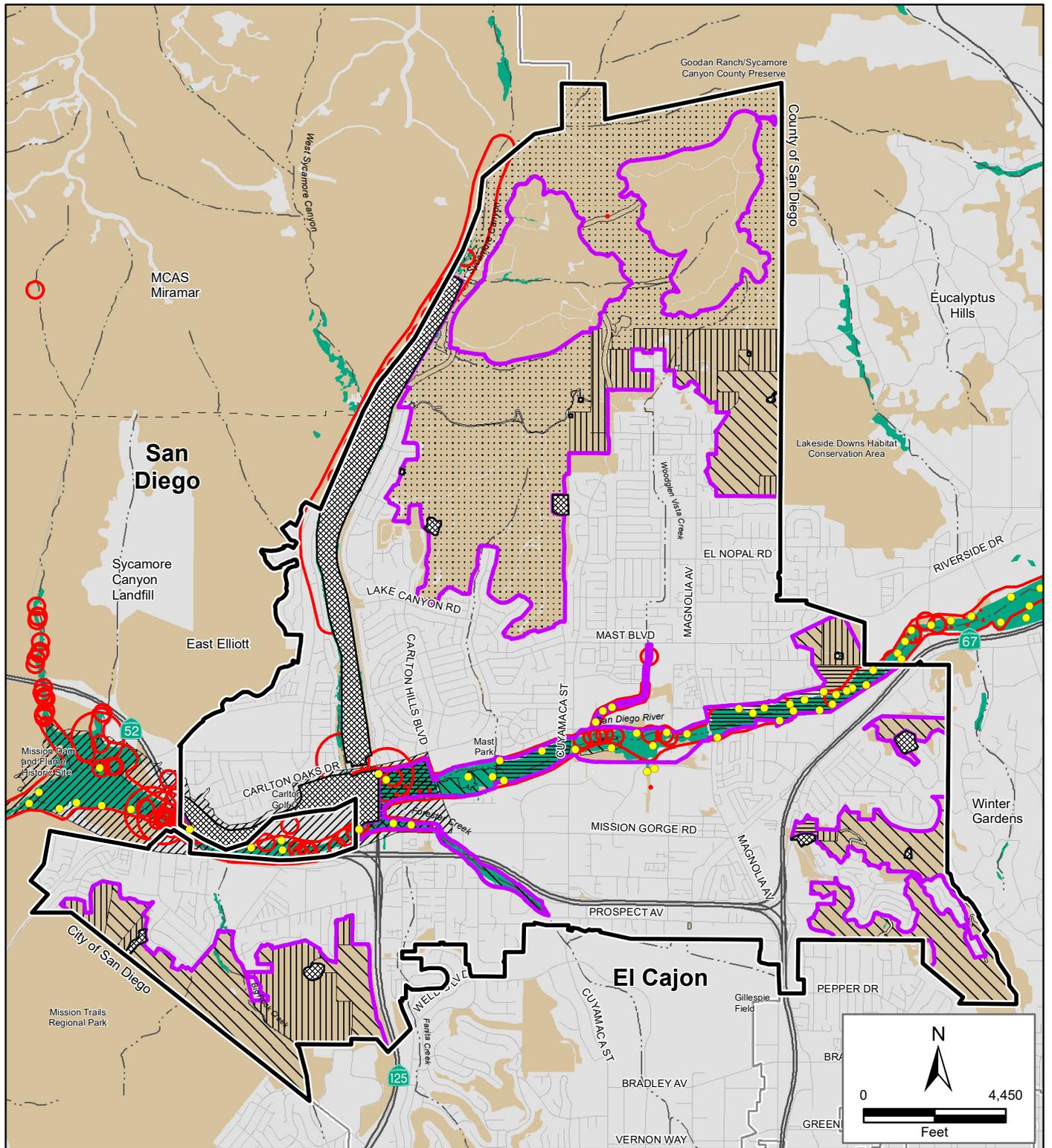
**Figure 4-36**  
**Coastal California Gnatcatcher - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**



- |   |  |   |
|---|--|---|
| Subarea Plan Area                       | Recent Least Bell's Vireo Population Survey (Kus 2022) | Hardline Development Areas  |
| Habitat Model                           | Current (post-1999)                                    | Upland Standards Areas  |
| Final Critical Habitat (USFWS 1994)     |  | Upland Habitats within Infill Development Areas                       |
| Natural Vegetation                      |  | Riparian/Aquatic Habitat  |
| Developed/Agriculture/Disturbed Habitat |  | Estimated Covered Activity Impacts within the San Diego River Subunit |
| Not a Part                              |  |   |

\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-37**  
**Least Bell's Vireo - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



\* The CNDDDB collects information from a wide variety of sources and with a range of location detail provided in the source materials. There are records of this species occurring within and/or in the vicinity of the Plan Area that are too generalized to display on the figure.

**Figure 4-38**  
**Least Bell's Vireo - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**

### **Western Burrowing Owl**

A total of 461.7 acres of suitable habitat for western burrowing owl would likely be directly impacted due to Covered Activities (Figure 4-39: Western Burrowing Owl – Known Occurrences and Habitat Model Relative to Future Development Areas). Covered Activity impacts to the species would be addressed through the conservation of 759.7 acres of suitable non-breeding/wintering habitat and the implementation of avoidance and minimization measures found in Subarea Plan Section 5.5.9.5, *Western Burrowing Owl Conservation Standards* (Figure 4-40: Western Burrowing Owl – Known Occurrences and Habitat Model Relative to Managed Preserve and Open Space Network).

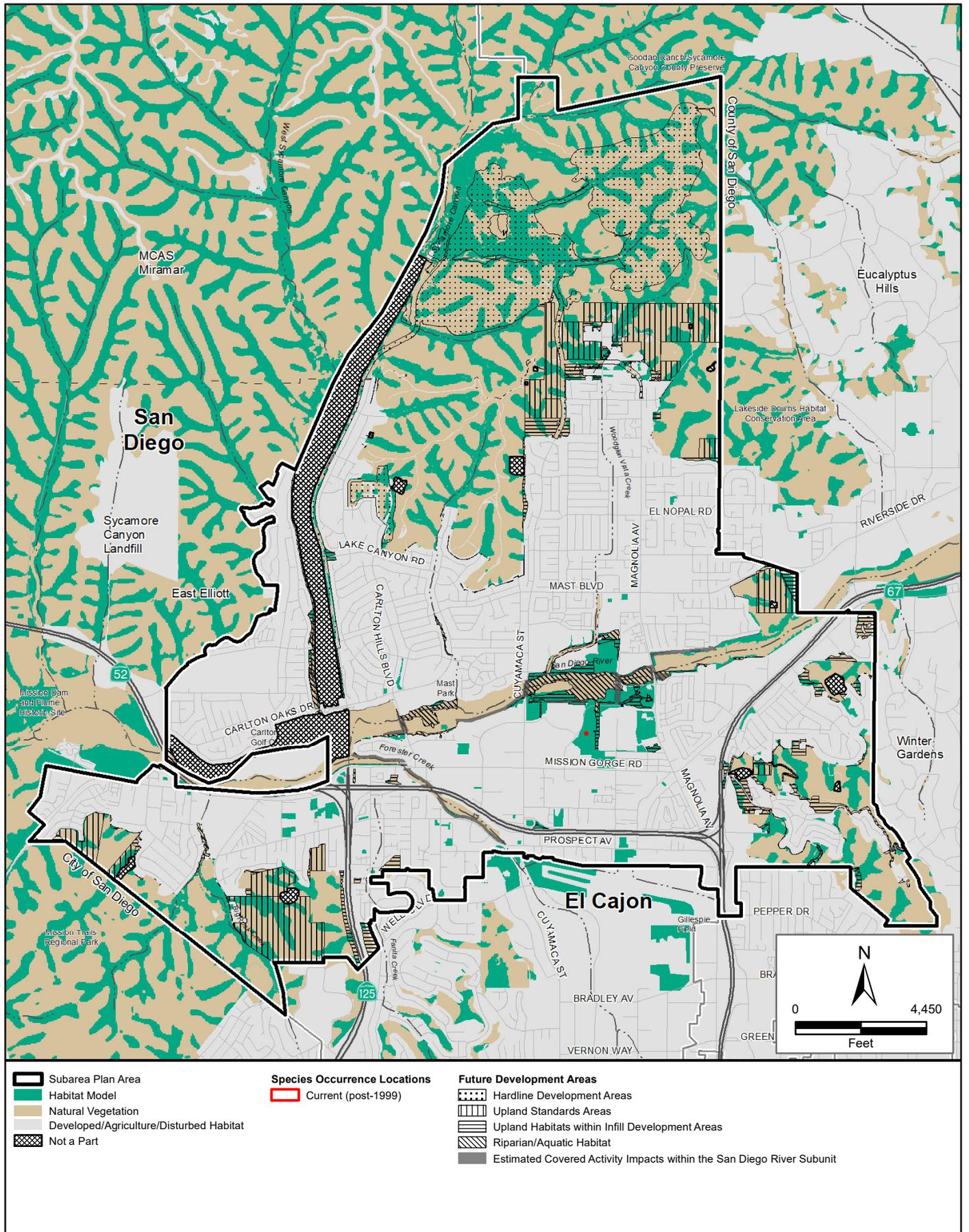
### **Non-Covered Animal Species**

Potential impacts from Covered Activities to non-covered special-status animal species with potential to occur in the Plan Area (Table 3-4, Special-Status Animal Species Identified as Potentially Occurring in the Plan Area) would be avoided and minimized as a result of the Subarea Plan's general avoidance and minimization measures for sensitive biological resources, seasonal restrictions for nesting birds, uniform mitigation standards for vegetation communities, and the stormwater and water quality best management practices. There would be a conservation benefit to these species through the assembly and management of a large, interconnected Managed Preserve. Potential impacts to non-covered species from Covered Activities would also be evaluated by the City through project-level CEQA review to confirm that implementation of the Subarea Plan would not result in a substantial adverse effect to non-covered species.

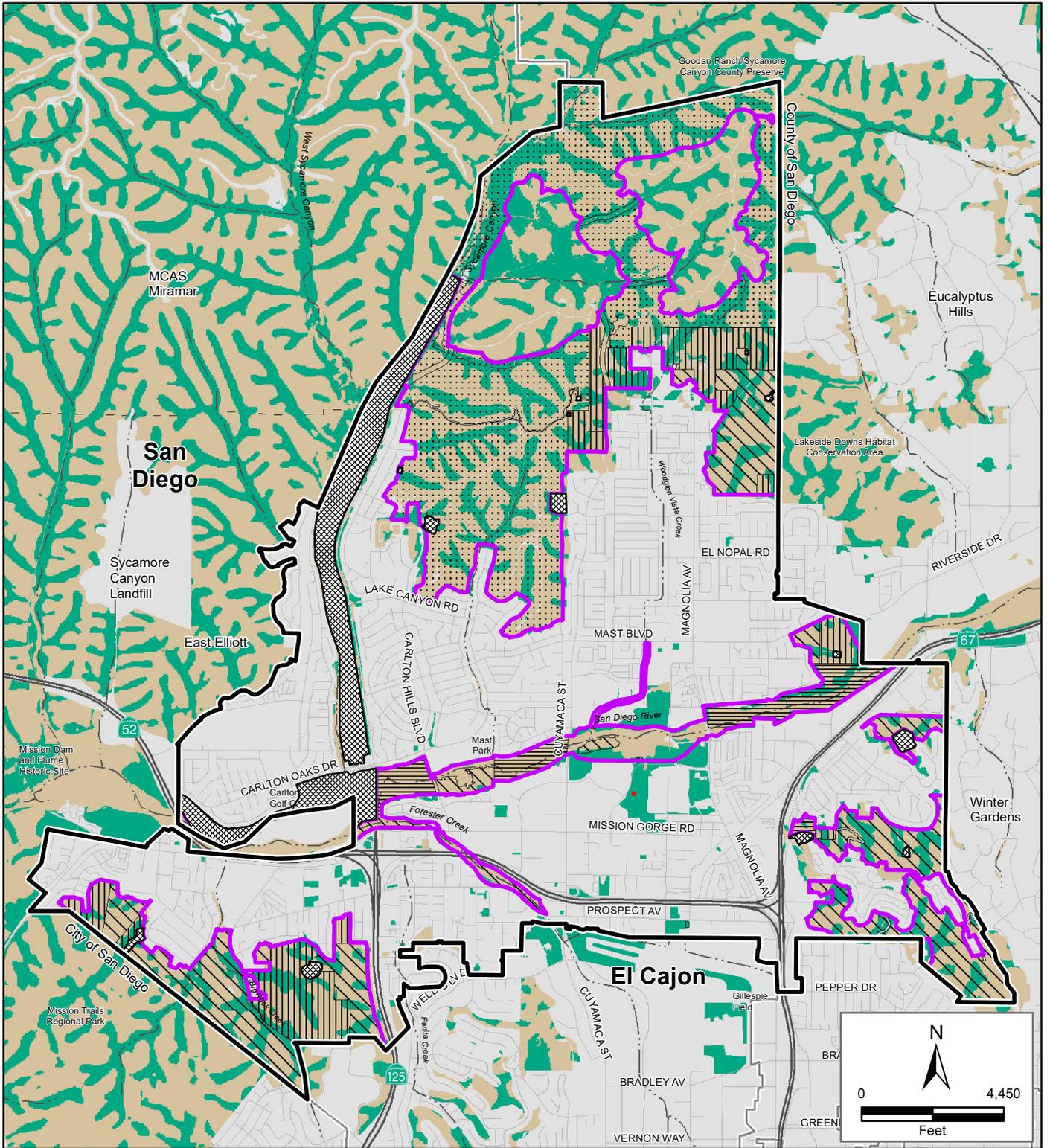
### **CEQA Conclusion**

The Proposed Project would provide a net conservation benefit for special-status plant and animal species. Under the Proposed Project, Covered Activities would be required to implement measures to avoid and minimize potential temporary and permanent impacts to the maximum extent practicable, including through the general Avoidance and Minimization Measures, Nesting Birds Conservation Standards, and Aquatic, Wetlands, and Riparian Protection Standards (Subarea Plan Sections 5.3.3.5, *Fanita Ranch Subunit*, and 5.5.1, *Avoidance and Minimization*). Permanent loss of habitat will be fully offset through the assembly and perpetual management and monitoring of the Managed Preserve, which incorporates a range of environmental gradients, has high habitat diversity, provides connectivity to other habitat within and outside of the Plan Area, and is large enough to support sustainable populations of plant and animal species that occur in the Plan Area. Implementation of all aspects of the conservation strategy would ensure that potential temporary and permanent impacts from Covered Activities do not result in a substantial adverse effect, either directly or through habitat modification. Therefore, impacts on special-status species of plants and animals from implementation of the Subarea Plan would be less than significant.

No mitigation measures are required.



**Figure 4-39**  
**Western Burrowing Owl - Known Occurrences and Habitat Model**  
**Relative to Future Development Areas**  
**Santee MSCP Subarea Plan EIR**



\\PDC\ITRDS\GIS01\San Diego\projects\City\_of\_Santee\MSCP\_SAP\_00641\_14\mapdoc\SpeciesModels\Chapter6\Figure 6-22 Western Burrowing Owl-Unique.mxd Date: 2/11/2025 34153

**Figure 4-40**  
**Western Burrowing Owl - Known Occurrences and Habitat Model**  
**Relative to Managed Preserve and Open Space Network**  
**Santee MSCP Subarea Plan EIR**

#### **4.2.3.2 Threshold BIO#2 – Impacts to sensitive natural vegetation communities from implementation of the Subarea Plan**

Approximately 1,125 acres of natural vegetation communities would be permanently removed by the Covered Activities. Approximately 50 percent of the impacts would occur to coastal sage scrub (544.9 acres) followed by chaparral (315.7 acres) and grassland (214.4 acres).

The Subarea Plan conservation strategy will provide for the conservation of natural communities, including areas known to be occupied by Covered Species. Table 4-3 depicts the total acres of natural vegetation communities that would be impacted as well as the total acres that would be conserved in the Managed Preserve.

**Table 4-3. Estimated Acres of Permanent Impacts to Natural Vegetation Communities from Covered Activities and Natural Habitat Protected in Subarea Plan Managed Preserve**

Biological Resources Factor	Estimated Impacts						Conservation Strategy				
	Planned and Future Development					Total	Subarea Plan Managed Preserve				Total Managed Preserve
	Total Acres in Subarea Plan Area	Hardline Development Project	Upland Standards Areas <sup>a</sup>	Infill Development Areas	San Diego River Subunit		Hardline Project Onsite	Offsite Conservation Areas	Upland Standards Areas <sup>b</sup>	City-Owned Preserves	
<b>Natural Vegetation Communities</b>											
Maritime Succulent Scrub	7.3	-	-	-	-	-	-	7.3	-	-	7.3
Coastal Sage Scrub	2,664.1	378.3	127.1	37.3	1.0	543.7	1,053.5	16.9	279.6	33.8	1,388.0
Chaparral	884.7	308.3	4.9	2.5	-	315.7	295.6	82.0	11.4	-	385.0
Grassland	577.1	183.2	9.7	18.5	5.0	216.4	204.3	7.7	22.3	-	234.3
Coast Live Oak Woodland	30.0	2.3	-	1.7	-	4.0	26.4	-	-	-	26.4
Engelmann Oak Woodland	57.2	-	-	-	-	-	-	57.2	-	-	57.2
Riparian	258.1	1.6	0.1	4.0	30.1	35.8	4.2	-	0.1	81.9	86.2
Freshwater Marsh	17.3	0.1	-	0.3	1.0	1.4	-	-	-	12.7	12.7
Vernal Pool complex	19.3	0.4	-	-	-	0.4	2.9	--	17.4	-	20.3
Disturbed Wetland	8.3	-	-	0.7	0.3	1.0	0.1	-	-	-	0.1
Freshwater (Open Water)	48.8	-	-	-	0.1	0.1	-	-	-	38.8	38.8

**Table 4-3. Estimated Acres of Permanent Impacts to Natural Vegetation Communities from Covered Activities and Natural Habitat Protected in Subarea Plan Managed Preserve (cont.)**

Biological Resources Factor	Estimated Impacts						Conservation Strategy				
	Planned and Future Development					Total	Subarea Plan Managed Preserve				Total Managed Preserve
	Total Acres in Subarea Plan Area	Hardline Development Project	Upland Standards Areas <sup>a</sup>	Infill Development Areas	San Diego River Subunit		Hardline Project Onsite	Offsite Conservation Areas	Upland Standards Areas <sup>b</sup>	City-Owned Preserves	
Non-Vegetated Channel or Floodway	10.1	2.9	-	-	0.1	3.0	6.7	-	-	<0.1	6.7
Natural Communities Totals	4,582.3	877.1	141.8 <sup>a</sup>	65.0	37.6	1,121.5 <sup>c</sup>	1,593.7	171.1	330.8 <sup>b</sup>	167.3	2,263

<sup>a</sup> Acreage estimates for Standards Areas based on the assumption that 30 percent of each habitat type present would be impacted.

<sup>b</sup> Acreage estimates for Standards Areas based on the assumption that 70 percent of each habitat type present would be conserved.

<sup>c</sup> Based on the possibility that Essential Public Projects in the future could meet the requirements in the Habitat Loss and Incidental Take ordinance for a deviation from the general prohibition on impacts in the Managed Preserve, the City is assuming the potential for 3.5 acres of impact in the Managed Preserve as a result of Essential Public Projects, for a total estimated impact in the Plan Area of 1,125 acres.

Assembly of the Managed Preserve would result in the conservation of natural habitats and vegetation communities across a range of environmental gradients that is representative of the existing habitat and vegetation community distributions (See Subarea Plan Section 6.2.4, *Maintain Range of Environmental Gradients*). Inclusion of a range of environmental gradients protects a greater diversity of environmental conditions and greater native species diversity, and conserves opportunities for species to adapt to changed circumstances, including climate change, by dispersing along environmental gradients across biological core areas and through ecological linkages. This conservation of natural habitats and vegetation communities would include riparian and freshwater marsh communities along the San Diego River portion of the Plan Area, grassland, oak woodland, and coastal sage scrub (including cactus scrub) communities on lower slopes of the adjoining hillsides, and coastal sage scrub and chaparral communities on the higher elevations and ridgelines of the Plan Area within the northern and southern (conserved) portions of the Hardline Development Project. The protection and conservation of relatively large, ecologically interconnected natural vegetation communities would promote conservation of native biodiversity and benefit the Covered Species and other special-status species.

### **CEQA Conclusion**

The Proposed Project would provide a net conservation benefit for sensitive natural vegetation communities. Implementation of all aspects of the conservation strategy would ensure that potential temporary and permanent impacts from Covered Activities do not result in a substantial adverse effect, either directly or through habitat modification. Therefore, impacts on sensitive natural vegetation communities from implementation of the Subarea Plan would be less than significant.

No mitigation measures are required.

#### **4.2.3.3 Threshold BIO#3 – Impacts to state or federally protected wetlands**

Much of the wetlands and waters under City control occurring in the Plan Area will be included within the Managed Preserve and will be protected and managed in perpetuity<sup>5</sup>. Assembly of the Managed Preserve will result in the conservation of 152.8 acres of aquatic, riparian, and wetland vegetation communities (Table 4-3). The conservation of these communities will promote conservation of native biodiversity and benefit Covered Species. The Offsite Conservation Areas outside of the City do not contain wetlands, other waters or riparian habitat, and as such, the habitat restoration and habitat management and monitoring proposed in the Offsite Conservation Areas will have no effect on these resources.

Conservation actions would protect wetlands functions and values by improving the condition and integrity of the physical streambed, aquatic and riparian habitat, and hydrology goals to enhance existing wetland resources and create new wetland resources within the Plan Area. Activities within the Fanita Ranch Onsite Preserve and the City-owned Preserve Lands in the San Diego River Subunit are proposed to enhance and create wetland resources. All habitat enhancement, restoration, and creation activities, which includes all management actions required by the Subarea Plan or other

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<sup>5</sup> Approximately 109.5 acres of natural vegetation in the San Diego River Subunit is under the control of the County of San Diego and is not included in the Managed Preserve.

actions that might be necessary to achieve the Subarea Plan biological goals and objectives as described in the Preserve Complex RMPs or individual Preserve RMP addendums, are expected to result in net long-term benefit to wetland resources. However, such activities including soil disturbance, removal of undesirable plants, and limited grading for habitat enhancement, restoration, and creation may directly or indirectly result in temporary or short-term adverse effects to these resources. All habitat enhancement, restoration, and creation activities conducted within the Subarea Plan Managed Preserve would be consistent with requirements set out in Subarea Plan Chapter 7, *Management and Monitoring*.

Enhancement, restoration, and creation activities would result in a net benefit to wetland and vernal pool resources within the Plan Area. No permanent direct effects on wetland resources are anticipated for Operations and Maintenance and Preserve Management and Monitoring Activities. Certain Preserve management activities may directly or indirectly affect these resources and are expected to be mostly temporary and of limited severity. Operation and Maintenance of drainage facilities have the potential to affect wetland and stream resources. These activities include removal of sediment, trash, or debris at drainage inlets, outfalls, and catch basins and the occasional removal of vegetation for equipment access and are expected to be less than significant and temporary in nature.

The Subarea Plan sets forth the Aquatic, Wetlands, and Riparian Protection Standards (Subarea Plan Section 5.5.5) to ensure aquatic, riparian, and wetland areas and their associated hydrology will be conserved to achieve no-net-loss of acreage, functions (e.g., ecosystem services, such as support of habitats for Covered Species and water quality or floodplain protection) and values (to support wildlife corridor maintenance, biodiversity, ecosystem services, and aesthetics) within the Plan Area. Aquatic, riparian, and wetland area protection under the Subarea Plan would be provided through individual Covered Activity project entitlement reviews and the associated CEQA and HLIT permitting processes. The City will ensure that Covered Activity project areas that support aquatic, riparian, or wetland areas will adequately address potential biological impacts to those areas through priorities of first avoidance, then minimization, and if impacts are unavoidable, through full mitigation that includes enhancement, restoration, and/or creation measures to result in no-net-loss of ecological functions and values to wetlands and vernal pools.

Because the Subarea Plan does not integrate other regulatory programs, all wetlands, other waters, and riparian habitat throughout the City would continue to be afforded protection under existing Federal and State law and regulatory programs. Where applicable, Covered Activities would be required to submit an application for and receive a Federal Section 404 permit, Section 401 water quality certification (or State WDR), and a Fish and Game Code Section 1603 Lake and Streambed Alteration Agreement prior to impacting wetlands, other waters or riparian habitat.

## **CEQA Conclusion**

The Subarea Plan sets forth the Aquatic, Wetlands, and Riparian Protection Standards (Subarea Plan Section 5.5.5) to ensure wetlands and vernal pool resources would be conserved to achieve no-net-loss of acreage, functions (e.g., ecosystem services, such as water quality or floodplain protection) and values (to support corridor maintenance, biodiversity, ecosystem services, and aesthetics) within the Plan Area. The City will ensure that development projects that contain wetlands or vernal pool

resources will adequately address potential impacts to wetlands through priorities of first avoidance, then minimization, and if impacts are unavoidable, through mitigation that includes a component of enhancement, restoration and/or creation to adequately meet the requirement for no-net-loss of functions and values. These measures would ensure that substantial adverse impacts to wetland and vernal pool resources would be avoided. The impacts from the Proposed Project would therefore be less than significant.

No mitigation measures are required.

#### **4.2.3.4 Threshold BIO#4 – Impacts to wildlife movement and habitat connectivity from implementation of the Subarea Plan**

Over the permit term, the Managed Preserve would be established, protected, and managed to conserve and secure important ecological linkages, wildlife movement corridors, and landscape connectivity between core ecological areas within and adjacent to the Plan Area, as illustrated in Figure 4-41: Preserve Habitat Connectivity and Linkages.

Implementation of the Proposed Project would ensure that the following key ecological linkages and wildlife corridors would be conserved in perpetuity, including:

- The City will ensure that ecological linkage connectivity will be maintained to open space located adjacent to the Subarea Plan Area boundary:
  - The onsite habitat preserve that is part of the Hardline Development Project will conserve ecological linkages to adjacent open space on MCAS Miramar and Goodan Ranch/Sycamore Canyon County Preserve west and north of the Plan Area. The Hardline Development Project also maintains habitat connectivity to the southeast to important conserved land in the former Lakeside Downs property. The Fanita Ranch Onsite Preserve will provide conservation of over 300 acres of natural areas along the Hardline Development Project's northern boundary with an average width of 2,000 feet from the edge of the development to property boundary that is contiguous with the large adjacent core ecological areas of MCAS Miramar and Goodan Ranch/Sycamore Canyon County Preserve.
  - The implementation of Upland Standards Areas criteria within the North Magnolia Subunit would ensure that an ecological linkage from the preserve portions of the Hardline Development Project to the Lakeside Downs HCA along the eastern border of the Plan Area is maintained.
  - The implementation of Upland Standards Areas criteria within the Mission Trails Subunit would ensure that ecological linkages from the Mission Trails Regional Park to protected open space/existing conservation lands, and through the Mission Trails Subunit in the southwest of the Plan Area, are maintained.
- The City will ensure that ecological linkages and wildlife movement corridors within the Plan Area will be protected and maintained:
  - Establish and maintain a linkage through the Hardline Development Project to maintain north-south connectivity to the North Magnolia Subunit and the southern portions of the

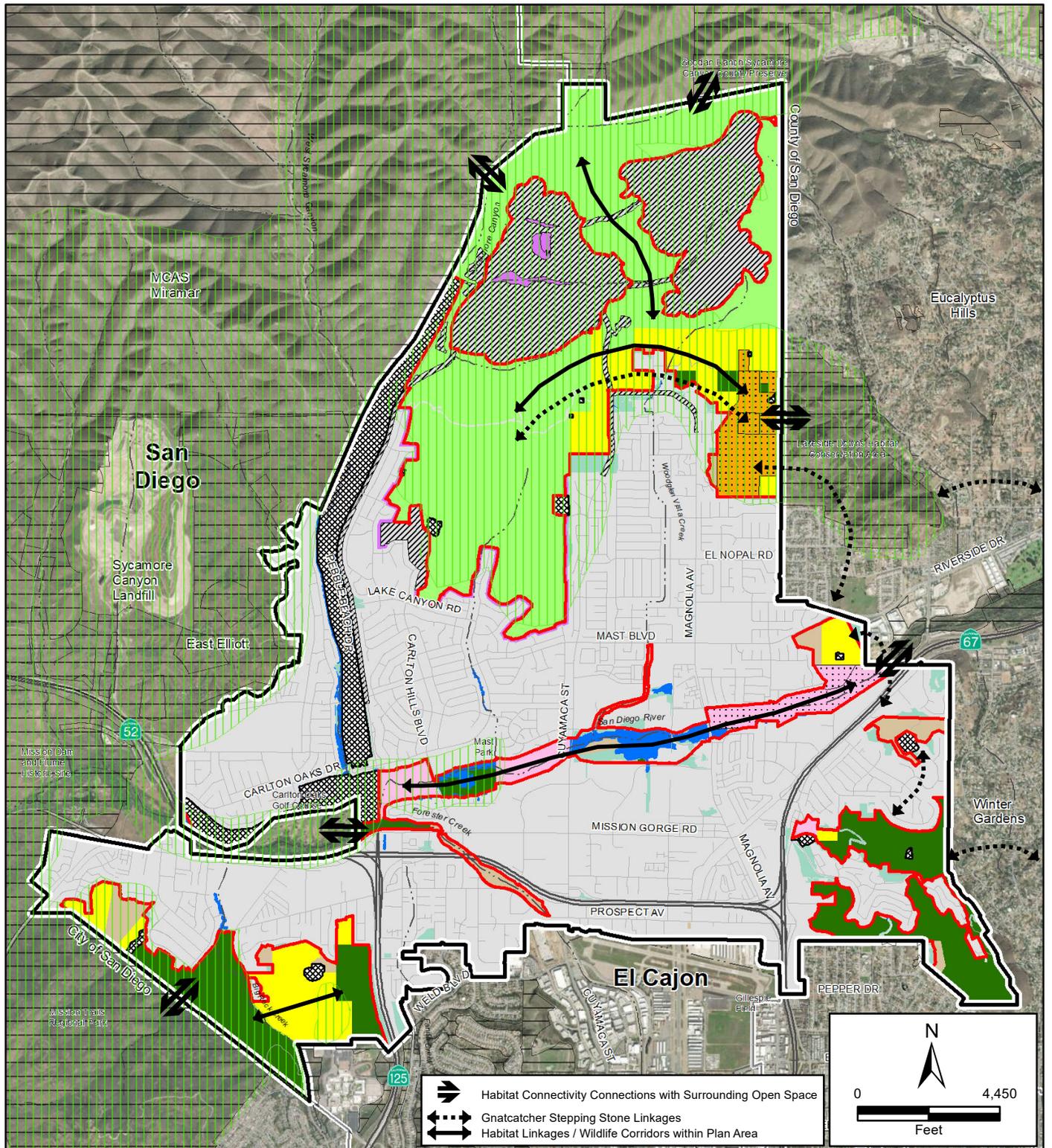
Fanita Ranch Onsite Preserve. In addition, a wildlife corridor will be protected and maintained along the eastern border of the Fanita Ranch Onsite Preserve for maintaining wildlife movement to and from lands adjacent to the Plan Area, north and east of the Hardline Development Project.

- Establish and maintain an east-west ecological linkage between open space in the southern portion of the Hardline Development Project and through the North Magnolia Subunit to the protected open space properties on the eastern portion of the Plan Area currently managed by CNLM and EHC.
- Protect and enhance the ecological linkage along the San Diego River within the Plan Area and maintain it through conservation and management of City-owned Preserve Lands and future conservation within the San Diego River Subunit.
- Maintain an ecological linkage from Mission Trails Regional Park lands to CNLM East Mesa HCA through the Mission Trails Subunit Upland Standards Area. The implementation of Upland Standards Areas criteria within the Mission Trails subunit will be implemented to maintain and protect a functional ecological linkage through this area.
- Protect and maintain sufficient blocks of coastal sage scrub on the eastern side of the Plan Area that function as a “stepping-stone” wildlife corridor for coastal California gnatcatchers within the Plan Area, with stepping-stone wildlife corridor connectivity from Rattlesnake Mountain to ‘Tank Hill’ and then to existing protected open space properties managed by EHC (Cheyenne, Capralis, and Brown open space properties). This will be accomplished through implementation of the Upland Standards Areas criteria, and conservation and management of the City-owned preserve lands within the East Santee Subunit Upland Standards Area.

### **CEQA Conclusion**

Assembly and management of the Managed Preserve would be beneficial to habitat connectivity, plant dispersal and wildlife movement by including ecological linkages and wildlife movement corridors that provide connections to other protected habitat within and outside of the Plan Area and that meet the requirements of the MSCP Subregional Plan. Implementation of the Subarea Plan therefore would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and the impacts from the Proposed Project would be less than significant.

No mitigation measures are required.

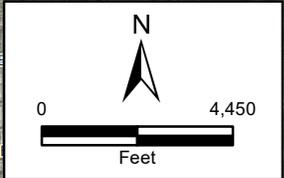


**Subarea Plan Managed Preserve**  
**Subarea Plan Mitigation Lands**  
 Hardline Conservation Lands  
 Upland Standards Areas  
**Subarea Plan Protected Open Space**  
 City-Owned Preserve Lands

**Existing Protected Open Space**  
 Fully Conserved Existing Conservation Lands  
 Partially Conserved Existing Conservation Lands  
 Other Protected Open Space  
**Habitats Outside Managed Preserve and Outside Existing Protected Open Space**  
 Riparian/Aquatic Habitats  
 Upland Habitats within Infill Development Areas

City Boundary  
 Open Space Network  
 MSCP Biological Core Areas  
 Acquired Through State/Federal Funding  
 Hardline Development Areas  
 Hardline Neutral Areas  
 Not a Part  
 Protected Lands Surrounding the City of Santee  
 Developed/Disturbed

➔ Habitat Connectivity Connections with Surrounding Open Space  
 ⚡ Gnatcatcher Stepping Stone Linkages  
 ↔ Habitat Linkages / Wildlife Corridors within Plan Area



**Figure 4-41**  
**Preserve Habitat Connectivity and Linkages**  
**Santee MSCP Subarea Plan EIR**

#### **4.2.3.5 Threshold BIO#5- Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance as a result of implementing the Subarea Plan**

Implementation of HCP land conservation would not conflict with local policies or ordinances that protect biological resources. Conservation activities (habitat enhancement, restoration, and creation activities) associated with HCP implementation are intended to protect and conserve sensitive biological resources. Potential impacts to trees protected by City ordinance would continue to be addressed during project-specific CEQA analyses. No permanent direct effects are anticipated for preserve management and monitoring activities.

##### **CEQA Conclusion**

Implementation of the Subarea Plan would not conflict with any local policies or ordinances protecting biological resources, including tree preservation policies or ordinances. As such, impacts would be less than significant.

No mitigation measures are required.

#### **4.2.3.6 Threshold BIO#6- Conflict with an adopted HCP, NCCP, or any other approved local, regional, or state HCP as a result of implementation of the Subarea Plan**

Implementation of Covered Activities, including HCP land preservation and associated conservation activities (habitat enhancement, restoration, and creation activities) would not conflict with an adopted HCP, NCCP, or any other approved local, regional, or state HCP. The Subarea Plan is designed to integrate with other subarea plans developed in adjacent jurisdictions under the framework of the MSCP Subregional Plan and would not conflict with such subarea plans. Implementation of the Santee Subarea Plan would also not affect project-level HCPs within the Subarea Plan Area, such as Cutri, Jutras, and the Calvary Chapel HCPs.

##### **CEQA Conclusion**

Implementation of the Subarea Plan would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP. As such, the impacts would be less than significant.

No mitigation measures are required.

## **4.3 Aesthetics**

### **4.3.1 Relevant Statutes, Regulations, and Guidelines**

Applicable local regulations pertaining to aesthetics are discussed below. No relevant aesthetics-related federal or state regulations pertain to the Proposed Project.

### 4.3.1.1 Local

#### City of Santee Grading Ordinance

The Santee Municipal Code Chapter 11.40, known as the Grading Ordinance, outlines the specifications for landform alteration and grading standards (Santee 2020). Among the requirements set out in this ordinance are regulations relevant to aesthetic character and landform alteration. The following guidelines from the Grading Ordinance are particularly pertinent (Santee 2003):

- City review and approval requirements for manufactured slopes (cut and fill) in excess of 40 feet in height.
- Benching and terracing requirements of manufactured slopes.
- Limitations on manufactured slope gradients steeper than 2:1.
- Slope rounding and contouring criteria.
- Slope revegetation and maintenance criteria.

#### Santee General Plan

The Santee General Plan comprises nine distinct elements and represents a declaration of the City's future development plans. The General Plan outlines specific objectives and policies that function as a long-term policy directive for the City's economic, environmental, and physical growth.

To achieve the City's goals and objectives, numerous policies from the Community Enhancement Element and Conservation Element of the Santee General Plan apply to the Proposed Project.

#### Community Enhancement Element

The Community Enhancement Element's objective is to enhance the quality of life by integrating Santee's natural and human-made environments, revitalizing older neighborhoods and community places, and maintaining a well-organized and distinctive community for its citizens. To achieve this, the Community Enhancement Element contains specific objectives and policies that align with these goals. The analysis herein focuses on the relevant policies and objectives from the Community Enhancement Element of the Santee General Plan (Santee 2003):

- Objective 13.0: Integrate adequate open space uses into new development within the City.
  - Policy 13.1: The City shall ensure the provision of open space which provides adequate visual relief from developed portions of the City.
  - Policy 13.3: The City shall ensure that open space is provided in hillside areas proposed for development that performs multiple functions of view maintenance, resource protection and hazard avoidance.
- Objective 14.0: Minimize alteration of existing topography especially in hillside areas during the development and redevelopment process
  - Policy 14.1: The City shall encourage and work with developers to minimize the impacts of grading for new development throughout the City.

- Policy 14.2: The City shall ensure that development is oriented along natural terrain contours to the extent possible to maintain landform integrity.
- Policy 14.3: The City shall require use of contour grading techniques and multilayered landscaping, whenever possible, to ensure the natural appearance of manufactured slopes.
- Policy 14.5: The City shall encourage the protection of prominent ridgelines whenever feasible. This shall be accomplished by siting development below ridgelines in such a manner that permits the ridgelines to remain visible.

Moreover, the City has voluntarily added the Recreation Element to its General Plan to place additional emphasis on the importance of incorporating recreational facilities in the City. The City has set the goal for parks at 10 acres of parkland for every 1,000 people in the City (Santee 2003).

**Conservation Element**

The goal of the Conservation Element is to preserve open space, natural, and cultural resources. The following objectives and policies from the Conservation Element that support this goal are relevant to the analysis herein (Santee 2003):

- Objective 1.0: Protect areas of unique topography or environmental significance to the greatest extent possible.
  - Policy 1.1: The City shall encourage that significant natural landforms be maintained during development whenever possible.
  - Policy 1.2: The City should encourage, through the environmental review process, the preservation of hillsides with steep slopes as appropriate to minimize danger from landslides and mudslides, as well as to protect key visual resources.
  - Policy 1.3: To protect and wisely manage hillsides and topographic resources, the City shall use the following hillside development guidelines:

**Table 4-4. Grading Requirements**

Percent Natural Slope	Guideline
Less than 10%	This is not a hillside condition. Conventional grading techniques are acceptable.
10% to 19.9%	Development with grading will occur in this zone, but existing landforms should retain their natural character. Padded building sites are permitted on these slopes, but contour grading, split level architectural prototypes, with stacking and clustering are expected.
20% and over	Special hillside grading, architectural and site design techniques are expected, and architectural prototypes should conform to the natural landform. Compact development plans should be used to minimize grading footprints.

- Objective 10.0: Preserve significant natural resources such as mineral deposits, biological resources, watercourses, groundwater, hills, canyons, and major rock outcroppings such as part of a Citywide open space system.

- Policy 10.2: The City should encourage the preservation of significant natural features, such as watercourses, ridgelines, steep canyons, and major rock outcroppings through the Development Review process.

The City's General Plan EIR includes the following mitigation measures to ensure that impacts related to visual quality and aesthetics are less than significant:

- **Mitigation Measure 5.9-1:** The City shall encourage that significant natural landforms be maintained during development whenever possible (*Conservation Element*, Policy 1.1)
- **Mitigation Measure 5.9-2:** To protect and wisely manage hillsides and topographic resources, the City shall implement hillside development guidelines (*Conservation Element*, Policy 1.3):
- **Mitigation Measure 5.9-3:** The City should encourage the preservation of significant natural features, such as watercourses, ridgelines, steep canyons, and major rock outcroppings through the Development Review process (*Conservation Element*, Policy 10.2)

## 4.3.2 Methods and Significance Criteria

### 4.3.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Subarea Plan, including actions related to the Subarea Plan's Conservation Strategy. The following actions formed the basis for the analysis of potential aesthetics impacts:

- Identify and evaluate potential impacts to aesthetics.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.

This analysis of impacts relies on publicly available information from public agency websites, such as municipal codes, applicable general plans, EIRs, and local agency policies.

### 4.3.2.2 Significance Criteria

In accordance with Appendix G of the State CEQA Guidelines, impacts associated with aesthetics would be considered significant if the Subarea Plan would:

- **Threshold 1:** Have a substantial adverse effect on a scenic vista.
- **Threshold 2:** Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- **Threshold 3:** In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. Public views are those that are experienced from a publicly accessible vantage point.
- **Threshold 4:** Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

### 4.3.3 Impacts and Mitigation Measures

This section presents the analysis of the impacts of the Subarea Plan and identifies mitigation measures where required to reduce significant impacts on aesthetics.

#### 4.3.3.1 Threshold AES#1 – Impacts on a scenic vista

As discussed in Chapter 3, *Environmental Setting*, Santee is an urban area characterized by numerous topographic features, including scenic undisturbed hills and ridgelines, with the San Diego River flowing through its central portion. The developed areas of the City offer distinctive views and vistas, with major ridgeline and hillside systems in the northern undeveloped areas contributing significantly to these scenic features. Rattlesnake Mountain and Mission Trails Regional Park also contribute to the scenic viewshed of Santee. The western entry to the City along Mission Gorge Road, elevated above the San Diego River corridor, provides additional scenic views.

##### Covered Activities

Impact mechanisms are summarized in Table 4-1.

##### Conservation Actions

Habitat restoration, preserve management and monitoring would include activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Overall, scenic vistas throughout the Plan Area would be protected and enhanced by assembly, restoration, management, and monitoring of the Managed Preserve.

##### Hardline Development Project

Impacts on aesthetics and visual quality associated with the Hardline Development Project were analyzed in Section 4.1 of the Fanita Ranch Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the Proposed Project's design would retain most of the major ridgelines and landform features in the project site and adhere to the City's design principles, resulting in a less-than-significant impact.

##### Future Development Projects and Operation and Maintenance Projects

The Subarea Plan would not modify any development provided for in the General Plan. The analysis in the Santee General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan. The City of Santee's General Plan EIR concluded that converting large areas of vacant land to urban development could impact some scenic resources and visual character of the city, especially in the outskirts of the urbanized area and in the central city. The General Plan EIR includes mitigation measures MM 5.9-1 through MM 5.9-29 to reduce impacts related to visual quality and

aesthetics to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on scenic vistas. In addition, implementation of the City's Grading Ordinance and Zoning Ordinance Hillside Development Guidelines, which include requirements for hillside adaptive architecture, contour grading, and slope revegetation to preserve the natural slope appearance, would also reduce potential impacts on scenic vistas.

**Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze aesthetics, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities. CEQA Conclusion**

Implementation of the Subarea Plan would not substantially adversely affect a scenic vista, and impacts would therefore be less than significant.

No mitigation measures are required.

#### **4.3.3.2 Threshold AES#2 – Impacts on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway**

A state scenic highway is a roadway that has been officially designated as scenic and therefore requires special conservation treatment to preserve its scenic qualities. As discussed in Chapter 3, *Environmental Setting*, the entirety of SR-52, from La Jolla Parkway at Interstate 5 in the west, to SR-67 in the east, is eligible for designation as a scenic highway, but only a portion is currently state-designated as an official scenic highway: from near Santo Road in the west to Mast Boulevard in the east, traversing Mission Trails Regional Park.

##### **Covered Activities**

Impact mechanisms are summarized in Table 4-1.

##### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include conservation activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

Specific to the Quino Checkerspot Butterfly Offsite Conservation Area, the Conservation Strategy includes the acquisition and restoration of properties in the East Elliott portion of Mission Trails Regional Park, an area adjacent to scenic highway SR-52. The Program EIR for the Mission Trails Regional Park Master Plan Update stated that “subsequent projects contemplated by the MPU would

generally be of such a scale and profile that they would not obstruct views of the Park from passing motorists, neighboring residents, or other potential viewers” and concluded that impacts related to scenic highways would be less than significant. This discussion is found in Section 5.2 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

None of the Conservation Actions would occur in the portion of SR-52 that is officially designated as a scenic highway. Further, any temporary impacts that would occur in the preserves or conservation areas would be restored by planting and reseeded. Impacts related to scenic resources along a scenic highway from this Covered Activity would be less than significant.

### **Hardline Development Project**

The Fanita Ranch Revised EIR determined that “due to its distance and intervening topography future project development would not be seen from” the officially designated portion of SR-52. This would include conservation activities, which are a part of the project analyzed in the Fanita Ranch Final Revised EIR. Therefore, there would not be a significant impact associated with views from scenic highways. This analysis is provided in 4.1.5 of the Fanita Ranch Final Revised EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

### **Future Development Projects and Operation and Maintenance Projects**

While future development projects and operation and maintenance projects could result in changes to the Plan Area’s visual appearance, these activities would not damage scenic resources along an officially designated state scenic highway. The Mast Boulevard exit is located on the border of the City, and none of the Covered Activities that could result in changes in scenic resources are in the vicinity of, or visible from, the portion of SR-52 that is officially designated as a scenic highway. In addition, the General Plan EIR includes MM 5.9-1 through MM 5.9-29 to reduce impacts related to visual quality and aesthetics to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on visual resources.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze aesthetics, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

The conservation actions included in the Subarea Plan’s Conservation Strategy would not adversely affect scenic resources, and impacts would be less than significant. Future development projects and operation and maintenance projects and the hardline development project would not have the potential to damage scenic resources along a scenic highway. Implementation of the Subarea Plan would not result in substantial damage to scenic resources and impacts would therefore be less than significant.

No mitigation measures are required.

### **4.3.3.3 Threshold AES#3 – Impacts that substantially degrade the existing visual character or quality of the site and its surroundings**

Ridgelines and hills, significant rock outcroppings on undeveloped hillsides, and riparian areas with native oaks and sycamores represent the visual character of non-urbanized areas located within the Plan Area.

#### **Covered Activities**

##### **Conservation Actions**

The proposed Conservation Strategy would include measures to restore and/or rehabilitate habitats in the Plan Area. The conservation actions most likely to affect visual character would be restoration of temporary impacts, invasive species control, including weed control (including use of herbicides) and pest control (including use of pesticides), vernal pool enhancement actions, which may include weeding, improvements to watersheds, and upland restoration, vernal pool creation, which may include grading, and translocation of plant species and relocation of wildlife species as described in Table 4-1 and Chapter 2, *Proposed Project Description*.

Habitat restoration, preserve management and monitoring would include conservation activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands .

Specific to the Fanita Ranch Onsite Preserve, the Fanita Ranch Revised EIR determined that conservation actions, including creation and enhancement of vernal pool habitat, translocation and planting of San Diego goldenstar, western spadefoot relocation, and seed application and weed control activities on a landscape level would blend in with the native landscape and further act as wildlife buffers to the community. Therefore, conservation actions at the Fanita Ranch Onsite Preserve would not have a significant impact on visual character. This analysis is provided in section 4.1.5 of the Fanita Ranch Final Revised EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

Specific to the Quino Checkerspot Butterfly Offsite Conservation Area, conservation actions at the Quino Checkerspot Butterfly Offsite Conservation Area include funding an endowment for the City of San Diego for long-term management and monitoring of the Quino checkerspot butterfly and restoration. In addition, restoration for Quino host plant will be done exclusively with hand tools and no large equipment will be utilized onsite. The Program EIR for the Mission Trails Regional Park Master Plan Update stated that these actions “would not result in the blockage of public views, nor would they adversely affect the existing visual character of open spaces.” Therefore, conservation actions at the Quino Checkerspot Butterfly Offsite Conservation Area would have no impact on visual character.

This discussion is found in Section 5.2.4 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

With respect to future preserves and conservation lands, as noted in Table 4-1, Impact Mechanisms, the following conservation actions could temporarily affect scenic vistas, particularly those that occur near the San Diego River valley: Restoration of temporary impacts; invasive species control, including weed control; vernal pool enhancement actions, which may include weeding, improvements to watersheds, and upland restoration; vernal pool creation, which may include grading; translocation of plant species and relocation of wildlife species. These activities could temporarily degrade the visual character or quality of public views of the site, as habitat creation and enhancement may include grading, site clearing and cleaning, vegetation removal, and use of construction equipment for site improvements. Temporary changes to the visual environment could also result from vegetation removal, translocation, and planting, especially as restoration is in progress and vegetation growth is pending. These areas would be in a transitional state over a period of one to several years until plant species mature and vegetation recolonizes the sites. Post-construction, changes associated with restoration activities would not affect the visual character or quality of public views of these sites and would not result in significant impacts. Because effects on visual character would be temporary, the potential for substantial adverse effects on scenic vistas from construction, management, and operational activities is extremely low.

Any temporary impacts that would occur in the preserves or conservation areas would be restored by planting and reseeded. Impacts related to restoration, preserve management and monitoring would be less than significant.

### **Hardline Development Project**

The Fanita Ranch Final Revised EIR determined that the project's design would retain most of the major ridgelines and landform features in the project site and adhere to the City's design principles, resulting in a less-than-significant impact. The EIR further concluded that, although some existing residences and user groups would be affected by the Hardline Development Project, the proposed landscaping and revegetated slopes would screen much of the development and allow it to blend in with the existing environment. The Hardline Development Project would comply with the policies and guidelines in the Santee General Plan, Santee Municipal Code and Fanita Ranch Development Plan.

### **Future Development Projects and Operation and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the General Plan. The analysis in the General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan. The General Plan EIR concluded that although future development could impact the visual character of the city, "impacts would also be lessened by the fact that high elevation, vacant, protected land would still exist to the north and west of City limits." The General Plan EIR included MM 5.9-1 through MM 5.9-29 to reduce impacts related to visual quality and aesthetics to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on visual character and quality. In addition, implementation of the City's Grading Ordinance and Zoning Ordinance Hillside

Development Guidelines, which include requirements for hillside adaptive architecture, contour grading, and slope revegetation to preserve the natural slope appearance, would also reduce potential visual impacts.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze aesthetics, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Even though implementing the conservation actions could result in temporary impacts, the Subarea Plan would not have a substantial adverse effect on visual character and quality due to the short-term nature of the proposed improvements and the activities being dispersed across the large Plan Area. In the long term, conservation actions would protect and improve visual character and quality by improving site conditions as compared to existing conditions. Implementation of relevant General Plan EIR mitigation measures, existing hillside development ordinances and any project-specific avoidance, minimization, and/or mitigation measures would further reduce potential impacts on visual quality. As such, implementation of the Subarea Plan would not substantially degrade the visual character of the Plan Area, and impacts would be less than significant.

No mitigation measures are required.

#### **4.3.3.4 Threshold AES#4 – Impacts that create a new source of substantial light or glare which would adversely affect day or nighttime views in the area**

##### **Covered Activities**

##### **Conservation Actions**

Restoration and preserve management and monitoring would include conservation activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. None of these activities would involve the installation of permanent new lighting. Conservation actions are very unlikely to occur in the nighttime and would not require lighting.

The Subarea Plan would include implementation of conservation measures such as habitat improvement, management, and monitoring activities within upland standards areas and City-owned Preserve Lands and would not involve the installation of permanent new lighting. Conservation actions are very unlikely to occur in the nighttime and would not require lighting. Structures built for conservation purposes, such as fencing, would be of natural or natural-appearing materials that would

not be reflective and, for this reason, would not result in new sources of glare. In addition, the General Plan EIR includes MM 5.9-1 through MM 5.9-29 to reduce impacts related to visual quality and aesthetics to below a level of significance. Because the conservation actions under the Subarea Plan would not increase sources of light or glare, impacts would be less than significant.

The Fanita Ranch Final Revised EIR determined that conservation actions related to the Fanita Ranch Onsite Preserve, including creation and enhancement of vernal pool and coastal cactus wren habitat, translocation and planting of San Diego goldenstar, western spadefoot relocation, and seed application and weed control activities on a landscape level would not create a new source of light that may adversely affect nighttime views. Therefore, conservation actions at the Fanita Ranch Onsite Preserve would not have a significant impact on visual character. This analysis is provided in Section 4.1.5 of the Fanita Ranch Final Revised EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

### **Hardline Development Project**

Impacts on aesthetics and visual quality associated with the Hardline Development Project were analyzed in Section 4.1.5 of the Fanita Ranch Final Revised EIR, which is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The Hardline Development Project included a Conceptual Lighting Plan, which aims to reduce or eliminate light pollution by utilizing low glare and full cutoff light fixtures, lower wattage luminaires, and lighting controls to create a “Dark Sky” friendly community. The environmental analysis determined that by complying with the requirements and guidelines in the City Zoning Ordinance (Title 13 of the Santee Municipal Code), the General Plan, and the Conceptual Lighting Plan, the project would result in a less-than-significant impact.

### **Future Development Projects and Operation and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the General Plan. The analysis in the General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan. The General Plan EIR did not specifically address light and glare but stated that positive impacts of future development could include “signs and lighting,” and included MM 5.9-1 through MM 5.9-29 listed in Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan EIR*, to reduce impacts related to visual character to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on related to light and glare.

Proposed street lighting and building lighting from Covered Activities would be required to reflect light away from any road or adjoining property to prevent offsite light spillover in accordance with City of Santee regulations (Municipal Code § 13.30.030(B)). Covered Activities would also be subject to the requirement for Development Review consistent with Municipal Code Chapter 13.08, which would ensure consistency with General Plan policies and applicable design and development review requirements.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. Similar to the Hardline Development Project, these Covered Activities

proposed in the future would be required to analyze light and glare, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would not create a new source of light or glare that would adversely affect day or nighttime views. The impact would therefore be less than significant.

No mitigation measures are required.

## **4.4 Air Quality**

### **4.4.1 Relevant Statutes, Regulations, and Guidelines**

The following federal, state, and local regulations are applicable to the air quality analysis in this EIR.

#### **4.4.1.1 Federal**

##### **Federal Clean Air Act**

The Clean Air Act (CAA) of 1970 is a comprehensive federal law that regulates air emissions from stationary and mobile sources. Under the CAA, USEPA is authorized to establish National Ambient Air Quality Standards (NAAQS) to safeguard public health and welfare by regulating emissions of hazardous air pollutants. Current NAAQSs are presented in Table 4-5, with the primary standards set at levels intended to protect public health. Air basins are classified as attainment, nonattainment, or unclassified for each criteria air pollutant, depending on whether or not the NAAQS have been met. Nonattainment areas, where one or more California Ambient Air Quality Standards (CAAQS) are not met, are subject to additional restrictions mandated by USEPA. The San Diego Air Basin (SDAB) has been designated as being in attainment for federal carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), lead, particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>), and sulfur dioxide (SO<sub>2</sub>) standards, and unclassifiable for particulate matter less than 10 microns in diameter (PM<sub>10</sub>) with respect to federal air quality standards (Table 4-6). The SDAB is classified as moderate nonattainment for ozone (O<sub>3</sub>) (SDAPCD 2016).

To achieve and maintain the NAAQS in all areas of the country, the CAA mandates that states develop a plan, known as a State Implementation Plan (SIP), that outlines strategies and control measures to attain the NAAQS by deadlines established by the CAA. State and local air quality management agencies are responsible for developing SIPs and submitting them to USEPA for approval. The SIP is periodically updated to reflect the latest emissions inventories, plans, and rules and regulations of air basins reported by the agencies with jurisdiction over them.

**Table 4-5. National and California Ambient Air Quality Standards**

Pollutant	Averaging Time	California Standards <sup>a</sup>	Federal Standards <sup>b</sup>	
		Concentration <sup>c</sup>	Primary <sup>c,d</sup>	Secondary <sup>c,e</sup>
Ozone (O <sub>3</sub> ) <sup>f</sup>	1-Hour	0.09 ppm (180 µg/m <sup>3</sup> )	—	Same as Primary Standard
	8-Hour	0.070 ppm (137 µg/m <sup>3</sup> )	0.070 ppm (137 µg/m <sup>3</sup> )	
Respirable Particulate Matter (PM <sub>10</sub> ) <sup>g</sup>	24 Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>	—	
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>g</sup>	24-Hour	—	35 µg/m <sup>3</sup>	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	12 µg/m <sup>3</sup>	
Carbon Monoxide (CO)	8-Hour	9 ppm (10 µg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )	None
	1-Hour	20 ppm (23 µg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )	
Nitrogen Dioxide (NO <sub>2</sub> ) <sup>h</sup>	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )	0.053 ppm (100 µg/m <sup>3</sup> )	Same as Primary Standard
	1-Hour	0.18 ppm (470 µg/m <sup>3</sup> )	100 ppb (188 µg/m <sup>3</sup> )	
Sulfur Dioxide (SO <sub>2</sub> ) <sup>i</sup>	Annual Arithmetic Mean	—	0.030 ppm (for certain areas)	—
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )	0.14 ppm (for certain areas)	—
	3-Hour	—	—	0.5 ppm (1,300 µg/m <sup>3</sup> )
	1-Hour	0.25 ppm (655 µg/m <sup>3</sup> )	75 ppb (196 µg/m <sup>3</sup> )	—
Lead <sup>j,k</sup>	30 Day Average	1.5 µg/m <sup>3</sup>	—	—
	Calendar Quarter	—	1.5 µg/m <sup>3</sup> (for certain areas)	Same as Primary Standard
	Rolling 3-Month Average 7	—	0.15 µg/m <sup>3</sup>	
Visibility-Reducing Particles <sup>l</sup>	8-Hour	See Footnote I.	No Federal Standards	
Sulfates	24-Hour	25 µg/m <sup>3</sup>	No Federal Standards	
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m <sup>3</sup> )	No Federal Standards	

**Table 4-5. National and California Ambient Air Quality Standards (cont.)**

Pollutant	Averaging Time	California Standards <sup>a</sup>	Federal Standards <sup>b</sup>	
		Concentration <sup>c</sup>	Primary <sup>c,d</sup>	Secondary <sup>c,e</sup>
Vinyl Chloride <sup>j</sup>	24-Hour	0.01 ppm (26 µg/m <sup>3</sup> )	No Federal Standards	

Source: CARB 2016.

- <sup>a</sup> California standards for O<sub>3</sub>, CO, SO<sub>2</sub> (1-hour and 24-hour), NO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and visibility-reducing particles are values that are not to be exceeded. The standards for sulfates, lead, hydrogen sulfide, and vinyl chloride standards are not to be equaled or exceeded. The CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- <sup>b</sup> National standards (other than O<sub>3</sub>, PM, and those based on annual averages) are not to be exceeded more than once per year. The O<sub>3</sub> standard is attained when the fourth highest 8-hour concentration measured at each site in 1 year, averaged over 3 years, is equal to or less than the standard. For PM<sub>10</sub>, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m<sup>3</sup> is equal to or less than 1. For PM<sub>2.5</sub>, the 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact USEPA for further clarification and current national policies.
- <sup>c</sup> Concentration expressed first in units in which it was promulgated. Equivalent units given in parenthesis are based on a reference temperature of 25 degrees Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- <sup>d</sup> National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- <sup>e</sup> National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- <sup>f</sup> On October 1, 2015, the national 8-hour O<sub>3</sub> primary and secondary standards were lowered from 0.075 to 0.070 ppm.
- <sup>g</sup> On December 14, 2012, the national annual PM<sub>2.5</sub> primary standard was lowered from 15 µg/m<sup>3</sup> to 12.0 µg/m<sup>3</sup>. The existing national 24-hour PM<sub>2.5</sub> standards (primary and secondary) were retained at 35 µg/m<sup>3</sup> as was the annual secondary standard of 15 µg/m<sup>3</sup>. The existing 24-hour PM<sub>10</sub> standards (primary and secondary) of 150 µg/m<sup>3</sup> also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
- <sup>h</sup> To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of ppb. California standards are in units of ppm. To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
- <sup>i</sup> On June 2, 2010, a new 1-hour SO<sub>2</sub> standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO<sub>2</sub> national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of ppb. California standards are in units of ppm. To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
- <sup>j</sup> CARB had identified lead and vinyl chloride as toxic air contaminants (TACs) with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
- <sup>k</sup> The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m<sup>3</sup> as a quarterly average) remains in effect until 1 year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
- <sup>l</sup> In 1989, CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.
- µg/m<sup>3</sup> = micrograms per cubic meter; CARB = California Air Resources Board; mg/m<sup>3</sup> = milligram per cubic meter; ppb = parts per billion; ppm = parts per million.

**Table 4-6. San Diego Air Basin Attainment Status**

Pollutant	California Standards	Federal Standards
Ozone (O <sub>3</sub> ) (1 Hour)	Nonattainment	No Federal Standard
Ozone (O <sub>3</sub> ) (8 Hour)	Nonattainment	Nonattainment
Respirable Particulate Matter (PM <sub>10</sub> )	Nonattainment	Unclassified <sup>a</sup>
Fine Particulate Matter (PM <sub>2.5</sub> )	Nonattainment	Attainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO <sub>2</sub> )	Attainment	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Attainment	Attainment
Lead	Attainment	Attainment
Sulfates	Attainment	No Federal Standard
Hydrogen Sulfide	Unclassified	No Federal Standard
Visibility-Reducing Particles	Unclassified	No Federal Standard

Source: Santee 2019.

<sup>a</sup> Unclassified indicates data are not sufficient for determining attainment or nonattainment.

#### 4.4.1.2 State

##### **Air Quality and Land Use Handbook: A Community Health Perspective**

The *Air Quality and Land Use Handbook: A Community Health Perspective* was developed by the California Air Resources Board (CARB) to provide guidance on the compatibility of land use with sources of toxic air contaminants (TACs) such as freeways, high-traffic roads, commercial distribution centers, rail yards, refineries, dry cleaners, gasoline stations, and industrial facilities. It is important to note that the handbook is not a legally binding policy, but rather offers advisory recommendations for the placement of sensitive receptors near sources associated with TACs. The handbook acknowledges that land use agencies must consider other factors such as housing and transportation needs, economic development priorities, and quality of life concerns.

##### **California Ambient Air Quality Standards**

CARB is the agency responsible for administering air pollution control programs in California under the California Environmental Protection Agency (CalEPA). California has adopted the CAAQS for six criteria air pollutants, which are equal to or more stringent than the federal standards. The CAAQS are provided in the Table of Standards in Section 70200 of Title 17 of the CCR and are listed in Table 4-5. Similar to the federal CAA, areas are designated as attainment, nonattainment, or unclassified for the CAAQS. As indicated in Table 4-6, the SDAB is in nonattainment with the CAAQS for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> and is an attainment area for the state CO, NO, SO<sub>2</sub>, lead, and sulfates standards. The SDAB is unclassified for hydrogen sulfide and visibility-reducing particles.

##### **Toxic Air Contaminant Regulations**

The regulation of TACs in California is primarily carried out by the Tanner Air Toxics Act (AB 1807) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588). Under the Tanner Act,

CARB follows a formal process to designate substances as TACs, which includes research, public participation, and scientific peer review. To date, almost 200 compounds have been identified as TACs by CARB. Despite this, most of the health risks associated with TACs come from a small number of compounds, with the most significant being PM from diesel-fueled engines, also known as diesel particulate matter.

#### 4.4.1.3 Local

##### San Diego Air Pollution Control District

The San Diego Air Pollution Control District (SDAPCD) exercises authority over air quality programs in the SDAB and imposes requirements on projects proposed by the private sector, as well as state and local government projects.

Additionally, SDAPCD, in collaboration with CARB, maintains and operates various ambient air quality monitoring stations throughout the SDAB. Pursuant to the California CAA, each local air district is required to establish its own approaches to satisfy both state and federal air quality requirements. In compliance with this mandate, SDAPCD developed the 2016 Revision of the Regional Air Quality Strategy for San Diego County (RAQS) to identify achievable emission-control measures that could make progress toward meeting the state's O<sub>3</sub> standards. The RAQS is aimed at mitigating the impacts of volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>), which are precursors to the photochemical development of O<sub>3</sub>, the main component of smog. The control strategies outlined in the RAQS are centered on emissions sources that are subject to SDAPCD jurisdiction, particularly stationary sources such as industrial facilities and power plants, as well as some area-wide sources such as water heaters, consumer goods, and architectural coatings. However, the emission inventories and forecasts in the RAQS account for all pollution sources and control measures, including those under CARB's jurisdiction (on-road and off-road motor vehicles) and USEPA's (aircraft, ships, and trains). Therefore, even though various agencies have the legal authority to regulate different pollution sources, SDAPCD is responsible for consolidating state, federal, and local initiatives into a single plan to achieve the state's O<sub>3</sub> standards in the SDAB. The RAQS was initially adopted in 1992 and has generally been updated every 3 years in compliance with state requirements. The most recent version of the RAQS was passed by SDAPCD in 2016.

Additionally, because the SDAB is presently classified as a nonattainment area for the 8-hour O<sub>3</sub> NAAQS, SDAPCD must submit an implementation plan to USEPA, via CARB, as part of the California SIP. The plan must include control measures and associated emission reductions required to demonstrate compliance with the federal 8-hour O<sub>3</sub> standard within the SDAB. SDAPCD adopted the Eight-Hour Ozone Attainment Plan and Reasonable Available Control Technology Demonstration for the 2008 8-hour O<sub>3</sub> NAAQS for the SDAB in December 2016.

Neither the RAQS nor the SIP addresses PM emissions in the SDAB. In December 2005, SDAPCD created a report titled *Measures to Reduce Particulate Matter in San Diego County*, which outlines current federal, state, and local initiatives for controlling particulates in the SDAB and offers potential measures for PM control that SDAPCD may investigate further for future rule adoption.

SDAPCD is also tasked with setting and enforcing local air quality regulations that address both federal and state air quality requirements. The City's development projects are required to adhere to the following SDAPCD rules, among others:

- Rule 51, Nuisance: prohibits emissions that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause injury or damage to business or property.
- Rule 52, Particulate Matter: establishes limits to the discharge of any particulate matter from non-stationary sources.
- Rule 54, Dust and Fumes: establishes limits to the amount of dust or fume discharged into the atmosphere in any 1 hour.
- Rule 55, Fugitive Dust Control: sets restrictions on visible fugitive dust from construction and demolition projects.
- Rule 67, Architectural Coatings: establishes limits to the VOC content for coatings applied within the SDAPCD.

### **Santee General Plan**

The Land Use Element of the Santee General Plan includes goals, objectives, and policies to improve air quality conditions in the City by promoting appropriate land use siting and compatibility, including the following:

- Policy 4.3: The City should locate new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses, and require adequate pedestrian links to residential areas.
- Policy 5.3: The City shall ensure that industrial development creates no significant offsite impacts related to access and circulation, noise, dust, odors, visual features, and hazardous materials that cannot be adequately mitigated.
- Policy 6.2: The City should promote the use of innovative site planning to avoid on-site hazards and minimize risk levels.
- Policy 8.4: The City should consider the adjacent land use compatibility guide chart to assist in an initial determination of overall land use compatibility for adjacent land uses.

### **Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions**

In January 2020, the City implemented the Sustainable Santee Plan, which sets out objectives and strategies for reducing greenhouse gas emissions, promoting alternative transportation modes, and minimizing overall emissions throughout the City (Santee 2019). The plan includes several goals that would result in co-benefits for air quality, including:

- Goal 1: Increase Energy Efficiency in Existing Residential Units
- Goal 2: Increase Energy Efficiency in New Residential Units

- Goal 3: Increase Energy Efficiency in Existing Commercial Units
- Goal 4: Increase Energy Efficiency in New Commercial Units
- Goal 5: Decrease Energy Demand through Reducing Urban Heat Island Effect
- Goal 6: Decrease Greenhouse Gas Emissions through Reducing Vehicle Miles Traveled
- Goal 7: Increase Use of Electric Vehicles
- Goal 8: Improve Traffic Flow
- Goal 9: Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation
- Goal 10: Decrease Greenhouse Gas Emissions through Increasing Clean Energy Use

## 4.4.2 Methods and Significance Criteria

### 4.4.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Proposed Project, including actions related to the Subarea Plan's Conservation Strategy and conservation measures. The following steps were taken to analyze the potential air quality impacts of the Subarea Plan:

- Identify and evaluate potential impacts related to air quality resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Activities and provide measures to reduce potential impacts.

Air quality impacts were assessed based on review of the Subarea Plan and review of applicable general plans and ordinances for the City of Santee, and City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant air quality impacts.

### 4.4.2.2 Significance Criteria

#### State CEQA Guidelines

In accordance with Appendix G of the State CEQA Guidelines, impacts associated with air quality would be considered significant if the Proposed Project would:

- **Threshold 1:** Conflict with or obstruct the implementation of the applicable air quality plan.
- **Threshold 2:** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

- **Threshold 3:** Expose sensitive receptors to substantial pollutant concentrations.
- **Threshold 4:** Result in other emissions (such as those leading to odors) affecting a substantial number of people.

### Regional Thresholds for San Diego Air Basin Attainment of State and Federal Ambient Air Quality Standards

As provided in the State CEQA Guidelines, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the significance determination of whether a project would violate or impede attainment of air quality standards. Attainment status for each pollutant is assigned for the entire air basin. In San Diego, the San Diego Air Basin (SDAB) is defined as “all of San Diego County” (see 17 CCR 60110). Therefore, the current attainment status for the entire San Diego region, which includes nonattainment status for ozone National Ambient Air Quality Standards (NAAQS) and ozone California Ambient Air Quality Standards (CAAQS), large particulate matter (PM<sub>10</sub>) CAAQS, and fine particulate matter (PM<sub>2.5</sub>) CAAQS, applies to the entire county.

Although the San Diego Air Pollution Control District (SDAPCD) has not developed specific thresholds of significance to evaluate construction and operational impacts within CEQA documents, SDAPCD’s Regulation II, Rules 20.2 and 20.3 (new source review for non-major and major stationary sources, respectively), outline Air Quality Impact Analysis (AQIA) Trigger Levels for criteria pollutants for new or modified sources. Based on SDAPCD’s AQIA Trigger Levels, as well as USEPA rulemaking and CEQA thresholds adopted by the South Coast Air Quality Management District (SCAQMD), San Diego County has established screening-level thresholds (SLTs) to assist lead agencies in determining the significance of project-level air quality impacts within the county (as shown in Table 4-7). Emissions in excess of San Diego County’s SLTs, shown in Table 4-7), would be expected to have a significant impact on air quality because an exceedance of the SLTs is anticipated to contribute to CAAQS and NAAQS violations in the county.

**Table 4-7. San Diego County Screening-Level Thresholds**

Air Contaminant	Emission Rate		
	(pounds per hour)	(pounds per day) <sup>a</sup>	(tons per year)
Respirable Particulate Matter (PM <sub>10</sub> )	--	100	15
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>b</sup>	--	55	10
Nitrogen Oxides (NO <sub>x</sub> )	25	250	40
Sulfur Oxides (SO <sub>x</sub> )	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead (Pb) <sup>c</sup>	--	3.2	0.6
Volatile Organic Compounds (VOC) <sup>d</sup>	--	75	13.7 <sup>e</sup>

Source: SDAPCD 2021.

<sup>a</sup> According to San Diego County, the daily SLTs are most appropriate when assessing impacts from standard construction and operational emissions. Therefore, daily SLTs are used to evaluate project significance, while hourly and annual SLTs are provided for informational purposes only.

<sup>b</sup> Based on USEPA’s “Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards” published September 8, 2005, and also SCAQMD’s Air Quality Significance Thresholds (SCAQMD 2023).

- <sup>c</sup> Lead and lead compounds.
- <sup>d</sup> SDAPCD air quality impact analysis does not include Trigger Levels for VOCs/regional organic gases (ROGs). The County recommends using thresholds established by the SCAQMD while the City's recommendation is to use thresholds recommended by SCAQMD and Monterey Bay Unified Air Pollution Control District, which has similar federal and state attainment status as San Diego. Note that the recommended 137 pounds per day threshold is based on SCAQMD's recommendation in 2001, which has since changed. Therefore, because the County's recommended threshold of 75 pounds per day is lower than the City's recommended threshold of 137 pounds per day, the County's recommendation is used herein.
- <sup>e</sup> 13.7 tons per year threshold is based on 75 pounds per day multiplied by 365 days per year and divided by 2,000 pounds per ton.

### **Carbon Monoxide, Particulate Matter, and Sulfur Dioxide**

SDAPCD Regulation II, Rules 20.2 and 20.3, identify AQIA analysis triggers for CO, PM, and SO<sub>x</sub>. These trigger levels consider basin-wide effects of CO, PM, and SO<sub>x</sub> emissions with respect to attainment of the ambient air quality standards. CO, PM, and SO<sub>x</sub> emissions below these trigger levels would not adversely affect air quality such that the NAAQS or CAAQS would be exceeded. Accordingly, projects that generated CO, PM, and SO<sub>x</sub> emissions below SDAPCD's air quality trigger levels, as presented in Table 4-7, would not contribute to a significant localized air quality impact.

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below state and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 parts per million (ppm) or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- CAAQS and NAAQS 1-hour CO standards of 20 and 35 ppm, respectively.
- CAAQS and NAAQS 8-hour CO standard of 9.0 and 9 ppm, respectively.

### **Diesel Particulate Matter**

Diesel particulate matter (DPM) differs from other air toxics in that it is a complex mixture of hundreds of substances rather than a single substance. DPM is typically composed of carbon particles ("soot," also called black carbon) and numerous organic compounds, including over 40 known cancer-causing organic substances such as polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. As more than 90 percent of DPM is less than 1 micrometer (µm) in diameter (about 1/70<sup>th</sup> the diameter of a human hair), the majority of DPM is small enough to be inhaled into the lungs. Although particles the size of DPM can deposit throughout the lung, the largest fraction deposits in the deepest regions of the lungs where the lung is most susceptible to injury. Health effects associated with exposure to DPM include premature death, hospitalizations and emergency department visits for exacerbated chronic heart and lung disease, including asthma, increased respiratory symptoms, and decreased lung function in children (CARB 2022).

SDAPCD Regulation XII, Rule 1200 establishes permitting standards for new sources of DPM and other toxic air contaminants (TACs). SDAPCD's Rule 1200 includes different risk thresholds depending on if the source of TACs has applied Toxics Best Available Control Technology (T-BACT). SDAPCD considers any TAC emissions source that has been permitted by SDAPCD to result in less-than-significant TAC

impacts, because TAC emissions from a permitted source would be required to meet the risk thresholds established in Rule 1200 in order to obtain a permit. For determination of significant impacts from project-related health risks, any source or group of sources not permitted by SDAPCD, such as a construction fleet utilized for a project's construction phase, should be evaluated with respect to the risk thresholds identified in Rule 1200. Consistent with Rule 1200, SDAPCD considers projects that would generate emission of TACs to result in potentially significant health risks on sensitive receptors if the Health Risk Assessment conducted for project shows that TAC concentrations would result in any of the following:

- A maximum incremental cancer risk (MICR) greater than 1 in 1 million without application of T-BACT.
- An MICR greater than 10 in 1 million with application of T-BACT.
- A chronic and acute non-cancer health hazard index greater than 1.0.

SDAPCD considers the above thresholds as suitable for determining the cumulative impact of TACs as well. The California Air Resources Board consistently indicates that source-receptor distances of 1,000 feet substantially reduce health risks on sensitive receptors that are in the general vicinity of TAC sources (CARB 2005). As such, individual projects that would be implemented in areas greater than a 1,000-foot radius of the emissions source(s) would be considered to not have the potential to expose sensitive receptors to substantial pollutant concentrations.

### **Odors**

There are no quantitative thresholds related to odors. However, SDAPCD recommends compliance with Rule 51 to ensure no significant odor impacts. In addition, CARB generally discourages siting new receptors within 1,000 feet of odor generating facilities such as landfills, sewage treatment plants, and refineries<sup>6</sup>. As such, projects that comply with Rule 51 and do not site new receptors within 1,000 feet of odor-generating facilities would result in less-than-significant impacts. In addition, projects with dust emissions that do not exceed the PM<sub>10</sub> and/or PM<sub>2.5</sub> thresholds would not result in a significant impact.

## **4.4.3 Impacts and Mitigation Measures**

This section evaluates the effects on air quality that would result from implementation of the Subarea Plan. Both construction and operation can potentially lead to air quality impacts. Construction impacts are usually short-lived and arise from factors such as fugitive dust, equipment exhaust, and indirect effects resulting from construction workers and deliveries. The level of construction emissions varies and depends on project-specific details such as the size of the grading area, amount of earthwork involved, duration of the construction period, and type, size, and quantity of equipment used. The Covered Activities would result in construction activities that generate emissions of regional organic gas (ROG), NO<sub>x</sub>, CO, sulfur dioxide (SO<sub>2</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub> and that would result in short-term impacts

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<sup>6</sup> CARB also recommends avoiding siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. However, this recommendation is out of concern for associated health risks as opposed to odors.

on ambient air quality in the study area. Emissions would originate from off-road equipment exhaust; worker, vendor, and haul truck vehicle exhaust (on-road vehicles); fugitive dust emissions from site grading and earth movement, as well as vehicle travel; and fugitive off-gassing emissions from paving activities and the application of architectural coatings. Operation and maintenance Covered Activities would result in the generation of criteria pollutant emissions, including emissions associated with motor vehicle travel to and from the site, natural gas combustion for cooking and heating, grading and earthmoving activities, and area sources associated with consumer products (e.g., cleaning supplies, cosmetics, toiletries), architectural coatings, and landscaping equipment.

#### **4.4.3.1 Threshold AQ#1 – Impacts that conflict with or obstruct implementation of the applicable air quality plan**

San Diego County is currently designated as a nonattainment area for the federal and state 8-hour ozone standards and the state ozone  $PM_{10}$  and  $PM_{2.5}$  standards. The 2016 and 2022 Regional Air Quality Strategy (2016 RAQS, 2022 RAQS) are the region's plan for improving air quality and attaining the federal and state air quality standards. The 2016 RAQS and 2022 RAQS rely on information from CARB and the San Diego Association of Governments (SANDAG) to project future emissions and determine appropriate emissions reduction strategies. Emissions projections are based on population, vehicle, and land use trends typically developed by the air district. SDAPCD has also adopted an ozone maintenance plan. Projects that exceed population growth projections and/or exceed the adopted San Diego County thresholds shown in Table 4-7 would be inconsistent with the RAQS and would delay SDAPCD from attaining the NAAQS and CAAQS.

#### **Covered Activities**

The Proposed Project's Conservation Strategy, described in detail in Subarea Plan Chapter 5, *Conservation Strategy*, is designed to avoid, minimize, and mitigate impacts from the taking of Covered Species to the maximum extent practicable and provide for the conservation and management of the Covered Species in the Subarea Plan. Impact mechanisms are summarized in Section 4.1.1.3, *Impact Mechanisms*.

#### **Conservation Actions**

Restoration and preserve management and monitoring would include conservation actions that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

The Conservation Strategy includes the acquisition and restoration of properties in the East Elliott portion of Mission Trails Regional Park associated with the Quino Checkerspot Butterfly Offsite Conservation. The Program EIR for the Mission Trails Regional Park Master Plan Update concluded that air quality impacts of implementation of all of the Mission Trails Regional Park Master Plan, including the East Elliott portion, would be less than significant. This discussion is found in Section 5.3

of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

As part of the Conservation Strategy, portions of future development would be established as habitat preserves and integrated within the Subarea Plan Managed Preserve. The Proposed Project would include construction activities from conservation actions, including the implementation of conservation measures to restore and/or rehabilitate habitats in the Plan Area. Conservation actions include habitat restoration, management, and monitoring activities within the Managed Preserve. The minimal earthmoving activities associated with potential construction of vernal pool habitat in one area (other than the Hardline Development Project area) of the City of Santee are not expected to release substantial criteria air pollutant emissions that would exceed the San Diego County screening-level thresholds. Furthermore, consistent with the City's General Plan EIR, future conservation actions would be required to implement the General Plan EIR Mitigation Measures (MM) 5.8-1, 5.8-6, 5.8-7, 5.8-9, as applicable (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*), to reduce criteria air pollutant impacts. Incorporation of MM 5.8-1, 5.8-6, 5.8-7, 5.8-9, as applicable, would ensure that conservation actions would not exceed the San Diego County SLTs. Habitat restoration, preserve management and monitoring would utilize minimal equipment and would result in less than significant impacts to air quality.

#### **Hardline Development Project**

According to Section 4.2.5.1 of the Fanita Ranch Final Revised EIR, incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, implementation of the proposed Hardline Development Project would conflict with the SDAPCD 2016 RAQS and result in a significant and unavoidable air quality impact. Specifically, criteria air pollutant emissions during the construction and operations for the Hardline Development Project would exceed the San Diego County regional SLTs, even with the incorporation of project Mitigation Measures AIR-1 through AIR-10.

The minimal earthmoving activities associated with construction of vernal pool habitat in the Fanita Ranch Onsite Preserve are not expected to release substantial criteria air pollutant emissions that would exceed the San Diego County screening-level thresholds. Furthermore, consistent with the City's General Plan EIR, future conservation actions at the Fanita Ranch Onsite Preserve would be required to implement the mitigation measures identified in the Fanita Ranch Final Revised EIR, including dust control measures and the use of Tier 4 engines for construction equipment.

#### **Future Development Projects and Operation and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the General Plan. These Covered Activities were therefore evaluated at a program level in the City's General Plan and General Plan EIR. The General Plan EIR includes, MMs 5.8-1, 5.8-6, 5.8-7, and 5.8-9 to reduce air quality impacts to a less than significant level. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to potential conflicts with air quality plans.

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea

Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze air quality, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Assembly of the Managed Preserve would protect large areas of natural land and assist in improving air quality. Implementation of the Subarea Plan does not result in approval of Covered Activities. Future Covered Activities would require project-level approval and CEQA review, which would require consistency with the 2016 RAQS and 2022 RAQS. Therefore, adoption and implementation of the Subarea Plan would not result in significant impacts.

No mitigation measures are required.

#### **4.4.3.2 Threshold AQ#2 – Impacts that result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard**

##### **Covered Activities**

Impact mechanisms are summarized in Table 4-1. As shown in Table 4-46 the SDAB is currently in nonattainment for ozone under the NAAQS, as well as nonattainment for ozone and PM<sub>10</sub> and PM<sub>2.5</sub> under the CAAQS (Santee 2019). The SDAB's attainment status is a result of past and present projects and could be further impeded by reasonably foreseeable future projects in and adjacent to the City.

##### **Conservation Actions**

Restoration and preserve management and monitoring would include conservation actions that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

The proposed conservation actions in the Conservation Strategy would include the creation of future habitat preserves and open space. These areas within the Subarea Plan Area would undergo minimal development and grading/earthwork activities and, thus, would not result in a cumulatively considerable net increase of criteria air pollutants. Consistent with the City's General Plan EIR, future preserves and conservation actions would be required to implement General Plan EIR Mitigation Measures (MM) 5.8-1, 5.8-6, 5.8-7, 5.8-9, as applicable, to reduce criteria air pollutant impacts. Incorporation of MM 5.8-1, 5.8-6, 5.8-7, 5.8-9, as applicable, would ensure that criteria air pollutant emissions are reduced during construction and operations.

The Conservation Strategy includes the acquisition and restoration of properties in the East Elliott portion of Mission Trails Regional Park. The Program EIR for the Mission Trails Regional Park Master Plan Update concluded that air quality impacts of implementation of all of the Mission Trails Regional Park Master Plan, including the East Elliott portion, would be less than significant. This discussion is found in Section 5.3 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

Furthermore, any future construction or operational activities as part of the conservation actions at the Fanita Ranch Onsite Preserve would be required to implement the mitigation measures identified in the Fanita Ranch Final Revised EIR, including dust control measures and the use of Tier 4 engines for construction equipment, to ensure that criteria air pollutant emissions are reduced during construction and operations.

Preserve management and monitoring would utilize minimal equipment and result in less than significant impacts.

### **Hardline Development Project**

According to Section 4.2.5.2 of the Fanita Ranch Final Revised EIR, incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, the implementation of the Hardline Development Project would result in an increase in criteria pollutant emissions, even with incorporation of mitigation measures, during construction and operations, resulting in a significant and unavoidable impact. Specifically, PM<sub>10</sub> and PM<sub>2.5</sub> emissions would exceed the San Diego County thresholds during construction, and the VOC (an ozone precursor) and PM<sub>2.5</sub> emissions would exceed the San Diego County thresholds during operations.

### **Future Development Projects and Operation and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the General Plan. These Covered Activities were therefore evaluated at a program level in the City's General Plan and General Plan EIR. The General Plan EIR includes MMs 5.8-1, 5.8-6, 5.8-7, and 5.8-9, to reduce air quality impacts to a less-than-significant level. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to criteria pollutants.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze air quality, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Assembly of the Managed Preserve would protect large areas of natural land and assist in improving air quality. Implementation of the Subarea Plan does not result in approval of Covered Activities. Future Covered Activities would require project-level approval and CEQA review. Adoption and

implementation of the Subarea Plan would not result in a cumulatively considerable net increase of any criteria pollutant, and the impact is therefore less than significant.

No mitigation measures are required.

#### **4.4.3.3 Threshold AQ#3 – Impacts that expose sensitive receptors to substantial pollutant concentrations**

##### **Covered Activities**

##### **Conservation Actions**

As discussed above, conservation actions in the Conservation Strategy would establish habitat preserves, open space, and conserve other undisturbed habitats that would experience minimal development and grading/earthmoving activities. The Proposed Project would include construction activities from conservation actions, including the implementation of conservation measures to restore and/or rehabilitate habitats in the Plan Area. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Impact mechanisms are summarized in Table 4-1.

Conservation actions include habitat management and monitoring activities within the Proposed Project's Conservation Areas. The conservation actions most likely to produce air emissions would be construction of vernal pool habitat in the Fanita Ranch Onsite Preserve as this activity would require the use of construction equipment. Future conservation actions at the Fanita Ranch Onsite Preserve would be required to implement the mitigation measures identified in the Fanita Ranch Final Revised EIR, including dust control measures and the use of Tier 4 engines for construction equipment to ensure that criteria air pollutant emissions are reduced during construction and operations.

The Conservation Strategy includes the acquisition and restoration of properties in the East Elliott portion of Mission Trails Regional Park associated with conservation for the Quino Checkerspot Butterfly. The Program EIR for the Mission Trails Regional Park Master Plan Update concluded that air quality impacts of implementation of all of the Mission Trails Regional Park Master Plan, including the East Elliott portion, would be less than significant. This discussion is found in Section 5.3 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

The proposed Conservation Actions in the Conservation Strategy would include the creation of other future habitat preserves and open space. The minimal earthmoving activities associated with potential construction of vernal pool habitat in one other area (other than the Hardline Development Project area) of the City of Santee are not expected to release substantial criteria air pollutant emissions that would exceed the San Diego County screening-level thresholds. Furthermore, consistent with the City's General Plan EIR, future conservation actions would be required to implement the General Plan EIR MMs 5.8-1, 5.8-6, 5.8-7, and 5.8-9, as applicable, to reduce localized pollutant concentrations at sensitive receptor locations. The incorporation of these mitigation measures would ensure that sensitive receptors near these conservation actions are not exposed to

substantial pollutant concentrations. Thus, preserve restoration, management and monitoring would utilize minimal equipment and result in less than significant impacts on sensitive receptors.

#### **Hardline Development Project**

The Fanita Ranch Final Revised EIR determined that implementation of the Hardline Development Project would not expose sensitive receptors to a substantial pollutant concentration after the implementation of Mitigation Measures AIR-3, AIR-4, AIR-11, and AIR-12. Furthermore, the Hardline Development Project would not expose sensitive receptors to adverse health effects, although that project would exceed the regional emission thresholds for VOC and PM<sub>10</sub>. These findings are presented in Section 4.2.5.2 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

#### **Future Development Projects and Operation and Maintenance Projects**

Subarea Plan would not modify any development provided for in the General Plan. These Covered Activities were therefore evaluated at a program level in the City's General Plan and General Plan EIR. The General Plan EIR includes MMs 5.8-1, 5.8-6, 5.8-7, and 5.8-9, to reduce air quality impacts to a less-than-significant level. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to pollution concentrations.

The Subarea Plan would not authorize future development or operation and maintenance projects. The Subarea Plan would not modify any development provided for in the General Plan. The scope of future development projects and operation and maintenance activities covered by the Subarea Plan will include more detail at the time of project proposal. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze air quality, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not result in exposure of sensitive receptors to substantial pollutant concentrations and the impact would therefore be less than significant.

No mitigation measures are required.

### **4.4.3.4 Threshold AQ#4 – Impacts that create objectionable odors affecting a substantial number of people**

#### **Covered Activities**

#### **Conservation Actions**

As discussed above, conservation actions in the Conservation Strategy would establish habitat preserves, open space, and conserve other undisturbed habitats that would experience minimal development and grading/earthmoving activities. The Proposed Project would include construction

activities from conservation actions, including the implementation of conservation measures to restore and/or rehabilitate habitats in the Plan Area. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

The only likely odor emissions for conservation actions within the Fanita Ranch Onsite Preserve would be vehicle and equipment exhaust. However, odor impacts would be limited to circulation routes and parking areas and would be minimal.

The Conservation Strategy includes the acquisition and restoration of properties in the East Elliott portion of Mission Trails Regional Park associated with conservation of the Quino Checkerspot Butterfly. The Program EIR for the Mission Trails Regional Park Master Plan Update, which contemplates acquisition and protection and habitat restoration in East Elliott, concluded that air quality impacts of implementation of all of the Mission Trails Regional Park Master Plan, including the East Elliott portion, would be less than significant. This discussion is found in Section 5.3 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

The only likely odor emissions for conservation actions on future preserves and conservation areas would be vehicle and equipment exhaust. However, odor impacts would be limited to circulation routes and parking areas and would be minimal.

Preserve management and monitoring would utilize minimal equipment and result in less than significant odor impacts.

### **Hardline Development Project**

Impacts on air quality associated with the Hardline Development Project were analyzed in Section 4.2 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that heavy-duty equipment on the project site during construction would emit odors, primarily from equipment exhaust but this temporary emission would be located far from sensitive receptors. The analysis concluded that odor impacts during construction would be less than significant. The analysis further concluded that operational impacts would also be less than significant.

### **Future Development Projects and Operation and Maintenance Projects**

Although offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and air districts. According to CARB's *Air Quality and Land Use Handbook*, land uses associated with odor complaints typically include sewage treatment plants, landfill sites, recycling facilities, and manufacturing plants (CARB 2005). Odor impacts on residential areas and other sensitive receptors, such as hospitals, daycare centers, and schools, warrant the closest scrutiny, but consideration should also be given to other land uses where people may congregate, such as recreational facilities, work sites, and commercial areas.

Generally, potential odor emitters during construction include diesel exhaust from heavy duty construction equipment and vehicle trips, asphalt paving and line striping, and architectural coatings from newly painted structures. Construction-related activities near existing receptors associated with the conservation actions and Covered Activities would be temporary in nature, and construction activities would not result in nuisance odors that would violate SDAPCD Rule 51. Potential odor emitters during operations would include exhaust from vehicles and fumes from the reapplication of architectural coatings on structures, and other potential sources that are unknown at this time. However, odor impacts would be limited to circulation routes, parking areas, and areas immediately adjacent to recently painted structures. Although such brief exhaust- and paint-related odors may be considered adverse, they would not affect a substantial number of people or rise to the level of a significant impact under CEQA.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the generation of odor, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Because implementation of the Subarea Plan would not result in new substantial or long-term odors, this impact would be less than significant.

No mitigation measures are required.

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

### **4.5.1 Relevant Statutes, Regulations, and Guidelines**

#### **4.5.1.1 Federal**

##### **National Historic Preservation Act of 1966**

The National Register of Historic Places (NRHP), established by the National Historic Preservation Act of 1966, is the official federal list of cultural resources that have been nominated by state offices for their historic significance at the local, state, or national level. Being listed on the NRHP acknowledges a property's significance to the nation, state, or community and requires federal agencies to consider historic values in planning for federal and federally assisted projects. Properties listed on or "determined eligible" for the NRHP must meet specific criteria for historic significance. In most cases, structures and features must be at least 50 years old to be considered for listing on the NRHP, unless under exceptional circumstances. The criteria for listing on the NRHP, outlined in 36 CFR Part 63, are based on significance in American history, architecture, archaeology, engineering, and culture, as evidenced in districts, sites, buildings, structures, and objects that are:

- a. Associated with events that have made a significant contribution to the broad patterns of our history;
- b. Associated with the lives of persons significant in our past;
- c. Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded, or may be likely to yield, information important in prehistory or history.

To be eligible for listing on the NRHP, properties must satisfy at least one of the criteria and retain historic integrity. There are seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association. Historic integrity is the measure of a property's retention of historic character and original materials, and the potential for reversing changes made to the property. The fourth criterion is typically reserved for archaeological resources. These criteria have largely been integrated into Section 15064.5 of the State CEQA Guidelines.

#### **4.5.1.2 State**

##### **Assembly Bill 52**

Section 15064.5 was amended by AB 52, which mandates that Tribal Cultural Resources must be considered as possible culturally significant resources. As per the amendment, CEQA lead agencies are required to consult with tribes that have requested consultation during the CEQA process initiation in order to identify and evaluate the significance of these resources.

##### **California Environmental Quality Act**

State law requires resource evaluations to assess the significance of prehistoric and historic resources. The criteria for the California Register of Historical Resources (CRHR) are similar to those established for the NRHP, and properties listed, or designated eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties that are designated under local ordinances or identified through local historic resource surveys. The State Historic Preservation Officer (SHPO) manages the CRHR.

Section 21083.2 of the PRC establishes preservation of unique archaeological resources under CEQA and defines them as archaeological artifacts, objects, or sites that clearly demonstrate the high probability of it meeting one of the following criteria:

- The archaeological artifact, object, or site contains information needed to answer important scientific questions and there is a demonstrable public interest in that information.
- The archaeological artifact, object or site has a special and particular quality, such as being the oldest of its type or the best available example of its type.
- The archaeological artifact, object, or site is directly associated with a scientifically recognized important prehistoric or historic event or person.

### **California Health and Safety Code, Section 7050.5**

California Health and Safety Code, Section 7050.5, addresses the disturbance of human remains and outlines the legal consequences for intentional acts of mutilation, removal, or disturbance of interred human remains. The section classifies such acts as misdemeanors and provides guidelines for the appropriate protocol to be followed in the event of inadvertent discovery of human remains.

### **California Register of Historical Resources (California Public Resources Code, Section 5020 et. seq.)**

Properties or sites that meet the criteria for inclusion in the CRHR are referred to as “historical resources.” State law mandates the evaluation of the significance of prehistoric and historic resources as a means of protecting cultural resources. The criteria used for listing properties on the CRHR are very similar to those used for the NRHP. These criteria can apply to any historic or built environmental feature, as well as to historic or prehistoric archaeological sites. According to the provisions of State CEQA Guidelines, Section 15064.5(a)(3), a lead agency is required to determine that a property is historically significant if it meets one or more of the criteria for listing on the CRHR, which encompass a building, structure, feature, or site that:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to be considered a historic resource, a property must generally meet certain criteria, including being at least 50 years old and maintaining physical integrity to its period of significance, with some exceptions. For historic structures and buildings, significantly altering the setting, remodeling, or relocating a structure may diminish or destroy its integrity, although there are cases where a moved or altered building may still retain its historic significance. Landscaping or landscape features may also contribute to the significance of a historic architectural property and are assessed as part of its overall setting.

Archaeological sites may also qualify as historic resources under State CEQA Guidelines, Section 15064.5(a)(3), and are often evaluated based on CRHR Criterion D, which assesses their potential to yield important data related to history or prehistory. However, archaeological deposits that have been extensively disturbed or artifacts found in isolation may not be eligible for listing on the CRHR due to the lack of stratigraphic context, which may impair the resource’s ability to yield significant data. Properties that do not meet the criteria for CRHR eligibility are not considered historic resources under CEQA, and impacts on such properties are not considered significant.

The CRHR is maintained by the SHPO and includes properties listed on the NRHP or formally designated as eligible for listing, as well as State Landmarks and Points of Interest. It also encompasses properties designated under local ordinances or identified through local historic resource surveys.

## **Native American Historic Cultural Sites (California Public Resources Code, Section 5097 et. seq.)**

State law provides regulations for the treatment of Native American burials in archaeological sites, safeguarding them from disturbance, vandalism, or inadvertent destruction. It establishes protocols to be followed in case Native American skeletal remains are discovered during construction projects and establishes the NAHC to handle disputes related to the disposition of such remains. Furthermore, the Native American Historic Resource Protection Act classifies it as a misdemeanor punishable by up to one year in jail to deface or destroy a Native American historic or cultural site that is listed or eligible for listing in the CRHR.

### **Senate Bill 18**

In accordance with California Government Code, Section 65352.3, which was enacted as a result of California SB 18 of 2004, local governments are required to engage in consultation with tribal organizations before making decisions related to the adoption or amendment of a general or specific plan. The eligible tribal organizations for consultation are those that have traditional lands within the jurisdiction of the local government, and their identification is provided by the NAHC upon request. The Tribal Consultation Guidelines (2005) issued by the California Office of Planning and Research emphasize that the purpose of SB 18 is to allow California Native American tribes to participate in early planning stages of local land use decisions in order to protect cultural places and mitigate impacts.

#### **4.5.1.3 Local**

##### **Santee General Plan**

The General Plan is structured into nine elements, serving as a clear statement of the City's intent for the future development of the community. These elements are composed of objectives and policies that act as a long-term policy guide for guiding the physical, economic, and environmental growth of the City.

Within the General Plan, the Conservation Element specifically addresses key resources such as water, land, archaeological and cultural, biological, and open space resources. Section 4.3 of the Conservation Element focuses specifically on archaeological, cultural, and historic resources that are known to exist within the City. The overarching goal of the Conservation Element is to preserve and conserve open space, natural, and cultural resources in the City, ensuring their protection for future generations. The following objective and policies contained in the Conservation Element of the General Plan are relevant to the Proposed Project:

- **Objective 8.0: Preserve significant cultural resources.**
  - **Policy 8.1:** The City shall require either the preservation of significant historic or prehistoric sites, or the professional retrieval of artifacts prior to the development of a site, consistent with the provisions of the California Environmental Quality Act. Preservation may include various measures including avoidance, preservation in place, incorporation into open space, or covering or capping. The type of preservation would depend upon the nature and

significance of the archaeological resource and the practical requirements of the proposed land use.

- Policy 8.2: The City should require curation of any recovered artifacts as a condition of any cultural resources mitigation program.

## 4.5.2 Methods and Significance Criteria

### 4.5.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Subarea Plan, including actions related to the Subarea Plan's Conservation Strategy. The following actions formed the basis for the analysis of potential impacts cultural and tribal resources from implementation of the Subarea Plan:

1. Identify and evaluate potential impacts related to cultural and tribal resources resulting from implementation of the Conservation Strategy.
2. Evaluate the level of significance of impacts and apply mitigation as needed.
3. Determine the level of significance of potential impacts after implementation of mitigation.
4. Identify potential types of impacts related to implementing Covered Activities and provide measures to reduce potential impacts.

Analysis of potential impacts to cultural and tribal resources were assessed based on a review of the Subarea Plan and literature reviews, cultural resources record searches, and tribal consultation.

This section evaluates the effects on cultural and tribal resources that would result from implementation of the Covered Actions and conservation actions under the proposed Plan. A records search for the majority of the Plan Area was obtained from the California Historical Resources Inventory System (CHRIS) housed at the South Coastal Information Center (SCIC) located on the campus of San Diego State University on November 7, 2023. SCIC delivered the record search on December 12, 2023. Additionally, record searches previously acquired by the City of Santee that covered portions of the Plan Area were also used to provide coverage so that the entirety of the Plan Area was covered. The records searches for the Plan Area and a one-mile radius included the identification of previously recorded cultural resources, locations, and citations for previous cultural resources studies, and a review of resources listed in the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, California Points of Historic Interest, and City of San Diego Historical Resources Register. Historical maps and aerial photographs were reviewed to assess the potential for historical structural resources and historical archaeological resources, including topographic maps and historic aerials.

In total, 444 cultural resources were identified within the Plan Area and a one-mile radius. Of these 444 cultural resources, 58 are located in the Quino Checkerspot Butterfly Offsite Conservation Area, 144 are located within the City portion of the Plan Area, including 47 within the Hardline Development Project area, and the remaining 242 cultural resources are located in outside the Subarea Plan in the one-mile record search buffer.

On January 11, 2024, ICF contacted the Native American Heritage Commission (NAHC) to conduct a Sacred Lands File (SLF) search for the Plan Area and a one-mile radius. The SLF is a record maintained by the NAHC and contains sites of traditional, cultural, or religious value to Native American communities. A response from was received on February 5, 2024.

On March 30, 2023, the Native American Heritage Commission provided a consultation list of tribes with traditional lands or cultural places within the boundaries of the Plan Area. The City sent a Formal AB 52 Notice to the representatives of Barona Band of Mission Indians, Kumeyaay Heritage Preservation Council, Jamul Indian Village, and Mesa Grande Band of Mission Indians on April 4, 2023. The City also transmitted formal Senate Bill (SB) 18 Notices on April 4, 2023. to representatives of Sycuan Band of the Kumeyaay Nation, Viejas Band of Kumeyaay Indians, Barona Group of the Captain Grande, Inaja-Cosmit Band of Indians, Ewiiapaayp Band of Kumeyaay Indians, Campo Band of Diegueno Mission Indians, Jamul Indian Village, La Posta Band of Diegueno Mission Indians, Kwaaymii Laguna Band of Mission Indians, San Pasqual Band of Diegueno Mission Indians, Manzanita Band of Kuymeyaay Nation, La Posta Band of Diegueno Mission Indians, Meda Grande Band of Diegueno Mission Indians, and lipay Nation of Santa Ysabel. To date, no tribes have requested consultation under AB 52 or SB 18.

#### 4.5.2.2 Significance Criteria

A significant historic resource is one which qualifies for the California Register of Historical Resources or is listed in a local historic register or deemed significant in a historical resource survey, as provided under Section 5024.1(g) of the Public Resources Code. A resource that is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historic resources, or not deemed significant in a historical resource survey may nonetheless be historically significant for purposes of CEQA. In accordance with Appendix G of the CEQA Guidelines, impacts associated with cultural and tribal resources would be considered significant if the proposed Plan would:

- **Threshold 1:** Cause a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5.
- **Threshold 2:** Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- **Threshold 3:** Disturb any human remains, including those interred outside of dedicated cemeteries.
- **Threshold 4:** Cause a substantial adverse change in the significance of a tribal cultural resource defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historic resources as defined in Section 5020.1(k), or
  - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Section 5024.1(c). In applying the

criteria set forth in Section 5024.1(c), the lead agency shall consider the significance of the resource to a California Native American tribe.

### 4.5.3 Impacts and Mitigation Measures

This section presents the analysis of the impacts of the Subarea Plan and identifies mitigation measures where required to reduce significant impacts on cultural or tribal resources.

#### 4.5.3.1 Threshold CUL#1 – Impacts that cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5

##### Covered Activities

##### Conservation Actions

Assembly, habitat restoration, management and monitoring of the Managed Preserve would not result in adverse changes in the significance of a historical resource.

##### Hardline Development Project

As noted in Table 4-1, impacts on cultural resources associated with the Hardline Development Project were analyzed in Section 4.4 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. Section 4.4.5.1 of that EIR determined that the Proposed Project's design and construction would not cause a substantial adverse change in the significance of a historic resource.

##### Future Development Projects and Operation and Maintenance Projects

The Covered Activities in the proposed Subarea Plan Area include known and anticipated projects, including public and private planned development projects, streets projects, trails projects, drainage projects and maintenance activities, new trail and maintenance activities, and defensible space. These activities include projects with the potential for direct population growth, new housing developments, as well as indirect population growth, through roadway expansions. The City's development is mostly completed; however, undeveloped areas could potentially contain prehistoric and historic resources. The prehistoric environment suggests a moderate potential for discovering additional, unidentified archaeological sites. If such resources are found, excavation and grading activities would result in significant impacts. Additionally, infill development in undeveloped areas could impact historic resources. The City currently has one registered historic structure, the "Polo Barn," located on the west side of Magnolia Avenue and occupied by the County of San Diego's Edgemoor facility. Any modifications or demolitions of adjacent structures could indirectly impact the historical structure's integrity (Santee 2003).

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze historical resources, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be

identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

The Subarea Plan does not propose modification of any development provided for in the General Plan EIR, therefore the analysis in the City of Santee General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes measures and policies to reduce impacts related to historical resources to below a level of significance (Santee 2003). Individual Covered Activities proposed in the future would be required to address historical resources during project-level CEQA review. Implementation of the Subarea Plan would not result in a substantial adverse change in the significance of a historical resource and the impact would therefore be less than significant.

No mitigation measures are required.

### **4.5.3.2 Threshold CUL#2 – Impacts that cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5**

#### **Covered Activities**

#### **Conservation Actions**

Assembly, restoration, management and monitoring of the Managed Preserve would protect large areas of natural land with the potential for archaeological resources.

Restoration activities in the Fanita Ranch Onsite Preserve, including the 35-acre Cactus Wren enhancement area, would be required to comply with Mitigation Measures CUL-3 (Worker Environmental Awareness Program), CUL-5 (Cultural Resources Construction Monitoring), CUL-7 (Previously Unidentified Archaeological Resources), CUL 8 (Curation of Archaeological Resources) and CUL-9 (Cultural and Tribal Cultural Impacts Associated with Biological Restoration) from the Fanita Ranch Final Revised EIR. These measures would reduce impacts to archaeological resources to below significance. Other mitigation measures in the Fanita Ranch Final Revised EIR do not apply to this threshold analysis because they relate to the development footprint of the proposed hardline development or relate to other cultural issues addressed in this section.

The Program EIR for the Mission Trails Regional Park Master Plan Update, which contemplates acquisition, protection and habitat restoration in East Elliott, concluded that impacts to archaeological and tribal resources could be significant and implementation of MM HIST 1a would reduce the impacts to below significance. This measure includes five steps to determine: (1) the presence of archaeological or tribal cultural resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Therefore, impacts associated with 18 acres of habitat restoration at the Quino checkerspot butterfly Offsite Conservation Area, which would be conducted with hand tools, would be mitigated to less than significant.

The proposed Conservation Actions in the Conservation Strategy would include the creation of other future habitat preserves and open space. Consistent with the City's General Plan EIR, future

conservation actions would be required to implement the General Plan Objective 8.0 and EIR Mitigation Measures (MMs) 5.12-1, 5.12-2, and 5.12-3 as applicable, to reduce potential impacts to archaeological resources to below significance.

### **Hardline Development Project**

As noted in Table 4-1, impacts on cultural resources associated with the Hardline Development Project were analyzed in Section 4.4 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. Section 4.4.5.2 of that EIR determined that the Hardline Development Project would have the potential to cause substantial adverse changes to CRHR- or NRHP-eligible archaeological resources. The Hardline Development Project would implement mitigation measures to reduce potential impacts to the significance of archaeological resources to less than significant levels. Specifically, the mitigation measures include: CUL-1 (Site Capping Program), CUL-2 (Phase III Data Recovery Excavation Program), CUL-3 (Worker Environmental Awareness Program), CUL-4 (Cultural Resources Mitigation and Monitoring Program), CUL-5 (Cultural Resources Construction Monitoring), CUL-6 (Native American Construction Monitoring), CUL-7 (Previously Unidentified Archaeological Resources), CUL 8 (Curation of Archaeological Resources) CUL-9 (Cultural and Tribal Cultural Impacts Associated with Biological Restoration).

### **Future Development Projects and Operation and Maintenance Projects**

Individual Covered Activities proposed in the future were evaluated at the program level in the General Plan EIR. The General Plan EIR includes measures and policies to reduce impacts related to cultural and tribal cultural resources to below a level of significance (see Measures 5.12-1 through 5.12-3 in Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*). Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on archaeological resources.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to archaeological resources, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result impacts that cause a substantial adverse change in the significance of an archaeological resource and the impacts would therefore be less than significant.

No mitigation measures are required.

### **4.5.3.3 Threshold CUL#3 – Impacts that disturb any human remains, including those Interred outside of dedicated cemeteries**

#### **Covered Activities**

##### **Conservation Actions**

If human remains are found, State of California Health and Safety Code, Section 7050.5, states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code, Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains.

##### **Hardline Development Project**

The Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, addresses potential impacts on human remains resources in Section 4.4.5.3, and concluded that impacts could be potentially significant. The Fanita Ranch Final Revised EIR required MM CUL-10 (Discovery of Human Remains), which when implemented, would reduce impacts to less than significant.

##### **Future Development Projects and Operations and Maintenance Projects**

Similar to the discussion above, if human remains are found during implementation of Future Development Projects and Operations and Maintenance Projects, the projects would be required to comply with State and California Health and Safety Code, Section 7050.5 and California Public Resources Code, Section 5097.98. Furthermore, individual Covered Activities proposed in the future were evaluated at the program level in the General Plan EIR. The Subarea Plan would not modify any development provided for in the General Plan.

Lastly, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the potential to impact human remains, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

##### **CEQA Conclusion**

Implementation of the Subarea Plan would result in a less-than-significant impact to human remains.

No mitigation measures are required.

#### **4.5.3.4 Threshold CUL#4 –Cause a substantial adverse change in the significance of a tribal cultural resource defined in Section 21074**

##### **Covered Activities**

##### **Conservation Actions**

Assembly, restoration, management and monitoring of the Managed Preserve would protect large areas of natural land with the potential for tribal cultural resources.

The Program EIR for the Mission Trails Regional Park Master Plan Update, which contemplates acquisition, protection and habitat restoration in East Elliott, concluded that impacts to archaeological and tribal resources could be significant and implementation of MM HIST 1a would reduce the impacts to below significance. This measure includes five steps to determine: (1) the presence of archaeological or tribal cultural resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Therefore, impacts associated with 18 acres of habitat restoration at the Quino checkerspot butterfly Offsite Conservation Area, which would be conducted with hand tools, would be mitigated to less than significant.

Restoration activities in the Fanita Ranch Onsite Preserve, including the 35-acre Cactus Wren enhancement area, would be required to comply with applicable mitigation measures in the Fanita Ranch Final Revised EIR to reduce potential impacts to tribal resources to below significance. These measures include Mitigation Measures CUL-3 (Worker Environmental Awareness Program), CUL-5 (Cultural Resources Construction Monitoring), and CUL-9 (Cultural and Tribal Cultural Impacts Associated with Biological Restoration) and CUL-11 Treatment and Disposition of Tribal Cultural Resources. Other cultural resource mitigation measures in the Fanita Ranch Final Revised EIR do not apply to this threshold analysis because they relate to the development footprint of the proposed hardline development or relate to other cultural issues addressed in this section.

Assembly, restoration, management and monitoring of the Managed Preserve would protect large areas of natural land with the potential for tribal cultural resources. Consistent with the City's General Plan EIR, future conservation actions involving would be required to implement the General Plan Objective 8.0 and EIR MMs 5.12-1, 5.12-2, and 5-12-3 as applicable, to reduce potential impacts to tribal resources to below significance.

##### **Hardline Development Project**

The Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, addresses potential impacts on tribal cultural resources in Section 4.4.5.4, and concluded that impacts could be potentially significant. The Fanita Ranch Final Revised EIR identified eleven mitigation measures, which when implemented, would reduce impacts to less than significant. Specifically, the mitigation measures include: CUL-1 (Site Capping Program), CUL-2 (Phase III Data Recovery Excavation Program, CUL-3 (Worker Environmental Awareness Program), CUL-4 (Cultural Resources Mitigation and Monitoring Program, CUL-5 (Cultural Resources Construction Monitoring), CUL-6 (Native American Construction Monitoring, CUL-7 (Previously Unidentified Archaeological Resources), CUL 8 (Curation of Archaeological Resources) CUL-9 (Cultural and Tribal

Cultural Impacts Associated with Biological Restoration), CUL -10 (Discovery of Human Remains, and CUL-11 (Treatment and Disposition of Tribal Cultural Resources).

### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the General Plan. Individual Covered Activities proposed in the future were evaluated at the program level in the General Plan EIR. The General Plan EIR includes measures and policies to reduce impacts related to cultural resources to below a level of significance (Santee 2003: MM 5.12-1 through 5.12-3). Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on tribal cultural resources.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze tribal cultural resources, if warranted, during project-level CEQA review. Impacts related to tribal cultural resources would be developed in consultation with local tribes and mitigation would be developed as appropriate. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not cause a substantial adverse change in the significance of a tribal cultural resource defined in Section 21074 and the impacts would therefore be less than significant.

No mitigation measures are required.

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

### **4.6.1 Relevant Statutes, Regulations, and Guidelines**

Applicable federal, state, and local regulations pertaining to geology and soils are discussed below.

#### **4.6.1.1 Federal**

##### **National Earthquake Hazards Reduction Act**

The National Earthquake Hazards Reduction Act was enacted to reduce the risks to life and property resulting from earthquakes. This act established the National Earthquake Hazards Reduction Program (NEHRP), which aims to enhance understanding, characterization, and prediction of hazards and vulnerabilities related to earthquakes. NEHRP also focuses on improving building codes and land use practices, reducing risks through post-earthquake investigations and education, advancing design and construction techniques, enhancing mitigation capacity, and accelerating the application of research findings. NEHRP designates the Federal Emergency Management Agency (FEMA) as the lead agency

of the program and assigns planning, coordinating, and reporting responsibility. The National Institute of Standards and Technology, the National Science Foundation and the U.S. Geological Survey are also NEHRP agencies.

### **Uniform Building Code**

The Uniform Building Code (UBC) serves as a model building code that forms the basis for the California Building Code (CBC). The UBC classifies different regions in the United States based on their seismic hazard potential, with four types of zones ranging from Zone 1 (least seismic potential) to Zone 4 (highest seismic potential).

#### **4.6.1.2 State**

##### **Alquist-Priolo Earthquake Fault Zoning Act**

The Alquist-Priolo Earthquake Zoning Act was enacted in 1972 to prohibit the construction of most structures for human occupancy across the traces of active faults in order to mitigate the hazard of earthquake fault rupture. According to this act, the State Geologist is required to delineate “Earthquake Fault Zones” along known active faults in California. Cities and counties that are affected by these zones must regulate certain development projects within the zones and withhold development permits until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting.

##### **California Building Code**

The CBC, which is based on the UBC with amendments for California conditions, sets minimum standards for building design in California. Chapters 16, 23, 29, and 33 of the CBC contain specific requirements for seismic safety, general design, excavation, foundations, retaining walls, demolition, and construction to protect people and property from hazards associated with excavation cave-ins, falling debris, or construction materials. Chapter 70 of the CBC regulates grading activities, including drainage and erosion control. Occupational safety standards for excavation, shoring, and trenching are also specified in California Occupational Safety and Health Administration regulations (Title 8 of the CCR) and Section A33 of the CBC. The City has adopted the 2019 CBC, Part 2, Title 24, as its building code.

##### **California Code of Regulations, Title 14, Division 3, Chapter 1**

Title 14, Division 3, Chapter 1 of the CCR prohibits any person from destroying, disturbing, or mutilating geological features, including paleontological resources, during excavation and grading activities.

##### **Seismic Hazards Mapping Act**

The California Geological Survey, formerly known as the California Department of Conservation, Division of Mines and Geology, provides guidance on seismic hazards. The Seismic Hazards Mapping Act (1990) mandates the identification and mapping of seismic hazard zones to assist local governments in land use planning. The purpose of the mapping is to protect the public from the

effects of strong ground shaking, liquefaction, landslides, ground failure, or other hazards caused by earthquakes. *Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California*, offers guidance for the evaluation and mitigation of earthquake-related hazards for projects within designated zones that require investigations.

### 4.6.1.3 Local

#### Santee General Plan

The General Plan is a comprehensive framework that outlines the City's vision and intent for future community development, organized into nine elements. Through its objectives and policies, the General Plan serves as a long-term policy guide for guiding physical, economic, and environmental growth in the City.

The Safety Element of the General Plan contains specific procedures and regulations that outline the requirements for conducting geologic hazard assessments for Proposed Projects. The following objectives and policies within the Safety Element of the General Plan are designed to address geologic hazards (Santee 2003):

- **Objective 2.0:** Minimize the loss of life and destruction of property in Santee caused by seismic and geologic hazards.
  - **Policy 2.1:** The City should utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas that are particularly susceptible to damage from seismic and other geologic conditions.
  - **Policy 2.2:** The City should ensure that if a project is proposed in an area identified herein as seismically and/or geologically hazardous, the proposal shall demonstrate through appropriate geologic studies and investigations that either the unfavorable conditions do not exist in the specific area in question or that they may be avoided or mitigated through proper site planning, design and construction.
  - **Policy 2.3:** The City shall require that all potential geotechnical and soil hazards be fully investigated at the environmental review stage prior to project approval. Such investigations shall include those identified by General Plan Table 8.1, Determination of Geotechnical Studies Required, and such soil studies as may be warranted by results of the Initial Environmental Study.

## 4.6.2 Methods and Significance Criteria

### 4.6.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Subarea Plan, including actions related to the Subarea Plan's Conservation Strategy and conservation measures. The following steps were taken to analyze the potential geology and soils impacts of the Subarea Plan:

- Identify and evaluate potential impacts related to geology and soils resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Actions and provide measures to reduce potential impacts.

Impacts related to geology and soils were assessed based on review of the Subarea Plan and review of applicable general plans and ordinances for the City of Santee and City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant impacts related to geology and soils. This analysis of impacts related to geology and soils relies on available resources from California Geological Survey's (CGS) Earthquake Zones of Required Investigation, the U.S. Geological Survey's (USGS) National Map Viewer, applicable general plans, EIRs, regulations, and policies of the local agencies.

#### 4.6.2.2 Significance Criteria

In accordance with Appendix G of the State CEQA Guidelines, impacts associated with geology and soils would be considered significant if the proposed Subarea Plan would:

- **Threshold 1:** Directly or indirectly cause potential substantial adverse effects, including the risk of loss, or injury, or death involving:
  - (a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42;
  - (b) Strong seismic ground shaking;
  - (c) Seismic-related ground failure, including liquefaction; or
  - (d) Landslides.
- **Threshold 2:** Result in substantial soil erosion or the loss of topsoil.
- **Threshold 3:** Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- **Threshold 4:** Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property.
- **Threshold 5:** Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- **Threshold 6:** Directly or indirectly destroy, disturb, or remove a unique paleontological resource, site, or geologic feature.

## 4.6.3 Impacts and Mitigation Measures

This section presents the analysis of the impacts of the Subarea Plan and identifies mitigation measures where required to reduce significant impacts related to geology and soils.

### 4.6.3.1 Threshold GEO#1 – Impacts that expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death

The City of Santee is located in Central San Diego County and is bordered on the west and southwest by the City of San Diego and Marine Corps Air Station Miramar, on the south by the City of El Cajon, on the north by San Diego County lands, and on the east by the unincorporated communities of Lakeside and Eucalyptus Hills. According to CGS' Earthquake Zones of Required Investigation, there are no active faults within the City (CGS 2023). The Rose Canyon Fault Zone is the closest known active fault zone, and it is located approximately 10 miles to the west of the City. The Elsinore Fault Zone is the second closest fault zone, located approximately 28 miles to the northeast.

According to the City's General Plan, the Rose Canyon Fault Zone is the dominant source of potential ground motion in the City. Seismic parameters for the Rose Canyon Fault Zone include an estimated maximum earthquake magnitude of 6.9. As such, earthquakes occurring on the Rose Canyon Fault Zone or other faults in the region could generate significant ground motion in the City and in the Subarea Plan.

Liquefaction occurs when saturated, low-density, loose materials (e.g., sand or silty sand) are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. The increase in pressure is caused by strong ground motion from an earthquake. Liquefaction more often occurs in areas underlain by silts and fine sands and where shallow groundwater exists. Factors known to influence liquefaction potential include composition and thickness of soil layers, grain size, relative density, groundwater level, degree of saturation, and both intensity and duration of ground shaking. The potential damaging effects of liquefaction include differential settlement, loss of ground support, ground cracking, and heaving and cracking of slabs due to sand boiling or settlement.

Landslides, slope failures, and mudflows of earth materials generally occur where slopes are steep and/or the earth materials are too weak to support themselves. Earthquake-induced landslides may also occur due to seismic ground shaking. However, according to the City's General Plan, the City is not located near any major seismic source (e.g., active faults), and, thus, the potential for landslides caused by earthquakes is generally considered low.

### Covered Activities

### Conservation Actions

Conservation actions and impact mechanisms are summarized in Table 4-1. The conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Conservation actions would not involve

construction of any new habitable structures and so would not expose significant amounts of people to short- or long-term impacts associated with seismic activities or landslides. For this reason, there would be no impact.

According to the City's General Plan, the soil deposits that may be susceptible to liquefaction are the alluvial soils found in the San Diego River and its deeper tributary channels. As such, liquefaction is possible within the Subarea Plan. However, conservation actions in the Conservation Strategy do not feature any new habitable structures and would not expose significant amounts of people to short- or long-term impacts associated with liquefaction. Potential risks associated with project implementation from liquefaction would be similar to existing conditions. There would be no impact.

According to USGS' National Map Viewer (USGS 2023), elevations range from 400 feet above mean sea level (amsl) in the southern portion of the City to 1,200 feet amsl in the hills between the City and the Sycamore Canyon/Goodan Ranch County Preserve. Therefore, it is possible that landslides, slope failures or mudflows could occur during an earthquake in areas of significant elevation, in the northern portion of the City. However, conservation actions in the Conservation Strategy do not feature any new habitable structures and would not expose significant amounts of people to short- or long-term impacts associated with landslides, slope failures or mudflows. Potential risks associated with project implementation would be similar to existing conditions. There would be no impact.

The conservation actions included in the Subarea Plan's Conservation Strategy would result in no impacts related to seismic hazards.

### **Hardline Development Project**

Impacts related to geology and soils associated with the Hardline Development Project were analyzed in Section 4.6 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would result in a less-than-significant impact associated with seismic-related hazards such as fault rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides.

### **Future Development Projects and Operation and Maintenance Projects**

As discussed above, there are no active faults in the City. The Rose Canyon Fault Zone is the closest known active fault zone (located approximately 10 miles to the west), with the Elsinore Fault Zone, the second closest fault zone, located approximately 28 miles to the northeast. None of the Covered Activities as part of the Subarea Plan would encounter risks associated with the rupture of a known earthquake fault. No impact would occur.

As noted, earthquakes occurring on the Rose Canyon Fault Zone or other faults within the region have the potential to generate significant ground motion in the City and in the Plan Area. Future development and operation and maintenance activities could be subject to areas prone to liquefaction and areas with the potential for landslides. However, Covered Activities are expected to adhere to the prevailing building codes and relevant regulations and permits, which would minimize risk from seismic activity. Furthermore, the City's Safety Element proposes the implementation of remedial measures identified in project-specific geotechnical investigations required by the Grading

Ordinance for all new development within the City. New structures would need to conform to building construction standards for seismic safety within the UBC to withstand anticipated seismic events.

The Subarea Plan would not modify any development provided for in the General Plan. The General Plan EIR includes the following MMs to reduce impacts related to geology and soils to below a level of significance:

- **Mitigation Measure 5.10-1:** The City should utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from seismic and other geologic conditions. (Safety Element, Policy 2.1)
- **Mitigation Measure 5.10-2:** The City should ensure that if a project is proposed in an area identified herein as seismically and/or geologically hazardous, the proposal shall demonstrate through appropriate geologic studies and investigations that either the unfavorable conditions do not exist in the specific area in question or that they may be avoided or mitigated through proper site planning, design and construction. (Safety Element, Policy 2.2)
- **Mitigation Measure 5.10-3:** The City shall require that all potential geotechnical and soil hazards be fully investigated at the environmental review stage prior to project approval. Such investigations shall include those identified by Table 9.1 of the General Plan EIR, Determination of Geotechnical Studies Required and such soil studies as may be warranted by results of the Initial Environmental Study. (Safety Element, Policy 2.3)

Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to geologic risk.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze risks associated with geology and soils, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Because adoption and implementation of the Subarea Plan would not expose people or structures to substantial adverse effects, the impact is less than significant.

No mitigation measures are required.

### 4.6.3.2 Threshold GEO#2 – Impacts that result in substantial soil erosion or the loss of topsoil

#### Covered Activities

##### Conservation Actions

The conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Construction activities associated with conservation actions could exacerbate erosion conditions by exposing soils and adding water to the soil from irrigation. Best management practices (BMPs)—such as silt fences, straw wattles, sediment traps, gravel sandbag barriers, or other effective BMPs—would be implemented to control runoff and erosion during construction activities. Implementation of erosion and sediment control BMPs would prevent substantial soil erosion and sedimentation from exposed soils. Also, as habitable structures are not part of the Subarea Plan’s conservation actions, erosion would not destabilize nearby structures.

Implementation of conservation actions would not create a geologic hazard by causing or accelerating instability from erosion. Impacts would be less than significant.

##### Hardline Development Project

The Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, determined that with implementation of project-specific geotechnical recommendations including remedial grading, as well as compliance with the National Pollutant Discharge Elimination System (NPDES), implementation of BMPs and compliance with the City’s Excavation and Grading Ordinance, the project would result in a less-than-significant impact associated with erosion and the loss of top soil.

##### Future Development Projects and Operation and Maintenance Projects

Any project involving grading of an area greater than 1 acre (or less than 1 acre, but part of a larger common plan of development) would be required to obtain NPDES coverage under the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ (Construction General Permit) (State Water Resources Control Board 2023). Construction activities covered under the Construction General Permit include clearing, grading, and disturbances to the ground, such as stockpiling, or excavation. The Construction General Permit would require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), which includes BMPs to regulate stormwater runoff, including measures to prevent soil erosion and loss of topsoil. For Covered Activities involving less than 1 acre of soil disturbance, a SWPPP would not be required; however, construction BMPs would still be implemented to minimize erosion and the discharge of pollutants offsite. Compliance with permit requirements, along with implementation of BMPs, would minimize the erosion potential..

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance

covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze erosion and the loss of topsoil, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not result in substantial soil erosion or the loss of topsoil. The impact would therefore be less than significant.

No mitigation measures are required.

### **4.6.3.3 Threshold GEO#3 – Impacts from locating the project on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse**

#### **Covered Activities**

##### **Conservation Actions**

As described in Table 4-1 and Chapter 2, *Proposed Project Description*, the Subarea Plan conservation actions would include habitat improvement, management, maintenance, or monitoring activities and could be implemented in areas that are prone to geologic hazards. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. However, conservation actions do not feature any new habitable structures, nor would they expose significant amounts of people to short- or long-term impacts associated with landslide, lateral spreading, subsidence, liquefaction, or collapse. Moreover, as conservation actions would occur mostly within natural areas, potential risks associated with project implementation would be similar to existing conditions.

The conservation actions included in the Subarea Plan's Conservation Strategy would result in less than significant impacts related to landslide, lateral spreading, subsidence, liquefaction, or collapse.

##### **Hardline Development Project**

The Fanita Ranch Final Revised EIR determined that the project site contains areas of geologic instability, and the proposed development could potentially increase the instability of slopes. Implementation of mitigation in compliance with the California Building Code (CBC) would reduce the Proposed Project's impacts associated with geologic instability to a less-than-significant level.

##### **Future Development Projects and Operation and Maintenance Projects**

As discussed previously, Covered Activities could be subject to areas prone to liquefaction and areas with the potential for landslides. It is also possible that Covered Activities could be implemented in areas where lateral spreading, subsidence, and collapse could occur (depending on site-specific

subsurface conditions). However, Covered Activities are expected to adhere to the prevailing building codes and relevant regulations and permits. Furthermore, the City's Safety Element proposes the implementation of remedial measures identified in project-specific geotechnical investigations as required by the City's grading ordinance for all new development. New structures would need to conform to building construction standards for seismic safety within the UBC to withstand anticipated seismic events. Moreover, the Subarea Plan would not modify any development provided for in the General Plan. The General Plan EIR includes MM 5.10-1 through MM 5.10-3 to reduce impacts related to geology and soils to below a level of significance. Implementation of MM 5.10-1 through MM 5.10-3 would reduce impacts related to unstable geologic units or soils.

Lastly, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze unstable geologic units or soils, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not result in landslide, lateral spreading, subsidence, liquefaction, or collapse and the impacts would therefore be less than significant.

No mitigation measures are required.

#### **4.6.3.4 Threshold GEO#4 – Impacts from locating the project on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property**

##### **Covered Activities**

##### **Conservation Actions**

Assembly of the Managed Preserve would not result in substantial direct or indirect risks to life or property as a result of expansive soils. As noted previously, conservation actions would include habitat improvement, management, maintenance, or monitoring activities and could be implemented in areas that are prone to geologic hazards. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. However, conservation actions do not feature any new habitable structures, nor would they expose significant amounts of people to short- or long-term impacts associated with expansive soils. Moreover, as conservation actions would occur mostly within natural areas, potential risks associated with project implementation would be similar to existing conditions.

### **Hardline Development Project**

Impacts related to geology and soils associated with the Hardline Development Project were analyzed in Section 4.6 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project could have potentially significant impacts related to expansive soils. The Hardline Development Project would be required to implement mitigations involving subdrain systems and remedial grading to ensure risks from construction on expansive soils would be less-than-significant.

### **Future Development Projects and Operation and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the General Plan. For future development projects and operation and maintenance projects, the General Plan EIR includes MM 5.10-1 through MM 5.10-3 to reduce impacts related to geology and soils to below a level of significance. Implementation of MM 5.10-1 through MM 5.10-3 would reduce impacts related to expansive soils.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze expansive soils, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not create substantial risks to life or property and the impacts would therefore be less than significant.

No mitigation measures are required.

#### **4.6.3.5 Threshold GEO#5 – Impacts having soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.**

##### **Covered Activities**

##### **Conservation Actions**

The conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. None of the conservation actions include the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

### **Hardline Development Project**

The Fanita Ranch Final Revised EIR concluded that, as no septic tanks or alternative wastewater disposal systems would be utilized on the project site, no impact would occur.

### **Future Development Projects and Operation and Maintenance Projects**

Future development projects could include projects that feature the implementation of septic tanks or alternative wastewater disposal systems. Operations and Maintenance Projects do not include septic or alternative wastewater disposal systems. As discussed above, construction associated with future development projects are expected to adhere to the prevailing building codes and relevant regulations and permits. In addition, the City's Safety Element proposes the preparation of project-specific geotechnical investigations (required by the City's grading ordinance) for all new development. Moreover, the Subarea Plan would not modify any development provided for in the General Plan. The General Plan EIR includes MM 5.10-1 through MM 5.10-3 to reduce impacts related to geology and soils to below a level of significance, including those associated with instability of soils. Implementation of MM 5.10-1 through MM 5.10-3, along with adherence to all applicable regulations and requirements, and implementation of future geotechnical recommendations, would reduce impacts related to incompatible soils for septic tanks or alternative wastewater systems.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze soils suitability for septic systems, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not cause soils to be incapable of adequately supporting septic tanks or alternative waste water disposal systems and the impacts would therefore be less than significant.

No mitigation measures are required.

## **4.6.3.6 Threshold GEO#6 – Impacts that Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature**

### **Covered Activities**

### **Conservation Actions**

Conservation actions would include habitat improvement, management, maintenance, or monitoring activities and could be implemented in areas that may have paleontological sensitivity. Habitat restoration, preserve management and monitoring would include activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite

training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. As summarized in Table 4-1, grading could be associated with creation or enhancement of vernal pools in one suitable habitat area outside of the Hardline Development Project within the City limits. The creation or enhancement of the potential vernal pool area would require shallow removal of material and would not be deep enough to impact potential paleontological resources in the underlying geologic formation. Similarly, the conservation actions addressed above would not impact subsurface geologic formations. No impact to paleontological resources would occur from conservation actions.

### **Hardline Development Project**

The Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, addresses impacts on paleontological resources in Section 4.6.5.6, and concluded that impacts to paleontological resources during grading could be significant. The Fanita Ranch Final Revised EIR identified specific mitigation measures, which when implemented, would reduce impacts to less than significant.

### **Future Development Projects and Operation and Maintenance Projects**

As Covered Activities would be implemented throughout the Plan Area, it is possible that they could occur in areas where there is moderate to high potential for paleontological resources to exist. Covered Activities have the potential to impact paleontological resources, as described in the Final Master Environmental Impact Report for the City of Santee General Plan Update hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The General Plan EIR concluded that MM 5.13.1 would reduce impacts on paleontological resources and unique geologic features to a less-than-significant level. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on paleontological resources.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze paleontological resources, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not directly or indirectly destroy a unique paleontological resource or unique geologic feature and the impacts would therefore be less than significant.

No mitigation measures are required.

## 4.7 Hydrology and Water Quality

### 4.7.1 Relevant Statutes, Regulations, and Guidelines

#### 4.7.1.1 Federal

##### **Clean Water Act**

The federal Water Pollution Control Act, also known as the Clean Water Act, establishes a comprehensive national program aimed at protecting water quality and regulating the discharge of waste and pollutants into U.S. waters (33 USC 1251 et seq.). The CWA grants authority for setting water quality standards and waste discharge limits for point source discharges, such as those from industrial facilities, sewage treatment plants, and stormwater. The key sections of the CWA that pertain to water quality regulation are Sections 303, 401, 402, and 404. The act also prohibits discharges of pollutants without proper permits or authorization and allows authorized states to implement provisions of the act instead of USEPA.

##### **Section 303(d)**

Under CWA Section 303(d), states are required to identify “impaired water bodies” that do not meet established water quality standards, identify the pollutants causing the impairment, establish priority rankings for listed waters, and develop plans to control pollution and improve water quality. USEPA then approves the state’s recommended list of impaired waters or makes additions or removals from the list. The CWA Section 303(d) list must be updated every 2 years by each RWQCB, with the most recent update reflecting the 2018 reporting cycle, dated November 2019. The CWA Section 303(d) list identifies priorities for developing pollution control plans, known as Total Maximum Daily Loads (TMDLs), for each listed water body and pollutant. TMDLs are pollution budgets designed to restore the health of polluted waters and ensure the protection of beneficial uses. TMDLs also specify the target reductions needed to meet water quality standards and allocate those reductions among the various sources of pollution in the watershed, including point sources, nonpoint sources, and natural sources (40 CFR 130.2).

##### **Section 401 Water Quality Certification**

Section 401 of the CWA requires that any applicant seeking a federal permit for any activity that may result in the discharge of pollutants, including the construction or operation of a facility, must obtain certification from the state. This process is known as Water Quality Certification.

##### **Section 402 National Pollutant Discharge Elimination System**

Section 402 of the CWA establishes the NPDES permit program, which regulates the discharge of pollutants from point sources into U.S. waters. In California, USEPA has authorized the State Water Board and its nine RWQCBs to implement the NPDES program, issue permits, develop waste discharge requirements, administer 401 certifications, and enforce regulations. The CWA requires the implementation of best management practices (BMPs) to reduce or prevent the discharge of pollutants from municipal separate storm sewer systems (MS4s) to the Maximum Extent Practicable,

and to meet the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction stormwater. A comprehensive regulatory framework comprising federal, state, and local regulations and permits has been established to protect and preserve the quality of the nation's surface water resources.

#### **Section 404**

Section 404 of the CWA governs the release of dredged and fill materials into bodies of water in the United States, including navigable waters, their tributaries, and certain adjacent wetlands (33 CFR 328.3). Areas that fall under the definition of waters of the United States as outlined in the CWA are subject to the jurisdiction of USACE, which regulates construction activities involving the placement of fill in these waters through permit requirements. However, a permit from USACE is not effective without the state water quality certification pursuant to Section 401.

#### **National Flood Insurance Act**

The National Flood Insurance Act of 1968 established the National Flood Insurance Program (NFIP), which sets minimal requirements for floodplain management with the aim of reducing flood damage in Special Flood Hazard Areas (SFHAs). FEMA is responsible for administering the NFIP. SFHAs are defined as areas with a 1 percent chance of flooding in any given year, also known as the 100-year flood. Flood Insurance Rate Maps (FIRMs) are used to identify flood hazard areas within communities.

#### **National Flood Insurance Program**

The NFIP is a federal program that allows property owners in participating communities to purchase insurance coverage against losses from flooding. This insurance serves as an alternative to disaster assistance and helps cover the costs of repairing flood damage to buildings and contents. Participation in the NFIP is based on an agreement between local communities and the federal government, where communities adopt and enforce floodplain management ordinances to reduce flood risks for new construction in SFHAs, and in return, the federal government makes flood insurance available within the community as a form of financial protection against flood losses.

As part of the NFIP, FEMA identifies flood hazard areas across the United States and its territories by producing Flood Hazard Boundary Maps, FIRMs, and Flood Boundary and Floodway Maps. These maps commonly identify SFHAs or high-risk areas, which are defined as land that would be inundated by the 100-year flood, or a flood with a 1 percent chance of occurring in any given year, also known as the base flood.

### **4.7.1.2 State**

#### **Porter–Cologne Water Quality Control Act, as Amended**

The Porter–Cologne Act was established in California to protect the quality of water and its beneficial uses (California Water Code, Division 7, Section 13000 et seq.). This law grants authority to the State Water Board and nine RWQCBs to establish water quality standards, issue waste discharge requirements, and implement provisions of the federal CWA. Waters of the State under the Porter–Cologne Act encompass both surface water and groundwater. Any entity or individual planning to

discharge waste within any region of the state must file a Report of Waste Discharge with the appropriate regional board.

### **National Pollutant Discharge Elimination System Permit Program**

In California, the responsibility of implementing USEPA's NPDES program has been assumed by the State Water Board and local RWQCBs. These agencies have developed Regional Water Quality Control Plans (or Basin Plans) as mandated by the CWA and the state's Porter-Cologne Act. These Basin Plans establish water quality standards, which serve as the foundation for the state's regulatory programs. Additionally, municipalities are required to develop and implement Jurisdictional Runoff Management Plans (JRMPS) to reduce pollutants in urban runoff and stormwater discharges.

### **State General Construction Stormwater Permit**

Stormwater runoff from construction activities that disturb at least 1 acre of land area falls under the regulation of the State Water Board through Water Quality Order 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ), NPDES Permit No. CAS000002. This permit governs discharges of stormwater and non-stormwater from construction projects, and the nine RWQCBs enforce the General Construction Stormwater Permit for projects within their regions. It is the responsibility of the construction site owner or landowner to obtain coverage under this General Permit before commencing construction activities. To obtain coverage, the operator or owner must file a Notice of Intent with a vicinity map and the appropriate fee with the State Water Board, and the General Permit outlines the requirements for preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP is a temporary document that defines and controls the handling of stormwater runoff from a construction site, identifying construction BMPs to be implemented during the construction phase. Any future projects with disturbances exceeding 1 acre would also be required to comply with the General Construction Stormwater Permit.

### **Sustainable Groundwater Management Act**

The Sustainable Groundwater Management Act (SGMA) provides a framework for regulating groundwater with the intent of strengthening local groundwater management in basins critical to the state's water needs. Local public agencies, such as counties, cities, and water agencies, become groundwater sustainability agencies under the SGMA and are required to develop and implement Groundwater Sustainability Plans (GSPs) to achieve long-term groundwater sustainability. GSPs are required for high and medium priority basins, but the City's groundwater basins are exempt from this requirement.

#### **4.7.1.3 Regional**

##### **San Diego Basin Plan**

The Basin Plan establishes water quality objectives for constituents that could potentially impact the beneficial uses of water. Specifically, the Basin Plan is designed to accomplish the following:

Designate beneficial uses for surface and groundwater.

1. Set the narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy.
2. Describe implementation programs to protect the beneficial uses of all waters within the region.
3. Describe surveillance and monitoring activities to evaluate the effectiveness of the Basin Plan.

The Basin Plan identifies specific narrative and numeric water quality objectives for physical properties (e.g., temperature, turbidity, and suspended solids), biological constituents (e.g., coliform bacteria), and chemical conditions of concern, including inorganic parameters, trace metals, and organic compounds. Water quality objectives for toxic priority pollutants (i.e., select trace metals and synthetic organic compounds) are also identified in the Basin Plan.

### **Water Quality Improvement Plan for the San Diego River Watershed Management Area**

The Water Quality Improvement Plan (WQIP) for the San Diego River watershed is a comprehensive watershed-based program aimed at improving surface water quality in the San Diego River Watershed Management Area (WMA), which is the second largest WMA in the County, covering a land area of 434 square miles. The WQIP is a requirement of the updated stormwater regulations adopted by the RWQCB in the Regional MS4 Permit. Agencies involved in the development of the San Diego River WQIP include the cities of El Cajon, La Mesa, Santee, and San Diego, the County, and Caltrans. The WQIP identifies the highest priority water quality conditions, strategies to address them, and monitoring plans with the ultimate goal of protecting, preserving, enhancing, and restoring the water quality of receiving water bodies. These improvements in water quality are achieved through an adaptive planning and management process that identifies the highest priority water quality conditions within the watershed.

### **Municipal Separate Storm Sewer System Permits**

The San Diego RWQCB oversees the regulation of discharges from MS4s in the San Diego region under the authority of the Regional MS4 Permit. This permit covers 39 entities, including municipal, county government, and special district entities, collectively referred to as "copermittees," located in the County of San Diego, southern County of Orange, and southwestern County of Riverside. The Regional MS4 Permit, initially adopted on May 8, 2013 (Order No. R9-2013-0001), covered the County of San Diego copermittees. Subsequent amendments were adopted on February 11, 2015 (Order No. R9-2015-0001) to extend coverage to the County of Orange copermittees, and on November 18, 2015 (Order No. R9-2015-0100) to extend coverage to the County of Riverside copermittees. The City is one of 18 municipalities in the County of San Diego that is a copermittee.

#### **4.7.1.4 Local**

##### **Best Management Practices Design Manual**

To comply with the requirements of the Regional MS4 Permit, the City has developed a *BMP Design Manual*, which provides guidelines for onsite post-construction stormwater requirements and assists

the land development community in streamlining project reviews while meeting performance standards specified in the permit. The *BMP Design Manual* allows proponents of private and public developments to develop integrated designs that comply with source control and site design requirements, stormwater pollutant control requirements (i.e., water quality), and hydromodification management (flow control and sediment supply) requirements.

### **Guidelines for Surface Water Pollution Prevention**

The City's *Guidelines for Surface Water Pollution Prevention* supports the City's Stormwater Management and Discharge Control Ordinance (Stormwater Ordinance), codified as Santee Municipal Code, Chapter 9.06, as well as the water quality protection provisions of Santee Municipal Code, Chapter 11.40, Excavation and Grading. The City's guidelines establish the actions that dischargers must take to comply with the ordinances and obtain permits for projects and activities subject to them. These ordinances and the City's guidelines provide the City with the legal authority and administrative actions necessary to comply with the requirements of the Regional MS4 Permit.

### **Jurisdictional Runoff Management Program**

The Regional MS4 Permit also requires each copermitee, including the City, to develop a comprehensive JRMP as an approach to improving water quality in rivers, bays, lakes, and the Pacific Ocean by reducing pollutant discharges to the stormwater conveyance system. The City's stormwater conveyance system, like those of other jurisdictions in the United States, conveys runoff from rain, irrigation runoff, groundwater seepage, and other water sources. To reduce pollutants in these discharges, the City implements or requires residents, businesses, municipal facilities, and landowners to implement BMPs. The JRMP includes BMP requirements, water quality monitoring, educational outreach efforts, municipal maintenance procedures, inspection and enforcement programs, and water quality monitoring procedures as major components.

### **San Diego Regional Water Quality Control Board Hydromodification Management Plan Requirements**

Hydromodification management plans are also required by the San Diego RWQCB to manage increased runoff discharge rates and durations from priority development projects that are likely to cause increased erosion of channel beds and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force.

### **Santee General Plan**

The City's General Plan includes various goals, objectives, and policies related to water quality and drainage and protections against flooding hazards, including the following:

### **Conservation Element**

The Conservation Element outlines the City's objectives to preserve and enhance water quality and protect designated beneficial uses of local waters while achieving economic growth and land use goals.

- Objective 9.0: Reduce pollutants in urban runoff and stormwater discharges.
  - Policy 9.1: The City shall use careful planning and review to identify and eliminate urban runoff problems before development is approved.
  - Policy 9.2: The City shall enforce the implementation of appropriate best management practices (BMPs) during construction projects.
  - Policy 9.3: Reduce the discharge of pollutants into the storm drain system from existing municipal, industrial, and commercial facilities and residential areas to the maximum extent practicable.

### **Safety Element**

- Objective 1.0: Minimize injuries, loss of life and property damage resulting from flood hazards.
  - Policy 1.1: The City should encourage the use of innovative site design strategies within the floodplain which ensure minimizing of flood hazards, maintaining the natural character of waterways and maximize the use of water as a design feature.
  - Policy 1.2: All development proposed within a floodplain area shall be required by the City to utilize design and site planning techniques to ensure that structures are elevated at least one foot above the 100-year flood level.
  - Policy 1.3: All Proposed Projects which would modify the configuration of any of the three main waterways in Santee (San Diego River and Sycamore and Forrester Creeks) shall be required to submit a report prepared by a registered hydrologist that analyzes potential effects of the project downstream as well as in the local vicinity.
  - Policy 1.6: The City should require a hydrologic study, including the analysis of effects on downstream and upstream properties and on the flood-carrying characteristics of the stream, for development proposed in the floodplain.
  - Policy 1.8: Development within the 100-year floodway shall be prohibited, subject to the provisions of the City's Flood Damage Prevention Ordinance.

### **Municipal Code Title 9 – Stormwater Ordinance**

Chapter 9.06 – Intended to protect and enhance the water quality of local watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the CWA, Porter-Cologne, and Regional MS4 Permit through the following means:

- Effectively prohibiting non-stormwater discharges to the stormwater conveyance system.
- Eliminating illicit discharges and illicit connections to the stormwater conveyance system.

- Reducing the discharge of pollutants from the stormwater conveyance system, to the maximum extent practicable in order to achieve applicable water quality objectives for surface waters in San Diego County.
- Achieving compliance with TMDL regulations.

### **Municipal Code Title 11**

Chapter 11.36, et seq. establishes regulatory standards aimed at minimizing public and private losses resulting from flood conditions. These standards are applicable to all areas designated as special flood hazards in accordance with Municipal Code Section 11.36.070. Specifically, Section 11.36.150 provides detailed guidelines for construction, including requirements for construction materials, elevation, and flood-proofing design measures, which are applicable to all areas of special flood hazard.

Chapter 11.40 sets forth minimum requirements for grading, excavating, and filling of land, with provisions for water quality protection. It also outlines the process for obtaining permits and enforcement of the chapter provisions.

### **Municipal Code Title 12**

The Municipal Code includes several development impact fees, which are imposed on new developments to cover the costs of constructing public facilities that are reasonably related to the impacts of the new development. Notably, the drainage fee funds the installation of necessary drainage improvements identified in the City of Santee Citywide Drainage Study prepared by BSI Consultants in February 1990 (BSI Consultants 1990).

Chapter 12.30.160 specifies how drainage fees are calculated based on different land use types. For future projects, payment of appropriate land development impact fees determined by the City is required during the entitlement review process and prior to issuance of building permits.

## **4.7.2 Methods and Significance Criteria**

### **4.7.2.1 Methods**

This section evaluates the effects on hydrology and water quality that would result from implementation of the conservation actions and Covered Activities under the Proposed Plan. Impacts on hydrology and water quality were assessed on the basis of the Proposed Plan and review of relevant plans, as presented in Section 4.7, *Hydrology and Water Quality*, such as the San Diego Basin Plan and the City's General Plan. Due to the size of the Plan Area, potential impacts on hydrology and water quality resources were analyzed qualitatively on a large-scale level, based on available data (e.g., flood maps) and professional judgement.

The methodology for evaluating impacts on hydrologic and water resources assumes that, as a part of Project implementation, standard construction and BMP required by the permitting agencies would be followed, including BMPs specific to in-channel work and managing stormwater and sediment runoff.

The impact analysis related to the Proposed Plan is organized into short-term and long-term effects where appropriate. Short-term effects would typically be those associated with construction, and long-term effects would typically be those associated with operations, including recurring maintenance or permanent land use changes that alter hydrologic patterns. Potential impacts were analyzed by comparing existing conditions, as described in Section 3.2.9, *Hydrology and Water Quality*, with conditions that could result from changes in land use or construction activities.

The analysis assesses the potential impacts related to surface water hydrology, flood hazards, groundwater recharge, and surface and groundwater quality, as described below.

- **Surface Water Hydrology:** The surface water hydrology impact analysis considered potential changes in the physical characteristics of waterbodies, impervious surfaces, and drainage patterns throughout the Plan Area as a result implementing the proposed Plan.
- **Flood Hazards:** The impact analysis for flood risk was conducted using the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) maps and Best Available Maps to determine whether implementation of the Proposed Plan affects existing designated 100-year and 200-year floodplains.
- **Groundwater Recharge:** Impacts on groundwater recharge were assessed by comparing existing sources of recharge versus recharge capabilities following implementation of the Proposed Plan. Recharge is determined by the ability of water to infiltrate into the soil.
- **Surface and Groundwater Quality:** Impacts of the Proposed Plan on surface water and groundwater quality were analyzed using existing information on existing water quality conditions (i.e., Clean Water Act [CWA] Section 303[d] listed waterbodies). These conditions were then compared to conditions under the Proposed Plan for potential sources of water contaminants generated or inadvertently released during project construction (e.g., sediments, fuel, oil, concrete) and operation activities. The potential for water quality objectives to be exceeded and beneficial uses to be compromised as a result of the Proposed Plan was also considered.

#### 4.7.2.2 Significance Criteria

In accordance with Appendix G of the CEQA Guidelines, impacts associated with hydrology and water quality would be considered significant if the proposed Plan would:

- **Threshold 1:** Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- **Threshold 2:** Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- **Threshold 3:** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site.
- **Threshold 4:** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in

a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

- **Threshold 5:** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- **Threshold 6** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.
- **Threshold 7:** In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.
- **Threshold 8:** Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

### 4.7.3 Impacts and Mitigation Measures

#### 4.7.3.1 **Threshold HYD#1 – Impacts that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality**

The primary receiving waterbodies for the conservation actions and Covered Activities are the San Diego River, Sycamore Canyon Creek and Forrester Creek. According to the San Diego Basin Plan, beneficial uses are designated for all three waterbodies, which are: agricultural supply, industrial services supply, contact water recreation, non-contact water recreation, preservation of biological habitats of special significance, warm freshwater habitat, wildlife habitat, and/or rare, threatened, or endangered species. The lower 16 miles of the San Diego Rivers is listed as a CWA Section 303(d) impaired waterbody. In addition, the Sycamore Canyon Creek and Forrester Creek are also listed as a CWA Section 303(d) impaired waterbody.

The Plan Area is located within the San Diego River Valley Groundwater Basin (Basin No. 9-15), which spans approximately 9,890 acres (15.4 square miles). The San Diego Basin Plan identifies beneficial uses for groundwater resources that include municipal and domestic supply, agricultural supply, and industrial service supply. Groundwater quality is low for this area and is generally considered not suitable as a source for potable water (Santee 2003). Groundwater is typically found in the deep alluvial drainage areas, such as the San Diego River channel, but may also be found in shallower drainages as a result of storm water infiltration. Perched groundwater has been encountered during previous investigations in the city within alluvial drainages and hillside areas.

## Covered Activities

### Conservation Actions

Implementation of the conservation actions, including habitat improvement activities, would involve ground-disturbing activities that could result in short-term effects on surface water quality. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

Soil erosion, runoff, sedimentation, and other pollutants such as petroleum products, oil and grease from construction vehicles and equipment could be discharged to waterbodies and incrementally decrease water quality and impair the beneficial uses of surface waters. As mentioned above, the primary receiving waterbodies for the conservation actions and Covered Activities are the San Diego River, Sycamore Canyon Creek and Forrester Creek. Construction activities associated with habitat improvement implemented as part of the conservation actions are expected to follow NPDES permit requirements (including preparation of a SWPPP for projects that would disturb more than one acre of land as part of compliance with the NPDES Construction General Permit), and water quality management goals and policies set forth by the City's General Plan and the City's Guidelines for Surface Water Pollution Prevention (Santee 2015), as well as requirements from the SWRCB and San Diego RWQCB, to minimize impacts water quality impacts. Temporary BMPs would be identified by the SWPPP to minimize impacts to water quality and may include silt fencing, fiber rolls, gravel bag berms, sandbag barriers, and tracking controls, as discussed in the Subarea Plan, Chapter 5 *Conservation Strategy*, Section 5.5.1.3, *Stormwater and Water Quality Best Management Practices*. Dewatering activities may be required to implement the conservation actions during the construction phase, especially in areas with shallow groundwater. Any dewatering activities will require a dewatering permit from the San Diego RWQCB and implementation of dewatering BMPs. Compliance with the above-listed plans and NPDES permit requirements would reduce potential short-term water quality impacts from implementing the conservation actions during the construction phase to below a level of significance.

It is anticipated that the long-term effect of implementing the conservation actions would help improve water conditions in the San Diego River, Sycamore Canyon Creek and Forrester Creek compared to existing conditions because watershed conditions would generally be improved through protecting, enhancing, restoring, and managing natural communities and habitats, which would allow for rainfall to infiltrate into the ground.

### Hardline Development Project

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would not result in a significant impact regarding the violation of any water quality standards or waste discharge requirements or otherwise substantially degrade water quality.

### **Future Development Projects and Operation and Maintenance Projects**

Development and operation and maintenance projects would involve ground-disturbing activities that could introduce the potential for increased erosion, runoff, sedimentation, and other pollutants that could be transported via stormwater runoff into receiving waterbodies and impact water quality associated with the San Diego River, Sycamore Canyon Creek and Forrester Creek. In addition, potential effects of future development projects and operation and maintenance projects on water quality and sedimentation can impact Covered Species (e.g., western pond turtle) dependent upon natural hydrological processes and wetland/riparian natural communities.

These Covered Activities would be required to comply with NPDES permit requirements, and water quality management goals and policies set forth by the City's General Plan and the City's Guidelines for Surface Water Pollution Prevention (Santee 2015), as well as requirements from the SWRCB and San Diego RWQCB, to minimize impacts water quality impacts. Preparation of a SWPPP for projects that would disturb more than one acre of land would be required to comply with the NPDES Construction General Permit. Temporary BMPs would be identified by the SWPPP to minimize impacts to water quality and may include silt fencing, fiber rolls, gravel bag berms, sandbag barriers, and tracking controls, as discussed in the Subarea Plan, Section 5.5.1.3, *Stormwater and Water Quality Best Management Practices*. Dewatering activities may be required to implement the Covered Activities during the construction phase, especially in areas with shallow groundwater. Any dewatering activities would require a dewatering permit from the San Diego RWQCB and implementation of dewatering BMPs. Compliance with the above-listed plans and NPDES permit requirements would reduce potential short-term water quality impacts from implementing the Covered Activities during the construction phase.

Land development projects have the potential to result in permanent impacts on water quality due to an increase in impervious surface areas. An increase in impervious surface area would increase the discharge of surface runoff and pollutants into receiving waterbodies. However, the project would require compliance with the Industrial NPDES Permit, which includes implementation of a SWPPP. The project would also include drainage improvements and permanent BMPs, which may include treatment BMPs such as infiltration devices (infiltration trenches), biofiltration swales, and biofiltration strips. Infiltration trenches are basins or trenches that store runoff and allow it to infiltrate into the ground, thus preventing pollutants in the captured runoff from reaching surface waters. Biofiltration strips are vegetated land areas, over which stormwater flows as sheet flow. Biofiltration swales are vegetated channels, typically configured as trapezoidal or v-shaped channels that receive and convey stormwater flows while meeting water quality criteria and other flow criteria. Pollutants are removed by filtration through the vegetation, sedimentation, adsorption to soil particles, and infiltration through the soil. Strips and swales are effective at trapping litter, total suspended sediment, and particulate metals. Biofiltration strips and swales would be considered wherever site conditions and climate allow vegetation to be established and where flow velocities would not cause scour. The intent of the BMPs implemented for these Covered Activities would be to reduce pollutants in stormwater discharge to the maximum extent practicable. Compliance with the Industrial NPDES permit and implementation of treatment BMPs would reduce long-term water quality impacts during the operation phase.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze degradation of surface or groundwater quality, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The impact would therefore be less than significant.

No mitigation measures are required.

#### **4.7.3.2 Threshold HYD#2 – Impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin**

##### **Covered Activities**

##### **Conservation Actions**

The Plan Area is located within the San Diego River Valley Groundwater Basin (Basin No. 9-15), which spans approximately 9,890 acres (15.4 square miles). The San Diego Basin Plan identifies beneficial uses for groundwater resources that include municipal and domestic supply, agricultural supply, and industrial service supply, but not for groundwater recharge. Implementation of the conservation actions may require dewatering activities, especially in areas with shallow groundwater. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

Any dewatering activities would occur locally and would be considered minimal and would cease upon completion of construction of the conservation actions. Any dewatering activities would require obtaining a dewatering permit, compliance with all waste discharge requirements set by the San Diego RWQCB, and implementation of dewatering BMPs. The conservation actions would not use groundwater during operation, since it is a habitat conservation plan and would not cause additional growth or need for additional groundwater supply. As a result, the conservation actions would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede substantial groundwater management of a basin. Therefore, impacts are considered less than significant.

### **Hardline Development Project**

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

### **Future Development Projects and Operation and Maintenance Projects**

Construction and grading associated with future development projects and operation and maintenance projects would increase impervious surfaces, which would decrease the amount of land area available for rainfall to infiltrate into the groundwater table. However, the EIR for the General Plan found that general plan implementation would not have significant impacts on groundwater supply and recharge. The groundwater is generally of poor quality and not suitable for potable uses. As such, groundwater is not relied upon as a source of water by the City nor is the City dependent upon groundwater (Santee 2003).

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze groundwater supply, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Adoption and implementation of the Subarea Plan would not result in a substantial decrease in groundwater supplies or interfere substantially with groundwater recharge. The impact would therefore be less than significant.

No mitigation measures are required.

### **4.7.3.3 Threshold HYD#3 – Impacts that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site**

#### **Covered Activities**

#### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include activities that could have the potential for minor temporary impacts to a drainage pattern primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeded. These conservation actions would occur in various

degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. None of the conservation actions in these areas would alter the drainage pattern of the site or area. Erosion or siltation is addressed under Threshold HYD #1.

No impacts have been identified, and no mitigation is required.

### Hardline Development Project

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis in Section 4.9.5.3 determined that the project would have a less than significant impact regarding the alteration of drainages and hydrology that would result in substantial erosion or siltation on or offsite.

### Future Development Projects and Operation and Maintenance Projects

Implementation of the future development projects and operations and maintenance project, particularly land development projects, could result in alterations to drainage patterns and cause an increase in the volume and rate of surface runoff, potentially resulting in substantial erosion and siltation. However, the Covered Activities would include drainage improvement projects, as listed in Table 4-8, and drainage maintenance projects that would improve drainage and control flooding and therefore, would help in minimizing erosion and siltation impacts from stormwater runoff. In addition, as described in Section 4.7, *Hydrology and Water Quality*, the City includes general plan policies and stormwater programs designed to address these potential impacts. In addition, the site design requirements, source control measures, and BMPs required as conditions for the Covered Activities would protect against violations of water quality standards. Furthermore, as noted above, implementation of the conservation actions would provide many water quality benefits that would help ensure potential effects resulting from Covered Activities would be less than significant. Lastly, the scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential alteration of a drainage pattern resulting in substantial erosion or siltation, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

**Table 4-8. Drainage Projects**

Project Name	Description
East of Atlas View Drive from south of Pryor Drive to Forester Creek	This project involves constructing storm drain facilities to correct minor flooding and localized drainage problems. [1,890' x 15'].
Placid View from Prospect Avenue to Mission Gorge Road	This project would install storm drain facilities to carry the 100-year flood flows. The storm drain would be placed in existing developed areas. [950' x 15'].
Woodglen Vista Park Channel Stabilization	This project involves improving the existing channel within Woodglen Vista Park, which includes adding irrigation, planting, slope protection and fencing. [510' x 30'].

**Table 4-8. Drainage Projects (cont.)**

Project Name	Description
Sycamore Creek Multi-Jurisdictional Drainage Project	This project regrades the low-flow vegetated channel and routinely maintains the channel to improve drainage and control flooding. [9,430' x 35'].
Halberns Channel Vegetated Segment	This project regrades the low-flow vegetated channel to improve drainage and control flooding. The channel south of Mast Boulevard to the Halberns/Stoyer inlet is earthen, but privately owned, and needs to be maintained. [1,517' x 20'].
Carlton Hills Boulevard	This project regrades the low-flow vegetated channel to improve drainage and control flooding. [1,285' x 20'].
Fanita Drive Channel South	This project regrades the low-flow vegetated channel to improve drainage and control flooding. [290' x 32'].
Big Rock Creek	This project regrades the low-flow vegetated channel to improve drainage and control flooding. [750' x 40'].

**CEQA Conclusion**

Implementation of the Subarea Plan would not cause substantial erosion or siltation and would therefore result in less than significant impacts.

No mitigation measures are required.

#### **4.7.3.4 Threshold HYD#4 – Impacts that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site**

**Covered Activities****Conservation Actions**

Habitat restoration, preserve management and monitoring would include activities that could have the potential for minor temporary impacts to a drainage pattern primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. None of these conservation actions areas would occur in flood prone areas, except for the City-owned Preserve Lands in the San Diego River Subunit. None of the conservation actions would alter the existing drainage pattern of the site or area. Impacts would be less than significant.

### **Hardline Development Project**

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis in Section 4.9.5.3 determined that the project would have a less than significant impact regarding the alteration of drainages and hydrology that would result in a substantial increase in the rate or amount of surface runoff in a manner that would result in flooding on or off site.

### **Future Development Projects and Operation and Maintenance Projects**

Implementation of the Covered Activities, particularly land development projects, could result in alterations to drainage patterns and cause an increase in the volume and rate of surface runoff, potentially resulting in substantial flooding. However, Covered Activities include drainage improvement projects, as listed in Table 4-8 and drainage maintenance projects that would improve drainage and control flooding. In addition, as described in Section 4.7, *Hydrology and Water Quality*, the City includes general plan policies and stormwater programs to address these impacts. In addition, treatment BMPs would be implemented for the Covered Activities which would help capture and treat stormwater runoff before discharging into receiving waterbodies.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential alteration of a drainage pattern resulting in a substantial increase in the rate or amount of runoff, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in a substantial alteration of existing drainage patterns or result in a substantial increase in surface runoff that would result in flooding, and the impacts would therefore be less than significant.

No mitigation measures are required.

### **4.7.3.5 Threshold HYD#5 – Impacts that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.**

#### **Covered Activities**

#### **Conservation Actions**

As discussed under Threshold HYD #1, during construction, implementation of the conservation actions may result in an increase in polluted runoff due to ground disturbing activities and use of

hazardous material such as oil and grease and fuel for construction vehicles and equipment. However, compliance with the City's General Plan policies and stormwater programs and compliance with NPDES permit requirements (e.g., Construction General Permit and Waste Discharge Requirements for dewatering activities) would reduce potential short-term water quality impacts from implementing the conservation actions during the construction phase less than significant.

Overall, implementation of the conservation actions would help provide additional stormwater management through protecting, enhancing, restoring, and managing natural communities and habitats, which would allow for rainfall to infiltrate into the ground instead of being discharged into existing stormwater drainage systems.

### **Hardline Development Project**

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis in Section 4.9.5.3 determined that the project would have a less than significant impact regarding creating or contributing runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

### **Future Development Projects and Operation and Maintenance Projects**

The Covered Activities, particularly land development projects, have the potential to result in an increase in impervious surface areas. An increase in impervious surface area would increase the discharge of surface runoff and pollutants into receiving waterbodies. However, treatment BMPs would be implemented for the Covered Activities which would help capture and treat stormwater runoff before discharging into receiving waterbodies. The Covered Activities would be required to comply with City General Plan policies and stormwater programs and NPDES permit requirements to address these impacts. In addition, Covered Activities include drainage improvement projects, as listed in Table 4-8, and drainage maintenance projects, that would improve drainage and control flooding. With the implementation of drainage improvements and compliance with the City's General Plans policies and stormwater programs, and compliance with NPDES permit requirements, potential impacts to the existing stormwater drainage system or from polluted runoff would be reduced.

Furthermore, **the Subarea Plan would not authorize future development or operation and maintenance projects.** The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the stormwater drainage system capacity and the potential for increased polluted runoff, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact would therefore be less than significant.

No mitigation measures are required.

#### **4.7.3.6 Threshold HYD#6 – Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.**

### **Covered Activities**

#### **Conservation Actions**

Of the conservation action areas, the area that is most prone to flooding is the San Diego River. Areas along the San Diego River are mapped as floodway, areas subject to a 1 percent annual change of flood hazard (100-year flood), and areas subject to a 0.2 percent annual chance of flood hazard (500-year flood). The conservation actions in the San Diego River Subunit would not impede or redirect flood flows.

#### **Hardline Development Project**

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis in Section 4.9.5.3 determined that the project would have a less than significant impact regarding the alteration of drainages and hydrology that would result in impeding or redirecting flood flows.

#### **Future Development Projects and Operation and Maintenance Projects**

Covered Activities include drainage improvement projects, as listed in Table 4-8, and drainage maintenance projects, that would improve drainage and control flooding, not impede or redirect flood flows. The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the impacts of increased impervious surfaces, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not alter existing drainage patterns or impede or redirect flows and as such the impact would be less than significant.

No mitigation measures are required.

### **4.7.3.7 Threshold HYD#7 – Impacts that would cause release of pollutants in the event of inundation by seiche, tsunami, or mudflow**

#### **Covered Activities**

##### **Conservation Actions**

The conservation actions do not include the permanent storage of any hazardous waste and materials and therefore, risk of release of pollutants due to project inundation from flood, tsunami, or seiches hazards is not applicable to the conservation actions. Habitat restoration, preserve management and monitoring would include activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. None of the conservation actions would occur on a site that susceptible to seiches or tsunamis. Mudflow could occur in or near the San Diego River, however the conservation actions would not cause significant mudflow. Therefore, no impacts are anticipated for this issue area.

##### **Hardline Development Project**

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis in Section 4.9.5.4 determined that the project would have no impact in regard to activities in a flood hazard, tsunami, or seiche zone that would risk release of pollutants due to project inundation.

##### **Future Development Projects and Operation and Maintenance Projects**

Future development projects and operation and maintenance projects in the Plan Area would not be located in areas that are subject to seiches or tsunamis. There would be no impact associated with the release of pollutants from seiches or tsunamis. However, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the release of polluted runoff in the event of a tsunami, seiche or mudflow, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

##### **CEQA Conclusion**

Implementation of the Subarea Plan would not cause the release of pollutants from inundation and the impacts would therefore be less than significant.

No mitigation measures are required.

#### **4.7.3.8 Threshold HYD#8 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan**

##### **Covered Activities**

##### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. These conservation actions would affect surficial soils and habitat and would not conflict or obstruct implementation of a water quality control plan or groundwater management plan.

##### **Hardline Development Project**

Impacts related to hydrology and water quality associated with the Hardline Development Project were analyzed in Section 4.9 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis in Section 4.9.5.5 determined that the project would have less than significant impact regarding a conflict with or obstruction of a water quality control plan or sustainable groundwater management plan.

##### **Future Development Projects and Operation and Maintenance Project**

The Covered Activities would be required to comply with the San Diego RWQCB Basin Plan and NPDES permit requirements, which require compliance with state and federal water quality regulations regarding construction and operational water quality discharge. In addition, the Covered Activities would be required to comply with the City's General Plan policies and stormwater programs. Complying with such water quality control plans and regulations would minimize the potential for the Covered Activities to conflict with or obstruct the implementation of any applicable water quality control plans or groundwater management plans.

However, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Therefore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze conflicts with or obstruction of a water quality control plan or groundwater management plan, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would obstruct implementation of a water quality control plan or sustainable groundwater management plan. The impact would therefore be less than significant.

No mitigation measures are required.

## **4.8 Land Use and Planning**

### **4.8.1 Relevant Statutes, Regulations, and Guidelines**

There are no applicable federal or state land use and planning regulations.

#### **4.8.1.1 Regional**

##### **San Diego Forward: The 2021 Regional Plan**

The San Diego Association of Governments' (SANDAG's) *San Diego Forward: The 2021 Regional Plan* was approved by the SANDAG Board of Directors on December 10, 2021 (SANDAG 2021). This plan focuses on projected growth in the region up to the year 2050 and aims to develop an accessible transportation system guided by three primary goals: efficient movement of people and goods, access to affordable, reliable, and safe mobility options, and healthier air with reduced GHG emissions. The plan combines and updates the region's two main planning documents: the Regional Comprehensive Plan (RCP) and the Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS). San Diego Forward is designed to provide a sustainable and smart growth-based plan for future development up to 2050, with a focus on more compact development patterns and increased use of transit to reduce reliance on private vehicles. The plan will be updated every 4 years to track its progress and ensure its effectiveness. It includes the following required elements: Policy Element, Sustainable Communities Strategy, Financial Element, and Action Element.

Relevant objectives of San Diego Forward include the following:

- Healthy and Complete Communities
  - Create great places for everyone to live, work, and play.
  - Connect communities through a variety of transportation choices that promote healthy lifestyles, including walking and biking.
  - Increase the supply and variety of housing types – affordable for people of all ages and income levels in areas with frequent transit service and with access to a variety of services.

##### **San Diego County Airport Land Use Compatibility Plans**

The San Diego County Regional Airport Authority (Authority) is committed to safeguarding the safety and welfare of the public and the ability of airports to operate now and in the future. As the ALUC for the County, one of the Authority's responsibilities is to adopt ALUCPs for 16 public use and military airports in the County. ALUCPs provide guidance on appropriate land uses in the vicinity of airports to

protect the health and safety of people and property, as well as the public. ALUCPs focus on a defined area around each airport known as the AIA, which encompasses noise, safety, airspace protection, and overflight factors, in accordance with guidance from the *California Airport Land Use Planning Handbook* published by the Caltrans Division of Aeronautics. The City of Santee is located near two airports, MCAS Miramar and Gillespie Field, and is subject to the land use compatibility policies and development criteria within the AIAs as adopted by the San Diego County ALUC in 2010 and 2011.

#### **4.8.1.2 Local**

##### **Santee General Plan**

The General Plan of the City of Santee serves as a long-term policy guide for managing physical, economic, and environmental growth. It reflects the community's vision for future development and is required by state law. City actions, such as land use allocations, annexations, zoning, subdivision and design review, redevelopment, and capital improvements must be consistent with the General Plan. The General Plan designates land use categories for the entire City, providing information on the general uses, development, intensity, siting, and compatibility of different areas (Santee 2003). The current General Plan Elements were adopted by the City Council on August 27, 2003, with the Mobility Element recently updated and adopted on October 25, 2017. The Housing Element has also been updated to meet the requirements of the 6th Cycle Regional Housing Needs Assessment (RHNA).

##### **Land Use Element**

The Land Use Element of the General Plan guides the pattern of development in the community, specifying the location, type, and amount of housing, commercial services, industrial uses, parks and public facilities, and open space at buildout. Ensuring compatibility between adjacent land uses is a key consideration to create a safe, livable, and functional community with a high quality of life. Land uses must be located in a manner that considers their characteristics, limitations, and requirements, such as traffic and access, noise, public services, siting, visual appearance, and public safety. The Land Use Element provides goals, objectives, and policies that guide City decision-makers in directing future growth and development and regulates land use types and intensities within the City (Santee 2003).

##### **Housing Element**

The Housing Element of the General Plan is designed to provide a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. It fulfills two main purposes as per state law: assessing current and future housing needs and constraints in meeting those needs, and establishing housing goals, policies, and programs. The Housing Element is an 8-year plan for the period of 2013–2021. It identifies strategies and programs to match housing supply with need, maximize housing choice throughout the community, assist in the provision of affordable housing, remove constraints to housing investment, and promote fair and equal housing opportunities.

##### **City of Santee Zoning Ordinance**

The City Zoning Ordinance is consistent with the City's General Plan and serves as the primary implementation tool for the Land Use Element. Zoning regulations are adopted to protect public

health, safety, and welfare, and to ensure orderly and beneficial development of residential, commercial, industrial, and other land uses in the City. The Zoning Ordinance and Map specify the types of land uses, intensity of uses, and development performance standards applicable to specific areas and parcels of land within the City.

## 4.8.2 Methods and Significance Criteria

### 4.8.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Subarea Plan, including activities related to the Conservation Strategy. The following steps were taken to analyze the potential impact of the Subarea Plan:

- Identify land uses in the Plan Area, the Hermes Copper Butterfly and Quino Checkerspot Butterfly Conservation Areas.
- Identify and evaluate the impacts on land use that would result with implementation of the HCP Conservation Strategy.
- Evaluate impact significance.
- Identify potential types of impacts related to implementing Covered Activities and provide measures to reduce potential land use impacts.

Impacts related to land use were assessed based on review of the Subarea Plan, consultation with local jurisdictions, and review of applicable local government authorities, such as general plans and ordinances for the City of Santee, and City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would have a significant impact on land use.

### 4.8.2.2 Significance Criteria

In accordance with Appendix G of the State CEQA Guidelines, the Subarea Plan would be considered to have a significant land use effect if it would result in any of the conditions listed below:

- **Threshold 1:** Physically divide an established community.
- **Threshold 2:** Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

## 4.8.3 Impacts and Mitigation Measures

This section presents the analysis of the impacts of the Subarea Plan and identifies mitigation measures where required to reduce significant impacts on land use and planning.

### 4.8.3.1 Threshold LU#1 – Impacts that would physically divide an established community

#### Covered Activities

#### Conservation Actions

Preserve management and monitoring activities would include conservation actions such as the establishment of habitat conservation areas; management and monitoring activities; and implementation of avoidance, minimization, and mitigation measures within the Subarea Plan Managed Preserve. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Impact mechanisms are summarized in Table 4-1.

While some areas of the preserve management and monitoring activities are adjacent to or near established residential communities, no new urban development is proposed as part of the conservation actions, and lands to be conserved are not currently developed. Conservation areas would remain designated as undeveloped, natural, open spaces with only minimal new construction (e.g. installation of fencing and changes to access), which would support habitat improvement, management and monitoring, species movement, and managed recreation and education functions. The conservation actions would not result in the physical separation of a community because the Subarea Plan accommodates the physical integrity of the communities by designing and locating conservation actions in areas to minimize potential impacts and would generally maintain the open space nature of the Plan Area. No impact would occur.

#### Hardline Development Project

Land use impacts associated with the Hardline Development Project are analyzed in the Fanita Ranch Final Revised EIR (2025), hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. As described in the Fanita Ranch Final Revised EIR, the Proposed Project does not contain any components that could result in dividing an established community. The project site is an undeveloped area located in the City's boundary. As previously discussed, areas directly north are currently undeveloped, though they are designated as Rural Lands (RL-40) (one residential unit per 40 acres) and Open Space (Conservation) by the San Diego County General Plan and zoned Agriculture (A70) and Specific Plan (S80). Beyond that, north of the project site and west of SR-67 lies the 2,272-acre Goodan Ranch/Sycamore Canyon County Preserve. Areas northeast include undeveloped hillsides and Slaughterhouse Canyon, where active mining operations take place. East of the project site is an unincorporated rural residential subdivision known as Eucalyptus Hills. Existing detached single-family residences in the Carlton Hills neighborhood are south of the project site. The Santee Lakes Recreation Preserve is southwest of the project site and MCAS northwest of the project site.

Proposed roadways would connect, rather than separate, the project site from established communities in the vicinity. A proposed extension of Fanita Parkway and Cuyamaca Street would connect the project site to the existing residential development to the south. The Proposed Project also proposes to construct Magnolia Avenue from its current terminus to the extension of Cuyamaca

Street just south of the project site. The Fanita Ranch Final Revised EIR concluded that the Hardline Development Project would not physically divide an established community and that impacts would be less than significant.

### **Future Development and Operation and Maintenance Projects**

The Covered Activities in the proposed Subarea Plan also include future development and operation and maintenance activities. These activities include projects with the potential for direct population growth, new housing developments, as well as indirect population growth, through roadway expansions.

The Subarea Plan would not modify any development provided for in the General Plan. The analysis in the General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan. Future Development and Operations and Maintenance projects are covered by the Subarea Plan as long as they implement the Conservation Strategy and conditions of the City's Habitat Loss and Incidental Take (HLIT) ordinance, such as the development to preserve ratio and clustering of development. The General Plan EIR concluded that implementation of MMs 5.1-1 through 5.1-20 (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*) would reduce impacts related to land use to below a level of significance. This discussion is found in Section 5.1 of the General Plan EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on land use.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Therefore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the potential to divide a community, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not physically divide an established community, and the impact would therefore be less than significant.

No mitigation measures are required.

### **4.8.3.2 Threshold LU#2 – Impacts that would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect**

#### **Covered Activities**

##### **Conservation Actions**

Preserve management and monitoring activities would include conservation actions such as the establishment of habitat conservation areas; management and monitoring activities; and implementation of avoidance, minimization, and mitigation measures within the Subarea Plan Managed Preserve. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Impact mechanisms are summarized in Table 4-1.

Under the Subarea Plan, disturbance to adjacent land uses could result from construction, maintenance, and management activities associated with habitat improvement, preserve management and monitoring activities. Preserve management and monitoring activities are proposed on natural resource sites to be included within the Plan Area. Existing open space within the Plan Area is regulated by the local general and specific plans (e.g., open space lands dedicated for conservation and mitigation purposes) and would continue to be regulated under existing regional plans under the Subarea Plan. Conservation actions are consistent with the General Plan, the Mission Trails Master Plan, and the City of San Diego General Plan. Since the Subarea Plan does not propose any modifications to the land use designation of these plans, preserve management and monitoring activities would be consistent with existing land uses identified within the Plan area. Therefore, no impact due to a conflict with any land use plan, policy, or regulation would occur.

##### **Hardline Development Project**

As discussed in the Fanita Ranch Final Revised EIR (2025), the certification of the Proposed Project based on the City's Essential Housing Project Credits Assessment Guide and Checklist demonstrates that the current development proposal for the project site addresses the City's immediate housing needs and furthers Santee General Plan objectives and policies. Therefore, the Proposed Project is deemed consistent with the Santee General Plan under the Essential Housing Program and does not require an amendment to the Santee General Plan or other legislative act for approval. Any Guiding Principles which would preclude the implementation of the project as proposed are not "applicable" to the project. Any conflict is also not considered an inconsistency with the General Plan or other regulations under state housing law (California Government Code, Section 65589.5[j][3], 65905.5[c][1]). Impacts would therefore be less than significant.

### **Future Development and Operation and Maintenance Projects**

The Covered Activities in the proposed Subarea Plan also include future development and operation and maintenance activities. As new development could occur as part of Covered Activities, their construction could conflict with existing land use plans, policies, and regulations. The Subarea Plan would not modify any development or land uses provided for in the General Plan and assessed in the General Plan EIR. The City of Santee General Plan EIR includes MMs 5.1-1 through 5.1-20 to reduce impacts related to land use to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on land use.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Therefore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the potential to conflict with applicable land use plans and policies, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would not conflict with applicable land use plans, policy or regulation and the impact would therefore be less than significant.

No mitigation measures are required.

## **4.9 Noise and Vibration**

### **4.9.1 Relevant Statutes, Regulations, and Guidelines**

#### **4.9.1.1 Federal**

##### **Federal Aviation Administration Standards**

The procedures, standards, and methods for the development, submission, and review of airport noise exposure maps and airport noise compatibility programs are governed by 14 CFR Part 150, enforced by the Federal Aviation Administration (FAA). Title 14 also outlines the compatibility of various land uses with different levels of noise exposure. FAA considers residential land uses compatible with exterior noise levels of 65 A-weighted decibels (dBA) during a 24-hour sound level (Ldn) or lower.

##### **Federal Transit Administration Standards**

The Federal Transit Administration (FTA) standards, originally designed for federally funded mass transit projects, are commonly used by local jurisdictions for assessing the impacts of groundborne

vibration in Proposed Projects. The FTA *Transit Noise and Vibration Impact Assessment Manual* (September 2018) contains criteria for evaluating such impacts, as presented in Table 4-9.

**Table 4-9. FTA Groundborne Vibration Impact Criteria**

Land Use Category	Impact Levels (VdB)		
	Frequent Events <sup>a</sup>	Occasional Events <sup>b</sup>	Infrequent Events <sup>c</sup>
Category 1: Buildings where vibration would interfere with interior operations	65	65	65
Category 2: Residences and buildings where people normally sleep	72	75	80
Category 3: Institutional land uses with primarily daytime uses	75	78	83

Source: FTA 2018.

<sup>a</sup> “Frequent Events” are defined as more than 70 vibration events of the same source per day.

<sup>b</sup> “Occasional Events” are defined as between 30 and 70 vibration events of the same source per day.

<sup>c</sup> “Infrequent Events” are defined as fewer than 30 vibration events of the same source per day.

Note: Vibration levels are measured in or near the vibration-sensitive use.

VdB = vibration decibel

## Noise Control Act

In 1972, the Noise Control Act identified uncontrolled noise as a threat to health and welfare, especially in urban areas. While responsibility for noise control primarily rests with state and local governments, the act established a mechanism for federal coordination of research and noise control efforts. The act mandated USEPA to develop and publish information on noise levels that protect public health and welfare with a sufficient margin of safety. In 1974, USEPA released the document “Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety,” which sets forth interior and exterior noise level recommendations for residential and other areas. These recommendations include an interior noise level of 45 dBA Ldn for indoor residential areas, a maximum exterior noise level of 55 dBA Ldn for residential and other quiet areas, and a recommended maximum 24-hour average outdoor noise level of 70 dBA equivalent continuous sound level (Leq) to prevent hearing loss.

### 4.9.1.2 State

#### California Code of Regulations Title 24 Interior Noise Building Standards

In California, interior noise levels for habitable rooms are also regulated by Title 24 of the CCR, California Noise Insulation Standards. The 2019 California Building Code requires that interior noise levels from exterior sources not exceed 45 Community Noise Equivalent Level (CNEL) in any habitable room. Habitable rooms are defined as rooms used for living, sleeping, eating, or cooking, and do not include bathrooms, closets, hallways, utility spaces, and similar areas, as per 24 CCR, Chapter 12, Section 1206.4.

## California Noise Control Act of 1973

Sections 46000 to 46080 of the California Health and Safety Code, also known as the California Noise Control Act of 1973, acknowledge that excessive noise poses a significant risk to public health and welfare. Exposure to certain noise levels can have negative impacts on physical, mental, and economic well-being. The California Noise Control Act asserts that the State of California has a duty to protect the health and welfare of its citizens by controlling, preventing, and mitigating noise. The state policy aims to create an environment that is free from noise that could endanger the health or welfare of Californians. Section 46050.1 of the Act mandates guidelines for the development and content of General Plan Noise Elements, which provide direction for managing noise in land use planning and development decisions.

### 4.9.1.3 Local

#### Santee General Plan

The City's General Plan includes various goals, objectives, and policies related to noise standards and protections against excessive noise exposure, including the following:

##### Noise Element

- Objective 1.0. Control noise from sources adjacent to residential, institutional, and other noise-sensitive receptors.
  - Policy 1.1: The City shall support a coordinated program to protect and improve the acoustical environment of the City including development review for new public and private development and code compliance for existing development.
  - Policy 1.2: The City shall utilize noise studies and noise contour maps when evaluating development proposals during the discretionary review process.
  - Policy 1.4: The City shall promote alternative sound attenuation measures rather than traditional wall barrier wherever feasible; these may include glass or polycarbonate walls, berms, landscaping, and the siting of noise-sensitive uses on a parcel away from the roadway or other noise source.
  - Policy 1.5: The City shall review future projects with particular scrutiny regarding the reduction of unnecessary noise near noise-sensitive areas such as hospitals, schools, parks, etc.
- Objective 2.0. Ensure that future developments will be constructed to minimize interior and exterior noise levels.
  - Policy 2.1: The City shall adhere to planning guidelines and building codes which include noise control for the exterior and interior living space of all new residential developments within noise impacted areas.
  - Policy 2.2: The City should require new development to mitigate noise impacts to existing uses resulting from new development when: 1) such development adds traffic to existing City

streets that necessitates the widening of the street; and 2) the additional traffic generated by new development causes the noise standard or significance thresholds to be exceeded.

- Policy 2.3: The City should not require new development to mitigate noise impacts to existing uses when new development only adds traffic already anticipated by the City’s General Plan to an existing street but does not necessitate widening of that street.

The Noise Element also offers guidance on determining acceptable and unacceptable noise exposure limits for different types of land use, as outlined in Table 4-10. Generally, acceptable noise levels are considered satisfactory for typical buildings constructed without special noise insulation requirements. However, conditionally acceptable noise levels indicate that new construction or development should only proceed after a thorough analysis of the necessary noise reduction measures, with inclusion of noise insulation features in the design. Usually, conventional construction with closed windows and ventilation systems or air conditioning is sufficient. The General Plan emphasizes that these compatibility guidelines are not absolute prohibitions but rather should be used as a reference and a resource (Santee 2003).

**Table 4-10. Noise/Land Use Compatibility Guide**

Land Use Types	Community Noise Exposure (CNEL)					
	55	60	65	70	75	80
Residential – Low Density Single Family Duplex, Mobile Homes	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
Residential – Multiple Family	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
Transient Lodging – Motels, Hotels	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
Schools, Libraries, Churches, Hospitals, Nursing Homes <sup>a</sup>	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
Auditoriums, Concert Halls, Amphitheaters	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
Sports Arena, Outdoor Spectator Sports	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light
	Light	Light	Light	Light	Light	Light

**Table 4-10. Noise/Land Use Compatibility Guide (cont.)**

Land Use Types	Community Noise Exposure (CNEL)					
	55	60	65	70	75	80
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Professional						
Industrial, Manufacturing, Utilities, Agriculture						
<p><sup>a</sup> Applies to noise sensitive areas that serve a significant function for the use which could be adversely affected by noise; such as, outside areas used primarily for instruction, meditation areas, rest and relaxation areas, and other areas where general peace and quiet are important.</p>						
<b>Noise/Land Use Compatibility Color Guide</b>						
	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.					
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.					
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.					
	Clearly Unacceptable: New construction or development should generally not be undertaken.					

According to the Noise Element, if a new development has the potential to expose existing or future noise-sensitive areas to noise levels exceeding 65 dBA Ldn, an acoustical study must be conducted. If the study reveals that noise levels at any of the noise-sensitive areas will exceed 65 dBA Ldn, the development cannot be approved unless specific findings are made:

1. Modifications to the development have been, or will be made, which will reduce the exterior noise levels in noise-sensitive areas to 65 dBA Ldn or less, or

2. If, with current noise abatement technology, it is not feasible to reduce the exterior noise levels to 65 dBA Ldn or less, then modifications to the development have been, or will be made, which reduce the exterior noise level to the maximum extent feasible and the interior noise level to 45 dBA Ldn or less. Particular attention shall be given to noise-sensitive spaces such as bedrooms.
3. For rooms in noise-sensitive areas which are occupied only for a part of the day (schools, libraries, or similar), the interior 1-hour average sound level during occupation, due to noise outside, should not exceed 45 dBA Leq.

Furthermore, noise impacts shall be considered significant if any of the following occur as a result of the Project:

1. If, as a direct result of the Project, noise levels for any existing or planned development will exceed the noise levels considered compatible for that use as identified in Table 4-110.
2. If, as a direct result of the proposed development, noise levels which already exceed the levels considered compatible for that use are increased by 3 decibels or more.

The City's Noise Element in Section 8 lists the following measures that may be incorporated into a Proposed Project as mitigation measures. The following measures are not always required, and mitigation is not limited to this list:

The use of site design techniques, such as the provision of buffers to increase distances between the noise source and receiver, siting of buildings and parking areas, and the careful siting of noise-sensitive outdoor features to minimize noise impacts.

1. Provision of berms, landscaping, and other sound barriers, without the exclusive use of walls (e.g., a combination of a small wall and a berm in concert with the overall streetscape in the area could be appropriate).
2. Insulation of buildings against noise, including thicker-than-standard glazing and mechanical ventilation.
3. Improvement of traffic circulation to "smooth" flow by such measures as interconnecting traffic signals.
4. Consideration of the use of innovative construction technologies and materials in constructing or reconstructing streets.
5. Setting of time limits on certain noisy activities.
6. Purchasing of demonstrably quiet equipment for City use.

## **Municipal Code**

### **Title 5—Health and Safety**

#### ***Chapter 5.04 Noise Abatement and Control Ordinance***

Onsite generated noise is regulated by the City's Municipal Code, Title 5 Health and Safety, Chapter 5.04 Noise Abatement and Control. The sections applicable to the project are as follows:

**Section 5.04.040 General Noise Regulations**

A. General Prohibitions. It is unlawful for any person to make, continue, or cause to be made or continued, within the limits of the City, any disturbing, excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity residing in the area. The characteristics and conditions which should be considered in determining whether a violation of the provisions of this section exists, include, but are not limited to, the following:

The level of the noise;

- Whether the nature of the noise is usual or unusual;
- Whether the origin of the noise is natural or unnatural;
- The level of the background noise;
- The proximity of the noise to sleeping facilities;
- The nature and zoning of the area within which the noise emanates;
- The density of the inhabitation of the area within which the noise emanates;
- The time of day or night the noise occurs;
- The duration of the noise;
- Whether the noise is recurrent, intermittent, or constant; and
- Whether the noise is produced by a commercial or noncommercial activity.

B. Disturbing, Excessive or Offensive Noises. The following acts, among others, are declared to be disturbing, excessive and offensive noises in violation of this section:

Heating and Air Conditioning Equipment and Generators.

- a. It is unlawful for any person to operate or allow the operation of any generator, air conditioning, refrigeration or heating equipment in such manner as to create a noise disturbance on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit.
- b. All generators, heating, air conditioning, or refrigeration equipment are subject to the setback and screening requirements in this code.

**Section 5.04.070 Motorized Equipment**

It is unlawful to operate any lawn mower, backpack blower, lawn edger, leaf blower, riding tractor, or any other machinery, equipment, or other device, or any hand tool which creates a loud, raucous or impulsive sound, within or adjacent to any residential zone between the hours of 10:00 p.m. and 7:00 a.m. of the following day.

**Section 5.04.130 Loading and Unloading Operations**

A. It is unlawful for any person to engage in loading, unloading, opening, idling of trucks, closing or other handling of boxes, crates, containers, building materials, garbage cans, dumpsters or similar

objects between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to cause a noise disturbance within or adjacent to a residential district.

***Section 5.04.160 Limitations on Sources of Noise Not Otherwise Addressed***

A. Between 10:00 p.m. and 7:00 a.m., it is unlawful for any person to generate any noise on the public way that is louder than average conversational level at a distance of 50 feet or more, vertically or horizontally, from the source.

B. Between 10:00 p.m. and 7:00 a.m., no person is permitted to generate any noise on any private open space that is louder than average conversational level at a distance of 50 feet or more, measured from the property line of the property from which the noise is being generated.

The Noise Abatement and Control Ordinance of the City establishes regulations for noise, prohibiting nuisance noise and stating that it is illegal for anyone to create or allow disturbing, excessive, or offensive noise that causes discomfort or annoyance to reasonable individuals of normal sensitivity within the City limits (Municipal Code Section 5.04.040(A)).

Specifically for construction equipment, Municipal Code Section 5.04.090 stipulates that operating construction equipment outside the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday (except holidays), is prohibited unless expressly approved by the Director of Development Services. Construction equipment with a manufacturer's noise rating of 85 dBA maximum continuous noise level or higher can only operate at a specific location for 10 consecutive workdays. If the work involving such equipment exceeds 10 consecutive workdays, a notice must be given to all property owners and residents within 300 feet of the site at least 10 days prior to the start of construction. The notice must be approved by the City, describe the Proposed Project and expected duration of work, and provide a point of contact to address noise complaints.

**Title 13–Zoning**

***Chapter 13.30 General Development and Performance Standards***

The purpose of Section 13.30.030 is to protect properties in all districts and ensure the health and safety of individuals by mitigating environmental nuisances and hazards and maintaining a pleasant environment in line with the character of the district. Furthermore, Section 13.30.030 prohibits any operation or activity that creates noticeable vibration at the perimeter of the subject property without instruments.

## **4.9.2 Methods and Significance Criteria**

### **4.9.2.1 Methods**

Impacts related to noise and vibration were assessed based on review of the Subarea Plan, consultation with local jurisdictions, and review of applicable local government authorities, such as general plans and ordinances for the City of Santee, and City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would have a significant impact on noise and vibration.

### 4.9.2.2 Significance Criteria

In accordance with Appendix G of the CEQA Guidelines, impacts associated with noise and vibration would be considered significant if implementation of the Subarea Plan would:

- **Threshold 1** – Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies
- **Threshold 2** – Generate excessive groundborne vibration or groundborne noise levels
- **Threshold 3** – For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels.

### 4.9.3 Impacts and Mitigation Measures

#### 4.9.3.1 Threshold NOISE#1 – Impacts that would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies

##### Covered Activities

##### Conservation Actions

Assembly of the Managed Preserve would protect large areas of natural land, which would preclude sources of noise. Management and monitoring activities would not generate substantial noise and would be governed by requirements in the Subarea Plan to ensure noise levels do not exceed 60 dBA in proximity to nesting birds in the Managed Preserve.

##### Hardline Development Project

Noise impacts associated with the Hardline Development Project were analyzed in Section 4.10 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The Fanita Ranch Final Revised EIR analysis determined that the Hardline Development Project would result in potentially significant and unavoidable noise impacts related to permanent increase in traffic noise levels and less than significant impacts related to construction and project operation. Seven mitigation measures were required to reduce significant noise impact but not to below significance.

##### Future Development and Operation and Maintenance Projects

The Subarea Plan does not propose modification of any development provided for in the General Plan EIR. The General Plan EIR evaluated future development within the City at a program level and included measures and policies to reduce impacts related to noise to below a level of significance (Santee 2003). Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on noise.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential noise impacts, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in exposure of persons to or generation of noise levels in excess of applicable standards and the impact would therefore be less than significant.

No mitigation measures are required.

### **4.9.3.2 Threshold NOISE#2 – Result in generation of excessive groundborne vibration or groundborne noise levels**

#### **Covered Activities**

##### **Conservation Actions**

Assembly of the Managed Preserve would protect large areas of natural land, which would preclude sources of noise. Management and monitoring activities would not generate substantial noise and would be governed by requirements in the Subarea Plan to ensure noise levels do not exceed 60 dBA in proximity to nesting birds in the Managed Preserve.

##### **Hardline Development Project**

Noise impacts associated with the Hardline Development Project were analyzed in Section 4.10 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The Fanita Ranch Final Revised EIR analysis determined that impacts related to the generation of excessive groundborne vibration or groundborne noise levels would be less than significant with mitigation.

##### **Future Development and Operation and Maintenance Projects**

The Subarea Plan does not propose modification of any development provided for in the General Plan EIR. The General Plan EIR evaluated future development at a program level and included measures and policies to reduce impacts related to noise to below a level of significance (Santee 2003). Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on noise.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze groundborne vibration, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation

measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in the generation of excessive groundborne vibration or groundborne noise levels and the impact would therefore be less than significant.

No mitigation measures are required.

### **4.9.3.3 Threshold NOISE#3 – Impacts resulting from a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise**

#### **Covered Activities**

##### **Conservation Actions**

The majority of the Managed Preserve would be over two miles from Gillespie Field (in the City of El Cajon). Assembly of the Managed Preserve would protect large areas of natural land, which would preclude sources of noise. Management and monitoring activities would not generate substantial noise and would be governed by requirements in the Subarea Plan to ensure noise levels do not exceed 60 dBA in proximity to nesting birds in the Managed Preserve. The proposed conservation actions would not expose people residing or working on the preserve sites to excessive noise levels resulting from aircraft noise.

##### **Hardline Development Project**

Noise impacts associated with the Hardline Development Project were analyzed in Section 4.10 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The Fanita Ranch Final Revised EIR analysis concluded that Hardline Development Project would not expose people residing or working on the preserve sites to excessive noise levels resulting from aircraft noise and the impact would be less than significant.

##### **Future Development and Operation and Maintenance Projects**

The Subarea Plan does not propose modification of any development provided for in the General Plan EIR. Therefore, potential impacts related to projects in the vicinity of an airport would be the same as contemplated under the General Plan and General Plan EIR.

Furthermore, **the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time.** Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze noise impacts related to airport operations, if warranted, during project-level CEQA review. Avoidance,

minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Because implementation of the Subarea Plan does not propose modification of any development provided for in the General Plan EIR, the impact would be less than significant.

No mitigation measures are required.

## **4.10 Wildfire**

### **4.10.1 Relevant Statutes, Regulations, and Guidelines**

#### **4.10.1.1 State**

##### **California Building Code**

The California Building Code contains regulations that must be followed to satisfy minimum acceptable levels of safety for buildings and non-building structures. Chapter 7A focuses primarily on preventing ember penetration into buildings, which is a leading cause of structure loss from wildfires.

##### **California Department of Forestry and Fire Protection**

CAL FIRE protects the people of California from fires, responds to emergencies, and protects and enhances more than 31 million acres of California's privately owned wildlands. CAL FIRE's firefighters, fire engines, and aircraft respond to an average of more than 5,756 wildland fires each year, which burn more than 233,483 acres annually (CAL FIRE 2022a). As part of the CAL FIRE team since 1995, the Office of the State Fire Marshal supports the CAL FIRE mission to protect life and property through fire prevention engineering programs, law, and code enforcement and education.

##### **California Fire Code**

The California Fire Code (24 CCR 9) contains regulations consistent with nationally recognized accepted practices for safeguarding, to a reasonable degree, life and property from the hazards of the following: fire and explosion; hazardous conditions in the use or occupancy of buildings or premises; and, dangerous conditions arising from the storage, handling, and use of hazardous materials and devices. It also contains provisions to assist emergency response personnel. The California Fire Code and the California Building Code use a hazard classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment.

## California Public Resources Code

### Fire Hazard Severity Zones – California Public Resources Code, Sections 4201–4204

California Public Resources Code, Sections 4201–4204, and Government Code Sections 51175–89 direct CAL FIRE to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. The Fire Hazard Severity Zones (FHSZs) define the application of various mitigation strategies to reduce risk associated with wildland fires. Fire hazard designations are based on topography, vegetation, and weather, among other factors, with higher hazard category sites including steep terrain, unmaintained fuels/vegetation, and WUI locations. Projects situated in VHFHSZs require fire hazard analysis and application of fire protection measures that have been developed to specifically result in defensible communities in these WUI locations. As discussed in Section 3.2.16, *Wildfire*, the project site is within an area designated as a VHFHSZ by CAL FIRE (CAL FIRE 2022b).

### California Strategic Fire Plan

The California Strategic Fire Plan is a cooperative effort between the State Board of Forestry and Fire Protection and the CAL FIRE. By placing the emphasis on what needs to be done long before a fire starts, the California Strategic Fire Plan looks to reduce firefighting costs and property losses, increase firefighter safety, and contribute to ecosystem health. The Strategic Fire Plan has a vision for a natural environment that is more fire resilient, buildings and infrastructure that are more fire resistant, and a society that is more aware of and responsive to the benefits and threats of wildland fire—all achieved through local, state, federal, tribal, and private partnerships (CAL FIRE 2022b).

### Senate Bill 1241

In 2012, Senate Bill 1241 added Section 66474.02 to Title 7, Division 2, of the California Government Code, commonly known as the “Subdivision Map Act.” The statute prohibits subdivision of parcels designated very high fire hazard, or that are in a State Responsibility Area, unless certain findings are made prior to approval of the Vesting Tentative Map. The statute requires that a city or county planning commission make three new findings regarding fire hazard safety before approving a subdivision proposal. The three findings are (1) the design and location of the subdivision and its lots are consistent with defensible space regulations found in California Public Resources Code, Section 4290–91; (2) structural fire protection services would be available for the subdivision through a publicly funded entity; and (3) ingress and egress street standards for fire equipment are met per any applicable local ordinance and California Public Resources Code, Section 4290.

### State Fire Regulations

Fire regulations for California are established in Sections 13000 et seq. of the California Health and Services Code and include regulations for structural standards (similar to those identified in the California Building Code); fire protection and public notification systems; fire protection devices, such as extinguishers and smoke alarms; standards for high-rise structures and childcare facilities; and fire suppression training.

### 4.10.1.2 Local

#### **San Diego County Multi-Jurisdictional Hazard Mitigation Plan**

The purpose of the County's Multi-Jurisdictional Hazard Mitigation Plan (County of San Diego 2023) is to identify the County's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and human-made hazards. The City participates in the Multi-Jurisdictional Hazard Mitigation Plan. An important component of the plan is the Community Emergency Response Team, which educates community members about disaster preparedness and trains them in basic response skills, such as fire safety, light search and rescue, and disaster medical operations. The City is 1 of 20 jurisdictions that support and participate in the team.

#### **County of San Diego Emergency Operations Plan**

The County's Emergency Operations Plan dictates who is responsible for an evacuation effort and how regional resources will be requested and coordinated. First responders are responsible for determining initial protective actions before the Emergency Operations Center and emergency management personnel have an opportunity to convene and gain situational awareness. Initial protective actions are shared and communicated to local Emergency Operations Centers and necessary support agencies as soon as possible to ensure an effective, coordinated evacuation. During an evacuation effort, the designated County Evacuation Coordinator is the County Sheriff, who is also the Law Enforcement Coordinator. The County Evacuation Coordinator is assisted by other law enforcement and support agencies.

#### **Santee Emergency Operations Plan**

The Santee Emergency Operations Plan was adopted in June 2010 and developed from the San Diego County Operational Area Emergency Plan. This plan was prepared to ensure the most effective and economic allocation of resources for the maximum benefit and protection of the community in time of emergency. The objective of the plan is to incorporate and coordinate City facilities and personnel into an efficient organization capable of responding to any emergency.

The SFD and Sheriff's Department work together under unified command on fire evacuation protocols and procedures. Improvements to avoid bottlenecking during evacuation have been developed. These improvements include the use of geo-targeting in conjunction with the County's public safety grid maps, which are available to all first responders. The Sheriff's Department, CAL FIRE, most firefighting agencies, and San Diego Gas & Electric developed the maps so the County is broken into grids and subsections of grids. The public safety grid maps help first responders make specific, targeted, tiered, and staggered evacuations.

#### **Santee General Plan**

Divided into nine elements, the Santee General Plan is a statement of intent by the City as to the future development of the community. This is accomplished through objectives and policies that serve as a long-term policy guide for physical, economic, and environmental growth.

The purpose of the Safety Element is to reduce loss of life, injuries, and damage to property resulting from natural and human-caused public safety hazards including flooding, geologic and seismic hazards, fire, traffic hazards, and crime. The Safety Element identifies areas where private and public decisions on land use need to be responsive to potentially hazardous conditions. It also serves to inform individuals, firms and public agencies of City's policies regarding appropriate levels of public services such as police and fire protection. Policies relevant to the Proposed Project include the following (Santee 2003):

- **Objective 4.0:** Minimize injuries, loss of life and property damage resulting from fire hazards.
  - **Policy 4.1:** Proposed developments should be approved only after it is determined that there will be adequate water pressure to maintain the required fire flow at the time of development.
  - **Policy 4.2:** The City should ensure that all new development meets established response time standards for fire and life safety services.
  - **Policy 4.4:** The City shall require emergency access routes in all developments to be adequately wide to allow the entry and maneuvering of emergency vehicles.
  - **Policy 4.7:** The City shall ensure that the distribution of fire hydrants and capacity of water lines is adequate through periodic review.
  - **Policy 4.8:** Encourage and support the delivery of a high level of emergency services through cooperation with other agencies and use of available financial opportunities.
  - **Policy 4.9:** All proposed development shall satisfy the minimum structural fire protection standards contained in the adopted edition of the Uniform Fire and Building Codes; however, where deemed appropriate the City shall enhance the minimum standards to provide optimum protection.
  - **Policy 4.10:** Encourage the continued development, implementation and public awareness of fire prevention programs.
  - **Policy 4.11:** In order to minimize fire hazards, the Santee Fire and Life Safety Department shall routinely be involved in the review of development applications. Considerations shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations and needed fire flow requirements.
  - **Policy 4.12:** The timing of additional fire station construction or renovation, or new services shall relate to the rise of service demand in the City and surrounding areas.
  - **Policy 4.13:** Support mutual aid agreements and communications links with County and the other municipalities participating in the Unified San Diego County Emergency Service Organization.

## **Santee Municipal Code**

Chapter 11.18 of the Santee Municipal Code adopts the 2022 California Fire Code, Part 9, Title 24, of the California Code of Regulations. The California Fire Code includes regulations requiring all new development to install sprinkler systems, the minimum required unobstructed street widths for fire

apparatus access, and requirements that include a FPP for development in WUI areas. Ordinance 570 amended the Santee Municipal Code to formally adopt the 2022 California Fire Code as the City's Fire Code.

## 4.10.2 Methods and Significance Criteria

This section lists the significance criteria and describes the methods used to evaluate wildfire impacts.

### 4.10.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Subarea Plan, including action related to the Subarea Plan's Conservation Strategy and conservation measures. The following steps were taken to analyze the potential wildfire impacts of the Subarea Plan:

- Identify and evaluate potential impacts related to wildfire resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts, and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Activities and provide mitigation to reduce potential impacts.

Impacts related to wildfire were assessed based on review of the Subarea Plan, consultation with agencies with jurisdiction, and review of applicable general plans and ordinances for the City of Santee, City of San Diego, and San Diego County. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant impacts related to wildfire. This analysis of impacts related to wildfire relies on available resources from CAL FIRE, including fire hazard severity zone mapping, and applicable emergency response plans, general plans, EIRs, regulations, and policies of the local agencies.

### 4.10.2.2 Significance Criteria

In accordance with Appendix G of the California Environmental Quality Act (CEQA) Guidelines, impacts associated with wildfire would be considered significant if the Subarea Plan would:

- **Threshold 1:** Substantially impair an adopted emergency response plan or emergency evacuation plan.
- **Threshold 2:** Due to slope, prevailing winds, and other factors, exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- **Threshold 3:** Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

- **Threshold 4:** Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

### 4.10.3 Impacts and Mitigation Measures

This section presents the analysis of the impacts of the Subarea Plan and identifies mitigation measures where required to reduce significant impacts related to wildfires.

#### 4.10.3.1 Threshold Wildfire#1 – Impacts that would substantially impair an adopted emergency response plan or emergency evacuation plan

##### Covered Activities

##### Conservation Actions

The City of Santee, City of San Diego, and County of San Diego all have coordinated plans for emergency response within their own jurisdictions. The Subarea Plan conservation actions are mostly within natural areas, and the conservation actions would not alter any roadways that could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. None of the habitat improvement, management, maintenance, or monitoring activities would involve modifications to facilities that are critical to emergency response, such as police, fire, and hospital facilities, and the Subarea Plan would not impede access to these facilities in an emergency.

The Subarea Plan would include construction activities from conservation actions, including the implementation of conservation measures to restore and/or rehabilitate habitats in the Plan Area. Impact mechanisms are summarized in Table 4-1. Conservation actions include habitat management and monitoring activities within the Subarea Plan's Conservation Areas.

The Subarea Plan would be required to comply with State and Federal regulations related to emergency response, as well as local land use policies and emergency response plans. Compliance with applicable regulations, policies, and guidelines would reduce impacts related to any interference with emergency response and evacuation plans.

##### Hardline Development Project

Wildfire impacts associated with the Hardline Development Project were analyzed in Section 4.18 of the Fanita Ranch Final Revised EIR hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

##### Future Development Projects and Operation and Maintenance Projects

Future Development Projects and Operation and Maintenance Projects could result in changes to emergency response and emergency evacuation plans within the Plan Area due to the potential implementation of public and private planned development projects, streets project, trails projects, drainage projects and maintenance activities, new trail and maintenance activities, and defensible space. These activities include projects with the potential to introduce new populations, housing

developments, and roadway expansions within portions of the Plan Area that currently contain large amounts of chaparral and sage scrub vegetation and would create additional wildland fire risk. This risk is particularly true for development within the areas of Fanita Ranch, Carlton Hills, and Rattlesnake Mountain. The long-term existence of potential sources of wildland fires due to limitations on brush management within permanent open space areas could result from implementing open space and habitat protection goals and objectives in accordance with the updated Conservation Element (Santee 2003).

Future development in these areas could expose future residents to potential wildland fire risks and could increase the incidents of wildland fires. However, the City would require fire buffers between wildland areas and development to reduce this potential impact. Another measure to reduce wildland fire risks is the Fire Department's involvement in plan checks for new development, incorporating fire buffers between structures and wildland fire areas. The City requires the installation of fire sprinklers and minimum water pressures or tanks to ensure adequate pressures are available (Santee 2003).

The Subarea Plan does not propose modification of any development provided for in the General Plan EIR, therefore the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes mitigation measures to reduce impacts related to Covered Activity impacts on wildfire to below a level of significance (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*). Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on wildfire. Furthermore, all development projects would be required to comply with applicable standards required by the 2022 California Fire Code and applicable City ordinances. Covered Activities would continue to be regulated through and approved by the City on an individual basis.

Lastly, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities would be required to analyze impairment of an emergency response or evacuation plan, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in substantial impairment of an adopted emergency response plan or emergency evacuation plan. Impacts would therefore be less than significant.

No mitigation measures are required.

### **4.10.3.2 Threshold Wildfire#2 – Impacts due to slope, prevailing winds, and other factors, that exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire**

#### **Covered Activities**

#### **Conservation Actions**

In the City of Santee, local responsibility areas (LRAs) designated as Very High Fire Hazard Severity Zones (VHFHSZs) are primarily located in the northern and western portions of the City, generally in areas where urban development meets wildland landscapes. The Offsite Conservation Area within the City of San Diego are also located within areas designated as VHFHSZs. SRAs designated as VHFHSZs are located northeast of the City of Santee jurisdictional boundaries and include the Offsite Conservation Area within San Diego County. The City of Santee Municipal Code requires that projects located in the wildland-urban interface (WUI) must prepare a fire protection plan and comply with applicable standards required by the 2022 California Fire Code.

San Diego County has a long history of significant wildland fires. CAL FIRE is the forestry agency assigned to the unincorporated areas of San Diego County. The City of Santee Fire Department, City of San Diego Fire-Rescue Department, and San Diego County Fire Protection District have working automatic and mutual aid agreements with CAL FIRE to assist in fire protection. Prior to construction associated with habitat improvement actions, conservation actions in VHFHSZs would be required to implement defensible space programs for the interface between developed and natural areas within and adjacent to the Plan Area. Such defensible space plans would be subject to approval by the City of Santee Fire Department, City of San Diego Fire-Rescue Department, or San Diego County Fire Protection District. Additionally, certain developments in hazardous fire areas may require Fire Protection Plans consistent with the unique fire protection issues resulting from the vegetative, topographic, and climatic conditions of the proposed Conservation Action.

Habitat improvements implemented as part of the Conservation Strategy are expected to follow fire-management goals and policies set forth by the City of Santee General Plan and the City of San Diego General Plan, as well as requirements of CAL FIRE and of the responsible Fire Authority; and all other applicable fire and safety policies or regulations set forth in Section 4.10.1, *Relevant Statutes, Regulations, and Guidelines*, to minimize risk of wildfire. Compliance with these established goals, policies, and requirements would reduce potential impacts related to wildfire risks and its pollutants and decrease interactions between the WUI.

The Conservation Actions include habitat management and monitoring activities within the Subarea Plan's Conservation Areas. Conservation actions would not involve construction of built structures in the Plan Area. Therefore, no structures would be damaged or destroyed during a wildland fire.

Actions implemented as part of the Conservation Strategy would include activities to decrease wildfire risk. For example, monitoring, management, and maintenance activities would include the eradication of brush and flammable nonnative plant species from Conservation Areas. The Conservation Strategy includes management activities (i.e., routine activities that occur in natural habitats as a part of

general land stewardship, such as trash removal, access control, and signage) and habitat management (e.g., habitat improvement, nonnative species control, vegetation management, and fire break/fuel management). Fuel modification can be in the form of manual, mechanical, or chemical vegetation control for the purposes of wildfire management. Methods may include thinning, trimming up, and removal of vegetation within buffer zones. Such actions could occur periodically throughout the year in the Plan Area. Additionally, there would be no substantial increase in naturally caused fires due to maintaining similar natural, open spaces as currently exist at the sites and through the provision of additional water to the sites to ensure success of newly installed vegetation.

Management activities and habitat management, such as the establishment of defensible space, are expected to follow fire-management goals and policies set forth by the General Plan, City of San Diego General Plan, and the San Diego County General Plan, as well as requirements of CAL FIRE and of the responsible Fire Authority, and all other applicable fire and safety policies or regulations set forth in Section 4.10.1, *Relevant Statutes, Regulations, and Guidelines*, to minimize risk of wildfire. Compliance with these established goals, policies, and requirements would reduce potential impacts related to wildfire risks and its pollutants.

#### **Hardline Development Project**

Wildfire impacts associated with the Hardline Development Project were analyzed in Section 4.18 of the Fanita Ranch Final Revised EIR hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would have a less than significant impact related to exacerbating wildfire risks and exposing project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire. The project would implement a CFPP and FPP that was developed in compliance with the requirements of the Santee Municipal Code and Ordinance, California Fire and Building Codes, and the County's FPP Guidelines for Determining significance.

#### **Future Development Projects and Operation and Maintenance Project**

Covered Activities would have the potential to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. However, the Subarea Plan does not propose modification of any development provided for in the General Plan EIR, therefore the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes MMs 5.4-5 through 5.4-9, 5.4-11 through 5.1-12, and 5.14-6 through 5.14-8 to reduce impacts related to impacts on wildfire to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on wildlife risks.

Furthermore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the exacerbation of wildfire risk, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities. Additionally, Covered Activities would continue to be regulated through and approved by the City on an individual basis after project-level CEQA review to ensure that Covered Activities would not create additional wildland fire risk within the Plan Area.

**CEQA Conclusion**

Implementation of the Subarea Plan would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would therefore be less than significant.

No mitigation measures are required.

**4.10.3.3 Threshold Wildfire#3 – Impacts that require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment****Covered Activities****Conservation Actions**

As discussed in Section 4.10.3.2, portions of the Plan Area are under the responsibilities of SRAs, LRAs, and FRAs and have fire hazard severity zone designations that range from no fire hazard to very high fire hazard. Ground and vegetation disturbance could occur in VHFHSZs mapped by CAL FIRE (as discussed in Section 3.2.16, *Wildfire*). All access points, storage, and staging areas during construction associated with habitat improvement activities would be located in a manner that has the least impact on native vegetation as well as vehicular and pedestrian traffic. An irrigation system (e.g., a groundwater well) may be required to enhance the survivorship of newly installed native plants and seed when plants have been grown in nursery conditions, when they are planted under initially dry or drought conditions, or when planting does not occur within an ideal seasonal planting time frame. This additional infrastructure is not anticipated to exacerbate fire risk in the Plan Area. In addition, adherence to the California Fire Code (Ordinance #545) and the City of Santee amended Chapter 49 of the California Fire Code, which require incorporation of fire risk reducing measures into Covered Activities, including conservation activities, would address this risk and ensure that impacts are less than significant.

**Hardline Development Project**

Wildfire impacts associated with the Hardline Development Project were analyzed in Section 4.18 of the Fanita Ranch Final Revised EIR hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would require the installation and maintenance of 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 Construction Fire Protection Plan and Fire Protection Plan such that it would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts would be less than significant.

### **Future Development Projects and Operation and Maintenance Project**

Covered Activities would have the potential to exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. However, the Subarea Plan does not propose modification of any development provided for in the General Plan EIR, therefore the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes mitigation measures 5.4-5 through 5.4-9, 5.4-11, 5.4-12, and 5.14-6 through 5.14-8 to reduce impacts related to Covered Activities impacts on wildfire to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on wildfire risk.

Furthermore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze impacts resulting from the installation of infrastructure that could exacerbate fire risk, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities. Additionally, Covered Activities would continue to be regulated through and approved by the City on an individual basis after project-level CEQA review to ensure that Covered Activities would not create additional wildland fire risk within the Plan Area.

### **CEQA Conclusion**

Because the Subarea Plan does not propose modification of any development provided for in the General Plan EIR, implementation of the Subarea Plan would result in less than significant impacts.

No mitigation measures are required.

### **4.10.3.4 Threshold Wildfire#4 – Impacts that expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes**

#### **Covered Activities**

#### **Conservation Actions**

The risk of the conservation actions under the Subarea Plan resulting in wildfire is discussed above. As noted in the assessment of such impacts, the risk is low, and adherence to the California Fire Code (Ordinance #545) and the City of Santee amended Chapter 49 of the California Fire Code, which require incorporation of fire risk reducing measures into Covered Activities, including conservation actions, would address this risk. Therefore, the conservation actions would not increase post-fire risk, and impacts would be less than significant.

#### **Hardline Development Project**

Wildfire impacts associated with the Hardline Development Project were analyzed in Section 4.18 of the Fanita Ranch Final Revised EIR hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis determined that the project would not

expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes. Construction and operation BMPs would be implemented. The Hardline Development Project would result in a less than significant impact.

### **Future Development Projects and Operation and Maintenance Project**

Covered Activities under the Subarea Plan would include projects with the potential to introduce new populations, housing developments, and roadway expansions within portions of the Plan Area that currently contain large amounts of chaparral and sage scrub vegetation and would create additional wildland fire risk. However, the Subarea Plan does not propose modification of any development provided for in the General Plan EIR, therefore the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes mitigation measures 5.4-5 through 5.4-9, 5.4-11, 5.4-12, and 5.14-6 through 5.14-8 to reduce impacts related to Covered Activities impacts on wildfire to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts due to post-fire conditions.

Furthermore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze impacts to people or structures from post-fire conditions, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities. Additionally, Covered Activities would continue to be regulated through and approved by the City on an individual basis and the Subarea plan would not authorize the implementation of Covered Activities which would create additional wildland fire risk within the Plan Area.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes, and would therefore result in less than significant impacts.

No mitigation measures are required.

## **4.11 Energy Resources**

### **4.11.1 Relevant Statutes, Regulations, and Guidelines**

Applicable federal, state, and local regulations pertaining to energy use on the project site are described below.

### 4.11.1.1 Federal

#### Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007, which was signed into law on December 19, 2007, not only established increased Corporate Average Fuel Economy (CAFE) standards for motor vehicles, but also included provisions focused on energy efficiency. The act includes the following provisions related to energy efficiency:

- Renewable Fuel Standard (Section 202)
- Appliance and lighting efficiency standards (Sections 301–325)
- Building energy efficiency (Sections 411–441)

This federal legislation mandates progressively higher levels of renewable fuels to replace petroleum, as outlined in Section 202. The Renewable Fuel Standard program, created under the Energy Policy Act of 2005, set the first-ever renewable fuel volume mandate in the United States. This mandate requires renewable fuel to be blended into transportation fuel in increasing amounts each year, with a goal of reaching 36 billion gallons by 2022.

#### Joint Rule for Vehicle Standards

On April 1, 2010, USEPA and the National Highway Traffic Safety Administration (NHTSA) announced a joint final rule to establish a national program consisting of new standards for light-duty vehicles model years 2012 through 2016. USEPA and NHTSA approved a second round of greenhouse gas (GHG) and CAFE standards in August 2012 for model years 2017 and beyond (77 *Federal Register* 62624). These standards will reduce motor vehicle GHG emissions to 163 grams of carbon dioxide (CO<sub>2</sub>) per mile. The first phase of the CAFE standards (for model years 2017 to 2021) is projected to require, on an average industry fleet-wide basis, a range from 40.3 to 41.0 miles per gallon in model year 2021. The CAFE standards for model years 2022 to 2025 will require, on an average industry fleet-wide basis, a range from 48.7 to 49.7 miles per gallon in model year 2025. The second phase of standards has not been finalized as the program does not set standards for more than 5 years at a time.

### 4.11.1.2 State

#### Assembly Bill 1493

AB 1493, also known as the “Pavley” regulations, was adopted in 2002 and required CARB to develop and adopt regulations by January 1, 2005, aimed at achieving the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles. Although the primary intent of these regulations is to reduce GHG emissions, they are also relevant to the analysis of energy consumption as they contribute to the reduction of fossil fuel consumption.

California submitted its first request to implement GHG standards for passenger vehicles, also known as a waiver request, in December 2005, but it was denied by USEPA in March 2008. The denial was based on the finding that California did not meet the CAA requirement of demonstrating “compelling

and extraordinary conditions” to justify the waiver for reducing GHG emissions from passenger vehicles.

However, on June 30, 2009, USEPA granted California the authority to implement GHG emission reduction standards for new passenger cars, pickup trucks, and sport utility vehicles. On September 24, 2009, CARB adopted amendments to the Pavley regulations that aimed to reduce GHG emissions in new passenger vehicles from 2009 through 2016. These amendments were part of California’s commitment to a nationwide program to reduce GHG emissions from new passenger vehicles between 2012 and 2016. CARB’s September 2009 amendments provided enforcement flexibility for California’s Pavley regulations while also aligning with federal rules for passenger vehicles.

Estimates projected that the Pavley regulations would result in a reduction of GHG emissions from California passenger vehicles by around 22 percent in 2012 and approximately 30 percent by 2016. These regulations were designed to not only improve fuel efficiency but also reduce costs for motorists. To achieve this, CARB adopted a novel approach for passenger vehicles, including cars and light trucks, by integrating the control of smog-causing pollutants and GHG emissions into a single coordinated package of standards. Furthermore, this approach included initiatives to support and accelerate the adoption of plug-in hybrids and zero-emission vehicles (ZEVs) throughout California.

### **California Energy Code**

The California Energy Code, incorporated into the Building Energy Efficiency Standards, was established in 1978 to reduce energy consumption in the state. These standards apply to new residential and non-residential buildings and regulate energy use for heating, cooling, ventilation, water heating, and lighting. Local government agencies enforce the building efficiency standards through the building permit process, and they can adopt and enforce energy standards that meet or exceed Title 24 standards (Title 24 is part of the California Building Standards Code, which governs the construction of buildings in the state).

The 2019 updates to Title 24, which became effective on January 1, 2020, are estimated to result in new buildings that use 7 percent less energy for lighting, heating, cooling, ventilation, and water heating compared to the previous 2016 standards. The updates focus on moving toward zero net energy residences by increasing energy efficiency and requiring solar photovoltaic systems for new residences. Residences built under the 2019 standards will use approximately 53 percent less energy than those built under the 2016 standards, while non-residential buildings will use approximately 30 percent less energy, mainly due to lighting upgrades. The 2019 standards also encourage the use of demand-responsive technologies such as battery storage and heat pump water heaters, as well as improvements in the building’s thermal envelope through high-performance attics, walls, and windows to enhance comfort and energy savings.

Within the Building Standards Code, Part 6 focuses on California’s Energy Efficiency Standards for Residential and Non-Residential Buildings.

### **California Green Building Standards Code**

The California Green Building Standards Code (CALGreen)—Part 11 of the CCR—aims to improve public health, safety, and general welfare by promoting environmentally friendly design and

construction practices. The code encourages sustainable construction practices in areas such as planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The California Green Building Standards Code became effective on January 1, 2011, and mandates minimum environmental performance standards for new construction of commercial, low-rise residential, state-owned, school, and hospital buildings.

In terms of energy conservation, the mandatory standards in the California Green Building Standards Code require inspections of energy systems to ensure optimal efficiency. The voluntary standards are divided into two tiers and require the following:

- Tier I: 15 percent improvement in energy requirements compared to mandatory standards.
- Tier II: 30 percent improvement in energy requirements compared to mandatory standards.

### **Executive Order B-16-12**

Several Executive Orders have been issued in California to accelerate the adoption of ZEVs and renewable energy generation. EO B-16-12, issued in March 2012, directed state government to expedite the market for ZEVs in California through fleet replacement and electric vehicle infrastructure. The EO set the following targets:

- By 2015, all major cities in California will have adequate infrastructure and be “ZEV ready.”
- By 2020, the state will have established adequate infrastructure to support 1 million ZEVs in California.
- By 2025, there will be 1.5 million ZEVs on the road in California.
- By 2050, virtually all personal transportation in the state will be based on ZEVs, and GHG emissions from the transportation sector will be reduced by 80 percent below 1990 levels.

### **Executive Order S-14-08**

EO S-14-08, issued in November 2008, directed state agencies to streamline the process of creating renewable energy generation facilities and proposed an expansion of California’s Renewables Portfolio Standard. The governor’s proposed Renewables Portfolio Standard of 33 percent renewable generation by 2020 builds on the target of 20 percent by 2010 set by SB 1078.

### **Executive Order S-21-09**

EO S-21-09 (issued September 15, 2009) required that, under its AB 32 authority, the state adopt a regulation consistent with the 33 percent renewable energy target established in EO S-14-08 by July 31, 2010. Under EO S-21-09, CARB is directed to work with the California Public Utilities Commission (CPUC) and the California Energy Commission (CEC) to encourage the creation and use of renewable energy sources. CARB will consult with the Independent System Operator and other load-balancing authorities on, among other aspects, impacts on reliability, renewable integration requirements, and interactions with wholesale power markets in carrying out the provisions of EO S-21-09. CARB also will establish the highest priority for those resources that provide the greatest environmental benefits

with the least environmental costs and impacts on public health; can be developed most quickly; and support reliable, efficient, cost-effective electricity system operations.

## **Integrated Energy Policy Report**

In line with SB 1389 (Chapter 568, Statutes of 2002; PRC Sections 25300–25323), the CEC was mandated to conduct assessments and forecasts covering all aspects of the energy industry, including supply, production, transportation, delivery, distribution, demand, and prices, to inform the development and evaluation of energy policies and programs aimed at conserving resources, protecting the environment, ensuring energy reliability, enhancing the state’s economy, and safeguarding public health and safety (PRC Section 25301(a)).

These efforts resulted in the Integrated Energy Policy Report (IEPR), which is published every 2 years with updates provided in alternate years. The most recent IEPR is the Draft 2023 IEPR, was docketed on November 13, 2023, and provides a comprehensive overview of priority energy issues currently confronting the state, along with strategies and recommendations to advance the goal of achieving reliable, affordable, and environmentally responsible energy sources. The topics covered in the 2023 IEPR encompass progress toward statewide renewable energy targets, decarbonization of buildings, renewable integration, energy efficiency, energy equity, updates on electricity reliability in Southern California, climate adaptation efforts in the energy sector, assessment of natural gas, transportation energy demand forecasting, and the California Energy Demand Forecast (CEC 2020).

## **Senate Bill 100: California Renewables Portfolio Standard Program**

SB 100 introduced a groundbreaking policy mandating that 100 percent of electric retail sales to end-use customers in California be supplied by renewable energy and zero-carbon resources by 2045. It requires CEC, CPUC, and CARB to prepare a report every 4 years documenting progress toward achieving 100 percent renewable energy generation by 2045.

## **Senate Bill 350: Clean Energy and Pollution Reduction Act of 2015**

SB 350, issued on October 7, 2015, builds upon EO S-14-08 by elevating the renewable energy target to 50 percent by 2030, in addition to a 50 percent increase in energy efficiency in buildings by 2030.

## **Senate Bill 1078: California Renewables Portfolio Standard Program**

SB 1078, enacted on September 12, 2002, established the Renewables Portfolio Standard program, which requires retail sellers of electricity to purchase a specified minimum percentage of electricity from eligible renewable energy resources. SB 107, enacted on September 26, 2006, accelerated the Renewables Portfolio Standard to require that at least 20 percent of electricity retail sales be served by renewable energy resources by 2010.

In response to EO S-21-09, the Renewables Portfolio Standard was further expanded in 2011 to require investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by the year 2020. In 2018, SB 100 was passed, requiring energy providers to derive 60 percent of their electricity from qualified renewable sources by 2030 and 100 percent by 2045. The Renewables

Portfolio Standard is also included as a reduction measure in the CARB Climate Change Scoping Plan, aimed at decreasing California's reliance on fossil fuels and reducing GHG emissions from the electricity sector. CARB estimates that achieving the Renewables Portfolio Standard would decrease statewide GHG emissions by 21.3 million metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e).

#### **4.11.1.3 Local**

##### **Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions**

The City of Santee adopted the Sustainable Santee Plan on January 8, 2020, which sets GHG emissions reduction goals and strategies to reduce resource consumption, improving alternative transportation modes, and reducing overall emissions throughout the City. The Sustainable Santee Plan includes energy-related goals to enhance energy efficiency, reduce energy or fuel demand, and increase the use of clean energy sources:

- Goal 1: Increase Energy Efficiency in Existing Residential Units.
- Goal 2: Increase Energy Efficiency in New Residential Units.
- Goal 3: Increase Energy Efficiency in Existing Commercial Units.
- Goal 4: Increase Energy Efficiency in New Commercial Units.
- Goal 5: Decrease Energy Demand through Reducing Urban Heat Island Effect.
- Goal 6: Decrease Greenhouse Gas Emissions through Reducing Vehicle Miles Traveled (Reduced Fuel Use).
- Goal 7: Increase Use of Electric Vehicles (Fuel Switching to Cleaner Sources of Energy).
- Goal 8: Improve Traffic Flow (Improves Fuel Efficacy of Roadway Traffic).
- Goal 9: Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation.
- Goal 10: Decrease Greenhouse Gas Emissions through Increasing Clean Energy Use.

#### **4.11.2 Methods and Significance Criteria**

This section lists the significance criteria and describes the methods used to evaluate impacts associated with energy resources.

##### **4.11.2.1 Methods**

This section describes the methods used to analyze the environmental consequences of implementing the Proposed Project, including actions related to the Subarea Plan's Conservation Strategy and conservation measures. The following steps were taken to analyze the potential energy impacts of the Subarea Plan:

1. Identify and evaluate potential impacts related to energy resulting from implementation of the Subarea Plan Conservation Strategy.
2. Evaluate the level of significance of impacts and apply mitigation as needed.

3. Determine the level of significance of potential impacts after implementation of mitigation.
4. Identify potential types of impacts related to implementing Covered Activities and provide measures to reduce potential impacts.

Energy impacts were assessed based on review of the Subarea Plan and review of applicable general plans and ordinances for the City of Santee, and City of San Diego. Criteria from Appendices F and G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant energy impacts.

### **1.1.1.2 Significance Criteria**

The following significance criteria are based on Appendices F and G of the State CEQA Guidelines and provide the basis for determining the significance of impacts associated with the demand placed on and expansions associated with energy use resulting from the implementation of the Subarea Plan:

- **Threshold 1:** Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.
- **Threshold 2:** Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

## **4.11.3 Impacts and Mitigation Measures**

### **4.11.3.1 Threshold Energy#1 - Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation**

#### **Covered Activities**

#### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands.

Implementation of the conservation actions would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Preserve management and monitoring would include habitat restoration that would have the potential to increase energy demand, including additional passenger vehicle travel to preserve areas. There are no unusual characteristics with the conservation actions that would cause the use of construction equipment or operational energy demand that would be less energy efficient compared with other similar areas in other parts of the state. Conservation actions would be consistent with the applicable GHG reduction measures from the Sustainable Santee Plan. The Sustainable Santee Plan includes Goals and Measures to improve energy efficiency and

reduce energy demand (Goals 5, 9, and 10). Therefore, construction-related fuel consumption and operational energy demand as a result of implementation of the conservation actions would be minimal and would not result in inefficient, wasteful, or unnecessary energy use compared with other similar types of areas within the region.

### **Hardline Development Project**

According to Section 4.5.5.1 of the Fanita Ranch Final Revised EIR, incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, implementation of the proposed Hardline Development Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

### **Future Development Projects and Operations and Maintenance Projects**

Similar to the conservation actions and the Hardline Development Project, future development and operation and maintenance projects have no unusual characteristics that would cause the use of construction equipment or operational energy demand that would be less energy efficient compared with other similar areas in other parts of the state. In addition, any future structures or buildings that are part of the Covered Activities would be required to comply with the latest version of the California Building Code Title 24 and the CALGreen code, as well as the Goals from the Sustainable Santee Plan. The current Title 24 building standards and CALGreen code include a broad set of requirements for energy conservation, such as LED lighting, solar panel conduit, and electric vehicle (EV) charging stations. The Sustainable Santee Plan includes Goals and Measures to improve energy efficiency and reduce energy demand (Goal 1 through 10). Therefore, construction-related fuel consumption and operational energy demand as a result of implementation of the Covered Activities would be minimal and would not result in inefficient, wasteful, or unnecessary energy use compared with other similar types of areas within the region. Future Covered Activities would be required to comply with the Sustainable Santee Plan and Title 24/CALGreen Code. Furthermore, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze energy consumption, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in significant impacts because it would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

No mitigation measures are required.

### **4.11.3.2 Threshold Energy#2 - Conflict with or obstruct a state or local plan for renewable energy or energy efficiency**

#### **Covered Activities**

##### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These temporary impacts would be restored by planting and reseeding. These conservation actions would occur in various degrees on the Fanita Ranch Onsite Preserve, including the 35-acre cactus wren restoration site, the Quino Checkerspot Butterfly Offsite Conservation Area, preserves in the Upland Standards Areas, and City-owned Preserve Lands. Implementation of these conservation actions would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

##### **Hardline Development Project**

Section 4.5.5.2 of the Fanita Ranch Final Revised EIR, incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, determined that “Because the Proposed Project’s per capita energy consumption would be less than the state or County level for the same resource, the Proposed Project would not conflict with California’s energy conservation plans as described in the CEC’s 2019 IEPR”.

##### **Future Development Projects and Operations and Maintenance Projects**

Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential conflicts with energy renewal or efficiency plans, if warranted, during the project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

##### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in significant impacts because it would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

No mitigation measures are required.

## **4.12 Hazards and Hazardous Materials**

### **4.12.1 Relevant Statutes, Regulations, and Guidelines**

Applicable federal, state, and local regulations pertaining to hazards and hazardous materials are discussed below.

### **4.12.1.1 Federal**

#### **Agricultural Bioterrorism Protection Act**

Entities that possess, use, or transfer agents or toxins that pose a severe threat to animal or plant health or products are required to notify and register with the U.S. Department of Agriculture (USDA) in accordance with the law (7 CFR 331; 9 CFR 121). USDA's Animal and Plant Health Inspection Service has been designated as the implementing agency for these provisions. Any use of such agents on the project site necessitates registration with USDA.

#### **Federal Insecticide, Fungicide, and Rodenticide Act**

USEPA has authority over pesticide labeling and certification of restricted pesticide application under the federal Insecticide, Fungicide, and Rodenticide Act (40 CFR 152–186). USEPA can also delegate pesticide enforcement authority to states through cooperative agreements with state pesticide programs. Since 1975, California has had primary authority over pesticide enforcement within the state. USEPA regulates the distribution, sale, use, and testing of plants and microbes producing pesticidal substances using its authority under this act, and it applies to pesticide use by farm workers or handlers.

#### **Hazardous Materials Transportation Act**

The Hazardous Materials Transportation Act (49 CFR) was enacted to mitigate the risks associated with the transportation of hazardous materials in intrastate, interstate, and foreign commerce. The U.S. Department of Transportation is granted authority to regulate the transportation of hazardous materials under this act. Hazardous materials generated at the project site that are transported offsite for disposal are subject to the Hazardous Materials Transportation Act.

#### **Resource Conservation and Recovery Act**

The Resource Conservation and Recovery Act (RCRA), enacted in 1976, is the primary federal law governing the disposal of solid and hazardous waste in the United States (40 CFR 239–282). RCRA was amended and strengthened by Congress in 1984 with the passage of the Hazardous and Solid Waste Amendments, which phased out land disposal of hazardous waste. The RCRA has been further amended twice: in 1992 with the Facility Compliance Act, which enhanced enforcement of the RCRA at federal facilities, and in 1996 with the Land Disposal Program Flexibility Act, which provided regulatory flexibility for certain wastes' land disposal. States may implement their own hazardous waste programs in lieu of federal RCRA requirements, as long as they are at least as stringent and approved by USEPA. If a school is located within the project site, which may generate hazardous waste, the Proposed Project would be subject to RCRA requirements according to the preferred land use plan.

## 4.12.1.2 State

### California Environmental Protection Agency

CalEPA was established in 1991 by Governor's Executive Order to serve as a unified voice for the protection of human health and the environment. Under the CalEPA "umbrella," six boards, departments, and offices were brought together to ensure coordinated efforts in deploying state resources for environmental conservation, public health, and economic sustainability (CalEPA 2020). One of CalEPA's crucial responsibilities is to regulate the use of hazardous materials and the management of hazardous waste in conjunction with the State Water Board.

Applicable state and local laws include the following:

- Public Safety/Fire Regulations/Building Codes
- Hazardous Waste Control Law – Hazardous Substances Information and Training Act
- Air Toxics Hot Spots and Emissions Inventory Law
- Underground Storage of Hazardous Substances Act
- Porter-Cologne Water Quality Control Act

In accordance with California Government Code, Section 65962.5, CalEPA also develops an annual update to the Hazardous Waste and Substances Sites (Cortese) List. This planning document is utilized by state and local agencies as well as developers to comply with CEQA requirements and provide information about the location of hazardous materials release sites. The Department of Toxic Substances Control, which operates under CalEPA, contributes to the information contained in the Cortese List, while other state and local government agencies are also mandated to provide additional hazardous material release information.

### Department of Pesticide Regulation

The regulation of pesticides in California is another vital area of responsibility for CalEPA, specifically through its Department of Pesticide Regulation. While USEPA establishes minimum pesticide requirements, enforcement is carried out at the state level through cooperative agreements. Over the years, the California Legislature has implemented more stringent laws pertaining to pesticide registration, licensing, sale, use, and worker protection. The Department of Pesticide Regulation is tasked with regulating pesticide use in California and is mandated to promote environmentally sound pest management practices, including integrated pest management, through various programs that emphasize a least-toxic approach and risk reduction through information, encouragement, incentives, and community-based problem solving.

### California Fire Code

The California Fire Code (24 CCR 9) is a comprehensive set of regulations that align with nationally recognized practices for safeguarding life and property from fire, explosion, and hazardous conditions associated with buildings, premises, and the storage, handling, and use of hazardous materials and devices. It also includes provisions to assist emergency response personnel. The California Fire Code,

along with the CBC, employs a hazard classification system to determine the required protective measures for fire and life safety, such as construction standards, property line separations, and specialized equipment. The Proposed Project is responsible for ensuring safe and secure management of chemical supplies in compliance with the allowances stipulated in the California Fire Code for facilities under its purview.

### **Environmental Health Standards for the Management of Hazardous Waste Law**

Title 22, Division 4.5, Chapter 11, Sections 66261.20–24, of the CCR provides detailed criteria for classifying wasted materials, including soil, as hazardous waste. This includes characteristics such as toxicity, ignitability, corrosiveness, and reactivity, as defined in Article 3. Article 4 lists specific hazardous wastes, and Article 5 identifies various waste categories, including RCRA hazardous wastes, non-RCRA hazardous wastes, extremely hazardous wastes, and special wastes. Soils with contaminant concentrations exceeding acceptable levels must be treated and disposed of as hazardous waste when excavated, and structural features containing lead-based paint may also be considered hazardous waste depending on concentrations, requiring proper handling and disposal. The Proposed Project must adhere to the requirements outlined in Title 22 of the CCR for the generation, handling, and disposal of wastes.

### **General Industry Safety Orders – Control of Hazardous Substances Law**

Title 8, Subchapter 7, Group 16, Article 109, Sections 5160–5199, of the CCR establishes minimum standards for the use, handling, and storage of hazardous materials in all places of employment. Article 109 outlines requirements for emergency equipment in the workplace, protection measures for laboratory use of hazardous chemicals, cleanup operations, hazardous substance removal work, and process safety management practices. School site employees working with regulated chemicals or hazardous materials in laboratories or other facilities defined in Article 109 must comply with Title 8 of the CCR.

### **Hazardous Materials Release Response Plans and Inventory Act**

Section 25503.5 of Chapter 6.95 of the California Health and Safety Code mandates that facilities using, producing, storing, generating, or having a change in business inventory of hazardous substances above certain limits must establish and implement a Hazardous Materials Management Plan or Business Plan. These plans specify threshold quantities for regulated hazardous substances, and when those quantities are exceeded, a hazardous materials business plan or Risk Management Plan is required in accordance with the regulation. The plan must disclose the type, quantity, and storage location of materials, and also requires a site-specific Emergency Response Plan, employee training, and designation of emergency contact personnel.

### **Hazardous Materials Transportation**

The State of California has adopted the U.S. Department of Transportation regulations for the transportation of hazardous materials by motor vehicle, with state regulations contained in Title 13, Division 2, Chapter 6, of the CCR. Additionally, the state regulates the transportation of hazardous waste originating in or passing through California (26 CCR). Both regulatory programs apply in the

state, and the California Highway Patrol is the primary agency responsible for enforcing hazardous materials transportation regulations and responding to hazardous materials transportation emergencies.

### **Underground Storage Tank Act**

The underground storage tank (UST) monitoring and response program is a mandatory requirement outlined in Chapter 6.7 of the California Health and Safety Code and Title 23 of the CCR. This program was developed to ensure that facilities comply with regulatory standards for monitoring, maintenance, and emergency response in operating USTs. The County Department of Environmental Health is responsible for administering this program at the local level, and any facility operating USTs on the project site must comply with this program.

#### **4.12.1.3 Local**

##### **Certified Unified Program Agency**

The County acts as the Certified Unified Program Agency (CUPA) for the project site, with the goal of achieving consistency, consolidation, and coordination in the regulation of six state-regulated environmental programs. The CUPA, which has been the County Department of Environmental Health, Hazardous Materials Division since 1996, is responsible for implementing and regulating the Unified Program. Inspectors in the CUPA program are trained environmental health specialists who undergo continuous education to ensure consistency and uniformity during inspections.

##### **County of San Diego Emergency Operations Plan**

The County's Emergency Operations Plan (EOP) outlines the responsibilities for evacuation efforts and coordination of regional resources. First responders are responsible for determining initial protective actions before the Emergency Operations Center and emergency management personnel convene to gain situational awareness. Initial protective actions are shared and communicated to local Emergency Operations Centers and support agencies as quickly as possible to ensure a coordinated and effective evacuation. The County Sheriff serves as the designated County Evacuation Coordinator, assisted by other law enforcement and support agencies during an evacuation effort.

##### **San Diego County Multi-Jurisdictional Hazard Mitigation Plan**

The County's Multi-Jurisdictional Hazard Mitigation Plan, in accordance with the County of San Diego 2023 guidelines, aims to identify hazards, review past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate risks to reduce or eliminate long-term risks to people and property from natural and human-made hazards. The City participates in this plan, with one of its components being the Community Emergency Response Team that educates community members about disaster preparedness and basic response skills. The City is one of 20 jurisdictions supporting and participating in this team.

## San Diego County Airport Land Use Compatibility Plan

The San Diego County Regional Airport Authority, committed to protecting public safety and the ability of airports to operate, serves as the Airport Land Use Commission (ALUC) for the County. The ALUC is responsible for adopting Airport Land Use Compatibility Plans (ALUCPs) for 16 public use and military airports in the County. These ALUCPs provide guidance on appropriate land uses around airports to ensure the health and safety of people and property within the airport vicinity, in accordance with the *California Airport Land Use Planning Handbook* published by the California Department of Transportation (Caltrans), Division of Aeronautics. The project site is near Marine Corps Air Station (MCAS) Miramar and Gillespie Field, and the County ALUC has adopted ALUCPs for both airports. Therefore, the project site must comply with the land use compatibility policies and development criteria within the Airport Influence Areas (AIAs) of these airports.

## Santee Emergency Operations Plan

The Santee EOP was adopted in June 2010 and developed from the San Diego County Operational Area Emergency Plan. This plan was prepared to ensure the most effective and economic allocation of resources for the maximum benefit and protection of the community in time of emergency. The objective of the plan is to incorporate and coordinate City facilities and personnel into an efficient organization capable of responding to any emergency.

## Santee Municipal Code

The Santee Municipal Code is a compilation of the Santee City Charter and the regulatory and penal ordinances and certain administrative ordinances adopted by the City Council. The Santee Municipal Code has been amended through April 2020. It includes the adopted 2022 California Building Codes. Ordinance 570 amends the Santee Municipal Code to formally adopt the 2022 California Fire Code as the City Fire Code.

## 4.12.2 Methods and Significance Criteria

This section lists the significance criteria and describes the methods used to evaluate hazards and hazardous material impacts.

### 4.12.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Santee MSCP Subarea Plan, including actions related to the Subarea Plan's Conservation Strategy. The following actions formed the basis for the analysis of potential hazards and hazardous materials impacts from implementation of the Subarea Plan:

- Identify and evaluate potential impacts related to hazards and hazardous materials resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.

- Identify potential types of impacts related to implementing Covered Activities and provide measures to reduce potential impacts.

Impacts related to hazards and hazardous materials were assessed based on review of the Subarea Plan, consultation with agencies with jurisdiction, and review of applicable general plans and ordinances for the City of Santee, and City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant impacts related to hazards and hazardous materials. This analysis of impacts related to hazards and hazardous materials relies on a review of online environmental resources including published hazardous materials databases, such as the *EnviroStor* database, the *GeoTracker* database (as the Subarea Plan encompasses the entirety of the City, there were various hazardous material sites listed throughout), The California Department of Forestry and Fire Protection's (CAL FIRE) Very High Fire Hazard Severity Zone (VHFHSZ) maps, and the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

#### 4.12.2.2 Significance Criteria

In accordance with Appendix G of the State CEQA Guidelines, impacts associated with hazards and hazardous materials would be considered significant if the Subarea Plan would:

- **Threshold 1:** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- **Threshold 2:** Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- **Threshold 3:** Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- **Threshold 4:** Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment.
- **Threshold 5:** For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.
- **Threshold 6:** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The analysis of the Proposed Project's risk involving wildland fire is addressed in Section 4.17, Wildfire.

## 4.12.3 Impacts and Mitigation Measures

### 4.12.3.1 Threshold HAZ#1 – Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

#### Covered Activities

#### Conservation Actions

Habitat restoration and preserve management and monitoring would include conservation activities that could involve routine transport, use, and disposal of hazardous materials such as solvents, oils, and grease, materials that are typically used in construction projects for maintenance of construction equipment. Such transport, use, and disposal would be compliant with applicable regulations, which include regulations from the Resource Conservation and Recovery Act (RCRA), the Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation, etc. These regulations cover hazardous materials–related topics such as proper personal protective equipment, transport, handling, and disposal, among others.

Although solvents, oils, grease, fuel, and other materials would be transported, used, and disposed of during conservation actions, these materials are typically used in construction projects and would not represent the transport, use, and disposal of acutely hazardous materials. Moreover, these hazardous materials are generally used in small amounts, and any potential construction-related hazardous releases or emissions would be from such commonly used materials as those previously mentioned and would not include substances listed in 40 CFR Part 355 Appendix A: Extremely Hazardous Substances and Their Threshold Planning Quantities. Releases involving common construction hazardous materials would be small and localized, and spills that may occur would be contained and cleaned according to the applicable Safety Data Sheet (SDS) in the appropriate manner. A hazardous material SDS would include accidental release clean up measures such as appropriate techniques for neutralization, decontamination, cleaning or vacuuming, and adsorbent materials. Therefore, transport, use, and disposal of hazardous materials during implementation of the conservation actions would be conducted according to all applicable regulations, and implementation of Conservation Actions are not expected to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

#### Hardline Development Project

Impacts related to hazards and hazardous materials associated with the Hardline Development Project were analyzed in Section 4.8 of the Fanita Ranch Final Revised EIR, which is incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The Fanita Ranch Final Revised EIR concluded that, due to compliance with state and federal laws, impacts would be less than significant, and the Proposed Project would not result in increased transport, use, and disposal of hazardous materials that could pose a hazard to the public and environment.

### **Future Development Projects and Operations and Maintenance Projects**

Future development, operation and maintenance activities, and preserve and monitoring activities, could involve routine transport, use, and disposal of hazardous materials. The transport, use, and disposal would be compliant with applicable regulations, and although some hazardous materials would be handled during the construction of Covered Activities, these materials are typically used in construction projects and would not represent the transport, use, and disposal of acutely hazardous materials. The hazardous materials used during construction are generally used in small amounts, and any potential releases or emissions would be from commonly used materials. Spills would be contained and cleaned as they occur and according to the material's SDS in the appropriate manner. In addition, the City of Santee General Plan EIR includes MMs 5.14-9 through 5.14-13 (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*) to reduce impacts associated with the use of hazardous materials. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to routine transport of hazardous materials.

Furthermore, all establishments that use hazardous materials in the City would be required to comply with City ordinances that are intended to limit the health and safety risks associated with hazardous materials. Covered Activities would continue to be regulated through and approved by the City on an individual basis. In addition, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze impacts due to the transport, use or disposal of hazardous materials, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

No mitigation measures are required.

#### **4.12.3.2 Threshold HAZ#2 – Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.**

A review of the State Water Resources Control Board's (State Water Board) GeoTracker (State Water Board 2023) and the California Department Toxic Substances Control's (DTSC) EnviroStor websites identified the following types of hazardous materials sites within the Plan Area:

- Leaking Underground Storage Tank (LUST) Cleanup Sites: These include all UST sites that have had an unauthorized release (i.e., leak or spill) of a hazardous substance, usually fuel hydrocarbons, and are being (or have been) cleaned up.

- **Cleanup Program Sites:** These include all non-federally owned sites that are regulated under State Water Board's Site Cleanup Program and/or similar programs conducted by each of the nine Regional Water Quality Control Boards (RWQCBs). Cleanup Program Sites are also commonly referred to as "Site Cleanup Program Sites." Cleanup Program Sites are varied and include but are not limited to pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, mine sites, landfills, RCRA/Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) cleanups, and some brownfields.
- **DTSC Cleanup Sites:** There are several sub-categories within the DTSC's Cleanup Sites category. Please refer to the DTSC's Envirostor website for a full list.

## **Covered Activities**

### **Conservation Actions**

Conservation actions can potentially occur within or immediately adjacent to a hazardous materials site. Depending on the contaminant characteristics and extent of contamination, excavation activities conducted during conservation actions could encounter contaminated groundwater and/or contaminated soil. However, actions that require less media disturbance, such as those described in Table 4-1, would present a much smaller risk of exposure to potentially contaminated media.

### **Hardline Development Project**

Impacts related to hazards and hazardous materials associated with the Hardline Development Project were analyzed in Section 4.8 of the Fanita Ranch Final Revised EIR, which is incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The Fanita Ranch Final Revised EIR concluded that the project could have the potential to result in a significant hazard to the public or the environment from an existing groundwater well on the project site. This impact would be mitigated to less than significant by implementation of Mitigation Measure HAZ-1.

### **Future Development Projects and Operations and Maintenance Projects**

Other Covered Activities could be constructed within or immediately adjacent to a hazardous materials site. Depending on the contaminant characteristics of the hazardous materials site and extent of contamination, soil disturbance activities conducted during construction could encounter contaminated groundwater and/or contaminated soil. The type and extent of the contamination would dictate the appropriate response and remediation for the site and the agencies to be notified. Although regulatory requirements would be followed, the potential for foreseeable upset and accident conditions involving the release of hazardous materials into the environment from the construction of Covered Activities could create a significant hazard to the public or the environment. However, implementation of Santee General Plan EIR MM 5.14-9 through MM 5.14-11 and MM 5.14-13 would reduce potential impacts to less than significant. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to the release of hazardous materials.

In addition, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze impacts from the release of hazardous materials, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

No mitigation measures are required.

### **4.12.3.3 Threshold HAZ#3 – Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.**

#### **Covered Activities**

##### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include construction activities such as grading and excavation required for vernal pool restoration. Impact mechanisms are summarized in Table 4-1. Conservation Actions, including habitat management and monitoring activities, would require the use of construction equipment and would involve routine handling of hazardous materials such as solvents, oils, and grease and materials that are typical for construction projects. Consequently, there is a potential that these materials would be handled in proximity (i.e., within 0.25 mile) of a school. However, as described above, handling of these materials would be compliant with applicable regulations and construction BMPs. Additionally, these hazardous materials are generally used in small amounts, and any potential construction-related hazardous releases or emissions would be from commonly used materials such as grease, solvents, and oils and would not include substances listed in 40 CFR Part 355 Appendix A. Releases would be small and localized and would be contained and cleaned according to the material's SDS in the appropriate manner.

##### **Hardline Development Project**

As noted in Table 4-1, construction activities, including vegetation management, and grading and excavation for creation and enhancement of vernal pools in the Fanita Ranch Onsite Preserve, was covered in the Fanita Ranch Final Revised EIR hereby incorporated by reference. The environmental analysis determined, in Section 4.8.5.3 of that EIR, that the Proposed Project's design and construction would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

##### **Future Development Projects and Operations and Maintenance Projects**

Construction activities associated with other Covered Activities would also involve the routine handling of hazardous materials typical for construction projects. As such, there is the potential that

these materials would be handled in proximity of a school. Handling of hazardous materials would be compliant with applicable regulations and construction BMPs. Hazardous materials are generally used in small amounts during typical construction activities and would not include acutely hazardous substances. Releases would be localized and cleaned according to the applicable SDS. In addition, projects requiring greater than 1 acre of soil disturbance would be required to obtain NPDES coverage under Order No. 2009-0009-DWQ (Construction General Permit). The Construction General Permit would require the development and implementation of a SWPPP, which includes site-specific BMPs to regulate and prevent releases and contamination of the surrounding environment. In addition, similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the handling of hazardous materials or creation of hazardous emission within one-quarter mile of a school, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

No mitigation measures are required.

#### **4.12.3.4 Threshold HAZ#4 – Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment.**

### **Covered Activities**

#### **Conservation Actions**

Conservation actions can potentially occur within or immediately adjacent to a Cortese List site's footprint. Depending on the contaminant characteristics and extent of contamination, excavation activities conducted during construction activities could encounter contaminated groundwater and/or contaminated soil. However, actions that require less media disturbance, such as those described in Table 4-1, would present a much smaller risk of exposure to potentially contaminated media.

#### **Hardline Development Project**

A Phase I Environmental Site Assessment was prepared for the Fanita Ranch Final Revised EIR. As presented in Section 4.8.5.4, the Fanita Ranch Final Revised EIR concluded that no hazardous materials sites pursuant to Government Code, Section 65962.5, are located on the Hardline Development Project site or within the vicinity. Therefore, impacts of Conservation Actions and Covered Activities related to the Hardline Development Project would be less than significant.

### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not authorize future development or operation and maintenance projects, and the scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze significant hazards from being located on a listed hazardous materials site, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would create a significant hazard to the public or the environment.

No mitigation measures are required.

### **4.12.3.5 Threshold HAZ#5 – For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area.**

#### **Covered Activities**

#### **Conservation Actions**

A portion of the City is bordered to the south by Gillespie Field Airport. According to Exhibit III-5 Compatibility Policy Map: Airport Influence Area of the 2010 Gillespie Field Airport Land Use Compatibility Plan (San Diego County Airport Land Use Commission 2010) a significant portion of the City is within the Gillespie Field Airport's Airport Influence Area (AIA) Review Area 1 and Review Area 2. However, none of the conservation actions, including restoration, preserve management and monitoring activities, would be built skyward or contain features that would interfere with nearby flight paths or any airport activities. Preserve management and monitoring activities would include habitat and/or ground disturbances resulting from vegetation management, vernal pool restoration, and preserve management and monitoring. Therefore, implementation of the preserve management and monitoring activities would result in less than significant impacts on airports within the Plan area.

#### **Hardline Development Project**

Section 4.8.5.5 in the Fanita Ranch Final Revised EIR evaluated airport safety impacts, which is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The Hardline Development Project site is located in the vicinity of two airports: Marine Corps Air Station (MCAS) Miramar (private federal) and Gillespie Field (public). The Fanita Ranch Final Revised EIR concluded

that the Hardline Development Project would not result in a significant impact regarding airspace safety hazards or conflicts with the land use plans for MCAS Miramar or the Gillespie Field Airport.

#### **Future Development Projects and Operations and Maintenance Projects**

Future development, operation and maintenance projects in the City would also be located within Airport Influence Area of the 2010 Gillespie Field Airport Land Use Compatibility Plan (San Diego County Airport Land Use Commission 2010). All future development projects and operation and maintenance projects would be required to comply with applicable airport land use compatibility plans ordinances prior to approval. Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects, and the scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze safety hazards or excessive noise associated with an airport, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not cause future Covered Activities to be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would not result in a safety hazard or excessive noise for people residing or working in the project area.

No mitigation measures are required.

### **4.12.3.6 Threshold HAZ#6 – Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan**

#### **Covered Activities**

#### **Conservation Actions**

Habitat restoration, preserve management and monitoring activities could occur near emergency service facilities (e.g., fire stations and hospitals) and near roadways used by emergency service providers. Although locations for access points for the future preserve are currently unknown, they will be required to comply with local emergency access requirements. In addition, alteration to existing or design of new service roads providing access for maintenance and emergency vehicles must meet with City or County approval. Implementation of preserve management and monitoring activities would not include any characteristics (e.g., permanent road closures, long-term blocking of road access) that would physically impair or otherwise interfere with emergency response or evacuation in the vicinity. If lane closures are required, they would be on a temporary basis. All large construction vehicles entering and exiting a restoration site would be guided by the use of personnel using signs and flags to direct traffic. In addition, construction activities would comply with any applicable general plan, hazard mitigation plan, emergency operations plan, and fire department or

police department emergency response requirements by providing adequate emergency access, minimizing temporary impacts on local evacuation routes, and not permanently affecting major arterials surrounding project sites during construction and operations. As such, compliance with existing standard industry practices such as traffic control and signage and adherence to County and local agency criteria (as necessary) would provide adequate emergency access.

### **Hardline Development Project**

The Fanita Ranch Final Revised EIR evaluated this impact in Section 4.8.5.6, concluding that the Hardline Development Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

### **Future Development Projects and Operations and Maintenance Projects**

Construction activities associated with future development projects and operation and maintenance projects could occur near emergency service facilities (e.g., fire stations and hospitals) and near roadways used by emergency service providers. Although locations for all future projects are currently unknown, access points will be required. In addition, alteration to existing or design of new service roads providing access for maintenance and emergency vehicles must meet with City or County approval. Construction activities associated with future development projects would be required to comply with any applicable general plan, hazard mitigation plan, emergency operations plan, and fire department or police department emergency response requirements by providing adequate emergency access, minimizing temporary impacts on local evacuation routes, and not permanently affecting major arterials surrounding project sites during construction and operations. As such, compliance with existing standard industry practices such as traffic control and signage and adherence to County and local agency criteria (as necessary) would provide adequate emergency access.

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze interference with adopted emergency or evacuation plans, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not cause the impairment of implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

No mitigation measures are required.

## 4.13 Population and Housing

### 4.13.1 Relevant Statutes, Regulations, and Guidelines

There are no applicable federal population and housing regulations.

#### 4.13.1.1 State

##### California State Housing Law Program

The State Housing Law Program, administered by the California Department of Housing and Community Development, was established to ensure the availability of affordable housing, enforce uniform statewide building codes, and protect the health, safety, and welfare of the public and occupants of buildings. This program may propose legislation and regulations, and oversees the application of state laws, regulations, and code enforcement by local agencies such as city, county, and fire departments. The program also develops building standards for new construction and regulations for maintenance, use, occupancy, repair, alteration, moving, and demolition of existing buildings, which are published in the California Building Standards Code. These regulations are published in California Code of Regulations Title 25, Division 1, Chapter 1.

##### Senate Bill 375, the Sustainable Communities and Climate Protection Act

SB 375, also known as the Sustainable Communities and Climate Protection Act, was approved in 2008 and focuses on reducing GHG emissions. It requires regional housing needs to be integrated with transportation planning to promote sustainable land use practices. In the San Diego region, this planning effort is carried out by SANDAG through the San Diego Forward program. SB 375 also mandates the completion of RHNA every 8 years, with penalties for jurisdictions that fail to meet their housing requirements.

#### 4.13.1.2 Regional

##### San Diego Forward

San Diego Forward, adopted by the SANDAG Board of Directors in December 2021, is a comprehensive regional planning document that guides future improvements and addresses regional growth and housing needs. It combines three planning documents required by state and federal laws: the RTP, SCS, and RCP. The Regional Plan is updated every 4 years and incorporates regional growth forecasts and the RHNA.

##### Regional Housing Needs Assessment

To meet state population and housing growth requirements, SANDAG and other councils of governments must distribute the state-identified housing need to their regions. Local jurisdictions are mandated by state law to plan for their fair share of projected housing needs over a specified planning period. Housing unit construction goals are set by the State Department of Housing and Community Development and allocated to cities through regional planning agencies. The City has recently

updated its Housing Element for the 6th Cycle Housing Element Update, covering the period from 2021 to 2029, with a total allocation of 1,219 units of new construction divided among different income level categories.

### **4.13.1.3 Local**

#### **Santee General Plan**

The City's General Plan includes a Housing Element that was adopted on July 14, 2021, which aims to provide a coordinated and comprehensive strategy for promoting the development of safe, decent, and affordable housing in the community. This Housing Element is a plan that covers an 8-year period from 2021 to 2029, as required by state law. It is important for jurisdictions to update their housing elements periodically to reflect the changing housing needs of their communities. Compliance with the state Housing Element law is measured by the ability of a jurisdiction to accommodate its share of the regional housing needs, also known as RHNA's. In the case of the San Diego region, the projected regional growth by the state is for the period between June 30, 2020, and April 15, 2029.

## **4.13.2 Methods and Significance Criteria**

### **4.13.2.1 Methods**

This section describes the methods used to evaluate the effects on population and housing that would result from implementing the Santee MSCP Subarea Plan, including actions related to the Subarea Plan's Conservation Strategy. The following steps were taken to analyze the potential population and housing impacts of the Subarea Plan:

- Identify and evaluate potential impacts on population and housing resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Actions and provide measures to reduce potential impacts.

Impacts related to population and housing were assessed based on review of the Subarea Plan, applicable general plans, and ordinances for the City of Santee, and City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant impacts related to population and housing. This analysis of impacts relies on publicly available information from public agency websites, such as census demographic, economic, and housing statistics.

### **4.13.2.2 Significance Criteria**

In accordance with State CEQA Guidelines Appendix G, impacts associated with population and housing would be considered significant if the Proposed Project would:

- **Threshold 1:** Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- **Threshold 2:** Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

### 4.13.3 Impacts and Mitigation Measures

#### 4.13.3.1 Threshold POP#1 –Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

##### Covered Activities

##### Conservation Actions

Conservation Actions include habitat restoration, management and monitoring activities, and implementation of avoidance, minimization, and mitigation measures within the Managed Preserve. Implementation of the Conservation Actions would not induce population growth and thus would not result in a significant direct or indirect increase in unplanned population in the Plan Area.

##### Hardline Development Project

Impacts on population and housing associated with the Hardline Development Project were analyzed in Section 4.13 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The Fanita Ranch Final Revised EIR determined that the project would not induce substantial unplanned population growth, either directly or indirectly.

##### Future Development Projects and Operations and Maintenance Projects

The Subarea Plan would not authorize future development or operation and maintenance projects. The Subarea Plan would not modify any development provided for in the Santee General Plan. The analysis in the City of Santee's General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan. The City of Santee's General Plan EIR concluded that with mitigation, potential impacts related to population and housing would be reduced. Many of the measures relate to implementation of policies within the proposed Elements. This discussion is found in Section 5.3 of the City of Santee's General Plan EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The General Plan EIR includes the mitigation measures 5.3-1 through 5.3-5 (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*) to reduce potential impacts related to population and housing to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts related to population and housing.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential population growth, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in a significant impact because it would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

No mitigation measures are required.

### **4.13.3.2 Threshold POP#2 – Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.**

#### **Covered Activities**

##### **Conservation Actions**

No residential uses exist on lands which would be conserved as conservation areas under the Subarea Plan. Therefore, implementation of the conservation actions would not displace people or necessitate the construction of replacement housing elsewhere.

##### **Hardline Development Project**

Impacts on population and housing associated with the Hardline Development Project were analyzed in Section 4.13 of the Fanita Ranch Final Revised EIR, which concluded that, as the site is currently undeveloped with no existing housing units, the Proposed Project would have no impacts related to the displacement of significant numbers of housing units or people.

##### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not authorize future development or operation and maintenance projects. The Subarea Plan would not modify any development provided for in the Santee General Plan. The analysis in the City of Santee's General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan. The City of Santee's General Plan EIR concluded that with mitigation, impacts related to population and housing would be reduced to below a level of significance. Many of the measures relate to implementation of policies within the proposed Elements. This discussion is found in Section 5.3 of the City of Santee's General Plan EIR. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on population and housing.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential displacement of people, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in a significant impact because it would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

No mitigation measures are required.

## **4.14 Public Services and Recreation**

### **4.14.1 Relevant Statutes, Regulations, and Guidelines**

The following regulatory framework discussion focuses on state and local regulations because there are no relevant public services or recreation-related federal laws.

#### **4.14.1.1 State**

##### **Fire Regulations**

Fire regulations of the state of California are outlined in Sections 13000 et seq. of the California Health and Safety Code, which cover various aspects such as building standards (as also detailed in the CBC), fire protection and notification systems, fire protection devices like extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire-suppression training. These regulations are enforced by the state Fire Marshal in all state-owned buildings, state-occupied buildings, and state institutions throughout California. The code also includes provisions related to fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, the protection and assistance of first responders, and industrial processes.

##### **Police Protection**

As per California Government Code, Section 8607(a), the Governor's Office of Emergency Services is directed to prepare a Standardized Emergency Management System (SEMS) program, which outlines measures for jurisdictions to handle emergency disasters effectively. SEMS consists of five organizational levels, which are activated as needed: Field Response, Local Government, Operational Area, Regional, and State. Local governments are required to use SEMS to be eligible for funding of their response-related personnel costs under state disaster assistance programs. The City has adopted an Emergency Operation Plan that aligns with the SEMS.

## Development Impact Fees/Senate Bill 50

Proposition 1A, also known as the Kindergarten-University Public Education Facilities Bond Act of 1998 or SB 50, was approved by voters in November 1998. This proposition allocated \$6.7 billion in general obligation bonds for K–12 public school facilities and established the School Facility Program, which provides state funding assistance for new construction and modernization. SB 50 brought significant changes to the State School Facilities Program and developer fee mitigation for school districts in California. One of the primary outcomes of SB 50 was the creation of different levels of developer fees, as governed by Education Code, Section 17620, and Government Code, Sections 65995 through 65998 and 66000 through 66008:

- Level 1 fees are the current statutory fees, also known as “Stirling Fees,” allowed under Education Code, Section 17620.
- Level 2 fees are outlined in California Government Code, Section 65995.5, and permit school districts to impose higher fees on residential construction under certain conditions. This level of developer fees is subject to a School Facility Needs Analysis based on Government Code, Section 65995.6.
- Level 3 developer fees are outlined in Government Code, Section 65995.7, and may be implemented by a district if the state certifies that there are no funds available for facilities.

## Public Park Preservation Act

The PRC contains the state Public Park Preservation Act, which serves as the primary instrument for protecting and preserving parkland. According to this act, cities and counties are prohibited from converting any real property used as a public park for non-park purposes, unless compensation in the form of land or other means is provided to replace the parkland that was acquired. This ensures that there is no net loss of parkland and facilities.

## Quimby Act

The Quimby Act, originally enacted in 1975 and now codified in California Government Code Section 66477, allows cities and counties to pass ordinances that require developers to set aside land, donate conservation easements, or pay fees for park improvements. These fees, also known as impact fees, are imposed on developers of residential subdivisions and are used for the acquisition or development of park and recreational facilities. However, revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. The act was substantially amended in 1982 to further define acceptable uses of Quimby funds, establish acreage/population standards and formulas for determining the exaction, and require that the exactions be closely tied to the impacts of a Proposed Project. Currently, park fees in the City are \$7,856 per single-family residential unit and \$7,162 per multi-family residential unit (Santee 2017).

#### 4.14.1.2 Local

##### Santee General Plan

The City General Plan contains policies related to public services and recreation. Applicable objectives and policies are provided below:

##### Land Use Element

- Objective 3.0: Provide and maintain the highest level of service possible for all community public services and facilities.
  - Policy 3.1: The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails, and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc.) and environmental factors.

##### Safety Element

- Objective 4.0: Minimize injuries, loss of life, and property damage resulting from fire hazards.
  - Policy 4.2: The City should ensure that all new development meets established response time standards for fire and life safety services.
  - Policy 4.8: Encourage and support the delivery of a high level of emergency services through cooperation with other agencies and use of available financial opportunities.
  - Policy 4.10: Encourage the continued development, implementation and public awareness of fire prevention programs.
  - Policy 4.11: In order to minimize fire hazards, the Santee Fire Department shall routinely be involved in the review of development applications. Considerations shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations and needed fire flow requirements.
  - Policy 4.12: The timing of additional fire station construction or renovation, or new services shall relate to the rise of service demand in the City and surrounding areas.
  - Policy 4.13: Support mutual aid agreements and communications links with County and the other municipalities participating in the Unified San Diego County Emergency Service Organization.
  - Policy 5.4: The City shall involve law enforcement personnel in the review of new development applications through participation in the Development Review process.

### Conservation Element

As discussed in the Conservation Element of the General Plan, the City provides four types of recreational accommodations for residents and visitors. Applicable objectives and policies are included below:

- Objective 11.0: Promote a balanced mix of open space uses with development throughout the City to enhance visual resources, avoid hazards and conserve resources.
  - Policy 11.1: The City should promote the dedication of open space or parklands and the designation of private open space within all proposed residential developments.
  - Policy 11.2: The City should encourage, where feasible, the development of an interconnected system of open spaces throughout the City.
  - Policy 11.4: The City should ensure that adequate passive and active open space uses are incorporated into the development of the Town Center, Fanita Ranch, Rattlesnake Mountain and other large, existing vacant areas.

### Recreation Element

As discussed in the Recreation Element of the General Plan, the City provides four types of recreational accommodations for residents and visitors. These include mini-parks, neighborhood parks, community parks, and regional parks.

*Mini-parks* are small areas no larger than 2 acres and serve a population of about 500 to 1,000 people. *Neighborhood parks* serve a larger population, from 2,000 to 5,000, and generally range in size from 2 to 20 acres. They often are located adjacent to elementary schools and should provide three types of recreation: open areas for passive recreation and relaxation, active sports areas, and a neighborhood center. *Community parks* supplement the neighborhood parks by providing activities that require more space and specialized functions, which serve a larger population (10,000–25,000), range in size from 20 to 200 acres, and include school playgrounds and ballfields and the Santee Lakes Recreation Preserve. *Regional parks* serve the entire County and, as such, are at least 200 acres in size.

The Recreation Element also contains goals, guidelines, and policies to guide the management of the parks and recreational system and requires that a project provide adequate active and passive forms of recreation. The Recreation Element recognizes the contributory role habitat preserves can play in meeting the recreational needs of citizens. The Recreation Element also recognizes the City's Draft Subarea Plan as contributing to passive recreational opportunities such as hiking, biking, and nature appreciation.

- Objective 1.0: Provide a minimum of 10 acres of park and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities.
  - Policy 1.1: The City shall increase the amount of park and recreational facility acreage in Santee to more closely conform to the local parkland standard.

- Policy 2.2: The City shall encourage the inclusion of recreational facilities in all mixed land use developments, especially within the Town Center and the Fanita Ranch.

### **Trails Element**

As discussed in the Trails Element of the Santee General Plan, the City plans to continue developing bicycle, equestrian, and pedestrian trails throughout the City to expand recreational and commuter use of this trails system.

- Objective 1.0: Provide a safe and viable regional and community trails within the City.
  - Policy 1.1: Priority should be placed on establishing multiple use trails (pedestrians, bicyclists, equestrians) wherever feasible.
  - Policy 1.2: All new subdivisions or planned developments whether residential, commercial, or industrial which include proposed trail locations shall dedicate easements which will provide safe and direct access to community or regional trails and provide for trail maintenance.
  - Policy 1.5: The City's trail network should link focal points of the City such as Town Center, Fanita Ranch, employment centers, schools, residential neighborhoods, parks and open space, and the San Diego River. Objective 5.0: To provide paved trails which are safe.
  - Policy 5.2: Trails should be designed to facilitate bicycle riding by incorporating standards which would reduce slopes, sharp curves, and interference with vegetation, pedestrians, and traffic.
  - Policy 5.3: Bicycle paths should be incorporated into the design of community land use plans, Capital Improvement Projects, and in parks and open space as specified in the General Plan. Objective 6.0: Provide unimproved trails that are viable routes within the community.
  - Policy 6.1: Priority shall be given to designating unimproved trails for multipurpose use whenever feasible.
  - Policy 6.2: Develop a future system of trails on the Fanita Ranch site as well as throughout the City's Multiple Species Conservation Program Preserve Planning Area. Priority shall be given to using existing trail alignments whenever feasible. Objective 8.0: Provide community trails that link with regional trail systems and facilities.
  - Policy 8.1: Encourage the establishment of trail systems in the East Elliot area and on the Fanita Ranch site that link the Fanita Ranch and Mission Trails Regional Park with Santee Lakes and Goodan Ranch Regional Park/Sycamore Canyon Open Space Preserve and any future northern expansion of Mission Trails Regional Park.

### **4.14.1.3 Municipal Code**

#### **Title 12–Subdivision of Land, Development Fees, and Dedications**

Development impact fees are established under Chapter 12.30 of the municipal code, which sets standards for public facilities such as drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities, public services, and community amenities. These fees are

collected as a condition of approval of a final map or issuance of a building permit, and their purpose is to impose upon new development the costs of constructing public facilities that are reasonably related to the impacts of the new development.

Chapter 12.40, Park Lands Dedication, establishes provisions for the dedication of land, payment of in-lieu fees, or a combination of both, to provide park and recreation facilities for future residents of subdivision developments. The amount of land to be dedicated is determined based on the average occupancy rate per residential unit type and the ratio of dedication equivalent to 5 acres per 1,000 population, as required by Santee Municipal Code Section 12.40.070 (Santee 2020).

## 4.14.2 Methods and Significance Criteria

This section lists the significance criteria and describes the methods used to evaluate public services and recreation impacts.

### 4.14.2.1 Methods

This section describes the methods used to analyze the environmental consequences of implementing the Santee MSCP Subarea Plan, including action related to the Subarea Plan's Conservation Strategy and conservation measures. The following steps were taken to analyze the potential public services and recreation impacts of the Subarea Plan:

- Identify and evaluate potential Conservation Strategy components or conservation measures that could result in impacts on public services and recreation.
- Identify and evaluate potential impacts related to public services and recreation resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Actions and provide recommended best practices to reduce potential impacts.

Impacts related to public services and recreation were assessed based on review of the Subarea Plan, consultation with agencies with jurisdiction, and review of applicable general plans and ordinances for the City of Santee, and the City of San Diego. Criteria from Appendix G of the State CEQA Guidelines were used to determine whether the Subarea Plan would result in significant impacts related to public services and recreation. Applicable general plans, EIRs, regulations and policies of local agencies were also reviewed.

### 4.14.2.2 Significance Criteria

In accordance with Appendix G of the CEQA Guidelines, impacts associated with public services and recreation would be considered significant if the proposed Plan would:

- **Threshold 1:** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to

maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a. Fire protection
  - b. Police protection
  - c. Schools
  - d. Parks
  - e. Other public facilities
- **Threshold 2:** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility occur or be accelerated.
  - **Threshold 3:** Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

### 4.14.3 Impacts and Mitigation Measures

#### 4.14.3.1 **Threshold PUB#1 –Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (fire protection, police protection, schools, parks, other public facilities).**

##### **Covered Activities**

##### **Conservation Actions**

Habitat restoration and preserve management and monitoring would not create the need for any new government facility and would not require any existing government facilities to be altered. The Subarea Plan conservation actions would be primarily within natural areas.

Implementation of the Subarea Plan and associated conservation actions would not result in an increase in population. Therefore, the Subarea Plan would not create a need for new libraries, schools, parks or other public facilities that support the general population. Service ratios and other performance objectives for public services would not be impacted by conservation actions. No direct impact associated with the construction of public facilities would occur.

##### **Hardline Development Project**

Impacts related to public services associated with the Hardline Development Project were analyzed in Section 4.14, *Public Services and Recreation*, of the project's EIR hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The environmental analysis concluded that the project would result in a less than significant impact to current and future government facilities.

### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not modify any development provided for in the Santee General Plan and EIR. The analysis in the Santee General Plan EIR describes, at a program level, the impacts of implementation of the General Plan, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*. The City of Santee General Plan Program EIR includes mitigation measures 5.4-1 through 5.4-27 and 5.5- through 5.5-11 (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*) to reduce impacts related public services and recreation to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on public services.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze public services, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **Fire Protection**

Future Development Projects and Operation and Maintenance Project include public and private planned development projects, streets projects, trails projects, drainage projects and maintenance activities, new trail and maintenance activities, and fuel modification zones. Covered Activities would result in new development in the City. Due to the expansion of the urban area and increased population, it is expected that the demand for fire protection and emergency medical services would increase. The response times to emergencies may exceed established response time goals, particularly for the far northern areas of the City (Fanita Ranch Final Revised EIR). Additional facilities, staff, and equipment would be required for the City Fire Department to maintain its emergency response standards for fire protection and emergency medical services (Santee 2003).

### **Police Protection**

Covered Activities would result in an increased demand for law enforcement services, corresponding to population growth and increased commercial, industrial, and institutional uses. The increased demand for law enforcement services could result in longer response times to priority one and two calls. Additional staff and equipment would be required for investigative and crime prevention purposes (Santee 2003). Operation and maintenance projects would not create a demand for additional law enforcement services.

### **Schools**

Depending on where future development occurs, individual schools could exceed their current capacity, in which case the SSD would redistribute attendance boundaries, bring portable buildings onsite, or adjust schedules to accommodate all students. The additional high school students could be accommodated with portable classroom buildings, which could be financed by developer fees

(Santee 2003). Operation and maintenance projects would not create a demand for additional schools.

### **Other Public Facilities**

The General Plan Program EIR indicated that buildout of the City would result in an estimated increase of 13,770 people, leading to an increased demand for library services in Santee. At the time the General Plan Program EIR was prepared, the existing library would not meet the recommended service ratio goal of 0.5 square feet per resident established by San Diego County. To achieve this goal, a total of 33,731 square feet of library space would be required. However, the existing library only contains 7,500 square feet. The City has identified a need to construct a new 17,500 square foot library within the Trolley Square commercial center to accommodate the increased demand for library services.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in a significant impact because it would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (fire protection, police protection, schools, parks, other public facilities).

No mitigation measures are required.

#### **4.14.3.2 Threshold PUB#2 – Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility occur or be accelerated.**

### **Covered Activities**

#### **Conservation Actions**

The Subarea Plan conservation actions will occur within natural areas and will not directly create new recreational areas. Given this, Conservation Actions would not increase the use of existing recreational facilities. Impacts are less than significant.

As noted in Table 4-1, activities in the Fanita Ranch Onsite Preserve include restoration and preservation activities. These activities would not result in the increased use of existing neighborhood or regional parks, or other recreational facilities.

#### **Hardline Development Project**

The environmental analysis for the Hardline Development Project determined that the project would provide a variety of new, on-site recreational amenities to occupants of the project site, thereby offsetting the need to go off site to use recreational facilities. While project residents may use existing Neighborhood and Regional Parks or other recreational facilities, they would also be expected to use the on-site recreational amenities due to convenience and variety. Therefore, substantial physical

deterioration of the existing recreational facilities would not be expected to occur or be accelerated. Impacts would be less than significant. Impacts were analyzed in Section 4.15 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

### **Future Development Projects and Operations and Maintenance Projects**

The City offers a variety of parks and recreational services within the city's boundary. A wide range of active and passive public recreation opportunities are available in a network of regional, community, neighborhood, and mini-parks, which differ based on size, available facilities, and location. Recreational opportunities include visitor centers, multi-use trails, boating, picnic tables, and a variety of other recreational amenities. There are two regional parks within or adjacent to the city: MTRP (192 acres) and Goodan Ranch/Sycamore Canyon Preserve (80.25 acres).

There are two other recreational facilities within or adjacent to the city: the City Aquatics Center and the Santee Lakes Recreation Preserve. The City Aquatics Center provides aquatic and recreation programs, including training pool, activity pool with a play structure, water slide, water exercise area, swim lessons, and water aerobics classes. The Santee Lakes Recreation Preserve, owned and operated by the Prado Dam Municipal Water District, is a 190-acre preserve with seven recycled water lakes stocked with sport fish and recreational amenities, such as camping, cabin rentals, fishing, boating, special events, playgrounds, walking trails, and bird watching.

Future Development Projects would potentially impact the availability of parks and recreational facilities in the City. The General Plan Recreation Element established a per capita ratio of developed, publicly owned parks that would be achieved at buildout. The General Plan EIR determined that there may have been short-term shortages due to delays associated with acquiring funding for new facilities. The City determined that in order to meet the standard of five acres of improved public park and recreational facilities for every 1,000 residents at buildout, an additional 50.8 acres of developed public parks would be required beyond what was available in the City in 2003. The City however exceeded the standard for other recreational facilities, with 405.25 acres available within the City at that time (Santee 2003). The City's Park Lands Dedication Ordinance requires dedication of parkland as part of new development or payment of fees in lieu of actual dedication. Only the payment of fees is required for developments with 50 or fewer parcels; for developments with over 50 parcels, the City Council determines whether to require dedication of land or fee payment. Collected fees are deposited in the park facilities fund to provide funding for land acquisition, development, and/or rehabilitation of parkland. The development of park or recreational facilities for which fees have been paid in lieu will begin when it is determined that sufficient residential development has occurred to render the facilities reasonably necessary.

The Santee Subarea Plan does not propose modification of any development provided for in the Santee General Plan EIR, therefore the analysis in the Santee General Plan EIR describes the impacts of the Covered Activities. The City of Santee General Plan EIR includes mitigation measures 5.4-1 through 5.4-27 and 5.5-1 through 5.5-11 to reduce impacts related public services and recreation to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on recreational facilities. Covered Activities, including future development projects, operation and maintenance

projects, including existing and new street, trail, drainage and stormwater projects and defensible space would not result in the increased use of existing neighborhood or regional parks, or other recreational facilities.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the physical deterioration of park facilities due to increased use, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in a significant impact because it would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

No mitigation measures are required.

### **4.14.3.3 Threshold PUB#3 – Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.**

#### **Covered Activities**

##### **Conservation Actions**

Habitat restoration, preserve management and monitoring would include conservation activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These activities would not directly or indirectly create recreational facilities for public use.

##### **Hardline Development Project**

Section 4.15 of the Fanita Ranch Final Revised EIR addresses recreation and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The EIR concluded that the construction of recreational facilities would have the potential to result in significant impacts to the environment. This impact would be significant and unavoidable with respect to air quality, noise and transportation. Impacts pertaining to other environmental issue areas would be reduced to less than significant with required mitigation.

##### **Future Development Projects and Operations and Maintenance Projects**

Future Development Projects would include the construction and maintenance of recreational facilities such as trails, parking lots, restrooms, wildlife observation platforms, and educational kiosks. Construction and maintenance of recreational facilities would be adhere to the Santee Subarea Plan

guidelines (see Subarea Plan Section 4.3.3, *Compatible Uses within Subarea Plan Managed Preserve*). This category also includes construction and maintenance of facilities needed to manage the Preserves, including field offices, maintenance sheds, carpools, roads, bridges, fences, gates, and wells. All Preserve management structures will be constructed to minimize impacts on Covered Species and sensitive vegetation communities. Facilities existing at the time of land acquisition will be used whenever possible. All new facilities would be sited and constructed consistent with site-specific Resource Management Plans (RMPs). The Subarea Plan provides coverage to support the implementation of planned residential, industrial, commercial, mixed-use, active recreational parks, and public/quasi-public land uses, including associated infrastructure, consistent with the Santee General Plan, including active recreational facilities such as neighborhood parks, dog parks, soccer fields, golf courses, and indoor and outdoor sports centers.

The Santee Subarea Plan does not propose modification of any development provided for in the Santee General Plan EIR, therefore the analysis in the Santee General Plan EIR describes the impacts of the Covered Activities. The City of Santee General Plan EIR includes mitigation measures 5.4-1 through 5.4-27 and 5.5-1 through 5.5-11 to reduce impacts related to public services and recreation to below a level of significance. Implementation of these measures when future development projects and operation and maintenance projects are proposed would reduce impacts on recreational facilities. Covered Activities, including, future development projects, operation and maintenance projects, including existing and new street, trail, drainage and stormwater projects and defensible space would not require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze environmental impacts of expansion of recreational facilities, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would not result in a significant impact because it would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

No mitigation measures are required.

## **4.15 Transportation**

### **4.15.1 Relevant Statutes, Regulations, and Guidelines**

Several existing federal, state, regional, and local plans and programs provide transportation and traffic guidance. Applicable plans are discussed below.

### **4.15.1.1 Federal**

#### **2010 Highway Capacity Manual**

The 2010 Highway Capacity Manual (HCM) is a collaborative effort between the Transportation Research Board, Federal Highway Administration (FHWA), and American Association of State Highway and Transportation Officials. Prepared by the Transportation Research Board, it provides concepts, guidelines, and computational procedures for calculating capacity and quality of service for various highway facilities, such as freeways, intersections (signalized and unsignalized), and rural highways. Additionally, the 2010 HCM addresses the impacts of transit, pedestrians, and bicycles on transportation system performance.

### **4.15.1.2 State**

#### **Senate Bill 375, Sustainable Communities and Climate Protection Act**

SB 375 (2008) is aimed at reducing GHG emissions from passenger vehicles through an integrated approach to regional transportation and land use planning. Local governments play a crucial role in GHG emissions reduction, as they are required to update the housing elements of their general plans to implement their share of the RHNA allocation, which must be consistent with the SCS of the RTPs in areas with Metropolitan Planning Organizations (MPOs).

There is a strong connection between land use, housing location decisions, and strategies to reduce emissions from the transportation sector. Residential development within urbanized areas occupies a significant share of land area, influencing regional development footprints and travel patterns. Therefore, integrating transportation and residential land use is a pivotal strategy for reducing GHG emissions and air pollution from the transportation system. Governmental actions that support the location, variety, and availability of housing are crucial for implementing GHG emissions reduction policies. Infill development patterns that prioritize proximity and connectivity to public transit, walkable areas, employment and service centers, and amenities can enhance the effectiveness of these strategies.

#### **State Transportation Improvement Program**

The California State Transportation Improvement Program (STIP) is an intermodal program of transportation projects that aligns with the statewide transportation plan, planning processes, metropolitan plans, and Title 23 of the Code of Federal Regulations. Initially developed in 2006, the STIP is updated every 2 years by Caltrans in collaboration with the MPOs and regional transportation planning agencies. The most recent STIP Guidelines were adopted on August 27, 2015. In San Diego County, the MPO and regional transportation planning agency is SANDAG. The STIP encompasses all capital and non-capital transportation projects or phases of projects eligible for funding under the Federal Transit Act and USC Title 23, including federally funded projects. All projects funded through the STIP in San Diego County are included in the SANDAG Regional Transportation Improvement Program.

## **Senate Bill 743, California Environmental Quality Act Amendments**

SB 743, enacted in 2013, introduced a new process for evaluating transportation impacts under CEQA. Previously, transportation impacts were assessed based on vehicle delay at intersections and roadway segments, measured by a metric called “level of service” (LOS). However, SB 743 shifted the focus of transportation analysis to prioritize reduction of GHG emissions, creation of multimodal networks, and promotion of diverse land uses, starting from July 1, 2020. To implement these changes, OPR amended the State CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. The alternative criteria must promote GHG emissions reduction, development of multimodal transportation networks, and diversity in land use. The legislative intent behind SB 743 was to better balance congestion management needs with statewide goals related to infill development, public health promotion through active transportation, and GHG emissions reduction.

### **4.15.1.3 Regional**

#### **San Diego Forward**

The SANDAG Board of Directors adopted *San Diego Forward: The 2021 Regional Plan* on December 10, 2021, which combines and updates two regional planning documents: the RCP from 2004, and the RTP/SCS from 2011. This new plan provides a vision for the growth of the region until 2050, with a focus on sustainability. It emphasizes investing in a transportation network that offers diverse travel choices, protects the environment, promotes healthy communities, and drives economic growth, as stated by SANDAG in 2021. San Diego Forward includes a detailed blueprint for how nearly \$204 billion in local, state, and federal funds will be invested over the next 35 years in building a comprehensive and interconnected transportation system that provides transportation options.

#### **Regional Transportation Improvement Program**

The Regional Transportation Improvement Program (RTIP) is a multi-year plan that encompasses proposed major highway, arterial, transit, and non-motorized projects in the San Diego region. The 2021 RTIP, which covers fiscal years 2021 through 2025, includes improvements to almost all major highways in the region, and was adopted by the SANDAG Board of Directors on February 26, 2021.

### **4.15.1.4 Local**

#### **City of Santee VMT Analysis Guidelines**

In line with SB 743, the Santee City Council approved a resolution on April 27, 2022, adopting VMT Analysis Guidelines. These guidelines establish thresholds of significance for evaluating transportation impacts under CEQA, with the aim of promoting consistency in significance determinations and integrating environmental review with other environmental programs and regulations.

#### **Active Santee Plan**

The Active Santee Plan (ASP) was developed as a comprehensive update of the Santee General Plan’s Bicycle Master Plan from 2009, as well as a comprehensive pedestrian plan. The ASP serves as a framework for the City’s bicycle and pedestrian networks, and many of the prioritized segments

identified in the ASP have already been implemented or are currently under construction, including segments of the River Trail (Santee 2017).

The goal of the ASP is to encourage alternative means of transportation on a regional and community scale. The four overarching goals identified as desired future outcomes for active transportation within the City include:

- A balanced, interconnected multimodal transportation network that allows for the efficient and safe movement of all people and goods, and that supports the current and future needs of Santee community members and travel generated by planned land uses.
- Encourage alternative means of transportation on a regional and community scale for all trip types: work commute, school commute, errands and recreation.
- Designate the location and the appropriate type of bikeways and paved bicycle trails that would have the greatest potential to serve the commuter and recreational needs of the community of Santee.
- To create an environment that allows for school aged children to safely walk and ride their bicycles to school on convenient and connected networks.

## **Santee General Plan**

The General Plan, which consists of nine elements, serves as a statement of intent by the City for the future development of the community. It includes objectives and policies that guide long-term planning for physical, economic, and environmental growth. One of the mandated elements of the General Plan is the Mobility Element (Santee 2017), which updates the Circulation Element and provides a vision and framework for the City's transportation network until the year 2035, assuming full buildout of the current General Plan land uses. This update describes the existing transportation systems in the City and establishes a plan for a multi-modal transportation system that aims to balance mobility needs and maintain a high quality of life for residents and roadway users.

The goal of the Mobility Element is to create a balanced and interconnected multimodal transportation network that allows for efficient and safe movement of people and goods, and supports the current and future needs of the City's community members and travel associated with planned land uses. The relevant objectives and policies are as follows (Santee 2017).

### **Mobility Element**

- Objective 1.0: Ensure that the existing and future transportation system is accessible, safe, reliable, efficient, integrated, convenient, well-connected and multimodal. The system will accommodate active transportation, and accommodate people of all ages and abilities, including pedestrians, disabled, bicyclists, users of mass transit, motorists, emergency responders, freight providers, and adjacent land uses.
  - Policy 1.1: The City shall provide integrated transportation and land use decisions that enhance smart growth development served by complete streets, which facilitate multimodal transportation opportunities.

- Policy 1.2: The City should design streets in a manner that is sensitive to the local context and recognizes that needs vary between mixed use, urban, suburban, and rural settings.
- Objective 2.0: Develop an efficient, safe and multi-modal transportation network, consisting of local roads, collectors, arterials, freeways and transit services, in a manner that promotes the health and mobility of Santee residents and that meets future circulation needs, provides access to all sectors of the City, and supports established and planned land uses.
  - Policy 2.1: The City shall encourage an automobile LOS “D” on street segments and at intersections throughout the circulation network while also maintaining or improving the effectiveness of the non-automotive components of the circulation system (i.e., pedestrians, bicyclists, and public transit), especially in the Santee Town Center area. The City may approve a lower automobile LOS if it finds that the effectiveness of non-automotive components of the circulation system would be maintained or improved as a result.
  - Policy 2.2: The City should ensure adequate accessibility for all modes to the northern undeveloped area of the City by designating a functional network of public streets for future dedication either prior to, or concurrent with anticipated need.
  - Policy 2.7: The City should coordinate with Caltrans, SANDAG, MTS [Metropolitan Transit System], and other responsible agencies to identify, plan, and implement needed transportation improvements.
- Objective 7.0: Develop, maintain, and support a safe, comprehensive and integrated bikeway system that encourages bicycling, as documented in the City’s Bicycle Master Plan.
  - Policy 7.4: The City should require new development and redevelopment to provide connections to existing and proposed bicycle routes, where appropriate.
- Objective 8.0: Develop and maintain an accessible, safe, complete and convenient pedestrian system that encourages walking.
  - Policy 8.1: The City should require the incorporation of pedestrian-friendly design concepts where feasible including separated sidewalks and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments.

## 4.15.2 Methods and Significance Criteria

### 4.15.2.1 Methods

This section evaluates the effects on transportation that would result from implementation of the Conservation Actions and Covered Activities under the proposed Plan. The impact analysis related to the proposed Plan is organized into short-term and long-term effects where appropriate. Short-term effects would typically be those associated with construction, and long-term effects would typically be those associated with operations, including recurring maintenance or permanent land use changes that alter traffic patterns or goods movement. Generally, the Santee MSCP Subarea Plan does not involve transportation projects or large transportation demand-generating projects. However, Conservation Actions and Covered Activities could involve trip generation or changes to roadways, all

of which could have temporary and permanent impacts. Potential impacts were analyzed by reviewing the local standards and plans, as presented in Section 4.15, *Transportation*, such as the City of Santee's *General Plan – Mobility Element*, and by comparing existing conditions, as described in Section 3.2.14, *Transportation*, with conditions that could result from changes in land use or construction activities.

#### 4.15.2.2 Significance Criteria

In accordance with State CEQA Guidelines Appendix G, impacts associated with transportation would be considered significant if the proposed Plan would do any of the following:

- **Threshold 1:** Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- **Threshold 2:** Conflict or be inconsistent with State CEQA Guidelines Section 15064.3 (b).
- **Threshold 3:** Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- **Threshold 4:** Result in inadequate emergency access.

### 4.15.3 Impacts and Mitigation Measures

#### 4.15.3.1 Threshold TRANSP#1 – Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

##### Covered Activities

##### Conservation Actions

Potential increases to traffic volume as a result of habitat restoration and preserve management and monitoring would be limited to trips taken by vehicles to remove trash and nonnative plant material, and to conduct restoration, monitoring and management activities. In the long-term, the Conservation Actions are not anticipated to generate any additional vehicular traffic except for monitoring, management, and maintenance activities, which would be intermittent. Monitoring, management, and maintenance activities would not result in long-term impacts on traffic or the circulation system. The Conservation Actions would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including the City's Active Santee Plan, the Regional Transportation Improvement Program, and objectives and policies listed in the City of Santee's *General Plan – Mobility Element*.

##### Hardline Development Project

Section 4.16 of the Fanita Ranch Final Revised EIR addresses transportation, which is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The Fanita Ranch Final Revised EIR concluded that the project would cause a conflict with an applicable plan or policy addressing the circulation system during project construction and operation. The impact would remain significant and unavoidable after required mitigation.

### Future Development Projects and Operations and Maintenance Projects

The other Covered Activities include land development and street improvement projects. Table 4-11 lists future street improvement projects that have been identified by the City that are based on the City's Mobility Element (updated 2017) (Santee 2017) and other ongoing capital improvement planning. These street projects have been identified because of the potential for direct and/or indirect effects on Covered Species and/or their habitats. Construction of a new street and/or improvement of an existing street may also be part of a proposed development project and is not specifically listed in Table 4-11.

The Subarea Plan would not authorize future development or operation and maintenance projects. Detailed engineering and impact limits have not yet been developed. Similar to the Hardline Development Project, these Covered Activities proposed in the future, including land development and street projects (Table 4-11), would be required to analyze potential conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified as part of the environmental evaluation and clearance process for each of the Covered Activities.

**Table 4-11. Street Projects**

Project Name	Description
Graves Avenue Extension	This project extends Graves Avenue south from the Lantern Crest development. [1,760' x 50']. (CIP Project #2015-08).
Cottonwood Avenue Extension	This project extends Cottonwood Avenue between Riverview Parkway and the existing Cottonwood Avenue. It is expected that any extension of Cottonwood Avenue would cross the river at the existing Cottonwood Avenue/Chubb Lane crossing with a bridge. The design and precise alignment of the street and river crossing are unknown at this time. [2,280' x 100'; bridge = 380' x 60'].
Riverview Parkway Extension over Drainage Channel	This project constructs a two-lane bridge or road segment over the existing north-south trending drainage channel (D11) in the Riverview master planned office park site. [192' x 102'].
Prospect Avenue Widening from Cuyamaca Street to Mesa Road	This project widens three segments of Prospect Avenue to a two-lane Collector Street. [9,000' x 110'] (CIP Project #2011-50 & 2015-04).
Marrokal Lane	This project extends and widens Marrokal Lane from Mission Gorge Road to Prospect Avenue to a two-lane residential collector. [1,280' x 60'].
Cottonwood Avenue widening between Mission Gorge Road and Prospect Avenue	This project widens the road, as needed, and installs missing sections of curb, gutter, and sidewalk; provides street lighting; and relocates drainage inlets. [2,635' x 60'] (CIP Project #2015-02).
Cuyamaca Bridge	This project widens the Cuyamaca Bridge to City's Mobility Element standards allowing for bike lanes and sidewalks. The widening area would be the length of the bridge by 12 feet wide.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

No mitigation measures are required.

### **4.15.3.2 Threshold TRANSP#2 – Conflict or be inconsistent with State CEQA Guidelines Section 15064.3 (b).**

#### **Covered Activities**

##### **Conservation Actions**

The Conservation Actions may result in temporary increases in VMT during habitat improvement construction activities, and construction equipment would be delivered to and removed from each site as needed. However, the majority of activities under the conservation actions would be located away from high-density residential and commercial areas, and the short-term duration of habitat improvement construction activities would not typically generate a substantial amount of traffic. As such, these activities are not expected to have an impact on VMT (as defined under State CEQA Guidelines § 15064.3(b)(3)), and a qualitative analysis of construction traffic is not required, as VMT are not expected to increase substantially in the vicinity of the Plan Area and habitat improvement construction activities would be temporary and would not substantially affect the regional roadway network.

Temporary transportation impacts may result from maintenance, monitoring, and management activities associated with the long-term monitoring and management of the Conservation Actions within the Plan Area. Employee trips to and from conservation sites associated with long-term management would be intermittent and short-term in nature. After the completion of initial habitat improvement activities, the Conservation Actions are not anticipated to generate any additional daily vehicular traffic, and the amount of VMT would not noticeably change from existing conditions during operations.

State CEQA Guidelines Section 15064.3(b) generally requires CEQA documents for land use and transportation projects to evaluate impacts of such projects on VMT. Overall, VMT is not expected to increase substantially as a result of implementation of the Conservation Actions due to the nature of those types of activities. Short-term traffic associated with habitat improvement project construction is not anticipated to significantly affect the traffic levels of the surrounding areas or cause congestion, as construction vehicles would be mainly contained on site and used temporarily. The conservation actions would not generate additional operational daily vehicular traffic and thus would not generate additional VMT. Therefore, the conservation actions would be consistent with State CEQA Guidelines Section 15064.3(b). Impacts related to traffic during construction associated with habitat improvement actions and long-term management and monitoring would be less than significant.

### **Hardline Development Project**

Section 4.16 of the Fanita Ranch Final Revised EIR addresses transportation, which is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The Fanita Ranch Final Revised EIR concluded that the project would cause substantial additional VMT that exceeds the Citywide average. The impact would remain significant and unavoidable after required mitigation.

### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze VMT, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Proposed Project would result in less-than-significant impacts because it would not conflict or be inconsistent with State CEQA Guidelines Section 15064.3 (b)

No mitigation measures are required.

### **4.15.3.3 Threshold TRANSP#3 – Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)**

#### **Covered Activities**

#### **Conservation Actions**

The conservation actions would not include design features or introduce incompatible uses that would affect roadways and is, therefore, not expected to result in substantially increased hazards. Additionally, the Conservation Actions would not permanently alter the alignment of the existing roadway network serving the area. No safety concerns relative to construction associated with habitat improvement activities would be expected due to typical construction signage, flagging, and health and safety construction plans and procedures associated with construction contracts and permit conditions. Active construction activities would maintain access to the Mission Creek Trail multipurpose path and other nearby trails in the Plan Area and would be planned to minimize impacts.

#### **Hardline Development Project**

Section 4.16 of the Fanita Ranch Final Revised EIR addresses transportation, which is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The Fanita Ranch Final Revised EIR concluded that the project would not substantially increase hazards due to a geometric design feature or incompatible uses. Thus, the impact would be less than significant.

### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze potential hazards from geometric design features or incompatible uses, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Proposed Project would result in less-than-significant impacts because it 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).

No mitigation measures are required.

## **4.15.3.4 Threshold TRANSP#4 – Result in inadequate emergency access**

### **Covered Activities**

#### **Conservation Actions**

During construction, traffic is anticipated to be minimal and limited to onsite construction-related equipment and vehicles entering and exiting the conservation sites. In addition, construction of the Conservation Actions would be short-term and would generally occur in areas that are not densely populated. As such, the Conservation Actions would not result in inadequate access for any emergency response entities.

Because no habitable structures or buildings are proposed, and the conservation actions would only improve the existing onsite natural habitat, emergency access would be adequate and similar to existing conditions. Therefore, impacts related to emergency access during construction of the conservation actions and during the long-term management of the Managed Preserve would be less than significant.

#### **Hardline Development Project**

Section 4.16 of the Fanita Ranch Final Revised EIR addresses transportation, which is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. The Fanita Ranch Final Revised EIR concluded that the project would not result in inadequate emergency access. Thus, the impact would be less than significant.

### **Future Development Projects and Operations and Maintenance Projects**

During construction, some Covered Activities, such as the street projects (Table 4-11) and other future development projects, may require lane closures and detours. As a standard BMP, the contractor would be required to prepare and implement a traffic management plan (TMP) that mandates coordination with the City to ensure provision of emergency access. In addition, the future

development projects under the Covered Activities would be required to comply with the City's General Plan Safety Element, including the policies listed below: Safety Element, Policy 4.3: The City shall require the installation of fire hydrants and establishment of emergency vehicle access, before construction with combustible materials can begin on an approved project.

- Safety Element, Policy 4.4: The City shall require emergency access routes in all developments to be adequately wide to allow the entry and maneuvering of emergency vehicles.
- Safety Element, Policy 4.11: In order to minimize fire hazards, the Santee Fire and Life Safety Department shall routinely be involved in the review of development applications. Considerations shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations and needed fire flow requirements.

Compliance with the City's General Plan Safety Element policies would ensure that future development projects are designed to have adequate emergency access.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects, and the scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze inadequate emergency access, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Proposed Project would result in less-than-significant impacts because it would not result in inadequate emergency access.

No mitigation measures are required.

## **4.16 Utilities and Services Systems**

### **4.16.1 Relevant Statutes, Regulations, and Guidelines**

#### **4.16.1.1 Federal**

##### **Telecommunications Act of 1966**

The Telecommunications Act of 1996, which amended the Communications Act of 1934, brought about significant changes to laws governing cable television, telecommunications, and the internet. Its main objective was to promote competition in the telecommunications industry. The law outlined regulations on how local telephone carriers can compete, the circumstances under which local exchange carriers can provide long-distance services, and the deregulation of cable television services.

## Safe Drinking Water Act

The Safe Drinking Water Act (SDWA), enacted by Congress in 1974, grants the federal government authority to establish national standards for drinking water. These standards, known as National Primary Drinking Water Regulations, safeguard against both natural and human-made contaminants. The SDWA establishes maximum contaminant levels (MCLs) that must be met by all water providers in the United States, with the exception of private wells serving fewer than 25 people. The SDWA was amended in 1986, along with the 1987 amendments to the CWA, which designated USEPA as the primary authority for water programs nationwide. USEPA is responsible for ensuring clean and safe surface water, groundwater, and drinking water, and for protecting and restoring aquatic ecosystems in USEPA Region 9 (Pacific Southwest), which includes Arizona, California, Hawaii, Nevada, the Pacific Islands (Northern Marianas, Guam, and American Samoa), and 148 Tribal Nations in Arizona, California, and Nevada.

## Clean Water Act

The CWA (33 USC 1251 et seq.) (1972) is the principal federal law that safeguards the nation's waters, including lakes, rivers, aquifers, and coastal areas. The CWA sets forth fundamental guidelines for regulating the discharge of pollutants into U.S. waters and requires states to establish water quality standards to protect public health, enhance water resources quality, and ensure compliance with the CWA. Under Section 401 of the CWA, any entity seeking a federal permit for an activity that may result in pollutant discharge, such as facility construction or operation, must obtain certification from the state. Section 402 of the CWA established the NPDES to regulate pollutant discharge from point sources. In 1987, the CWA was amended to address urban runoff, requiring municipalities to obtain NPDES permits for discharges from their MS4s.

### 4.16.1.2 State

#### California Department of Public Health Drinking Water Program

Enforcement activities related to compliance with the MCLs set by the SDWA are primarily conducted by the California Department of Public Health Drinking Water Program. Water systems that do not meet the standards are responsible for notifying their customers. The Drinking Water Program is a part of the Division of Drinking Water and Environmental Management, and the San Diego area falls under the Southern California Field Operation Branch in Region V, District 14. The Drinking Water Program is also responsible for the following tasks:

- Regulating public water systems.
- Certifying drinking water treatment and distribution operators.
- Supporting and promoting water system security.
- Providing support for small water systems and for improving technical, managerial, and financial capacity.
- Providing funding opportunities for water system improvements.

## **Department of Water Resources**

The California Department of Water Resources (DWR) was established in 1956 and is responsible for the operation and maintenance of the California State Water Project. DWR is also responsible for:

- Overseeing the statewide process of developing and updating the California Water Plan (Bulletin 160 series).
- Protecting and restoring the Sacramento–San Joaquin Delta.
- Regulating dams, providing flood protection, and assisting in emergency management.
- Educating the public about the importance of water and its proper use.
- Providing technical assistance to service local water needs.

## **California Water Plan (Update 2018)**

The California Water Plan serves as the state’s comprehensive strategy for managing and developing water resources to meet the needs of current and future generations, as mandated by the California Water Code. The 2018 Update of the plan provides recommended actions, funding scenarios, and an investment strategy to support efforts by water and resource managers, planners, and decision-makers in addressing California’s water resource challenges.

## **Urban Water Management Planning Act (California Water Code, Division 6, Part 2.6, Section 10610 et. seq.)**

The Urban Water Management Planning Act was established in response to concerns about potential water supply shortages in California. It requires urban water suppliers to provide information on water supply reliability and implement water use efficiency measures. As part of the act, urban water suppliers are required to develop and implement Urban Water Management Plans (UWMPs) that outline their efforts to promote the efficient use and management of water resources.

## **Senate Bill 606 and Assembly Bill 1668**

In 2018, SB 606 and AB 1668 were signed into law, emphasizing the importance of water use efficiency and maximizing existing water supplies throughout the state. These bills call for the creation of new urban efficiency standards for indoor and outdoor water use, as well as addressing water losses due to leaks, taking into account unique local conditions. The State Water Board is expected to adopt these standards through regulations by June 30, 2022.

## **California Senate Bill 1087: Sewer and Water Service Priority for Housing Affordable to Lower-Income Households (2006)**

Under this statute, local governments are required to provide a copy of the updated housing element to water and sewer providers immediately after adoption. Water and sewer providers must prioritize service allocation to proposed developments that include affordable housing for lower-income households. UWMPs are also required to incorporate projected water use for future lower-income households.

## **California State Senate Bill 221 and Senate Bill 610 (January 2002)**

SB 610 mandates that water suppliers prepare a Water Supply Assessment report for inclusion in the CEQA process for new developments subject to SB 610. Additionally, SB 221 requires water suppliers to provide written verification of sufficient water supplies planned to be available prior to approval of large-scale subdivisions. Large-scale projects, as defined in SB 221 and SB 610, include residential development projects with more than 500 residential units and/or shopping centers or business establishments resulting in a net increase of more than 1,000 employees or more than 500,000 square feet of floor space.

## **Water Conservation Act of 2009 (Senate Bill X7-7)**

The Water Conservation Act of 2009, also known as Senate Bill X7-7, was enacted in November 2009 with the aim of increasing water use efficiency among all water suppliers in California. The law requires urban water consumption to be reduced by 20 percent by the year 2020 and sets goals and deadlines for implementation. It encourages both urban and agricultural water providers to adopt conservation strategies, monitor water usage, and report data to DWR. To incentivize compliance, the law makes water suppliers ineligible for state water grants or loans unless certain terms are met.

## **Senate Bill 7 Water Meters in Multi-Unit Structures**

In 2016, SB 7 was approved by Governor Edmund G. Brown, which mandates the installation of water meters and submeters in apartments and other rental housing buildings constructed after January 1, 2018. Owners of these properties are required to provide residents with accurate information about the volume and cost of their water use, and water bills must be based on actual usage rather than estimation or other methods. The purpose of this law is to promote responsible water use and conservation, particularly during a multi-year drought period in the state. The legislation amended and added regulations to the Civil Code, Health and Safety Code, and Water Code, relating to housing.

## **Municipal Separate Storm Sewer System Permits**

The San Diego RWQCB is responsible for regulating discharges from Phase I MS4s in the San Diego region under the Regional MS4 Permit. This permit covers 39 municipal, county government, and special district entities, collectively referred to as “copermittees,” in the County of San Diego, southern County of Orange, and southwestern County of Riverside. These copermittees own and operate large MS4s that discharge stormwater (wet weather) runoff and non-stormwater (dry weather) runoff to surface waters throughout the San Diego region. The Regional MS4 Permit, initially adopted on May 8, 2013 (Order No. R9-2013-0001), covered the County of San Diego copermittees. Subsequently, Order No. R9-2015-0001 was adopted on February 11, 2015, amending the permit to extend coverage to the County of Orange copermittees. Finally, Order No. R9-2015-0100 was adopted on November 18, 2015, further amending the permit to extend coverage to the County of Riverside copermittees. The City is one of the 18 municipalities in the County of San Diego that acts as a copermittee.

## **2006 Waste Discharge Requirements Order**

The State Water Board has adopted Statewide General Waste Discharge Requirements for Sewer Systems (Order No. 2006-0003-DWQ) with the intent of regulating all collection systems in the state to reduce or eliminate the occurrence of sanitary sewer overflows, which can pollute the environment. Sanitary sewer overflow refers to any overflow, spill, release, discharge, or diversion of wastewater from a sewer system. This order applies to all publicly owned sewage collection systems with more than one mile of sewer pipe.

## **Solid Waste California Integrated Waste Management Act of 1989 (Assembly Bill 939 and as amended by Assembly Bill 341)**

AB 939, also known as the California Integrated Waste Management Act of 1989, establishes the framework for waste management in the state. It prioritizes source reduction, recycling, composting, and land disposal of solid waste in that order. AB 939 originally required cities and counties to achieve a 50 percent waste reduction goal by the year 2000 and beyond, with specific targets of 25 percent by 1995 and 50 percent by 2000.

AB 341, which amended the Integrated Waste Management Plan, updated these requirements. It mandates CalRecycle to issue a report to the Legislature with strategies and recommendations to divert 75 percent of solid waste from disposal by January 1, 2020. It also requires businesses that meet certain thresholds to arrange for recycling services by January 1, 2012. The amendment process for non-disposal facility elements is streamlined, allowing changes without review and comment from a local task force. Additionally, it provides solid waste facilities the option to modify their existing permit instead of undergoing a full permit revision under certain circumstances.

## **Senate Bill 1383: CalRecycle Organics Regulation**

In September 2016, SB 1383 set CH<sub>4</sub> emission reduction targets for California. SB 1383 aims to reduce organic waste disposed of in landfills by 50 percent by 2020 and 75 percent by 2025. It also sets a goal to rescue at least 20 percent of currently disposed edible food and redirect it to people in need by 2025. These regulations took effect in January 2022.

## **Assembly Bill 1826**

In October 2014, Governor Edmund G. Brown signed AB 1826, Chesbro, which required businesses to recycle their organic waste starting April 1, 2016, based on the amount of waste they generate per week. Organic waste includes food waste, green waste, landscape and pruning waste, non-hazardous wood waste, and food-soiled paper waste mixed with food waste. Currently, businesses generating 4 cubic yards or more of solid waste per week must have an organic waste recycling program in place. Multifamily properties are also regulated but are only required to divert green waste and non-hazardous wood waste. This law also mandated local jurisdictions across the state to implement organic waste recycling programs for businesses, including certain multifamily residential units, starting January 1, 2016, with an exemption process available for rural counties.

## **Senate Bill 1374**

SB 1374 aims to support jurisdictions in diverting construction and demolition (C&D) waste, with a focus on CalRecycle developing a model C&D diversion ordinance for voluntary use by California jurisdictions. CalRecycle already adopted such an ordinance on March 16, 2004. The City also has its own ordinance to promote C&D debris recycling in compliance with AB 939 and the California Green Buildings Standards Code, adopted in 2011.

### **4.16.1.3 Local**

#### **Metropolitan Water District of Southern California Urban Water Management Plan (2020)**

The Metropolitan Water District of Southern California (Metropolitan) demonstrates its ability to meet water demands in the region for the next 25 years, even during drought conditions, through its UWMP as required by the state. The plan provides a summary of Metropolitan's projected water demands and supplies until 2045, showing that demands will be met even in normal water years, single dry-years, and 5-year drought sequences. Metropolitan's 2020 UWMP focuses on a diverse portfolio of water resources, including imported supplies from the Colorado River and State Water Project, local projects for water recycling and groundwater recovery, short- and long-term water transfers, storage within and outside the region, and continued investment in water-use efficiency and demand management.

#### **Padre Dam Urban Water Management Plan (2020)**

Padre Dam's UWMP addresses the District's water system, including a description of water supply sources, historical and projected water use, and a comparison of water supply and demand during normal, single-dry, and multiple-dry years. The state legislature requires the plan to contain a detailed evaluation of supplies needed to reliably meet demands for at least 20 years in both normal and dry years. The 2020 UWMP serves as a long-term guide to ensure a safe and reliable water supply for Padre Dam's population of over 103,000. Additionally, Padre Dam has a Water Shortage Contingency Plan (PDMWD 2020) that outlines planned responses and actions in the event of potable water shortages, with defined shortage levels 1 through 6 and associated demand reduction actions.

#### **Santee General Plan**

The City of Santee contains policies related to stormwater, wastewater, water distribution system, water use, solid waste disposal, and the provision of public utilities. Pertinent goals and policies are listed below:

##### **Land Use Element**

- Objective 3.0: Provide and maintain the highest level of service possible for all community public services and facilities.
  - Policy 3.1: The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies.

These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails, and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc.) and environmental factors.

- Policy 3.2: The City should encourage the development and use of recycled water for appropriate land uses to encourage the conservation of, and reduce demand for, potable water.
- Policy 3.6: Development projects shall be reviewed to ensure that all necessary utilities are available to serve the project and that any land use incompatibilities or impacts resulting from public utilities shall be mitigated to the maximum extent possible.

### **Safety Element**

- Objective 3.0: Minimize the risk of damage to persons, property and the environment caused by hazardous materials.
  - Policy 3.8: Promote safe, environmentally sound means of solid waste disposal for the community.
  - Policy 3.9: Investigate ways to encourage businesses to recycle their waste.

### **Best Management Practices Design Manual**

The City of Santee has policies related to stormwater, wastewater, water distribution system, water use, solid waste disposal, and public utilities provision. The City's *BMP Design Manual* provides guidelines for compliance with onsite post-construction stormwater requirements in the Regional MS4 Permit, streamlining project reviews and maximizing cost-effective environmental benefits for the land development community. By following the process outlined in the *BMP Design Manual*, applicants for private and public developments can develop a single integrated design that complies with the Regional MS4 Permit requirements for source control, site design, stormwater pollutant control (water quality), and hydromodification management (flow control and sediment supply).

#### **4.16.1.4 Municipal Code**

The City's primary legal authority for requiring construction projects to implement water quality control measures are set forth in Chapters 9.06, 11.40, and 12.30 of the Santee Municipal Code.

#### **Chapter 9.06, Stormwater Management and Discharge Control**

The purposes of Chapter 9.06 are as follows (Santee 2020):

1. Effectively prohibiting non-stormwater discharges to the stormwater conveyance system.
2. Eliminating illicit discharges and illicit connections to the stormwater conveyance system.

3. Reducing the discharge of pollutants from the stormwater conveyance system, to the maximum extent practicable in order to achieve applicable water quality objectives for surface waters in San Diego County.
4. Achieving compliance with Total Maximum Daily Load (TMDL) regulations.

Ultimately, the intent of this chapter is to protect and enhance the water quality of our watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Clean Water Act (CWA), Porter-Cologne Act, and Regional MS4 Permit.

### **Chapter 11.40, Excavation and Grading**

This chapter establishes the minimum requirements for grading, excavating, and filling of land, while also providing provisions for water quality protection. It includes the issuance of permits and enforcement mechanisms to ensure compliance with these provisions.

### **Chapter 12.30, Development Impact Fees**

The Santee Municipal Code includes several development impact fees that are imposed on new development. These fees are designed to cover the costs of constructing public facilities that are reasonably related to the impacts of the new development. One specific fee is the drainage fee, which is used to fund the installation of necessary drainage improvements identified in the City of Santee Citywide Drainage Study conducted by BSI Consultants in February 1990 (BSI Consultants 1990). The Santee Municipal Code, Section 12.30.160, outlines how these fees are calculated based on different land use types (Santee 2020).

## **4.16.2 Methods and Significance Criteria**

This section lists significance criteria and describes the methods used to evaluate the Project's impacts to utilities and service systems.

### **4.16.2.1 Methods**

This section describes the methods used to analyze the environmental consequences of implementing the Santee MSCP Subarea Plan, including action related to the Subarea Plan's Conservation Strategy and conservation measures. The following steps were taken to analyze the potential utilities and service systems impacts of the Subarea Plan:

- Identify and evaluate potential Conservation Strategy components or conservation measures that could result in the impacts on utilities and service systems.
- Identify and evaluate potential impacts related to utilities and service systems resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Actions and provide recommended best practices to reduce potential impacts.

Impacts related to utilities and service systems were assessed based on review of the Subarea Plan, consultation with agencies with jurisdiction, and review of applicable general plans and ordinances for the City of Santee, City of San Diego, and San Diego County. The discussion assesses impacts to existing supply and demand for water and wastewater in the city, describes existing water recycling infrastructure, and identifies electricity, natural gas, telecommunication, and solid waste providers in the Santee Subarea Plan area.

#### **4.16.2.2 Significance Criteria**

In accordance with Appendix G of the CEQA Guidelines, impacts associated with utilities and service systems would be considered significant if the proposed Plan would:

- **Threshold 1:** Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities which could cause significant environmental effects.
- **Threshold 2:** Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.
- **Threshold 3:** Result in determination by the wastewater provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- **Threshold 4:** Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- **Threshold 5:** Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

### **4.16.3 Impacts and Mitigation Measures**

#### **4.16.3.1 Threshold UTIL#1 – Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities which could cause significant environmental effects.**

##### **Covered Activities**

##### **Conservation Actions**

Conservation actions would occur within natural areas, and include habitat restoration, management, and monitoring activities. Conservation actions would not require the construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities.

### **Hardline Development Project**

Section 4.17 of the Fanita Ranch Final Revised EIR addresses Utilities and Service Systems, and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*, of this EIR. That EIR concluded that the construction of new and expanded water, wastewater, drainage, electric power, natural gas and telecommunications facilities could cause significant environmental effects. This impact would only be significant and unavoidable with respect to air quality, noise and transportation with required mitigation.

### **Future Development Projects and Operations and Maintenance Projects**

Future development could lead to strains on existing facilities and require the expansion of said facilities, or the construction of new ones. The Subarea Plan would not modify any development provided for in the Santee General Plan. The analysis in the City of Santee's General Plan EIR describes, at a program level, the impacts of the implementation of the General Plan.

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze relocation or construction of new or expanded utilities or service systems, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities which could cause significant environmental effects.

No mitigation measures are required.

### **4.16.3.2 Threshold UTIL#2 – Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.**

#### **Covered Activities**

#### **Conservation Actions**

The project falls within the PDMWD water service area. Preserve management and monitoring would include conservation activities that would have the potential for minor temporary impacts primarily due to temporary disturbance from contractor access to restoration sites for weeding, restoration, fencing, trash control, invasive species control, onsite training, and mechanical weeding. These activities would cause a minor demand for water, however, based on PDMWD's projected supplies, combined with additional confirmed supplies from the SDCWA AFG, water supplies are sufficiently available.

As noted in Table 4-1, activities in the Fanita Ranch Onsite Preserve include restoration and preservation activities. Based on PDMWD's projected supplies, combined with additional confirmed supplies from the SDCWA AFG, water supplies are sufficiently available. This analysis is provided in 4.17 of the Fanita Ranch Final Revised EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

The Program EIR for the Mission Trails Regional Park Master Plan Update concluded "implementation of the Plans and associated discretionary actions would not result in the need for new utilities or services or require alterations to existing utilities including water and wastewater infrastructure, electricity and gas transmission lines, solid waste, or communication systems". This discussion is found in Section 5.13.4 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

The conservation actions would occur on natural lands and would result in an increase of water consumption in order to ensure the success of newly installed vegetation. Based on PDMWD's projected supplies, combined with additional confirmed supplies from the SDCWA AFG, water supplies are sufficiently available.

#### **Hardline Development Project**

The Hardline Development Project environmental analysis determined, in Section 4.17 of the Fanita Ranch Final Revised EIR, that the Proposed Project would have sufficient water supplies available to serve the Proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years.

#### **Future Development Projects and Operations and Maintenance Projects**

Future development could impact future water supply and conveyance systems. Based on PDMWD's projected supplies, combined with additional confirmed supplies from the SDCWA AFG, water supplies are sufficiently available to meet the Proposed Project's demand in normal, single dry, and multiple dry years, provided that the water shortage contingency planning measures identified in PDMWD's 2015 UWMP and the SDCWA's 2015 UWMP are implemented in dry years. In addition, efforts underway by Metropolitan, SDCWA, and PDMWD to diversify and augment their supplies provide further assurance of the sufficiency of the water supply for the Proposed Project.

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze water supply, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because there would be sufficient water supplies available to serve the Covered Activities during normal, dry and multiple dry years.

No mitigation measures are required.

#### **4.16.3.3 Threshold UTIL#3 –Result in determination by the wastewater provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments**

##### **Covered Activities**

##### **Conservation Actions**

Habitat restoration, preserve management and monitoring occur primarily on natural land, and construction activities including clearing, grubbing, grading, and building would not generate wastewater or have an effect on the capacity of the wastewater conveyance and treatment systems.

##### **Hardline Development Project**

The environmental analysis for the Hardline Development Project determined PDMWD would have adequate wastewater capacity to serve the Proposed Project. This analysis is provided in 4.17 of the Fanita Ranch Final Revised EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

The Hardline Development Project would construct new public sewer infrastructure that would be owned, operated, and maintained by PDMWD. Sewage generated on the project site would be treated at two gravity discharge locations: the existing Ray Stoyer WRF through a new headworks facility or the Ray Stoyer WRF to the Metro system. Sewer demand assumptions in PDMWD’s 2015 Comprehensive Facilities Master Plan were based on historical records (year 2012). Future sewer flow generation rates were adjusted in the 2015 Comprehensive Facilities Master Plan to account for water conservation efforts and increasing use of efficient appliances and fixtures in new developments (PDMWD 2015). Refer to Table 4.17-2 of the Master Plan for the sewer flow generation rates used for the Proposed Project. The study analyzed ADWF, PDWF, and PWWF scenarios, as described in Section 4.17.5.1 of the Master Plan. The ADWF was estimated on the Proposed Project’s land use and phasing plans coupled with the revised sewer flow generation rates from PDMWD 2015 Comprehensive Facilities Master Plan. The Hardline Development Project would generate approximately 662 AFY, or 591,158 GPD ADWF. In addition, PDMWD’s 2015 Comprehensive Facilities Master Plan has already included 1,380 residential units on the project site consistent with the Santee General Plan as part of the ADWF future projections. Therefore, a portion of the Proposed Project’s sewer demand totaling approximately 392 AFY has already been planned for by PDMWD. Further, there are plans to expand the existing PDMWD influent pump station and Ray Stoyer WRF through the ECAWP Program, described previously. This program would increase the capacity of the wastewater system to approximately 6,725 AFY by 2040, consistent with buildout of the Proposed Project. However, the

remaining sewer demand of approximately 270 AFY from the Proposed Project would be capable of being treated by PDMWD facilities with or without this expansion. Thus, PDMWD has sufficient existing or planned capacity to receive and treat wastewater from the project site. The Proposed Project would have a less than significant impact on wastewater treatment capacity.

#### **Future Development Projects and Operations and Maintenance Projects**

Future development could impact wastewater treatment capacity. The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze wastewater conveyance and treatment systems, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not result in determination by the wastewater provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

No mitigation measures are required.

#### **4.16.3.4 Threshold UTIL#4 – Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals**

##### **Covered Activities**

##### **Conservation Actions**

The conservation actions occur primarily on natural land, and construction activities including clearing, grubbing, grading, and building would occur and produce green waste, scraps, and other debris typical of construction. Operation of the Proposed Project would require services to pick up solid waste generated by the proposed land uses. Waste Management Inc., the City's franchise waste hauler, provides the collection, removal, and disposal of solid waste for residential and commercial uses in the city. The hauler also provides curbside recycling and yard waste collection, household hazardous waste disposal services, public education, and other services required to meet the waste management needs of the city. This includes the development of programs necessary to meet the state-mandated 50 percent waste reduction goal established by Assembly Bill (AB) 939 (the California Integrated Waste Management Act of 1989). Conservation actions would not generate enough waste to exceed state or local standards, nor would they impair the attainment of solid waste reduction goals.

### **Hardline Development Project**

The environmental analysis for the Hardline Development Project determined that it would not result in a significant impact related to solid waste generation. This analysis is provided in 4.17 of the Fanita Ranch Final Revised EIR and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

### **Future Development Projects and Operations and Maintenance Projects**

As stated above, Waste Management Inc., the City's franchise waste hauler, provides the collection, removal, and disposal of solid waste for residential and commercial uses in the city. The hauler also provides curbside recycling and yard waste collection, household hazardous waste disposal services, public education, and other services required to meet the waste management needs of the city. This includes the development of programs necessary to meet the state-mandated 50 percent waste reduction goal established by Assembly Bill (AB) 939 (the California Integrated Waste Management Act of 1989).

Solid waste generated by future development project or operations and maintenance projects that is not recycled or diverted would be hauled to Sycamore Landfill, a 349-acre site at 8514 Mast Boulevard approximately 1.7 miles southwest of the project site. Sycamore Landfill is fully permitted as a Class III landfill and accepts only routine household and commercial waste; thus, hazardous wastes are not collected. According to the Solid Waste Information System database maintained by CalRecycle, the landfill's maximum permitted capacity is approximately 147,908,000 cubic yards with a current remaining capacity of approximately 113,972,637 cubic yards as of 2016. Based on the remaining capacity and disposal rates, the Sycamore Landfill is expected to close December 31, 2042 (CalRecycle 2019). Converting Sycamore Landfill's remaining capacity to pounds, it has approximately 192-billion-pound capacity as of 2016. Thus, the landfill has adequate capacity to serve the Proposed Project. In addition, waste diversion rates are expected to continuously increase as more waste is diverted from the landfills as mandated by AB 1826 and SB 939. Therefore, the Proposed Project would not generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze the generation of solid waste, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

No mitigation measures are required.

### **4.16.3.5 Threshold UTIL#5 – Comply with federal, state, and local management and reduction statutes and regulations related to solid waste**

#### **Covered Activities**

##### **Conservation Actions**

On January 1, 2017, the 2016 California Building Standards Code went into effect, including an updated edition of the California Green Building Standards Code (CALGreen). One of the most notable changes in the 2016 edition of CALGreen is a new statewide requirement that at least 65 percent of waste from new C&D projects be recycled or salvaged for reuse. Before this latest update, CALGreen had a less stringent 50 percent C&D diversion requirement. Additional requirements are also found in the City's Construction and Demolition Debris Recycling Ordinance (Santee Municipal Code, Chapter 9.04) requiring the diversion of 65 percent of construction waste as required under AB 939.

Waste Management, Inc., is required to implement measures to divert 65 percent of waste generated during construction/demolition activities. Santee Municipal Code, Section 9.04.080, also requires that any covered project submit a completed C&D debris management plan that identifies waste materials expected to be generated by the Proposed Project at the time of demolition or building permit application.

Standard solid waste practices identified in AB 939 and AB 1826 would be implemented throughout operation of the Proposed Project. Example measures include waste characterization, source reduction, recycling, composting, education and public information, special waste, household hazardous waste, and programs for organic waste. Waste and recycling for project construction and operation would comply with CALGreen and current regulations, such as SB 1374, designed to divert waste from landfills. Effective January 1, 2017, all jurisdictions are required to divert 65 percent of construction waste (Fanita Ranch Final Revised EIR).

BMPs will be implemented according to the Subarea Plan in order to ensure proper waste management during Conservation actions. Conservation actions would not generate enough waste to exceed state or local standards, nor would they impair the attainment of solid waste reduction goals.

##### **Hardline Development Project**

The environmental analysis for the Hardline Development Project determined in Section 4.17 of the Fanita Ranch Final Revised EIR that the Proposed Project would have a less than significant impact regarding compliance with applicable solid waste regulations.

##### **Future Development Projects and Operations and Maintenance Projects**

Other Future Development Projects and Operations and Maintenance Project would be required to comply with the federal, state, and local management and reduction statutes and regulations pertaining to solid waste including recycling requirements. In addition, BMPs will be implemented according to the Subarea Plan in order to ensure proper waste management.

Furthermore, the Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze compliance with solid waste management regulations, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

### **CEQA Conclusion**

Implementation of the Subarea Plan would result in less-than-significant impacts because it would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

No mitigation measures are required.

## **4.17 Greenhouse Gases**

### **4.17.1 Relevant Statutes, Regulations, and Guidelines**

Applicable federal, state, and local regulations pertaining to GHG emissions are discussed below.

#### **4.17.1.1 Federal**

##### **Clean Air Act**

Historically, the United States has taken a voluntary approach to addressing GHG emissions. However, on April 2, 2007, the U.S. Supreme Court ruled that USEPA has the authority to regulate CO<sub>2</sub> emissions under the federal Clean Air Act. The Supreme Court's decision in *Massachusetts v. Environmental Protection Agency*, 549 U.S. 497 (2007), held that USEPA has the authority to regulate GHGs from new motor vehicles as pollutants if it determines that such emissions contribute to climate change.

Since then, USEPA has taken several actions to implement a regulatory approach to GHG emissions. On September 30, 2009, USEPA proposed regulations that would require large facilities emitting over 25,000 tons of GHG emissions per year to obtain permits demonstrating the use of best practices and technologies to minimize emissions.

On December 7, 2009, the USEPA Administrator signed a final action under the federal CAA, finding that six GHGs (CO<sub>2</sub>, methane [CH<sub>4</sub>], nitrous oxide [N<sub>2</sub>O], hydrofluorocarbons [HFCs], perfluorochemicals [PFCs], and sulfur hexafluoride [SF<sub>6</sub>]) pose a threat to public health and welfare, and that emissions from motor vehicles contribute to global climate change. While this action does not impose any requirements on industry or other entities, it is a prerequisite for finalizing GHG emission standards for light-duty vehicles under state regulations, such as EO S-1-07, Low Carbon Fuel Standards. Despite the absence of federal regulations for controlling or reducing GHG emissions, USEPA's actions indicate a growing recognition of the need for regulatory measures to address this pressing environmental issue.

#### **4.17.1.2 State**

##### **Assembly Bill 32 and Senate Bill 32, California Global Warming Solutions Act**

AB 32, also known as the California Global Warming Solutions Act, mandated CARB to reduce the state's GHG emissions to 1990 levels by 2020. CARB was required to create a "Scoping Plan" to outline strategies for achieving this goal, with local governments identified as "essential partners." The 2011 Scoping Plan recommended a GHG reduction target of 15 percent below 2005–2008 levels by 2020, depending on the availability of emissions data.

On January 20, 2017, CARB released the 2017 Scoping Plan Update, which provides strategies for achieving the 2030 GHG reduction target established by EO B-30-15 and SB 32 (40 percent below 1990 levels by 2030). The update recommends that local governments aim for per capita emissions of no more than 6 MT CO<sub>2</sub>e by 2030 and no more than 2 MT CO<sub>2</sub>e by 2050.

##### **Assembly Bill 341, Commercial Recycling**

AB 341 sets a statewide goal of 75 percent recycling, composting, or source reduction of solid waste by 2020. In compliance with AB 341, the California Department of Resources Recycling and Recovery (CalRecycle) adopted the Mandatory Commercial Recycling Regulation on January 17, 2012. The regulation, which took effect immediately after approval by the Office of Administrative Law on May 7, 2012, clarifies responsibilities for implementing mandatory commercial recycling and focuses on increasing waste diversion to reduce GHG emissions. The regulation aims to achieve a reduction of 5 million MT CO<sub>2</sub>e, equivalent to recycling an additional 2–3 MT of commercial solid waste by 2020 and beyond.

##### **Assembly Bill 1493, Clean Car Standards**

AB 1493, also known as "Pavley I," established the first GHG emissions standards for automobiles in the United States. CARB is required to adopt vehicle standards that minimize GHG emissions from new light-duty automobiles to the maximum extent feasible. In January 2012, CARB adopted the Advanced Clean Cars Program to further reduce GHG emissions from passenger vehicles for model years 2017–2025. The program includes regulations for low-emission vehicles and zero-emission vehicles, which together are expected to increase average fuel economy to around 43 miles per gallon by 2020, with further improvements beyond 2020.

##### **California Green Building Standards Code**

24 CCR Part 11, also known as CALGreen, was adopted in 2010 and took effect on January 1, 2011. Further updates to CALGreen were implemented on January 1, 2017, and January 1, 2020. CALGreen is the first statewide mandatory green building code and raises the minimum environmental standards for new construction in California. The mandatory provisions in CALGreen promote the use of materials with lower volatile organic compounds emissions, enhance water conservation, and require construction waste recycling.

## **California Air Resources Board Standards and Programs**

CARB, a division of CalEPA, is responsible for coordinating and administering air pollution control and climate change programs at both federal and state levels within California. CARB conducts research, sets ambient air quality standards, compiles emission inventories, develops control measures, and provides oversight of local programs. CARB also establishes emissions standards for motor vehicles, consumer products, and commercial equipment sold in California.

### **California Code of Regulations, Title 24, Part 6**

24 CCR Part 6, also known as California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was established in 1978 with the aim of reducing the state's energy consumption. These standards are periodically updated to incorporate new energy efficiency technologies and methods. While the original goal was not to reduce GHG emissions, energy production from fossil fuels and natural gas use results in GHG emissions, and energy-efficient buildings require less electricity and natural gas. Therefore, increased energy efficiency will lead to decreased GHG emissions. The 2008 Standards were adopted in response to AB 32, to provide adequate and environmentally responsible energy supply, pursue energy efficiency as the first choice for meeting California's energy needs, meet the commitment of the West Coast Governors' Global Warming Initiative, and improve the energy efficiency of nonresidential buildings as per EO B-18-12. The latest update of Title 24, Part 6, which came into effect on January 1, 2020, will significantly increase the energy efficiency of new residential buildings.

### **Executive Order B-30-15**

On April 29, 2015, California Governor Jerry Brown announced through EO B-30-15 the following GHG emissions target:

- By 2030, California shall reduce GHG emissions to 40 percent below 1990 levels.

To achieve the long-term goal of reducing GHG emissions by 80 percent below 1990 levels by 2050, California has set an interim target of reducing emissions by 40 percent below 1990 levels by 2030. CARB has been directed by EO B-30-15 to develop a plan with specific regulations to reduce statewide sources of GHG emissions, although no specific guidelines for local governments are included in the order.

### **Executive Order S-01-07, Low Carbon Fuel Standard**

In 2007, Governor Schwarzenegger signed EO S-01-07, which mandates a statewide goal of reducing the carbon intensity of California's transportation fuels by at least 10 percent by 2020, and the establishment of a Low Carbon Fuel Standard (LCFS) for transportation fuels in California. CARB developed the LCFS regulation in accordance with the state's authority under AB 32 and the federal Clean Air Act, and it was adopted in 2009.

### **Executive Order S-3-05**

On June 1, 2005, California Governor Arnold Schwarzenegger announced through EO S-3-05, the following GHG emissions targets:

- By 2010, California shall reduce GHG emissions to 2000 levels.
- By 2020, California shall reduce GHG emissions to 1990 levels.
- By 2050, California shall reduce GHG emissions to 80 percent below 1990 levels.

EO S-3-05 also laid out responsibilities among the state agencies for implementation and for reporting on progress toward the targets.

### **Renewables Portfolio Standard**

The Renewables Portfolio Standard mandates that energy providers generate 33 percent of their electricity from qualified renewable sources by 2020. However, in September 2018, SB 100 was passed by the State Assembly and approved by the Governor, which raises the bar to 60 percent by 2030 and 100 percent by 2045. This standard is expected to reduce GHG emissions from utilities in the state, including San Diego Gas & Electric.

### **Senate Bill 97**

In 2007, SB 97 amended the CEQA statute to explicitly state that GHG emissions and their impacts are valid subjects for CEQA analysis. It tasked the California Office of Planning and Research with developing draft CEQA Guidelines for the mitigation of GHG emissions, and the resources agency with certifying and adopting these Guidelines. Section 15183.5, known as Tiering and Streamlining the Analysis of GHG Emissions, was added to the State CEQA Guidelines in 2010, outlining the criteria for a GHG reduction plan that would enable streamlined CEQA analysis for development projects.

### **Senate Bill 375, Sustainable Communities Strategy**

In 2008, SB 375 was enacted to establish a planning process that aligns land use planning, regional transportation plans, and funding priorities to meet the GHG reduction goals of AB 32. It required Metropolitan Planning Organizations to incorporate a Sustainable Communities Strategy in their Regional Transportation Plans, with the aim of reducing regional vehicle miles traveled (VMT) through land use planning and transportation patterns. SB 375 also included provisions for streamlined CEQA review for certain infill projects like transit-oriented development.

## **4.17.1.3 Local**

### **Santee General Plan**

The Santee General Plan includes various goals, objectives, and policies that help to reduce GHG emissions, including the following policies from the Land Use Element:

- Policy 3.2: The City should encourage the development and use of recycled water for appropriate land uses to encourage the conservation of, and reduce demand for, portable water.
- Policy 4.3: The City should locate new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas.

The Mobility Element incorporates policies that promote smart growth development, improve traffic flow, increase public transit usage, encourage biking and walking, and promote alternative modes of travel, all of which would contribute to reducing GHG emissions from on-road transportation.

### **Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions**

The City has developed a Sustainable Santee Plan that sets GHG emissions reduction goals and strategies focused on reducing resource consumption, improving alternative transportation modes, and overall emission reduction throughout the City. Adopted in January 2020, the plan includes community-wide GHG inventories for various years and sets interim and longer-term goals consistent with state targets, including reducing emissions to 40 percent below 2005 levels by 2030 and 49 percent below 2005 levels by 2035. These goals align with the state's long-term objective of achieving net carbon neutrality statewide by 2045. The Sustainable Santee Plan also outlines specific GHG reduction strategies to help the City reach its targets.

## **4.17.2 Methods and Significance Criteria**

### **4.17.2.1 Methods**

This section describes the methods used to analyze the environmental consequences of implementing the Proposed Project, including actions related to the Subarea Plan's Conservation Strategy. The following steps were taken to analyze the GHG emissions of the Subarea Plan:

- Identify and evaluate potential impacts related to GHG resulting from implementation of the Subarea Plan Conservation Strategy.
- Evaluate the level of significance of impacts and apply mitigation as needed.
- Determine the level of significance of potential impacts after implementation of mitigation.
- Identify potential types of impacts related to implementing Covered Actions and provide measures to reduce potential impacts.

The Conservation Strategy and Covered Activities within the Subarea Plan would result in activities that would generate emissions of carbon dioxide (CO<sub>2</sub>), CH<sub>4</sub>, and nitrous oxide (N<sub>2</sub>O) from mobile and stationary construction equipment, onsite water and electricity use, and construction employee and haul truck vehicles, and mobile, stationary, area sources (See Section 4.4, *Air Quality*). As project-specific information is defined for Future Development Projects and Operation and Maintenance Projects, it is possible that other sources not listed above would generate GHG emissions.

### **4.17.2.2 Significance Criteria**

The State CEQA Guidelines, Appendix G (14 CCR 15000 et seq.), identify significance criteria to be considered for determining whether a project could have significant impacts on existing GHG emissions and climate change. A project impact would be considered significant if construction or operation of the Subarea Plan would cause either of the following:

- **Threshold 1:** Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

- **Threshold 2:** Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.

The State CEQA Guidelines do not indicate what amount of GHG emissions would constitute a significant impact on the environment. Instead, they authorize the lead agency to consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence (State CEQA Guidelines Sections 15064.4(a) and 15064.7(c)). CEQA offers two paths to evaluate GHG emissions impacts in CEQA documents:

1. Projects can tier off a “qualified” GHG Reduction Plan (State CEQA Guidelines Section 15183.5), or
2. Projects can determine significance by utilizing a model to calculate GHG emissions and assess their significance (CEQA Guidelines Section 15064.4).

The 2020 Sustainable Santee Plan is the City of Santee’s qualified GHG emissions reduction plan in accordance with State CEQA Guidelines Section 15183.5. The Sustainable Santee Plan includes different goals and measures to reduce GHG emissions within the City. These goals and measures are included in a Project Consistency Checklist (Santee Climate Action Plan [CAP] Consistency Checklist). The Santee CAP Consistency Checklist is a tool for development projects to demonstrate consistency with the Sustainable Santee Plan. The Santee CAP Consistency Checklist has been developed as part of the Sustainable Santee Plan implementation and monitoring process and supports the achievement of individual GHG reduction measures as well as the City’s overall GHG reduction goals. Additionally, the Santee CAP Consistency Checklist supports the City’s sustainability goals and policies that encourage sustainable development and aim to conserve and reduce the consumption of resources, such as energy and water, among others. Projects that meet the requirements of the Santee CAP Consistency Checklist are considered consistent with the Sustainable Santee Plan and would have a less-than-significant contribution to cumulative GHG impacts (i.e., the project’s incremental contribution to cumulative GHG effects is not cumulatively considerable), pursuant to State CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b). The Sustainable Santee Plan is the applicable plan for addressing both Threshold 1 and Threshold 2 for project components within the City of Santee.

### **4.17.3 Impacts and Mitigation Measures**

#### **4.17.3.1 Threshold GHG#1 – Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.**

##### **Covered Activities**

##### **Conservation Actions**

The Proposed Project would include implementation of conservation actions to restore habitat in the Managed Preserve and conduct management and monitoring. Preserve management and monitoring would utilize minimal equipment and result in less than significant impacts. The minimal earthmoving activities associated with habitat restoration in the Fanita Ranch Onsite Preserve are not expected to

release substantial GHG emissions. Additionally, conservation of natural lands under the Subarea Plan would offset GHG emissions by sequestering CO<sub>2</sub> out of the atmosphere, resulting in net benefit for the total GHG emissions. Natural lands reduce GHG emissions, limit the release of future GHG emissions, and protect people and nature from the impacts of climate change (CARB 2020). Furthermore, the conservation actions would be consistent with the overarching GHG reduction goal of the Sustainable Santee Plan, by increasing protection of natural lands and sequestering carbon.

The Program EIR for the Mission Trails Regional Park Master Plan Update concluded GHG impacts of implementation of all of the Mission Trails Regional Park Master Plan, including the East Elliott portion, would be less than significant. This discussion is found in Section 5.4.5 of the Program EIR for the Mission Trails Regional Park Master Plan Update and is hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

#### **Hardline Development Project**

According to the Fanita Ranch Final Revised EIR, implementation of the Hardline Development Project would not generate GHG emissions that would result in a significant impact on the environment, with the implementation of project mitigation measures. This finding is discussed and presented in Section 4.7.5 of the Fanita Ranch Final Revised EIR, hereby incorporated by reference as described in Section 4.1.2, *Incorporation by Reference*.

#### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze generation of GHG emissions, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

#### **CEQA Conclusion**

Implementation of the Subarea Plan would not have a significant impact because it would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

No mitigation measures are required.

### **4.17.3.2 Threshold GHG#2 – Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.**

#### **Covered Activities**

##### **Conservation Actions**

The Proposed Project would include implementation of conservation actions to restore habitat in the Managed Preserve and conduct management and monitoring. Preserve management and monitoring would utilize minimal equipment. Additionally, conservation of natural lands under the Subarea Plan would offset GHG emissions by sequestering CO<sub>2</sub> out of the atmosphere, resulting in net benefit for the total GHG emissions. Natural lands reduce GHG emissions, limit the release of future GHG emissions, and protect people and nature from the impacts of climate change (CARB 2020). Furthermore, the conservation actions would be consistent with the overarching GHG reduction goal of the Sustainable Santee Plan, by increasing protection of natural lands and sequestering carbon.

##### **Hardline Development Project**

According to Section 4.7 of the Fanita Ranch Final Revised EIR, which is hereby incorporated by reference, implementation of the proposed Hardline Development Project would result in an increase in GHG emissions that would have the potential to conflict with the City's GHG reduction goals identified in the Sustainable Santee Plan. This impact would be less than significant after mitigation.

##### **Future Development Projects and Operations and Maintenance Projects**

The Subarea Plan would not authorize future development or operation and maintenance projects. The scope of future development projects and operation and maintenance covered by the Subarea Plan is not fully known at this time. Similar to the Hardline Development Project, these Covered Activities proposed in the future would be required to analyze conflicts with adopted GHG plans, policies or regulations, if warranted, during project-level CEQA review. Avoidance, minimization, and/or mitigation measures will be identified, as applicable, as part of the environmental evaluation and clearance process for each of the Covered Activities.

##### **CEQA Conclusion**

Implementation of the Subarea Plan would not have a significant impact because it would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.

No mitigation measures are required.

## Chapter 5

# Significant Unavoidable Environmental Effects/ Significant Irreversible Environmental Changes

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## 5.1 Significant Unavoidable Environmental Effects

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less than significant level. Implementation of the Subarea Plan, including habitat restoration, management and monitoring of the Managed Preserve, and take permits for Covered Activities that have been contemplated and evaluated at a program level by the General Plan, would not result in significant and unavoidable impacts.

## 5.2 Significant Irreversible Environmental Changes

According to Sections 15126(c) and 15126.2(c) of the CEQA Guidelines, an EIR is required to address any significant irreversible environmental changes that would occur if the project were implemented. As stated in CEQA Guidelines Section 15126.2(c):

“[u]ses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter likely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.”

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The Proposed Project would involve a large commitment of nonrenewable resources;
- The Proposed Project involves uses in which irreversible damage would result from any potential environmental accidents associated with the project; or
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Implementation of the Subarea Plan would not authorize Covered Activities or result in modifications to General Plan land use designations. Conservation actions included in the Subarea Plan would not result in the wasteful use of energy, irreversible damage from potential environmental accidents or a large commitment of natural resources. As such, adoption and implementation of the Subarea Plan would not result in significant irreversible environmental changes.

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## Chapter 6

# Growth Inducement

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CEQA requires that an EIR discuss the extent to which a Proposed Project would directly or indirectly foster economic or population growth or the construction of new housing, including removing obstacles to growth that may result in significant environmental effects (State CEQA Guidelines Section 15126.2[d]).

The Proposed Project would not directly foster economic or population growth or the construction of new housing because it would not authorize any development activities or supplant the City's General Plan. The Proposed Project would provide a comprehensive program for conserving Covered Species and habitat in light of future residential and commercial development already contemplated in the General Plan. Adoption of the Subarea Plan, issuance of take permits, and conforming amendments to the General Plan and Municipal Code would streamline the endangered species permitting process for Covered Activities, but individual Covered Activities would still be required to be analyzed in conformance with CEQA and authorized through City plans and policies. Furthermore, the Subarea Plan limits the amount of habitat removal from Covered Activities to the level of development already planned for under the General Plan. Implementation of the Subarea Plan would also result in the conservation of more than 2,271 acres of natural vegetation communities and habitat for Covered Species in the Plan Area (See Section 4.2, *Biological and Aquatic Resources*), and these areas would be protected by legal site protection instruments that preclude future development. Thus, the Proposed Project would not increase the extent of future growth, but it would assist individual Covered Activities in completing the State and federal endangered species permitting processes in less time compared to project-by-project review.

Although implementation of the Subarea Plan would result in a streamlined process that would reduce the time required for an individual Covered Activity to obtain State and federal endangered species take permits, this would not remove an obstacle to growth, nor would it be likely to noticeably increase the pace of development in the Plan Area. Streamlined endangered species permitting would be a minor factor on the pace of development compared to larger economic conditions, population growth, and land use controls.

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# Chapter 7

## Cumulative Impacts

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Under CEQA, cumulative impacts are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (State CEQA Guidelines § 15355; PRC Section 21083(b)). State CEQA Guidelines Section 15130 requires that an EIR evaluate potential environmental impacts that are individually limited, but cumulatively significant.

### 7.1 Approach to Cumulative Impacts Analysis

For the purposes of this EIR, significant cumulative impacts would occur if impacts related to the implementation of the Subarea Plan, added to the environmental impacts of other past, present, and reasonably foreseeable similar actions, were to result in a significant adverse effect. For an impact to be considered cumulative, these incremental impacts and potential incremental impacts must be related to the types of impacts caused by the Subarea Plan.

Under CEQA, *cumulative impacts* refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

1. The individual effects may result from a single project or a number of separate projects.
2. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant impacts taking place over a period of time (CCR § 15355).

The following projects and other factors would be involved in the assessment of cumulative impacts for this project:

- Implementation of Covered Activities associated with the Subarea Plan.
- Management and monitoring of the Managed Preserve for the benefit of Covered Species.
- Other HCPs in the Plan Area that address the conservation of species in the context of land-use changes. These plans address Plan Area–specific Covered Species and other species proposed for coverage under the Subarea Plan.
- Other economic and environmental factors in the Plan Area and globally, including global climate change and the COVID-19 global pandemic that began in 2020, with stay-at-home orders and other restrictions that forced businesses to close to allow for social distancing per federal, state, and local orders.

Once actions, activities, and other factors were identified, they were combined with the impacts of Covered Activities and the Subarea Plan in the evaluation of cumulative impacts through the following steps:

1. Defined a cumulative impact area for the cumulative impacts for each resource. In most cases, this area was the entirety of the Plan Area.
2. Determined whether there would be a cumulative impact to which the Subarea Plan could potentially contribute.
3. Determined whether the incremental contribution of the Subarea Plan to the cumulative impacts for each resource area are cumulatively considerable under CEQA. The cumulative discussion only includes direct or indirect impacts found to result from the Subarea Plan. There is no need to evaluate other projects' similar actions if no impact would occur.
4. Identified reasonable, feasible options for avoiding or mitigating the Subarea Plan's contribution to cumulatively significant considerable impacts under CEQA, if necessary.

The individual resource evaluations in Chapter 4, *Environmental Analysis*, form the basis for analyzing the cumulative impacts for each resource. The cumulative analysis includes all resources considered in Chapter 4 (i.e., Sections 4.2, *Biological and Aquatic Resources*, through 4.17, *Greenhouse Gases*). Where applicable, the cumulative impacts analysis sections note the impacts to which the Subarea Plan would not contribute and explain the rationale.

## 7.2 Activities Included in the Cumulative Impacts Analysis

The analyses presented in this EIR are focused on the direct and indirect impacts that may result from implementing the Subarea Plan, which includes the following major elements:

- Issuance of permits for the take of the 20 Covered Species
- Conservation actions within the Managed Preserve
- Hardline Development Project
- Future Development Projects, Operations and Maintenance Projects

Types of past, present, and reasonably foreseeable actions that have the potential, in combination with the impacts of the Subarea Plan, to result in cumulative impacts are listed in Section 7.1, *Approach to Cumulative Impacts Analysis*, and are described in detail in this section.

Generally, the analysis of cumulative impacts includes plans and actions that could affect the management of Covered Species in the Plan Area or directly adjacent to the Plan Area. This broad scope helps provide an understanding of the relative importance of the Subarea Plan to overall population conditions and other environmental impacts that could occur in combination with the Proposed Project. The Subarea Plan includes the full implementation of all Covered Activities within the Plan Area for the 35-year permit term. Other activities in combination with the Subarea Plan could include management of federal and state lands and full implementation of other local agency programs, general plans, capital improvement plans, and other factors, as stated previously. The activities and factors that are included in the analysis of cumulative effects are as follows.

## 7.2.1 General Plan Buildout

California State Law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code § 65300). Therefore, the City, City of San Diego, and County of San Diego are guided by their general plans and related general plan elements or topic categories (California Government Code § 65302). A general plan guides land-use planning decisions, describing a vision for future anticipated growth and development of the jurisdiction to which it belongs. Housing elements must be updated every 5 years or every 8 years, according to a schedule set by the Department of Housing and Community Development for each jurisdiction. Local jurisdictions update their general plans as needed.

Cumulative impact analysis for the Subarea Plan assumes build-out of the City in accordance with the City’s General Plan over the 35-year term of the permits.

## 7.2.2 Covered Activities in the Plan Area

The cumulative impact analysis for the Subarea Plan assumes implementation of the Covered Activities listed below.

### 7.2.2.1 Hardline Development Project

Fanita Ranch is located in the northwestern quadrant of the City. Based on a tentative map submitted in June 2018 (Hunsaker 2018) and the *Biological Resource Technical Report for the Fanita Ranch EIR* (Dudek 2020), the Fanita Ranch project area totals approximately 2,638 acres, not including the offsite road impacts that total approximately 32.60 acres. One offsite road would extend Cuyamaca Street north into the project site, adding a secondary access route. An extension of Magnolia Avenue also would be included in the offsite road impacts. The project development area includes village development, basins, fuel modification, a community farm, grading buffers, roads, water tanks, manufactured slopes, roads, and a special-use area. The remainder of the site would continue to function as open space, including an onsite 1,650-acre open space hardline habitat preserve (i.e., Fanita Ranch Onsite Preserve), which includes all onsite temporary impact areas, an SDG&E right-of-way and access road, proposed trails, and 77.20 acres of impact-neutral areas, which include a passive park, riparian areas surrounded by development, and the fuel-modification zone (FMZ) adjacent to existing development. In addition to the onsite preserve, the Hardline Development Project would include 90.7 acres of acquisition of habitat for the Quino checkerspot butterfly (*Euphydryas editha quino*) in the East Elliott area, west of the City, or the equivalent from other nearby locations, and conservation of 80.4 acres of occupied Hermes copper butterfly (*Lycaena hermes*) habitat in eastern San Diego County (near Alpine), collectively called Offsite Conservation Areas. The onsite and offsite preserve areas would be managed and monitored for wildlife benefits and incorporated into the Subarea Plan Managed Preserve. The onsite preserve would be selectively accessible through a managed and maintained trail system. Ongoing maintenance of trails, streets, and drainage and stormwater facilities are part of this Covered Activity. A more detailed description of the Hardline Development Project, the project’s biological mitigation measures, and additional conservation

requirements are included in Subarea Plan Chapters 4, *Covered Activities and Impact Assessment*, and 5, *Conservation Strategy*.

### **7.2.2.2 Upland Standards Areas – Future Development**

Future land and infrastructure development will be allowed within the Upland Standards Areas, up to a maximum of 30 percent of each of the individual areas. The Subarea Plan establishes policies to ensure that the overall conservation would remain at least 70 percent, and habitat connectivity would be protected. Future land development within the Upland Standards Areas would be reviewed by the City following a set of procedures and a checklist, as described in Subarea Plan Chapter 5, *Conservation Strategy*.

### **7.2.2.3 Infill Development Areas – Future Development**

Portions of the City designated as Infill Development Areas are areas where the remaining natural habitat is generally fragmented, isolated, and/or edge-affected by existing development areas. Future habitat conservation or mitigation is not anticipated for these areas. It is anticipated that there would be relatively few situations of future development that would result in direct biological impacts in the Infill Development Areas. The City has estimated a maximum of no more than 65 acres of impact in the Infill Development Areas. As future Covered Activities occur with the Infill Development Areas, the Subarea Plan requires that projects address avoidance, minimization, and mitigation measures (AMMs) per the Subarea Plan (see Section 5.5, *Avoidance, Minimization, and Mitigation Measures*). If compensatory mitigation were required, based on the Uniform Mitigation Ratios, mitigation would be directed into the Upland Standards Areas or San Diego River Subunit, or, for smaller projects, the impacts could be offset with payment of a development fee into the Subarea Plan Conservation Fund.

### **7.2.2.4 San Diego River Subunit – Future Development**

The San Diego River Subunit of the Subarea Plan is a unique and a focal area of the Plan Area for conservation. Future development would be constrained because this subunit is in the 100-year floodway, and the riparian and aquatic habitat along the river is also affected by other regulatory protections. The Subarea Plan recognizes that there may be limited future Covered Activities within the floodway (e.g., trails, pedestrian bridges, road crossings, fuel-management hazards) that could be approved. Impacts associated with these Covered Activities (approximately 37.6 acres) will be offset through the City's inclusion of 145.0 acres of habitat in the subunit into the Managed Preserve.

## **7.2.3 Economic Factors in the Region**

As individual general plans within the Plan Area are implemented, their focus of development will change over time. This assumes periods of economic growth and recession over the 35-year permit term for the Subarea Plan. In recent years, due to the COVID-19 global pandemic, economic and job growth have substantially shifted in the world, not just in the City and southern California region. The COVID-19 global pandemic began in early 2020, with stay-at-home orders and other restrictions that forced businesses to fully or partially close to allow for social distancing as a safety precaution per federal, state, and local orders. The COVID-19 pandemic and the associated stay-at-home orders have led to unprecedented economic disruption and downward pressure on economic growth around the

world. However, this pattern of economic slowdown is not assumed at this current pace for the next 35 years of the Subarea Plan and has already improved since COVID-19 precautions and policies were suspended in 2023. Still, years of economic slowdown as result of COVID-19 have required local governments to adjust their budgets because less revenue was generated than expected through retail and hospitality sectors. Implementation of many development projects may either be delayed or put on hold until the economic status of local agencies improves and more funds are available to support development of those projects.

Cumulative analysis for the Subarea Plan assumes that economic factors in the Plan Area will continue to be affected by the years of economic affects experienced during the COVID-19 pandemic but will eventually grow overall over the 35-year permit term, albeit at an inconsistent rate.

## 7.2.4 Environmental Factors

Future environmental factors that are relevant to the cumulative analysis include multiyear drought and the effects of climate change (OEHHA 2018), which affect water availability and habitat sustainability.

California has experienced severe multiyear droughts, including the recent 2012–2016 drought (OEHHA 2018), and can be expected to experience periods of drought in the future. Effects of drought include lower surface-water runoff, which results in both less surface water and less groundwater recharge. Lower water availability has broad-reaching implications (Hanak et al. 2015), including less water for many functions, such as the following:

- Human consumption (both urban/suburban and rural)
- Agriculture, including lower productivity, increased fallowing of land, and potential permanent conversion of land from agricultural use
- Ecosystems, including effects on reduction in populations of a range of native species

In addition, lower water availability can result in ground subsidence in certain areas, leading to damage to buildings and infrastructure, increased flood risk in low-lying areas, changes in hydrology, damage to aquatic ecosystems, and damage to groundwater aquifers.

Projected higher temperatures associated with climate change are likely to exacerbate the effects of drought, as described above (Hanak et al. 2015), among other effects (OEHHA 2018; Hanak et al. 2015). Higher temperatures reduce snowpack, decrease soil moisture, and raise water temperatures.

Other likely effects of climate change include increased severity and frequency of wildfire, changes in native vegetation distribution, including loss of vegetation communities, changes in species migration patterns and timing, changes in species range, changes in surface-water temperatures, changes in crop-maturation time, changes in snowmelt runoff; extreme heat events, which can affect evaporation and transpiration; and sea-level intrusion and sea-level rise (OEHHA 2018).

The cumulative analysis for the Subarea Plan assumes that drought and climate change will continue to affect the Plan Area in the future and that conditions as described above are likely to worsen over

time, affecting implementation of plans, including HCPs that aim to protect and conserve natural resources and endangered and threatened species.

## 7.3 Cumulative Impacts Analysis

The cumulative impacts analysis considers whether the Subarea Plan, Covered Activities, and implementation of other plans and projects, when combined with the past, present, and reasonably foreseeable future projects, would result in a significant cumulative impact. If it is determined that there could be cumulative impacts, then the analysis determines whether the incremental contributions of the Subarea Plan to the identified cumulative impacts would be cumulatively considerable. If the incremental effects of the Subarea Plan were cumulatively considerable, then the analysis describes additional feasible MMs beyond those already identified, if available, to address the contribution of the Subarea Plan to a cumulative impact.

For cumulative impacts, the analysis includes the geographic extent of each affected resource within which Subarea Plan impacts would accumulate or interact with the impacts of other closely related past, present, or reasonably foreseeable probable future projects. For purposes of this analysis, the geographic area considered is the entirety of the Plan Area or as otherwise noted in this section.

### 7.3.1 Biological and Aquatic Resources

The intent of the Subarea Plan is to ensure the long-term conservation of listed and other Covered Species and the habitats that support these species. Some loss of habitat, as well as some loss of covered plant and animal species would result from the implementation of the Proposed Project. Compensation for these losses would be provided through assembly and management of the Managed Preserve and restoration of disturbed habitat within the Managed Preserve. The losses to species and habitat that would occur would contribute incrementally to the overall loss of these species throughout their range. This loss is not, however, considered cumulatively significant because of the long-term protections that would be provided within the Managed Preserve and the assurances for protection of species and habitat areas that will be provided through modification of existing City ordinances, regulations, and plans and adherence to the conservation measures set out in the Subarea Plan for all Covered Activities. The Proposed Project would not result in a considerable contribution to a significant cumulative impact to biological and aquatic resources.

### 7.3.2 Aesthetics

Covered Activities and plans that have the potential to contribute to cumulative visual impacts in the Plan Area include projects that would result in a visible change to the visual environment, even though reasonably foreseeable future projects would include typical design and construction practices to avoid or minimize potential impacts. Therefore, the visual environment is expected to change as a result of past, present, and reasonably foreseeable future projects related to changes in land use (see Section 4.2, *Aesthetics*). Consequently, a cumulative impact exists. Covered Activities could contribute substantially to the cumulative impact.

Temporary construction impacts associated with the Subarea Plan and Covered Activities would contribute to cumulative visual impacts because they would compound the visual presence of construction in the Plan Area, especially when factored with other larger-scale infrastructure, development, and transportation projects. Impacts from construction activities would be temporary in conservation and preserve areas, and habitat enhancement, management, and monitoring sites would be in a transitional state over a period of 1 to several years until plant species mature and vegetation recolonizes the sites, thus restoring the visual character.

Planned infrastructure, development, and transportation projects would also alter the existing visual character of the Plan Area in the long term and affect the area's visual quality and character, including the open space and rural areas and scenic vistas. Viewers would be able to see open space and rural areas within the landscape gradually transition and infill to industrial, mixed-use, commercial, and residential development, and this development would include the associated transportation and utility infrastructure needed to support it. Future infrastructure, development, and transportation projects would also add to ambient atmospheric lighting and glare in the Plan Area by infilling unlit open space areas with lit buildings and roadways and adding reflective surfaces to areas that are currently undeveloped. However, this trend is not project-specific and would occur with or without implementation of the Subarea Plan.

As described previously, the Subarea Plan would include the implementation of management and monitoring and habitat enhancement actions in the Managed Preserve. Conservation actions include the implementation of the Hardline Development Project Preserves, Upland Standards Areas, and City-Owned Preserve Lands, as well as the habitat enhancements, management, monitoring, operations, and maintenance activities within these conservation areas in the Plan Area. The Subarea Plan would not install any lighting, nor would Subarea Plan activities require any lighting, because all work would be conducted during daylight hours. Habitat improvement, management, and monitoring would likely result in beneficial impacts, such as rehabilitating degraded riparian habitat by nonnative invasive species management and returning selected sites to natural conditions. The improved habitat areas would increase the visual diversity of the Plan Area.

Therefore, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact on visual resources.

### 7.3.3 Air Quality

As described in Section 4.4, *Air Quality*, implementation of the General Plan EIR's MMs 5.8-1 through 5.8-12 would reduce emissions associated with the Subarea Plan and Covered Activities. Construction of new facilities and infrastructure developments as Covered Activities could increase criteria and localized air-pollutant emissions within the Plan Area; however, the Subarea Plan does not propose modification of any development provided for in the General Plan EIR; therefore, the analysis in the General Plan EIR describes the impacts of the Covered Activities. Additionally, Covered Activities would not be authorized under the Subarea Plan and would need to achieve CEQA approval by local jurisdictions on an individual basis.

As discussed above and in Section 4.4, *Air Quality*, the Subarea Plan would preserve large blocks of natural lands, which would be beneficial to air quality. In addition, the conservation actions would

implement City's General Plan EIR MMs 5.8-1 through 5.8-12, as applicable. Additionally, the limited conservation actions located outside of the City would implement County of San Diego General Plan Goal COS-14 and subsequent COS-14 policies to reduce criteria air pollutant concentrations (County of San Diego 2011). Therefore, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact on criteria pollutant emissions and air quality.

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

Potential effects to cultural resources from Covered Activities would be evaluated through project-level CEQA review, and the need for protection of significant sites would be addressed through City policies and procedures in the General Plan. The implementation of the Subarea Plan would not have effects on cultural resources that are different or in addition to effects analyzed at a program level for cumulative impacts in the General Plan EIR. Therefore, no considerable contribution to a significant cumulative impact to cultural and tribal resources is anticipated as a result of implementing the Subarea Plan.

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

### **7.3.5.1 Geology, Soils, and Seismicity**

Multiple faults that are recognized by the state to have risk of surface fault rupture—i.e., the Alquist-Priolo-zoned faults—exist in the Plan Area. No Subarea Plan activities, including Covered Activities, have the potential to cause fault rupture or strong ground shaking. Furthermore, construction or operation activities would not exacerbate risk of surface-fault rupture.

The Plan Area includes areas subject to potential liquefaction and landslides. It is possible, depending on specific sites, that the load that new structures would place on the ground could exacerbate risk of liquefaction, lateral spreading, seismic densification, differential settlement, and the possibility of landslides. However, Subarea Plan construction associated with habitat-enhancement actions, monitoring, management, and maintenance activities needed to implement conservation and preserve areas identified in the Conservation Strategy are not anticipated to involve structures that could exacerbate expansive soils by placing rigid structures on soils that undergo expansion and contraction when soil moisture content varies. In addition, the Subarea Plan would be required to comply with requirements to reduce the potential for effects from expansive soils and adhere to all established design standards. In general, a project's potential impacts related to geology and soils are individual and localized, depending on the project site and underlying soils, the level of excavation, cut-and-fill work, and grading, along with other factors. Past, present, and reasonably foreseeable projects similarly have localized geological and soil impacts. All projects are constructed within a regulatory environment with requirements reducing impacts related to ground failure, seismic ground shaking, erosion, and other geological impacts on a project-by-project basis. Therefore, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact on geology and soils.

### 7.3.5.2 Paleontological Resources

Construction associated with habitat-enhancement actions and construction and/or implementation of Covered Activities could disturb significant paleontological resources, depending on where they are sited. Specifically, ground-disturbing activities could disturb previously undisturbed geologic units with undetermined or high paleontological sensitivity that are exposed at ground surface or that are below ground surface, but within the depth disturbed by construction.

The geographic context for paleontology comprises the geologic units affected by the Subarea Plan. Geologic units that have potential to yield significant paleontological resources, including vertebrate fossils, exist in the region. Past, present, and reasonably foreseeable projects in the study area, including Covered Activities, could encounter and potentially damage or destroy paleontological resources. Therefore, a cumulative impact on paleontological resources as a result of damage to and destruction of significant paleontological resources exists with respect to the geologic units affected by the project.

As discussed in Section 4.6, *Geology, Soils, and Paleontological Resources*, implementation of the General Plan EIR MMs 5.10-1 through 5.10-3 would reduce project-specific impacts to a less-than-significant impact on paleontological resources. Implementation of the Subarea Plan would not result in a considerable contribution to significant cumulative impacts on paleontological resources.

### 7.3.6 Hydrology and Water Quality

As described in Section 4.7, *Hydrology and Water Quality*, construction of new facilities and infrastructure development as Covered Activities could introduce new and additional hydrology and water quality impacts within the Plan Area; however, the Subarea Plan does not propose modification of any development provided for in the City's General Plan EIR. Therefore, the analysis in the General Plan EIR describes the impacts of the Covered Activities.

Additionally, as discussed above and in Section 4.7, *Hydrology and Water Quality*, implementation of Subarea Plan Covered Activities, including land-development projects, could increase surface runoff and pollutants that could be transported via stormwater runoff and affect water quality associated with the San Diego River, Sycamore Canyon Creek, and Forrester Creek. However, compliance with the San Diego Basin Plan, the City's General Plan policies and stormwater programs, and NPDES regulatory permits, and implementation of construction and permanent best management practices (BMPs) that were described in Section 4.7 (which includes BMPs listed in Subarea Plan Chapter 5, *Conservation Strategy*), hydrology and water quality impacts would be reduced to the extent feasible, and no mitigation measures are required. Therefore, the Subarea Plan's contribution to cumulative impacts on hydrology and water quality impacts would be less than cumulatively considerable.

### 7.3.7 Land Use and Planning

As discussed in Section 4.8, *Land Use and Planning*, implementation of the Subarea Plan is not anticipated to substantially conflict with existing land use regulations, ordinances, or policies. Because land-use impacts are inherently cumulative, the analysis in Section 4.8 is inclusive of cumulative

impacts. Therefore, the Subarea Plan would have a less than cumulatively considerable contribution to land use and planning cumulative impacts.

### 7.3.8 Noise and Vibration

Depending on the proximity of construction and O&M activities to other construction activities and sensitive receptors, noise and vibration generated by Covered Activities could combine with noise and vibration from other construction projects to result in a potentially significant cumulative noise impact. As described in Section 4.9, *Noise and Vibration*, implementation of the Subarea Plan would not result in significant noise impacts. Assembly of the Managed Preserve will protect large areas within the Plan Area from sources of noise and vibration. Potential noise and vibration effects from Covered Activities outside of the Managed Preserve would be evaluated through project-level CEQA review and City policies and procedures in the General Plan. Implementation of the Proposed Project would not have effects on noise that are different or in addition to effects analyzed at a program level for cumulative impacts in the General Plan EIR. Therefore, implementation of the Proposed Project would not result in a considerable contribution to a significant cumulative impact pertaining to noise and vibration.

### 7.3.9 Wildfire

The Subarea Plan does not approve or propose modification of any development provided for in the General Plan EIR. Therefore, the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes nine mitigation measures to reduce impacts related to Covered Activity impacts on wildfire to below a level of significance (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*). Furthermore, all development projects would be required to comply with applicable standards required by the 2022 California Fire Code and applicable City ordinances. Covered Activities would continue to be regulated through and approved by the City on an individual basis. Implementation of the Subarea Plan would not result in a considerable contribution to a significant wildfire cumulative impact.

### 7.3.10 Energy Resources

Energy impacts are inherently cumulative, and the analysis in Section 4.11, *Energy*, is inclusive of cumulative impacts.

As discussed in Section 4.11, activities would generate a minimal amount of energy use during construction associated with conservation and habitat-enhancement actions and would comply with General Plan policies to avoid inefficient and unnecessary energy use. Electricity use associated with construction of the Subarea Plan would not be considered an inefficient, wasteful, nor unnecessary consumption of energy, and significant impacts on electricity resources are not anticipated.

The Subarea Plan may result in a commitment of energy resources in the form of diesel fuel, gasoline, and electricity during construction associated with habitat enhancement, management, and maintenance activities for conservation and preserve areas. However, it would not result in the wasteful, inefficient, or unnecessary consumption of energy, given compliance with local general plan

policies and plans. Energy consumption during construction, management, and maintenance would not substantially contribute to an increase in energy consumption or be any different than any other similar habitat-improvement, maintenance, or management project, and therefore would not substantially affect regional or local energy supplies or result in wasteful or inefficient use of energy.

The Subarea Plan would not conflict with or obstruct implementation of an applicable plan, policy, or regulation adopted for the purpose of implementing renewable energy initiatives or energy efficiencies. Therefore, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact on energy resources.

### **7.3.11 Hazards and Hazardous Materials**

The Subarea Plan does not approve or propose modification of any development provided for in the General Plan. Therefore, the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes five mitigation measures to reduce impacts related to Covered Activity impacts on hazards and hazardous materials to below a level of significance (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*). Furthermore, Covered Activities would continue to be regulated through and approved by the City on an individual basis. Implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact.

### **7.3.12 Population and Housing**

This analysis determines whether the Subarea Plan, Covered Activities, and implementation of other plans and projects, when combined with the past, present, and reasonably foreseeable future projects, would result in a significant cumulative impact on population and housing. Reasonably foreseeable cumulative projects in the Plan Area would include development projects that could increase population and housing. As described in detail in Section 4.13, *Population and Housing*, the Subarea Plan would include Covered Activities, such as planned development and future development activities that could have the potential for direct population growth and growth-inducing impacts, through new housing developments, as well as indirect population growth through roadway expansions. The Subarea Plan also includes Covered Activities that would not directly cause growth to occur but rather would accommodate growth that is already planned in the General Plan.

As described in Section 4.13, *Population and Housing*, the Subarea Plan does not propose modifications to the development planned for in the General Plan. Therefore, future development that is covered under the Proposed Project and assessed as part of the Proposed Project's impact analysis is considered planned development because it is derived directly from the City of Santee's General Plan. The direct and indirect impacts of this planned growth and any mitigation requirements are provided under the General Plan EIR, as well as under project-specific environmental analysis that would be required for development projects in the future.

For these reasons, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact pertaining to population and housing.

### 7.3.13 Public Services and Recreation

The Subarea Plan does not approve or propose modification of any development provided for in the General Plan EIR. Therefore, the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes 16 mitigation measures to reduce impacts related to Covered Activity impacts on public services and recreation to below a level of significance (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*). Furthermore, Covered Activities would continue to be regulated through and approved by the City on an individual basis. Implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact on public services and recreation.

### 7.3.14 Transportation

Future population growth in southern California, along with the implementation of the Subarea Plan, Covered Activities, and other reasonably foreseeable development in the Plan Area, would decrease the amount of undeveloped land in the City of Santee, City of San Diego, and County of San County. This anticipated growth is likely to cause more vehicle trips within the Plan Area through new and expanded development, resulting in a significant cumulative impact.

Potential Subarea Plan impacts on transportation and public access are expected to occur around construction areas, with traffic entering and exiting the individual Covered Activities areas. Collectively, larger projects, such as the Hardline Development Project, may result in substantial impacts on the transportation network for the City of Santee and the surrounding region. However, these impacts would be mitigated through project-level mitigation, effective traffic-control plans, and coordination with local jurisdictions, and the Subarea Plan is not anticipated to substantially contribute to these impacts.

The implementation of the Subarea Plan would not involve or require alterations to the existing traffic or circulation system in the Plan Area nor nearby communities. Construction activities associated with habitat-enhancement actions and the implementation of preserve and conservation areas may temporarily interfere with roadways adjacent to many of the Proposed Project sites. Generally, construction vehicles interfering with traffic along any roadway would likely be guided by personnel using signs and flags, or lane closures would be implemented, as needed, to direct traffic and ensure that access is maintained. After construction, any potential increases to the traffic volume in the surrounding areas would be limited to trips taken by vehicles to remove trash and nonnative plant material from the preserve and conservation areas to local landfills.

Because there would be no additional population growth or traffic generation due to a change or expansion in land uses in the Managed Preserve, no conflicts with the circulation system would occur, and the Subarea Plan would be anticipated to result in a less than cumulatively considerable impact on transportation. Some access roads could be built to access habitat-enhancement and O&M sites. However, these roads would not interfere with transportation plans, programs, or ordinances addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Implementation of the Subarea Plan would not impair emergency access to the Plan Area. As such, the Subarea Plan would not result in inadequate access for any emergency response entities. Because

no habitable structures or buildings are proposed by the Subarea Plan, and the Proposed Project would only enhance and preserve existing onsite natural habitat, emergency access would be adequate, similar to existing conditions.

For these reasons, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact.

### **7.3.15 Utilities and Services Systems**

The Subarea Plan does not approve or propose modification of any development provided for in the General Plan EIR. Therefore, the analysis in the General Plan EIR describes the impacts of the Covered Activities. The General Plan EIR includes eleven mitigation measures to reduce impacts related to Covered Activity impacts on utilities and services systems to below a level of significance (see Appendix B, *Mitigation, Monitoring & Reporting Plan for the City of Santee General Plan Update EIR*). Furthermore, Covered Activities would continue to be regulated through and approved by the City on an individual basis. Implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact on utilities and services systems.

### **7.3.16 Greenhouse Gases**

Climate change is a global problem, and GHG emissions are global pollutants, unlike criteria air pollutants (e.g., ozone precursors), which are primarily pollutants of regional and local concern. Because they have long atmospheric lifetimes, GHGs emitted by many sources worldwide accumulate in the atmosphere. No single emitter of GHGs is large enough to trigger global climate change on its own. Rather, climate change is the result of the individual contributions of countless past, present, and future sources. Thus, GHG impacts are inherently cumulative, and the analysis in Section 4.17, *Greenhouse Gases*, is inclusive of cumulative impacts. As discussed in Section 4.17, construction associated with habitat improvement, management, and maintenance activities implemented by the Subarea Plan are not anticipated to result in GHG emissions exceeding adopted thresholds, and the Subarea Plan is not anticipated to result in substantial GHG emissions or impede attainment of state or local reduction targets. Therefore, implementation of the Subarea Plan would not result in a considerable contribution to a significant cumulative impact.

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## Chapter 8

# Effects Found Not to Be Significant

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State CEQA Guidelines, Section 15128, requires that an Environmental Impact Report contain a brief statement disclosing the reasons why various possible significant effects of a Proposed Project were found not to be significant and, therefore, would not be discussed in detail in the EIR. The City reviewed the Subarea Plan (Proposed Project) against the potential environmental issues contained in Appendix G of the State CEQA Guidelines. Environmental issue areas found to have potentially significant impacts are addressed in Chapter 4, *Environmental Analysis*. Through the development of the Subarea Plan and the initial EIR scoping process, it was determined that the Proposed Project would not result in significant impacts on Agriculture, Forest Resources and Mineral Resources. A brief explanation indicating the reasons that the impacts on these resources would not be significant is provided below, and therefore, further analysis in the EIR is not necessary.

### 8.1 Agriculture and Forestry Resources

According to the California Department of Conservation’s San Diego County Important Farmland map (2018), the City portions of the Plan Area are primarily classified as “Urban and Built-Up Land,” with a few areas classified as “Other Land,” “Grazing Land,” and “Farmland of Local Importance” (CDC 2018). The limited lands identified as Farmland of Local Importance and Grazing Land are located primarily adjacent to the San Diego River, roughly between Cuyamaca Street and Magnolia Avenue. In addition, Grazing Land is identified within the hills of the northern portion of the City, as well as a small area of Farmland of Local Importance. However, the City portion of the Plan Area does not include any areas that are zoned for agricultural production (Santee 2003). The Quino checkerspot butterfly Offsite Conservation Area in the City of San Diego and the Hermes copper butterfly Offsite Conservation Area in the County of San Diego near Alpine are not classified as Farmland of Local Importance.

The Plan Area is classified as a largely urbanized area and implementation of the Subarea Plan is not anticipated to substantially impact agricultural or timber production. Some portions of the Plan Area include land that is classified as Farmland of Local Importance and Grazing Land (CDC 2018); however, the Subarea Plan would be consistent with the City’s General Plan land use and zoning designations for these areas. Additionally, no timberlands or lands protected by the Williamson Act are located within the Plan Area. Therefore, the Proposed Project would not convert any current farmland to a nonagricultural use, nor would it conflict with the City’s General Plan land use designations in these locations. There would be no impacts related to agricultural and forest resources, and no further discussion is warranted in this EIR.

### 8.2 Mineral Resources

Within the City, the Plan Area includes a number of areas containing valuable mineral resources, primarily sand and gravel (CDC 2017; Santee 2003). Under the General Plan, the Plan Area is mapped

within both the Mineral Resource Zone (MRZ)-2 and MRZ-3 classifications. According to the conservation elements of the City of San Diego's General Plan (2008), the Quino offsite conservation area is mapped within the MRZ-2 classification. The Hermes copper butterfly Offsite Conservation Area is within the uncategorized portion of eastern San Diego County (San Diego County General Plan Update EIR (2011)).

The MRZ-2 classification identifies areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. The MRZ-3 classification identifies areas where mineral deposits have the potential to exist; however, their significance cannot be evaluated from available data. The areas designated in the MRZ-2 zone are primarily located along the floodplain of the San Diego River and on hills underlain by granitic rocks north of Carlton Hills Boulevard. The remainder of the City is designated MRZ-3.

According to the City of Santee General Plan (2003), three existing mining operations occur within the Plan Area, located within the San Diego River east of Magnolia Avenue. There are no existing mining operations in the Quino checkerspot butterfly and Hermes copper butterfly Offsite Conservation Areas. Implementation of the Subarea Plan would not impact any existing mining operations within the Plan Area. The establishment of the Fanita Ranch Onsite Preserve evaluated in the Fanita Ranch Final Revised EIR. The establishment of future onsite habitat preserves related to Covered Activities in the Uplands Standards Areas and the Quino checkerspot butterfly and Hermes copper butterfly Offsite Conservation Areas would require site protection instruments that would preclude future mineral extraction activities if the owner in fee owns the mineral rights. The estimated total acreage for these areas would be 330.8 acres in the Uplands Standards Areas, 90.7 acres in the Quino checkerspot butterfly Offsite Conservation Area (which is already slated for species conservation as part of the East Elliott expansion), and 80.4 acres in the uncategorized Hermes copper butterfly Offsite Conservation Area in San Diego County. With respect to the Uplands Standards Areas, although the exact configuration of the habitat preserve is not currently known, it is estimated that 113.5 acres that is designated MRZ-2 and 217.3 acres that is designated MRZ-3 would be protected by conservation easements. However, this would occur when landowners elect to develop a portion of the property for residential development, consistent with the General Plan. As such, the Proposed Project would not result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state. Therefore, there would be no impact on mineral resources, and no further discussion is warranted in the EIR.

### 9.1 Introduction

CEQA requires that an EIR examine a reasonable range of feasible alternatives to the project or the project location that could substantially reduce one or more of the project’s significant environmental impacts while meeting most or all of its objectives. The EIR is required to analyze the potential environmental impacts of each alternative, though not at the same level of detail as the project. However, there must be sufficient detail to be able to compare the respective merits of the alternatives. The key provisions of State CEQA Guidelines § 15126.6 that relate to alternatives analyses are summarized below.

The discussion of alternatives shall focus on alternatives to the project or project location that are feasible, would meet most or all of the project objectives, and would substantially reduce one or more of its significant impacts.

The range of alternatives must include the No-Project Alternative. The no project analysis will discuss the existing conditions at the time the Notice of Preparation was published, as well as conditions that would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The No-Project Alternative is not required to be feasible, meet any of the project objectives, or reduce the project’s expected impacts to any degree.

The range of alternatives required is governed by a rule of reason. The EIR must evaluate only those alternatives necessary to permit a reasoned choice. An EIR is not required to analyze every conceivable alternative to a project. An EIR does not need to consider an alternative that would not achieve the basic project objectives, for which effects cannot be reasonably ascertained, and for which implementation is remote and speculative.

### 9.2 Methodology and Screening Criteria

A range of potential alternatives was developed and subjected to the following screening criteria. A number of representative alternatives were considered but there was no attempt to include every conceivable alternative. The following criteria were used to screen potential alternatives:

- Does the alternative meet most or all of the project objectives?
- Is the alternative potentially feasible?
- Would the alternative substantially reduce one or more of the significant impacts associated with the project?

Based on the State CEQA Guidelines, “feasible” is defined as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” (State CEQA Guidelines § 15364). CEQA does not require that an EIR determine the ultimate feasibility of a selected alternative, but rather that an alternative be potentially feasible.

The significant effects of the project may include those that are significant and unavoidable or that are less than significant with mitigation. The alternative should provide a means of reducing the level of impact that would otherwise result from implementation of the project.

Those alternatives that meet the project objectives, that are probably feasible, and that would reduce one or more of the project’s impacts are discussed in greater detail below.

The impact analysis provided in Chapter 4, *Environmental Analysis*, of this EIR provided a starting point for the alternatives to be evaluated for all the same environmental topics, including those provided in Appendix G of the State CEQA Guidelines. With the results of the impacts analysis completed for the Subarea Plan, the alternatives are then reviewed against the impacts for the Subarea Plan and compared. The following sections provide qualitative, comparative discussions of the environmental impacts of each alternative. As provided in § 15126.6(d) of the State CEQA Guidelines, the significant effects of these alternatives are identified in less detail than the analysis of the Subarea Plan.

## 9.3 Alternatives Carried Forward for Detailed Analysis

Alternatives were determined to be feasible or potentially feasible to meet Subarea Plan objectives and to have some potential to reduce or minimize the impacts of the Proposed Project. The following alternatives were carried forward for evaluation in this alternatives analysis:

### 9.3.1 No Project Alternative

Under the No Project Alternative, the Wildlife Agencies would not issue take permits for, and the City would not adopt, the Subarea Plan or associated General Plan amendments and ordinances. Proponents of each Covered Activity, public or private, would need to seek their own incidental take authorization as needed to conduct activities that are likely to result in take of a Federally or State-listed species. All public and private projects proposed in the City would continue to be reviewed in accordance with existing City land use and environmental regulations, but without an approved NCCP/HCP for the City, only Federal- and State-listed/candidate species would be protected under the mandates of the ESA and CESA. Effects on other sensitive species and their habitats would be addressed through local regulations and the CEQA process. In addition, the potential for adverse effects to wetlands, other waters, and riparian habitats would also continue to be regulated by the USACE, Regional Water Quality Control Board (RWQCB), and/or CDFW in accordance with existing regulations.

Habitats not occupied by a listed species, although still subject to environmental review under CEQA, may not receive the level of protection that would be provided through the NCCP/HCP process. Existing local and State regulatory practices might result in requirements to set aside undisturbed

habitat to mitigate for impacts to sensitive species, but because these lands are set aside on a project-by-project basis, the configuration of preserved lands have the potential to be isolated islands with inadequate or non-existent habitat linkages. The resulting fragmented pattern of conserved lands would also likely lack coordinated funding, monitoring, and land management. This type of habitat conservation can result in species decline and local extirpation. Additionally, without take permits, activities involving take of listed species normally prohibited under Section 9 of the ESA or Section 2080 of CESA would require project-specific Section 10(a) permits, or Section 7 consultation if a Federal nexus exists under current ESA regulations, and Section 2081 permit under CESA. This would typically result in a much longer development and permitting process for any project that has the potential to impact listed species.

### **9.3.1.1 Biological Resources and Aquatic Resources**

Under the No Project Alternative, a coordinated habitat preserve would not be established in the Plan Area for the conservation of natural vegetation communities, Covered Species and habitat, and habitat connectivity. All future projects within the City would be evaluated on a project-by-project basis. Based on projected development in the General Plan, it is estimated that permanent habitat loss would range between the 1,125 acres of impact proposed under the Proposed Project (see footnote in Table 4-3, Estimated Acres of Permanent Impacts to Natural Vegetation Communities from Covered Activities and Natural Habitat Protected in Subarea Plan Managed Preserve, and Chapter 2, *Proposed Project Description*) and the 1,363 acres proposed under the 1998 MHPA Conservation Strategy, with most of the impact occurring to species in coastal sage scrub, chaparral, and grassland habitats (San Diego 1998). Although habitat protection to support native species of plants and animals would occur through the project level CEQA review process and the Conservation Element of the City's General Plan, the amount of habitat to be set aside on a project-by-project basis is likely to be smaller, with disjointed management and monitoring of protected habitat and less connectivity between native habitat areas. Overall, under the No Project Alternative, existing State and Federal regulations would limit impacts to listed species; however, non-listed sensitive species of plants and animals would not be afforded the same level of protection that would be provided through the establishment of a Subarea Plan for the City, as proposed under the two Action Alternatives, which are the Proposed Project and the 1998 MHPA Conservation Strategy.

Standards for the protection of wetlands, including vernal pools, and other waters and riparian habitat would not be implemented to require avoidance, minimization, and full mitigation for impacts to these resources. Many of the conservation benefits that would occur under the Action Alternatives (Proposed Project and 1998 MHPA Conservation Strategy) would not be realized under the No Project Alternative. However, existing requirements in the City's General Plan and Municipal Code would continue to require protection of wetlands and other aquatic resources. Similarly, under the No Project Alternative, native trees would continue to be protected under City requirements. There would be no conflict with adopted HCPs because selection of the No Project Alternative would not impair implementation of existing HCPs or have an effect on existing land use or current or future land use planning.

### **9.3.1.2 Aesthetics**

Under the No Project Alternative, there would be no change in the manner in which the City regulates new sources of light and glare. However, lighting measures in the Subarea Plan's land use adjacency guidelines for habitat preserves would likely not be implemented.

### **9.3.1.3 Air Quality**

The No Project Alternative would not result in any change to the protection of air quality or air quality effects related to future development. The SDAPCD is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal and state air quality laws. Development projects in the City are subject to SDAPCD rules related to nuisance emissions, particulate matter, dust and fumes, among others. The projects are also required to address air quality during project-level CEQA review and to implement mitigation measures adopted in the General Plan EIR and project-specific mitigation measures, as applicable. Therefore, selection of the No Project Alternative would have no effect on air quality.

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

Under the No Project Alternative, assembly of a large habitat preserve would not occur as part of a comprehensive plan. Areas proposed for protection under the Proposed Project could be subject to impacts from ground disturbing activities and vandalism or illicit collection. Future activities resulting in ground-disturbing actions throughout the City would be required to address potential impacts to cultural resources and tribal cultural resources through Objective 8.0 of the Conservation Element of the General Plan and project-level CEQA review. This will generally result in the preservation of historic or pre-historic sites. Preservation may include various measures including avoidance, preservation in place, incorporation into open space, or covering or capping. Therefore, selection of the No Project Alternative would have no effect on cultural resources and tribal resources.

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

The No Project Alternative would not result in any changes to the regulatory programs protecting geology, soils, and paleontological resources within the City. Effects from future projects on geology, soils, and paleontological resources would continue to be addressed by the City through the Safety Element in the General Plan, the Uniform Building Code, the Grading Ordinance, and project-level CEQA review. Therefore, selection of the No Project Alternative would have no effect on geology and soils or paleontological resources.

### **9.3.1.6 Hydrology and Water Quality**

Under the No Project Alternative, assembly and management of large, interconnected blocks of natural vegetation communities would not occur, and associated benefits for water resources and water quality would also not occur. Future development would be required to comply with all existing City laws and other appropriate regulations, including the Clean Water Act Section 402 NPDES Permit Program, with respect to surface water control and treatment, and wastewater connections. The City implements the Guidelines for Surface Water Pollution Prevention (Santee 2015) to support the City's

Storm Water Management and Discharge Control Ordinance, codified as Santee Municipal Code Chapter 9.06. This program establishes what dischargers must do to comply with the City's ordinance and to receive permits for projects and activities that are subject to them. Although water resources and water quality would not benefit from the protection and management of large blocks of habitat in the way they would under the Action Alternatives (Proposed Project and 1998 MHPA Conservation Strategy), the existing regulatory framework would continue to protect these resources. Therefore, selection of the No Project Alternative would have no effect on hydrology and water quality.

### **9.3.1.7 Land Use and Planning**

The No Project Alternative would not result in any changes to existing and future land uses contemplated by the General Plan, nor would this alternative require any modifications to existing ordinances. Therefore, selection of the No Project Alternative would have no effect on existing land use or current or future land use planning.

### **9.3.1.8 Noise and Vibration**

Under the No Project Alternative, the proposed Subarea Plan would not be implemented. Individual new developments would be assessed for noise and vibration levels under CEQA and City policies as they occur and would be required to mitigate excessive noise and vibration levels. However, noise thresholds and requirements required in the land use adjacency guidelines would likely not be implemented for existing and future preserve/development interface areas. Therefore, selection of the No Project Alternative would have no effect on noise or vibration.

### **9.3.1.9 Wildfire**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. All development projects would be required to comply with applicable standards required by the 2022 California Fire Code and applicable City ordinances. Such projects would continue to be regulated through and approved by the City on an individual basis after project-level CEQA review. Therefore, selection of the No Project Alternative would have no effect on wildfire.

### **9.3.1.10 Energy Resources**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. The No Project Alternative would not result in any changes to existing energy resources.

### **9.3.1.11 Hazards and Hazardous Materials**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. The No Project Alternative would not result in any changes to hazards and hazardous materials in the City.

### **9.3.1.12 Population and Housing**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. Under the No Project Alternative, full build out of housing in the City as contemplated in the General Plan would potentially take longer based on the need for project-by-project take permitting under the ESA and CESA.

### **9.3.1.13 Public Services and Recreation**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. The No Project Alternative would not result in any changes to the existing level of demand for public services.

### **9.3.1.14 Transportation**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. The No Project Alternative would not result in any changes to existing land uses nor would this alternative require any modifications to existing ordinances. Therefore, selection of the No Project Alternative would have no effect on existing transportation or future transportation planning.

### **9.3.1.15 Utilities and Services**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. The No Project Alternative would not result in any changes to existing utilities and services.

### **9.3.1.16 Greenhouse Gases**

Under the No Project Alternative, take permits would not be issued and the City would not adopt and implement the Subarea Plan. The No Project Alternative would not result in any changes to existing levels of greenhouse gas emissions.

## **9.3.2 1998 Proposed MHPA Conservation Strategy Alternative: Impacts and Mitigation**

The MSCP Subregional Plan that was adopted in 1998 included the MHPA for Santee that delineated areas where habitat conservation and preserve assembly should occur in Santee. A total of 2,067 acres were expected to be conserved within the MHPA in the Santee Subarea Plan Area. In general, the 1998 Plan Area represented the most biologically important areas identified at that time that were considered to support very high to high value habitats. Figure 1-2 identifies the original 1998 MHPA boundaries within and in proximity to the Subarea Plan Area and illustrates the conservation that would be provided under the 1998 MHPA Conservation Strategy.

Under the 1998 MHPA Conservation Strategy, the proposed NCCP/HCP would cover forty-eight (48) species, fifteen (15) plants and thirty-three (33) animals. Species proposed for coverage under the 1998 MHPA Conservation Strategy that are not proposed for coverage under the Proposed Project

include the federally endangered arroyo toad and southwestern willow flycatcher, the federally threatened Encinitas Baccharis, and the federally proposed southwestern pond turtle. The species proposed for coverage under the 1998 MHPA Conservation Strategy does not include four listed and candidate species proposed for coverage under the Proposed Project, the State candidate for listing Crotch's bumble bee, the federally endangered Quino checkerspot butterfly, the federally threatened Hermes copper butterfly, and the federally proposed as threatened western spadefoot. The change in the listing status of these species resulted in their addition for coverage under the Proposed Project as well as the addition of appropriate conservation for these species.

### **9.3.2.1 Features Common to the Action Alternatives**

The following features are common to the two Action Alternatives (Proposed Project and the 1998 MHPA Conservation Strategy):

- Implementation of the NCCP/HCP under either of the Action Alternatives would involve the execution of an IA to identify roles and responsibilities. After execution of the IA, the Wildlife Agencies would issue to the City a Federal ITP and a State NCCP Permit for Covered Species under the Subarea Plan for all Covered Activities identified in the final Subarea Plan. The Service would also extend "No Surprises" regulatory assurance to both covered animal and covered plant species.
- A habitat preserve would be assembled in a manner consistent with the tenets set out in Section 3.6 of the MSCP Subregional Plan, which requires, among other items, inclusion of lands with high biodiversity and large blocks of unfragmented habitat.
- Public access within the preserve under the two Action Alternatives would be conditionally allowed for passive recreational purposes and to promote understanding and appreciation of natural resources.
- Management of the preserve would be considered a Covered Activity.
- Habitat impact avoidance and minimization measures would be implemented for all Covered Activities.
- Species-specific conservation measures for Covered Species would also be incorporated into the final NCCP/HCP.
- For Covered Activities abutting and adjoining the preserve, avoidance or minimization of impacts to biological resources and retention of native habitats would occur during site plan review.
- Under each of the Action Alternatives, lands dedicated to the proposed preserve to offset Covered Activities would be encumbered by a conservation easement held by an authorized third party with the City and Wildlife Agencies named as third-party beneficiaries. Lands dedicated to the proposed preserve by the City would be encumbered by a restrictive covenant with the Wildlife Agencies named as third-party beneficiaries.
- The City would ensure funding for implementation of the NCCP/HCP.

### **9.3.2.2 Description of Covered Activities**

Covered Activities under the 1998 MHPA Conservation Strategy are essentially the same as the Proposed Project and include: (1) land development (the implementation of planned residential, industrial, commercial, mixed-use, active recreational parks, and public/quasi-public land uses, including associated infrastructure); (2) defensible space; (3) street and drainage projects; (4) trail projects; (5) facility operations and maintenance; and (6) preserve management and monitoring.

### **9.3.2.3 Allowable Loss of Habitat**

Based on the 1998 project impact footprint for the Hardline Development Project, assumptions for Future Development Activities, and the Operation and Maintenance Activities, the loss of natural vegetation communities and species habitat is estimated to total 1,363 acres as compared to approximately 1,125 acres for the Proposed Project (Table 4-3).

### **9.3.2.4 Conservation Measures**

Similar to the Proposed Project, the conservation strategy for the 1998 MHPA Conservation Strategy was designed to meet the parameters set out in the 1998 MSCP Subregional Plan and NCCPA and ESA permit standards. The conservation strategy would provide avoidance, minimization, and conservation measures for the Covered Species through preservation, enhancement, restoration, and management of natural communities, Covered Species habitats, and occurrences of Covered Species in the Plan Area.

#### **Preserve Design and Establishment**

A comparison of the 1998 MHPA Conservation Strategy proposed preserve and the proposed Subarea Plan Managed Preserve (Proposed Project) is included in Subarea Plan Figure 6-1, Santee Preserve and Open Space System Compared with MHPA. In many respects, the 1998 MHPA Conservation Strategy is similar to the Proposed Project with the notable exception that the portion of the property proposed to be developed for the Hardline Development Project was approximately 250 acres greater in the southeast portion of the property than under the Proposed Project. As such, the onsite habitat preserve was 250 acres smaller. The East Santee Uplands Subunit was also not included in the 1998 MHPA Conservation Strategy. This subunit includes existing protected open space areas (primarily the Rattlesnake Mountain Habitat Conservation Area (HCA)), City-owned preserve lands (Altair and City property near Walker Preserve), and an upland standards area where onsite conservation of natural vegetation communities and Covered Species Habitat would be required.

#### **Avoidance and Minimization Measures**

Similar to the Proposed Project, habitat impact avoidance and minimization measures would be implemented for all Covered Activities under 1998 MHPA Conservation Strategy. Species-specific conservation measures for Covered Species would also be incorporated into the NCCP/HCP, and for Covered Activities abutting and adjoining the preserve, avoidance or minimization of impacts to biological resources and retention of native habitats would occur during site plan review.

## **Aquatic, Wetland and Riparian Resources**

The 1998 MHPA Conservation Strategy would meet the parameters established under the MSCP Subregional Plan by requiring that Covered Activities implement avoidance and minimization measures and by ensuring no net loss of functions and values of wetland habitats for wetland-dependent Covered Species.

### **9.3.2.5 Biological and Aquatic Resources**

#### **Threshold BIO#1 – Impacts to Special-Status Plant and Animal Species from Implementation of the Subarea Plan**

A habitat preserve of approximately 2,067 acres would be assembled and managed for Covered Species in the 1998 MHPA Conservation Strategy. Compared to the Proposed Action, 250 less acres of coastal sage scrub would be conserved and managed for coastal California gnatcatcher and other species in the southeast portion of the Hardline Development Project. Because Quino checkerspot butterfly and Hermes copper butterfly are not Covered Species under the 1998 MHPA Conservation Strategy, the conservation provided in the Offsite Conservation Areas (171.1 acres of new protection and approximately 36 acres of habitat restoration) would not occur.

Under the 1998 MHPA Conservation Strategy, there are no standards to ensure that impacts to Quino checkerspot butterfly, Hermes copper butterfly, western spadefoot and Crotch's bumble bee are avoided and minimized to the maximum extent practicable and fully mitigated. Nor would management activities specific to these species be included in the management of habitat preserves. In general, compared to the Proposed Action, the 1998 MHPA Conservation Strategy would result in less conserved and managed habitat and less protection, conservation and management of State and Federal endangered, threatened, and candidate species.

Covered Activities potentially affecting Quino checkerspot butterfly, Hermes copper butterfly, and western spadefoot, should that proposed species become listed, would require project-level ESA review. In addition, Covered Activities potentially affecting Crotch's bumble bee could require a project-level Section 2081 permit under CESA.

#### **Threshold BIO#2 – Impacts to Sensitive Natural Vegetation Communities from Implementation of the Subarea Plan**

The assembly and management of an approximate 2,067-acre habitat preserve would generally provide conservation benefits similar to the Proposed Action in that it would capture a range of environmental gradients that are representative of the existing habitat and vegetation community distributions. However, the 1998 MHPA Conservation Strategy would not conserve and manage approximately 250 acres of coastal sage scrub in the southeast portion of the Hardline Development Project that is included in the Managed Preserve under the Proposed Project. In addition, because Quino checkerspot butterfly and Hermes copper butterfly would not be Covered Species, natural vegetation communities at the Offsite Conservation Areas (including 82.0 acres of chaparral, 16.9 acres of coastal sage scrub, 57.2 acres of Englemann oak woodland, 7.7 acres of grassland and 7.3 acres of maritime succulent scrub) would not be conserved and managed under the 1998 MHPA

Conservation Strategy. Similar to the Proposed Project, implementation of the 1998 MHPA Conservation Strategy would not result in significant adverse effects to sensitive natural vegetation communities.

### **Threshold BIO#3 – Impacts to State or Federally Protected Wetlands**

Like the Proposed Project, the 1998 MHPA Conservation Strategy would include a requirement to ensure no net loss of wetlands for wetland-dependent Covered Species. Standards for the protection of wetlands (including vernal pools), and other waters and riparian habitat would be implemented to require avoidance, minimization, and full mitigation for impacts to aquatic resources. However, because western spadefoot is not a Covered Species, habitat restoration and invasive species control proposed for this species under the Proposed Action would not occur. In addition, should western spadefoot become listed under the ESA, a take permit under Section 10(a) of the ESA would be required at the individual project level before an activity could impact habitat occupied by western spadefoot.

Similar to the Proposed Project, the 1998 MHPA Conservation Strategy does not integrate other regulatory programs for wetlands, other waters, and riparian habitat and, throughout the City, these resources would continue to be afforded protection under existing Federal and State law and regulatory programs. Where applicable, Covered Activities would be required to submit an application for and receive a Federal Section 404 permit, Section 401 water quality certification (or State WDR), and Fish and Game Code Section 1603 LSAA prior to impacting wetlands, other waters or riparian habitat.

### **Threshold BIO#4 – Impacts to Wildlife Movement and Habitat Connectivity from Implementation of the Subarea Plan**

The preserve design under the 1998 MHPA Conservation Strategy was based on the tenets set forth in Section 3.6 of the MSCP Subregional Plan and would include lands with high biodiversity and large blocks of unfragmented habitat. Although approximately 250 acres smaller than the Managed Preserve under the Proposed Project (421 acres smaller counting the Offsite Conservation Areas), the 1998 MHPA Conservation Strategy would provide wildlife connectivity benefits similar to the Proposed Action. However, the ecological linkage through Fanita Ranch would be smaller under the 1998 MHPA Conservation Strategy compared to the Proposed Project, and the 1998 MHPA Conservation Strategy would not include the East Santee Uplands Subunit, which includes blocks of primarily coastal sage scrub on hillsides that form a functioning stepping-stone linkage for the coastal California gnatcatcher. Compared to the Proposed Project, the 1998 MHPA Conservation Strategy would provide less benefit for habitat connectivity.

### **Threshold BIO#5- Conflicts with Any Local Policies or Ordinances Protecting Biological Resources, Such as a Tree Preservation Policy or Ordinance as a Result of Implementing the Subarea Plan**

Impacts to protected trees would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold BIO#6- Conflict with an Adopted HCP, NCCP, or Any Other Approved Local, Regional, or State HCP as a Result of Implementation of the Subarea Plan**

Similar to the Proposed Project, the 1998 MHPA Conservation Strategy would not conflict with an adopted HCP, as described in Chapter 4.

#### **9.3.2.6 Aesthetics**

##### **Threshold AES#1 – Impacts on a Scenic Vista**

Impacts on scenic vistas under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

##### **Threshold AES#2 – Impacts on Scenic Resources, Including, but not Limited to, Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway**

Impacts on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

##### **Threshold AES#3 – Impacts That Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings**

Impacts under the 1998 MHPA Conservation Strategy that substantially degrade the existing visual character or quality of the site and its surroundings would be the same as the Proposed Project, as described in Chapter 4.

##### **Threshold AES#4 – Impacts That Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area**

Impacts under the 1998 MHPA Conservation Strategy that create a new source of substantial light or glare which would adversely affect day or nighttime views in the area would be the same as the Proposed Project, as described in Chapter 4.

#### **9.3.2.7 Air Quality**

##### **Threshold AQ#1 – Impacts That Conflict With or Obstruct Implementation of the Applicable Air Quality Plan**

Impacts under the 1998 MHPA Conservation Strategy that conflict with or obstruct implementation of the applicable air quality plan would be the same as the Proposed Project, as described in Chapter 4.

##### **Threshold AQ#2 – Impacts That Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region is Non-Attainment Under an Applicable Federal or State Ambient Air Quality Standard**

Impacts under the 1998 MHPA Conservation Strategy that result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable

federal or state ambient air quality standard would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold AQ#3 – Impacts That Expose Sensitive Receptors to Substantial Pollutant Concentrations**

Impacts under the 1998 MHPA Conservation Strategy that expose sensitive receptors to substantial pollutant concentrations would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold AQ#4 – Impacts That Create Objectionable Odors Affecting a Substantial Number of People**

Impacts under the 1998 MHPA Conservation Strategy that create objectionable odors affecting a substantial number of people would be the same as the Proposed Project, as described in Chapter 4.

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

### **Threshold CUL#1 – Impacts That Cause a Substantial Adverse Change in the Significance of an Historical Resource as Defined in § 15064.5**

Impacts under the 1998 MHPA Conservation Strategy that could cause a substantial adverse change in the significance of an historical resource as defined in § 15064.5 would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold CUL#2 – Impacts That Cause a Substantial Adverse Change in the Significance of an Archaeological Resource Pursuant to § 15064.5**

Impacts under the 1998 MHPA Conservation Strategy that could cause a substantial adverse change in the significance of an archaeological resource as defined in § 15064.5 would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold CUL#3 – Impacts That Disturb Any Human Remains, Including Those Interred Outside of Dedicated Cemeteries**

Impacts under the 1998 MHPA Conservation Strategy that could disturb any human remains, including those interred outside of dedicated cemeteries would be the same as the Proposed Project, as described in Chapter 4.

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

### **Threshold GEO#1 – Impacts That Expose People or Structures to Potential Substantial Adverse Effects, Including the Risk of Loss, Injury, or Death**

Impacts under the 1998 MHPA Conservation Strategy that expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold GEO#2 – Impacts That Result in Substantial Soil Erosion or the Loss of Topsoil**

Impacts on soil erosion and loss of topsoil under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold GEO#3 – Impacts from Locating the Project on a Geologic Unit or Soil That is Unstable, or That Would Become Unstable as a Result of the Project, and Potentially Result in On- or Off-Site Landslide, Lateral Spreading, Subsidence, Liquefaction or collapse**

Impacts related to landslides, lateral spreading, subsidence, liquefaction or collapse under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold GEO#4 – Impacts from Locating the Project on Expansive Soil, as Defined in Table 18-1-B of the Uniform Building Code (1994), Creating Substantial Risks to Life or Property**

Impacts from locating the project on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold GEO#5 – Impacts Having Soils Incapable of Adequately Supporting the Use of Septic Tanks or Alternative Wastewater Disposal Systems Where Sewers are not Available for the Disposal of Waste Water**

Impacts from having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold GEO#6 – Impacts That Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature**

Impacts under the 1998 MHPA Conservation Strategy that could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature would be the same as the Proposed Project, as described in Chapter 4.

## **9.3.2.10 Hydrology and Water Quality**

### **Threshold HYD#1 – Impacts That Would Violate Any Water Quality Standards or Waste Discharge Requirements or Otherwise Substantially Degrade Surface or Groundwater Quality**

Impacts that would violate any water quality standards or waste discharge requirements under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HYD#2 – Impacts That Would Substantially Decrease Groundwater Supplies or Interfere Substantially With Groundwater Recharge Such That the Project May Impede Sustainable Groundwater Management of the Basin**

Impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that sustainable groundwater management of the basin would be impeded under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HYD#3 – Impacts That Would Substantially Alter the Existing Drainage Pattern of the Site or Area, Including Through the Alteration of the Course of a Stream or River, in a Manner Which Would Result in Substantial Erosion or Siltation On- or Off-Site**

Impacts that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HYD#4 – Impacts That Would Substantially Alter the Existing Drainage Pattern of the Site or Area, Including Through the Alteration of the Course of a Stream or River, or Substantially Increase the Rate or Amount of Surface Runoff in a Manner Which Would Result in Flooding On- or Off-Site**

Impacts that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HYD#5 – Impacts That Would Create or Contribute Runoff Water Which Would Exceed the Capacity of Existing or Planned Stormwater Drainage Systems or Provide Substantial Additional Sources of Polluted Runoff**

Impacts that could create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HYD#6 – Substantially Alter the Existing Drainage Pattern of the Site or Area, Including Through the Alteration of the Course of a Stream or River or Through the Addition of Impervious Surfaces, in a Manner Which Would Impede or Redirect Flood Flows**

Impacts that could substantially alter existing drainage patterns in a manner that would impede or redirect flood flows under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold HYD#7 – Impacts That Would Cause Release of Pollutants in the Event of Inundation by Seiche, Tsunami, or Mudflow**

Impacts that could cause release of pollutants in the event of inundation under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold HYD#8 – Impacts That Would Conflict with or Obstruct Implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan**

Impacts that could conflict with a water quality control plan or a sustainable groundwater management plan under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

## **9.3.2.11 Land Use and Planning**

### **Threshold LU#1 – Impacts That Would Physically Divide an Established Community**

Impacts that would physically divide an established community under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **Threshold LU#2 – Impacts That Would Conflict With Any Applicable Land Use Plan, Policy, or Regulation of an Agency With Jurisdiction Over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect**

Impacts that would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

## **9.3.2.12 Noise and Vibration**

### **Threshold NOISE#1 – Impacts That Would Result in Exposure of Persons to or Generation of Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards of Other Agencies**

Impacts that would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold NOISE#2 – Result in Exposure of Persons to or Generation of Excessive Groundborne Vibration or Groundborne Noise Levels**

Impacts that would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold NOISE#3 – Impacts Resulting From a Project Located Within an Airport Land Use Plan or, Where Such a Plan has not Been Adopted, Within Two Miles of a Public Airport or Public Use Airport, Would the Project Expose People Residing or Working in the Project Area to Excessive Noise Levels**

Impacts related to exposure of people residing or working on the preserve sites to excessive noise levels resulting from aircraft noise under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**9.3.2.13 Wildfire****Threshold Wildfire#1 – Impacts That Would Substantially Impair an Adopted Emergency Response Plan or Emergency Evacuation Plan**

Impacts that would substantially impair an adopted emergency response plan or emergency evacuation plan under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold Wildfire#2 – Impacts Due to Slope, Prevailing Winds, and Other Factors, That Exacerbate Wildfire Risks of, and Thereby Expose Project Occupants to, Pollutant Concentrations From a Wildfire or the Uncontrolled Spread of a Wildfire**

Impacts due to slope, prevailing winds, and other factors, that exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

**Threshold Wildfire#3 – Impacts That Require the Installation or Maintenance of Associated Infrastructure (Such as Roads, Fuel Breaks, Emergency Water Sources, Power Lines or Other Utilities) That May Exacerbate Fire Risk or That May Result in Temporary or Ongoing Impacts to the Environment**

Impacts that require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

#### **Threshold Wildfire#4 – Impacts That Expose People or Structures to Significant Risks, Including Downslope or Downstream Flooding or Landslides, as a Result of Runoff, Post-Fire Slope Instability, or Drainage Changes**

Impacts that could expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes under the 1998 MHPA Conservation Strategy would be the same as the Proposed Project, as described in Chapter 4.

### **9.3.2.14 Energy Resources**

#### **Threshold Energy#1 - Result in Potentially Significant Environmental Impacts Due to Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources During Project Construction or Operation**

Impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation would be the same as the Proposed Project, as described in Chapter 4.

#### **Threshold Energy#2 - Conflict With or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency**

Impacts pertaining to a conflict or obstruction with a state or local plan for renewable energy or energy efficiency would be the same as the Proposed Project, as described in Chapter 4.

### **9.3.2.15 Hazards and Hazardous Materials**

#### **Threshold HAZ#1 – Create a Significant Hazard to the Public or the Environment Through the Routine Transport, Use, or Disposal of Hazardous Materials**

Impacts pertaining to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials would be the same as the Proposed Project, as described in Chapter 4.

#### **Threshold HAZ#2 – Create a Significant Hazard to the Public or the Environment Through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment**

Impacts pertaining to significant hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be the same as the Proposed Project, as described in Chapter 4.

#### **Threshold HAZ#3 – Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste Within One-Quarter Mile of an Existing or Proposed School**

Impacts pertaining to the emissions or handling of hazardous materials, substances, or waste within one-quarter of an existing or proposed school would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HAZ#4 – Be Located on a Site Which is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code, Section 65962.5, and, as a Result, Would it Create a Significant Hazard to the Public or the Environment**

Impacts pertaining to significant hazards to the public or the environment from a site included on a list of hazardous materials sites would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HAZ#5 – For a Project Located Within an Airport Land Use Plan or, Where Such a Plan has not Been Adopted, Within Two Miles of a Public Airport or Public Use Airport, Would the Project Result in a Safety Hazard or Excessive Noise for People Residing or Working in the Project Area**

Impacts pertaining to a safety hazard to people residing or working within two miles of a public airport or public use airport would be the same as the Proposed Project, as described in Chapter 4.

**Threshold HAZ#6 – Impair Implementation of or Physically Interfere With an Adopted Emergency Response Plan or Emergency Evacuation Plan**

Impacts that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan would be the same as the Proposed Project, as described in Chapter 4.

### **9.3.2.16 Population and Housing**

**Threshold POP#1 – Induce Substantial Unplanned Population Growth in an Area, Either Directly (for Example, by Proposing New Homes and Businesses) or Indirectly (for Example, Through Extension of Roads or Other Infrastructure)**

The 1998 MHPA Conservation Strategy would not induce substantial unplanned population growth either directly or indirectly, same as the Proposed Project as described in Chapter 4.

**Threshold POP#2 – Displace Substantial Numbers of Existing People or Housing, Necessitating the Construction of Replacement Housing Elsewhere**

The 1998 MHPA Conservation Strategy would not displace substantial numbers of existing people or housing, same as the Proposed Project as described in Chapter 4.

### 9.3.2.17 Public Services

**Threshold PUB#1 – Result in Substantial Adverse Physical Impacts Associated With the Provision of New or Physically Altered Governmental Facilities, Need for New or Physically Altered Governmental Facilities, the Construction of Which Could Cause Significant Environmental Impacts, in Order to Maintain Acceptable Service Ratios, Response Times or Other Performance Objectives for any of the Public Services (Fire Protection, Police Protection, Schools, Parks, or Other Public Facilities)**

The 1998 MHPA Conservation Strategy would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, same as the Proposed Project as described in Chapter 4.

**Threshold PUB#2 - Increase the Use of Existing Neighborhood and Regional Parks or Other Recreational Facilities Such That Substantial Physical Deterioration of the Facility Occur or be Accelerated.**

The 1998 MHPA Conservation Strategy would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, same as the Proposed Project described in Chapter 4.

**Threshold PUB#3 – Include Recreational Facilities or Require the Construction or Expansion of Recreational Facilities Which Might Have an Adverse Physical Effect on the Environment**

The 1998 MHPA Conservation Strategy would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, same as the Proposed Project described in Chapter 4.

### 9.3.2.18 Transportation

**Threshold TRANSP#1 – Conflict With a Program, Plan, Ordinance, or Policy Addressing the Circulation System, Including Transit, Roadway, Bicycle, and Pedestrian Facilities**

Same as the Proposed Project described in Chapter 4, the 1998 MHPA Conservation Strategy would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

**Threshold TRANSP#2 – Conflict or be Inconsistent With State CEQA Guidelines Section 15064.3 (b)**

Same as the Proposed Project described in Chapter 4, the 1998 MHPA Conservation Strategy would not conflict with or be inconsistent with State CEQA Guidelines Section 15064.3(b)

**Threshold TRANSP#3 – Substantially Increase Hazards Due to a Geometric Design Feature (e.g., Sharp Curves or Dangerous Intersections) or Incompatible Uses (e.g., Farm Equipment)**

Same as the Proposed Project described in Chapter 4, the 1998 MHPA Conservation Strategy would not substantially increase hazards due to a geometric design feature.

**Threshold TRANSP#4 – Result in Inadequate Emergency Access**

Same as the Proposed Project described in Chapter 4, the 1998 MHPA Conservation Strategy would not result in inadequate emergency access.

**9.3.2.19 Utilities and Services****Threshold UTIL#1 – Require or Result in the Relocation or Construction of New or Expanded Water, Wastewater Treatment, Stormwater Drainage, Electric Power, Natural Gas, or Telecommunications Facilities Which Could Cause Significant Environmental Effects**

Impacts related to the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities which could cause significant environmental effects would be the same as the Proposed Project, as described in Chapter 4.

**Threshold UTIL#2 – Not Have Sufficient Water Supplies Available to Serve the Project and Reasonably Foreseeable Future Development During Normal, Dry and Multiple Dry Years**

Impacts related to sufficient water supplies during normal, dry and multiple dry years would be the same as the Proposed Project, as described in Chapter 4.

**Threshold UTIL#3 – Result in Determination by the Wastewater Provider Which Serves or May Serve the Project that it has Adequate Capacity to Serve the Project's Projected Demand in Addition to the Provider's Existing Commitments**

Impacts related to adequate wastewater capacity to serve the project's projected demand in addition to the wastewater provider's existing commitments would be the same as the Proposed Project, as described in Chapter 4.

**Threshold UTIL#4 – Generate Solid Waste in Excess of State or Local Standards, or in Excess of the Capacity of Local Infrastructure, or Otherwise Impair the Attainment of Solid Waste Reduction Goals**

Impacts pertaining to the generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or impairment of attaining solid waste reduction goals would be the same as the Proposed Project, as described in Chapter 4.

**Threshold UTIL#5 – Not Comply with Federal, State, and Local Management and Reduction Statutes and Regulations Related to Solid Waste**

Impacts related to non-compliance with federal, state and local solid waste management and reduction statutes and regulations would be the same as the Proposed Project, as described in Chapter 4.

**9.3.2.20 Greenhouse Gases****Threshold GHG#1 – Generate GHG emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment**

Impacts related to the direct or indirect generation of GHG emissions and the effect on the environment would be the same as the Proposed Project, as described in Chapter 4.

**Threshold GHG#2 – Conflict With an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of GHG.**

Impacts due to a conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions would be the same as the Proposed Project, as described in Chapter 4.

**9.4 Environmentally Superior Alternative**

CEQA requires the identification of a superior alternative (CEQA Guidelines, Section 15126[e][2]). The superior alternative is the alternative that would result in the least damage to the environment. The Proposed Project and the 1998 MHPA Conservation Strategy would have similar impacts for all resource areas except for biological and aquatic resources. With respect to biological and aquatic resources, the 1998 MHPA Conservation Strategy would result in greater impacts to natural vegetation communities, less conservation of acres of natural habitat, and less connectivity between areas of natural habitat. The 1998 MHPA Conservation Strategy would also cover fewer state and federally listed or proposed species. As such, the Proposed Project is the environmentally superior alternative.

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None

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None

# Chapter 6, Growth Inducement

None

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Appendix A

**Notice of Preparation (NOP) and Scoping Comments**

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## **NOTICE OF PREPARATION of a Draft Program Environmental Impact Report, Notice of Public Scoping Meeting**

**Project:** Santee Multiple Species Conservation Program Subarea Plan

**Project Case Files:** Environmental Impact Report AEIS2014-16

**Project Proponent:** City of Santee

**Project Location:** Citywide (refer to Figure 1)

**Environmental Impact Report:** The City of Santee is preparing a Program Environmental Impact Report (EIR) for the adoption and implementation of the City of Santee (City) Multiple Species Conservation Program (MSCP) Subarea Plan (Santee Subarea Plan or Plan). The Santee Subarea Plan addresses the implementation within the jurisdictional boundary of the City of Santee (Figure 1) of the MSCP Subregional Plan that was developed in August 1998. The City will be the lead agency under the California Environmental Quality Act (CEQA) for the project. This Notice of Preparation (NOP) describes the Santee Subarea Plan (proposed project) that will be analyzed in the EIR and identifies areas of probable environmental effects of the proposed project.

As specified in the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review and comment period. Agencies, organizations, and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, the views of your agency are requested as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. In the event that no response or well justified request for additional time is received by any responsible agency or trustee agency by the end of the review period, we presume that these agencies have no response. Comments may be submitted in writing during the review period and addressed to:

**Michael Coyne, Principal Planner  
City of Santee Department of Development Services  
10601 Magnolia Avenue  
Santee, CA 92071  
Telephone: (619) 458-4100 ext. 160  
Email: [mcoyne@cityofsanteca.gov](mailto:mcoyne@cityofsanteca.gov).**

The Notice of Preparation comment period begins on **March 17, 2023** and closes at 5:00 p.m. on **April 17, 2023**. All comments concerning this environmental document must be submitted in writing to Michael Coyne, Principal Planner, prior to the close of the public comment period as noted above. Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public review period in preparation of the EIR.

**Public Scoping Meeting**

The City will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit comments, either written or verbal, on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on Thursday, March 30, 2023 from 5:30 p.m. to 7:00 p.m. at the City of Santee Council Chambers, 10601 Magnolia Avenue, Santee, CA 92071. The scoping meeting will have an “open house” format, so participants can attend at any point during this window. Written comments regarding relevant issues may be submitted at the meeting.

**Project Background**

The MSCP Subregional Plan Area is located in the southwestern portion of the San Diego region and includes the City of Santee, portions of the unincorporated County of San Diego, and the cities of San Diego, Chula Vista, Coronado, Del Mar, El Cajon, Imperial Beach, La Mesa, Lemon Grove, National City, and Poway. The MSCP Subregional Plan is a comprehensive long-term program designed to create, manage, and monitor an ecosystem preserve that will support viable populations of native plant and animal species and their habitats in perpetuity. The MSCP Subregional Plan also accommodates continued economic development and quality of life amenities such as open space and passive recreational opportunities for residents within the appropriate areas.

The MSCP Subregional Plan is implemented through local Subarea Plans. The City of Santee has prepared a Subarea Plan to address the implementation of the MSCP Subregional Plan within the jurisdictional boundary of Santee, which is located east of the City of San Diego and north of El Cajon. As of 2023, five jurisdictions included in the MSCP Subregional Plan have prepared and implemented MSCP Subarea Plans, including the County of San Diego and cities of San Diego, Chula Vista, La Mesa, and Poway. The Santee Subarea Plan has been prepared pursuant to the requirements of the MSCP Subregional Plan, the State Natural Community Conservation Planning Act, and section 10(a)(1)(B) of the Federal Endangered Species Act.

The MSCP Subregional planning effort was initiated in the early 1990s. The *1997 Final EIR/EIS: Issuance of Take Authorizations for Threatened and Endangered Species due to Urban Growth within the Multiple Species Conservation Program Planning Area* (MSCP Final EIR/EIS), analyzed several alternative MSCP Subregional Plan Preserve designs, all of which included the Preserve design incorporated into the Santee Subarea Plan. The environmental impacts associated with the establishment of the Santee Subarea Plan Preserve were studied within the range of alternatives analyzed in the MSCP Final EIR/EIS.

The Santee Subarea Plan forms the basis for obtaining a Federal section 10(a)(1)(B) permit and State Section 2835 permit. In addition, an Implementing Agreement (IA) will be prepared. The IA is an agreement between the City, United States Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW) that identifies roles and responsibilities and ensures implementation of the Santee Subarea Plan. The Santee Subarea Plan and its associated IA establish the conditions under which the City, for the benefit of itself, public and private landowners, and other land development proponents within the Santee Subarea Plan boundaries, requests take authorization from the USFWS and CDFW. The take authorizations would allow the take of Covered Species resulting from lawful land development and other land uses in the Plan Area. Take authorization will be provided through approval of the Santee Subarea Plan by the Wildlife Agencies, execution of the IA, and issuance of the Federal and State permits.

The Santee Subarea Plan is proposed to implement all relevant sections of the MSCP Subregional Plan, including the habitat and species conservation goals and requirements of the Subregional Plan. The provisions of the Santee Subarea Plan and IA would supersede those of the overall MSCP Subregional Plan in the event of conflicts between the two plans.

### **Proposed Project:**

The Santee Subarea Plan is a subregional, comprehensive program that would provide a framework to protect, enhance, and restore the habitat for specifically identified plant and animal species (Covered Species), while also streamlining permitting for Covered Activities. The term *proposed project*, is the adoption and implementation of the Santee Subarea Plan and associated Take Permits for the Permittee (the City). Evaluation of the proposed project in the EIR will be focused on the potential direct and indirect impacts that could result from the implementation of conservation actions and the issuance of Take Permits for Covered Activities.

Discretionary actions anticipated for the proposed project include adoption of the Santee Subarea Plan. The project would not include amendments to the City of Santee General Plan and Town Center Specific Plan, and if any are required to incorporate the Subarea Plan by reference and adapt resource management goals and policies, then these amendments would be completed under a separate project.

CEQA requires an EIR to contain a statement of the objectives of the project, including the underlying purpose of the project (State CEQA Guidelines §15124 (b)). The goal, or underlying purpose, of the proposed project is to streamline endangered species authorizations for Covered Activities by protecting, enhancing, and restoring the habitat for Covered Species in the Planning Area. To meet this goal, the Santee Subarea Plan includes a Conservation Strategy that provides for the conservation and management of Covered Species within the City of Santee.

A goal of the Santee Subarea Plan is to obtain authorization under the State Natural Community Conservation Planning Act (NCCPA) and Endangered Species Act (ESA) for take of covered species associated with the implementation of Covered Activities.

In addition to these overarching goals, the proposed project would achieve the following specific project objectives. To achieve these objectives, the Santee Subarea Plan calls for a combination of habitat conservation strategies, impact avoidance and minimization measures, and land use restrictions.

- Ensure the City will conserve adequate natural communities and Covered Species and habitat pursuant to the State NCCPA and the Federal ESA.
- Assemble a habitat preserve system that conserves Covered Species and their habitats and results in the conservation of biological core resource areas and habitat linkages/corridors.
- Provide a proactive and adaptive habitat management strategy for the Santee Subarea Plan Preserve System.
- Provide regulatory certainty to landowners within the City regarding land uses that could impact biological resources protected under the Santee Subarea Plan.
- Assist in the region's effort to sustain and enhance habitat for wetland-dependent species.

- Receive take authorizations for Covered Activities under section 10(a) of the Federal ESA from the USFWS for the Covered Species and a NCCP permit under the NCCPA Fish and Game Code Section 2835.
- Maintain functional wildlife corridors and habitat linkages between core biological resource areas within the MSCP Preserve System to aid in conserving the region's biodiversity, thereby enhancing the overall quality of life for the residents of Santee.
- Streamline the endangered species consultation process under Section 7 of the ESA and the lake and streambed alteration agreements under Section 1602 of the California Fish and Game Code.
- Institute a strategy for future projects that mitigates impacts on the City's biological resources such that impacts are appropriately mitigated.
- Achieve the goals identified in the City's amended general plan, by balancing the conservation of Covered Species and natural vegetation communities with housing, property rights, recreation, transportation, economic development, and other community and regional goals.

The City of Santee will be the sole permittee under the Subarea Plan, which will have a term of 50 years.

**Covered species** are defined as a set of sensitive species selected for coverage and are generally the species currently listed as threatened or endangered, or that may reasonably become listed during the proposed permit term, that may be impacted by Covered Activities and may benefit from the Subarea Plan-related conservation and management. The Santee Subarea Plan addresses 20 Covered Species, including eight plants and 14 animals.

**Covered activities** under the Subarea Plan include all habitat or ground-disturbing activities identified in Santee Subarea Plan, which are known and anticipated projects (hardline projects) and future development within Santee, as well as preserve management activities. The hardline projects include the Fanita Ranch and Parkview development projects. The Fanita Ranch project will include mitigation outside of the Santee jurisdiction including 127 acres of acquisition and/or restoration of habitat for the Quino checkerspot butterfly in the East Elliott area west of the City and acquisition of 80 acres of occupied Hermes copper butterfly habitat in east San Diego County (near Alpine). These offsite mitigation properties are part of the plan area for the Santee Subarea Plan since they are mitigation for impacts occurring within Santee.

The Santee Subarea Plan **conservation strategy** provides for the conservation of Covered Species by protecting, enhancing, restoring, and managing natural communities, Covered Species habitats, and occurrences of Covered Species. The conservation strategy identifies portions of the City where future conservation protections and habitat enhancements will be focused towards (see Figure 1: Preserve Map). The Preserve Map sets forth the following conservation strategy categories:

- **Hardline Conservation Lands.** These are the portions of the hardline development project areas that will be established as habitat preserves and integrated in with the Santee Subarea Plan open space network.
- **Upland Standards Areas.** The Upland Standards Areas establishes policies that will ensure the overall conservation within this portion of the City will remain at least 70% and habitat connectivity will be protected to the maximum extent possible. Future mitigation and conservation actions to protect upland habitats should be directed towards these areas.

- San Diego River Conservation Opportunities Areas. There are portions of the San Diego River where there are opportunities for future mitigation and conservation. The riparian and aquatic habitat along the river is mostly protected as part of the 100-year floodway and other regulatory protections. The Santee Subarea Plan recognizes that there may be some future Covered Activities within the floodway (trails, pedestrian bridges, road crossings) that could be approved and would be mitigated through habitat protection, enhancement, and creation within the San Diego River Conservation Opportunities Areas.
- City-Owned Preserve Lands – There are existing lands owned by the City that are part of the Open Space Network. As part of the Santee Subarea Plan, the City will provide biological management and monitoring of their properties to meet the Plan requirements.
- Existing Protected Open Space – There are a number of properties within the City that are currently protected as open space and are part of the baseline conditions. While the Santee Subarea Plan does not add additional management and monitoring requirements on these baseline areas, the overall goal of the Santee Subarea Plan is to integrate and connect with the existing protected open space to create a connected open space network across the plan area.
- Habitats Subject to Subarea Plan Conditions – For lands outside of the Preserve Map categories described above, the Santee Subarea Plan defines requirements for the avoidance, minimization and mitigation requirements for any project that impacts natural habitats. Compensatory mitigation of impacts occur into the Upland Standards Areas or San Diego River Conservation Opportunities Areas.
- Not a Part – Certain lands owned within the Plan Area that are not under the jurisdiction of the City (e.g. the Padre Dam Municipal Water District) and properties that have selected to be excluded are considered Not a Part (NAP) of the Plan. The take authorization under this Plan is not available for projects occurring within the NAP areas.

For discretionary projects covered under the Santee Subarea Plan, any project-specific environmental review will be conducted as required under CEQA. Any future CEQA analysis for specific projects will consider consistency with the Subarea Plan as part of the CEQA process.

### **Project Alternatives:**

The EIR will evaluate a reasonable range of project alternatives, including the required No Project Alternative.

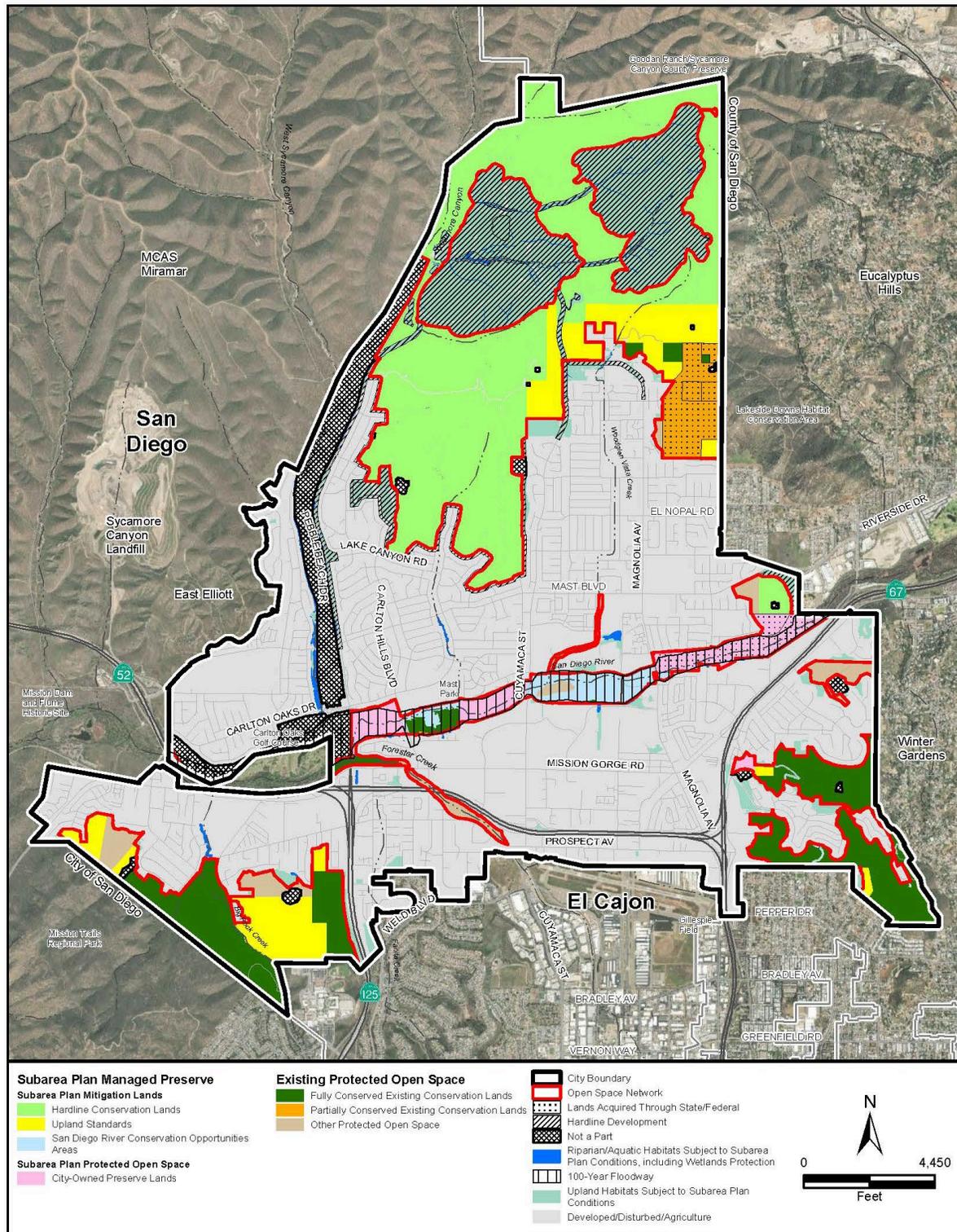
### **Potential Environmental Effect Areas:**

The EIR will describe the reasonably foreseeable and potentially significant impacts of the proposed project (both direct and indirect). The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- Aesthetics/Visual
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

When environmental documentation for this project is completed, it will be available for review at the City's Department of Development Services located in Building 4 at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071, and online at: [cityofsanteeca.gov](http://cityofsanteeca.gov).

**Figure 1: Preserve System Map**



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**Figure 1**  
**Subarea Plan Preserve System Map**  
**Santee MSCP Subarea Plan**

<b>Santee Subarea Plan NOP - Public Comments and Responses Log</b>					
<b>Response #</b>	<b>Organization/Agency</b>	<b>Commentor</b>	<b>Org Type</b>	<b>Format of response (letter, email, form)</b>	<b>Date of response document</b>
1	Native American Heritage Commission	Pricilla Torres-Fuentes	State	Letter	3/20/2023
2	Native American Heritage Commission	Pricilla Torres-Fuentes	State	Letter	3/30/2023
3	Individual	Jack Morehouse	Individual	Email	3/20/2023
4	Individual	Robin Rierdan	Individual	Letter	4/13/2023
5	Individual	Eid Fakhouri	Individual	Email	4/13/2023
6	California Department of Fish and Wildlife/ United State Fish and Wildlife Service	David Mayer (CDFW)/ Jonathan Snyder (USFWS)	State/Federal	Letter	4/17/2023
7	Center for Biological Diversity (CBD)	John Buse	Organization	Letter	4/17/2023
8	County of San Diego	Lynnette Santos	Local	Letter	4/17/2023
9	Individual	Theresa Acerro	Individual	Email	4/17/2023
10	Individual	Naomi Bell	Individual	Email	4/17/2023
11	Center for Natural Lands Management (CNLM)	Deborah Rogers	Organization	Letter	4/12/2023
12	Individual	Dr. Margaret Feld	Individual	Email	4/17/2023
13	Individual	Gloria Gerak	Individual	Email	4/10/2023
14	Individual	Calistia Griebel	Individual	Email	4/17/2023
15	Individual	Stephen Houlahan	Individual	Email	4/17/2023
16	Individual	Mary Hyder	Individual	Email	4/17/2023
17	Individual	Michael Lyons	Individual	Email	4/10/2023
18	Individual	Janet A McLees	Individual	Email	4/16/2023
19	Individual	Julia McMillan	Individual	Email	4/16/2023
20	Individual	Michele Perchez	Individual	Email	4/17/2023
21	Individual	Cathy Bea	Individual	Email	4/16/2023
22	Individual	Peter Broderick	Individual	Email	3/20/2023
23	Individual	Cris Fitch	Individual	Form	3/30/2023
24	Individual	David Kramer	Individual	Email	4/10/2023
25	Endangered Habitat League (EHL)	Dan Silver	Organization	Email	3/18/2023
26	Individual	Loren Spector	Individual	Email	4/17/2023
27	Padre Dam Municipal Water District (PDMWD)	Thomas Martin	Organization	Email	4/10/2023
28	Individual	Shannon Daum	Individual	Email	3/21/2023
29	State Clearinghouse Office of Planning and Research (OPR)	Meng Heu	Organization	Email	3/17/2023
30	Individual	Shannon Daum	Individual	Email	3/30/2023



STATE OF CALIFORNIA

Gavin Newsom, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED

March 20, 2023

MAR 30 2023

Michael Coyne  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

Dept. of Development Services  
City of Santee

CHAIRPERSON  
**Laura Miranda**  
Luiseño

**Re: 2023030471, City of Santee Multiple Species Conservation Plan (MSCP) Subarea Plan Project, San Diego County**

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

Dear Mr. Coyne:

SECRETARY  
**Sara Dutschke**  
Miwok

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
  
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
  
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
  
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
  
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
  
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

cc: State Clearinghouse



# NATIVE AMERICAN HERITAGE COMMISSION

March 30, 2023

Marni Borg  
City of Santee

Via Email to: [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
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COMMISSIONER  
**[VAVANT]**

COMMISSIONER  
**[VACANT]**

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, Santee Multiple Species Conservation Program Subarea Plan Project, San Diego County**

Dear Mr. Borg:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
  - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission. The request form can be found at <http://nahc.ca.gov/wp-content/uploads/2015/08/Local-Government-Tribal-Consultation-List-Request-Form-Update.pdf>.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address:

[Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Tribal Consultation List  
San Diego County  
3/30/2023**

**Barona Group of the Capitan Grande**

Raymond Welch, Chairperson  
1095 Barona Road Diegueno  
Lakeside, CA, 92040  
Phone: (619) 443 - 6612  
Fax: (619) 443-0681  
counciloffice@barona-nsn.gov

**Campo Band of Diegueno Mission Indians**

Ralph Goff, Chairperson  
36190 Church Road, Suite 1 Diegueno  
Campo, CA, 91906  
Phone: (619) 478 - 9046  
Fax: (619) 478-5818  
rgoff@campo-nsn.gov

**Ewiiapaayp Band of Kumeyaay Indians**

Michael Garcia, Vice Chairperson  
4054 Willows Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 933 - 2200  
Fax: (619) 445-9126  
michaelg@leaningrock.net

**Ewiiapaayp Band of Kumeyaay Indians**

Robert Pinto, Chairperson  
4054 Willows Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 368 - 4382  
Fax: (619) 445-9126  
ceo@ebki-nsn.gov

**Iipay Nation of Santa Ysabel**

Virgil Perez, Chairperson  
P.O. Box 130 Diegueno  
Santa Ysabel, CA, 92070  
Phone: (760) 765 - 0845  
Fax: (760) 765-0320

**Inaja-Cosmit Band of Indians**

Rebecca Osuna, Chairperson  
2005 S. Escondido Blvd. Diegueno  
Escondido, CA, 92025  
Phone: (760) 737 - 7628  
Fax: (760) 747-8568

**Jamul Indian Village**

Lisa Cumper, Tribal Historic  
Preservation Officer  
P.O. Box 612 Diegueno  
Jamul, CA, 91935  
Phone: (619) 669 - 4855  
lcumper@jiv-nsn.gov

**Jamul Indian Village**

Erica Pinto, Chairperson  
P.O. Box 612 Diegueno  
Jamul, CA, 91935  
Phone: (619) 669 - 4785  
Fax: (619) 669-4817  
epinto@jiv-nsn.gov

**Kwaaymii Laguna Band of Mission Indians**

Carmen Lucas,  
P.O. Box 775 Diegueno  
Pine Valley, CA, 91962  
Phone: (619) 709 - 4207  
Kwaaymii

**La Posta Band of Diegueno Mission Indians**

Gwendolyn Parada, Chairperson  
8 Crestwood Road Diegueno  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
LP13boots@aol.com

**La Posta Band of Diegueno Mission Indians**

Javaughn Miller, Tribal  
Administrator  
8 Crestwood Road Diegueno  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
jmiller@LPtribe.net

**Manzanita Band of Kumeyaay Nation**

Angela Elliott Santos, Chairperson  
P.O. Box 1302 Diegueno  
Boulevard, CA, 91905  
Phone: (619) 766 - 4930  
Fax: (619) 766-4957

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65352.4 et seq for the proposed Santee Multiple Species Conservation Program Subarea Plan Project, San Diego County.

Native American Heritage Commission  
Tribal Consultation List  
San Diego County  
3/30/2023

**Mesa Grande Band of Diegueno  
Mission Indians**

Michael Linton, Chairperson  
P.O Box 270 Diegueno  
Santa Ysabel, CA, 92070  
Phone: (760) 782 - 3818  
Fax: (760) 782-9092  
mesagrandeband@msn.com

**San Pasqual Band of Diegueno  
Mission Indians**

Allen Lawson, Chairperson  
P.O. Box 365 Diegueno  
Valley Center, CA, 92082  
Phone: (760) 749 - 3200  
Fax: (760) 749-3876  
allenl@sanpasqualtribe.org

**Sycuan Band of the Kumeyaay  
Nation**

Cody Martinez, Chairperson  
1 Kwaaypaay Court Kumeyaay  
El Cajon, CA, 92019  
Phone: (619) 445 - 2613  
Fax: (619) 445-1927  
ssilva@sycuan-nsn.gov

**Viejas Band of Kumeyaay  
Indians**

John Christman, Chairperson  
1 Viejas Grade Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 445 - 3810  
Fax: (619) 445-5337

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65352.4 et seq for the proposed Santee Multiple Species Conservation Program Subarea Plan Project, San Diego County.

## Marni Borg

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**From:** Michael Coyne  
**Sent:** Wednesday, March 29, 2023 11:35 AM  
**To:** Marni Borg  
**Subject:** FW: Notice of Preparation Summit Canyon Road APN 378-170-16-00

Can you call this guy... thanks!

**From:** Michael Coyne  
**Sent:** Tuesday, March 28, 2023 7:39 PM  
**To:** 'jack morehouse' <jwmore1@yahoo.com>  
**Subject:** RE: Notice of Preparation Summit Canyon Road APN 378-170-16-00

Good evening, Mr. Morehouse,  
Thank you for your e-mail. We will try to reach you via telephone tomorrow to discuss.  
Respectfully,  
Michael

**From:** jack morehouse <jwmore1@yahoo.com>  
**Sent:** Monday, March 20, 2023 5:14 PM  
**To:** Michael Coyne <mcoyne@CityofSanteeCa.gov>  
**Subject:** Notice of Preparation Summit Canyon Road APN 378-170-16-00

Hello Mr. Coyne,

Is it possible to receive a summation from you of the above-referenced correspondence, which I received via Certified Mail today, in layman's terms, and how it will affect my property? I am unable to understand the document, I am unable to locate my parcel on the map and I need help.

My parcel number is APN 378-170-16-00. THANK YOU for your help, it is much appreciated!

Jack W. Morehouse  
760-845-7767

Jack W. Morehouse  
Financial Cornerstone, Inc.  
Morehouse Financial Group, Inc.  
Ca. BRE Broker # 01215058  
CSLB # 959979  
760-845-7767

**Robin Rierdan**

9232 Lapeer Ct  
Santee, CA 92071  
619 368 2400  
R2rierdan@gmail.com

April 13, 2023

Michael Coyne, Principal Planner  
City of Santee Department of Planning and Building 10601 Magnolia Avenue  
Santee, CA 92071 Telephone: (619) 258-4100 ext. 160  
Email: mcoyne@cityofsanteeca.gov

**Re: Project:** Santee Multiple Species Conservation Program Subarea Plan Environmental Impact  
**Project Case File:** Report AEIS2014-16  
**Project Proponent** City of Santee  
**Project Location:** Citywide and two conservation areas outside of the City

Dear Mr. Coyne,

After doing some preliminary analysis on the proposed 70% conservation area in the Northern Magnolia Bowl area that is bounded by the end of Summit Ave, the Fanita Ranch to the north and west and Lakeside to the east, I am gravely concerned that this plan will prohibit any development of those parcels and yet again, the small property owners in this area are going to bear the brunt of the conservation mandates imposed on this area by the City of Santee and the Santee Multiple Species Conservation Program Subarea Plan. From your scoping document:

**Upland Standards Areas.** *The Upland Standards Areas establishes policies that will ensure the overall conservation within this portion of the City will remain at least 70% and habitat connectivity will be protected to the maximum extent possible. Future mitigation and conservation actions to protect upland habitats should be directed toward these areas.*

Although you have changed the conservation ratio for this area to more 'equitably' reflect the conservation ratios for other areas, particularly the Fanita Ranch. The statement above indicates what we as property owners have known all along. Every single possible impediment to development will be applied to those property owners to eliminate any development in that area. In the last iteration of the subarea plan, you place our land into to the 90 to 95% conservation area, the same conservation ratio you allocated for a public wildlands park, Mission Trails Regional Park. We are not fooled by what you are proposing for these lands in this iteration. The net impact of this 70% will be the same, and you are on record as advocating for a 95% takings of our property.

Moreover, you have spent years negotiating with the owners of the Fanita Ranch to develop a plan that works financially with their profit goals. You have done this with other large

developers as well, cite the Rattlesnake Mountain development. The City of Santee has never, not once negotiated with the property owners up in this area. You have taken out school district property from your plan but keep our property within the subarea plan. All of this constitutes an arbitrary and capricious regulatory treatment of our properties as well as unequal treatment under the law.

**Your plan still amounts to inverse condemnation and a regulatory taking of our property.**

If an individual analysis is completed for how property owners of 5 and 10 acres sites is undertaken, there is no way that this plan will allow for development of even one home in that area without creating an egregious financial burden on those owners.

To quote your city manager: "This plan will give everyone regulatory certainty."

Your 70% conservation will place an egregious financial burden to any of the tax paying property owners who want to build a single-family home on their parcels, who have been waiting 30 years to develop this land while you give development rights to large developers at our expense. And that is our right as property owners, as a residentially zoned land, we have the right to build a single-family home on our land without undue financial burdens placed on us.

The regulatory certainty for the Northern Magnolia Avenue property owners is that we will never be able to develop our property, while all of the other property owners you have negotiated with will be able to develop theirs. It doesn't matter whether you say 30% can be developed, the net effect and the intent is not to allow us to develop our properties because we are small voiceless property owners, who lack lobbyists, campaign contributions to impact the wildlife agencies and the City of Santee. This constitutes unfair treatment under the law. It is indeed, to possible to bring the Northern Magnolia Bowl property owners together to negotiate with us as to what we feel is prudent for our parcels.

You know that this plan makes it impossible to build a house on any of those parcels and you are hoping that because you have removed our lands from the 95% conservation area, that we will somehow be grateful and quiet with a 70% conservation ratio without us ever being aware of the regulatory taking you have planned for us.

Moreover, you wash your hands of any responsibility for our financial plight, hoping that a well-known environmental organization will approach each property owner with a bargain basement offer that is not even consistent recent appraisal for mitigation lands. They will be the one to deliver the bad news that there is no way, any of us will ever construct a home on our land.

Here is a very basic analysis of how the 70% conservation ratio will be implemented and its ultimate goal of never allowing people to build their homes on that land.

Let me lay out some basic assumptions.

*No matter what comes out of the MSCP subarea plan the wildlife agencies do not want any development in the northern Magnolia Bowl area at all, not now and not ever. And they have many ways of keeping property from being developed even if it is included in the MSCP and you think you have the right to develop 30% of your property. As they say the devil is in the details.*

So how will the City of Santee keep us from developing our property. The first thing they will do is enforce all of the fire codes for the Urban Wildland Interface which is where we are located. Santee's fire codes must be consistent with consistent with public resources code 4291, which defines and mandates fire clearing.

The Scoping Document states:

***Covered Activities*** under the Santee Subarea Plan include all habitat or ground-disturbing activities identified in Santee Subarea Plan, which are known and anticipated projects (hardline projects) and future development within Santee, as well as preserve management activities.

The implication of this statement is that fire clearing is included in this calculation of development land.

**Big Point:** We only get to develop/impact 30% of our parcel. Let's see how this pans out with the fire clearing regulations enforced.

If you own 5 acres you can develop **1.5 acres or 65,340 square feet**. The square feet is the important number because that is how everything you do on the property will be calculated

### **The 5 Acre Parcel Scenario**

You want to build a nice house on .5 acre or 21,780 sq/ft. That would give you a nice site for a pool, out buildings etc. Let's say your developed area is configured as a rectangle with sides of 217 and 100 feet.

Next comes the fire clearing that is all included in your 30%. You need to clear combustible vegetation in a 100-foot radius from any structure, that might be habitable. Our fire department may require you to clear additional vegetation by a written letter. They will calculate your fire clearing at fully irrigated land scaping for the first 50 feet from your structure and annual thinning of the next 50 feet. You are not required to cross your property line in order to clear the 100 feet. The neighboring property owner may be required to clear the additional distance by the fire agency.

This is just an example. We will be asking every property owner in the area to do this calculation for their lot. It is easy to do with Google Earth and basic mathematics. There are other issues that might impact your parcel, clearing for a water tank or clearing to bring an SDGE pole onto your site. All of this clearing counts in our 30% developable acreage.

To make this a simpler calculation let's just say you have to clear 100 feet from the edge of the pad, assuming you have an out building or two, such as a workshop etc.

Width: 100 feet X 100 ft X 2 for two sides of the rectangle= 20,000 sq/ft

Length: 217 feet X 100 X 2 for two sides of the rectangle = 43,400 sq/ft

Fire Clearing for just the area associated with the pad summed = 63,400 sq/ft

Building Pad = 21,780 sq/ft

**Total: 85,340 sq/ft**

Note you have already run out of permitted space under the 30% impact area of the MSCP on a 5-acre lot. You are already out of land. We haven't even begun the calculations for your driveway and or road. That requires 10 feet of fire clearing on either side. If you have to put in a new road and driveway, the area that is part of the road is in the fire calculations AND the 10 feet on either side.

If for example, you own a lot off of Summit Crest Road, you will be required to clear 10 feet on either side of the road. From the base of Summit Crest at Summit Ave to the crest of the hill is approximately 2,700 linear feet. For you to construct your house you need to clear 10 feet on other side and it may or may not be your property and you will be encroaching on other property owners 30% as well. That number is 54,000 sq/ft, that doesn't include the actual road itself, which they may or may not dun you for. This doesn't include your driveway, which if it is new construction will be calculated for its width and length and then another 10 feet on either side.

There is no way, you are ever going to be able to construct a house on your property without violating the MSCP 30% take regulations and if you are very insistent, you will have to purchase off site mitigation at about \$25,000 - \$35,000 an acre. However, if you are approached by a well-known environmental organization you will be offered ~\$17,000 an acre to purchase your property and place it into mitigation for the City of Santee and the MSCP subarea plan.

### **10-Acre Parcel Scenario**

There are a considerable number of 10 acre parcels up there so let's game this out and see if they fair better in this plan. 30% of 10 acres is 3 acres or 130,680 square feet. This might be enough but most of the 10-acre parcels are quite far from any developed road and will require the development of a new road.

Let's use my own property as a case study. It is 10 acres and has an easement to use Summit Crest.

Same conditions:

Width: 100 feet X 100 ft X 2 for two sides of the rectangle= 20,,000 sq/ft

Length:217 feet X 100 X 2 for two sides of the rectangle = 43,560 sq/ft

Fire Clearing Summed = 63,560 sq/ft

Building Pad = 21,780 sq/ft

Summit Crest Road Clearing = 54000

Drive way = 750 linear feet. Even if it is dirt, it will go into the fire clearing calculations.

Because the City and the wildlife agencies do not want this land developed EVER, let's assume they require a 24 ft wide double driveway. I know we will have to put in a hammer head turn around, this is not included in the calculation.

750 length X 24width X 20 fire clearing on each side = 330,000 sq/ft

This house will have a total of:

330,000 sq/ft	Drive way
63,560 sq/ft	Fire clearing around the building pad
21,780 sq/ft	Building Pad
54,000 sq/ft	Summit Crest Road Fire Clearing
499,340 sq/ft	Total or nearly 11 acres

Even if you have 10 acres, there is no way you can construct the project inside the 130,680 sq/ft developable/impact area the City is 'giving' you.

**We see how sneaky and devious this plan is.**

This does not include the difficult negotiations between property owners as to whether they want to have the fire clearing associated with the road that passes through their lots.

The EIR should consider:

- 1) Removal the entire Magnolia Bowl area removed from the MSCP Subarea Plan.
- 2) Removal of Fire Clearing square feet/acrage from the calculation as to developable impacts.
- 3) Create a Northern Magnolia Bowl association with whom to negotiate. Then embark on negotiations that give each property owner 'regulatory certainty' that they can develop a single-family home on their land.
- 4) Guarantee that every property owner has the right to develop their lands for a single-family home without undue regulatory hardship.
- 5) Set a guaranteed price for mitigation sale at no less that \$50,000 per acre to compensation for the horrific treatment that property owners have experienced at the hands of the City when they have brought projects forward for approval. The City stymied these property owners at every turn, knowing full well the City had plans to take

their land for the MSCP Subarea plan. Added to this is the fact that the City, without an approved MSCP Subarea plan gave the development ratio of 5% to large developments over the course of more than 20 years, leaving small property owners without any developable potential and forcing projects in the Northern Magnolia Bowl to languish. This will also compensate us for a paying property taxes on land that we own that has for the past 30 years be subject to a regulatory takings by intent and by default.

Thank you very much for considering my comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robin Rierdan", with a long horizontal flourish extending to the right.

Robin Rierdan

Owner: 3781800300 Subdivided in 1893  
Northern Magnolia Bowl Property Owner

Ps. This letter will be mailed to all of the property owners in the area and we will be working to create an association with whom you can negotiate.

###

**From:** [Bilse, Mary](#)  
**To:** [Cornejo, Zachary](#)  
**Subject:** FW: Santee MSCP Comments  
**Date:** Thursday, April 27, 2023 8:57:07 AM

---

Mary Bilse, Senior Planner/Manager  
+1.858.444.3972 direct or main  
+1.760.814.4472 mobile  
mary.bilse@icf.com | LinkedIn

-----Original Message-----

From: Marni Borg <[mborg@CityofSanteeCa.gov](mailto:mborg@CityofSanteeCa.gov)>  
Sent: Tuesday, April 25, 2023 10:48 AM  
To: Bilse, Mary <[Mary.Bilse@icf.com](mailto:Mary.Bilse@icf.com)>; Zeff, Sally <[Sally.Zeff@icf.com](mailto:Sally.Zeff@icf.com)>  
Subject: FW: Santee MSCP Comments

I am forwarding this one comment to you but I haven't received all the rest of the comments that were directed to Michael. This comment pertains to the Carlton Oaks Golf Course which is not a part.

-----Original Message-----

From: Michael Coyne <[mcoyne@CityofSanteeCa.gov](mailto:mcoyne@CityofSanteeCa.gov)>  
Sent: Tuesday, April 25, 2023 10:34 AM  
To: 'eidcpa' <[eidcpa@aol.com](mailto:eidcpa@aol.com)>  
Cc: [rob@sandiegoriver.org](mailto:rob@sandiegoriver.org); Xavier D <[XDelValle@sanidiego.gov](mailto:XDelValle@sanidiego.gov)>; Marni Borg <[mborg@CityofSanteeCa.gov](mailto:mborg@CityofSanteeCa.gov)>  
Subject: RE: Santee MSCP Comments

Thank you for your comments, Mr. Fakhouri. We will consider them as part of the Subarea Plan EIR scope.

-----Original Message-----

From: [eidcpa@aol.com](mailto:eidcpa@aol.com)  
Sent: Monday, April 10, 2023 1:39 PM  
To: Michael Coyne <[mcoyne@CityofSanteeCa.gov](mailto:mcoyne@CityofSanteeCa.gov)>  
Cc: [rob@sandiegoriver.org](mailto:rob@sandiegoriver.org); Xavier D <[XDelValle@sanidiego.gov](mailto:XDelValle@sanidiego.gov)>  
Subject: Santee MSCP Comments

Dear Mr. Coyne,

The proposed MSCP for the city of Santee appears to be in complete, it fails to cover the most critical wetlands area of Santee.

On Carlton Oaks Drive there is a natural running stream that out falls into the river valley, forming a very large natural pond and marsh of nearly 5 acres. This wetlands has been identified on the most oldest and available US geological survey maps, this land is contiguous and adjacent to the San Diego MSCP area of East Elliot, and the Mission trails regional Park.

Furthermore, this land is in an active floodway/floodplain, recent videos of the flooding can be found on the face group page NoGolfHousing.

This area contains the following plants. Rushes, Cattails, Cottonwood and many other key and important Flora species.

I live adjacent to this area and have been here since 2004 and I've seen incredible amounts of wildlife in this wetlands.

There are also many types of animals and insects that inhabit this area. In regards to amphibians, we have seen salamanders and various frogs.

There are dozens of various birds that nest and feed in this area. We've seen peregrine falcons, juvenile-golden eagle, red tail hawk, red shoulder hawk, blue heron, great white egrets, California quail. We have also seen, owls, and dozens and dozens of various song birds.

In regards to mammals, we have seen deer, red fox, coyotes, raccoons, opossums, rabbits, and other types of small mammals. There are also many different species of lizards, including the whiptail lizard, alligator lizard, blue belly lizard. There are gopher snakes, rosy boa and other snakes seen in this area.

This is a very important part of the San Diego river ecosystem, waters flood this area at least two times a year and brings with it nourishment for the local, rich, diverse animal species.

It is absolutely an important to protect this most bio diverse area in Santee, I do not understand how it could be excluded from the plan. This area is currently zoned as park/open space and should be protected at all costs in the MSCP.

This area should never be filled in and developed, it is protected wetlands under the executive orders from both the President of United States of America and previous Governors of California.

Development in this sensitive area should be prohibited, development is inconsistent with the goals of the State of CA, San Diego River Foundation, the Mission Trails Regional Park Foundation, the City of San Diego, and is not desired by the local residents that live adjacent to the ponds.

I also want to point out that loss of these wetlands cannot be properly mitigated, wetlands in our arid environment are rare, and must be protected. This area is not adequate for development, and we must protect this habitat.

I request the City of Santee modifies the MSCP and does the right thing and includes this area as protected, in light of the application pushing high density housing to be built on top of these wetlands.

Thank you,  
Eid Fakhouri



U.S. FISH AND WILDLIFE SERVICE  
Carlsbad Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008



CALIFORNIA DEPARTMENT OF  
FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, California 92123

In Reply Refer to:  
FWS/CDFW-22-0035929\_CEQA-NOP\_SD

April 17, 2023  
*Sent Electronically*

Michael Coyne  
Principal Planner  
City of Santee  
10601 Magnolia Avenue  
Santee, California 92071  
[mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

Subject: Notice of Preparation of a Draft Environmental Impact Report for the City of Santee Multiple Species Conservation Program (MSCP) Subarea Plan (SCH#2023030471), City of Santee, California

Dear Michael Coyne:

The U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department), collectively referred to herein as the “Wildlife Agencies,” reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the City of Santee Multiple Species Conservation Program (MSCP) Subarea Plan, dated March 17, 2023. The Wildlife Agencies have been working with the City of Santee (City) and project proponents on the development of the Santee MSCP Subarea Plan for many years. The Wildlife Agencies’ comments provided herein are based on those planning efforts, information provided in the NOP, and our knowledge of issuance criteria under section 10(a)(1)(B) of the Federal Endangered Species Act (Act) of 1973, as amended, and the Natural Community Conservation Planning (NCCP) Act (Fish and Game Code § 2800), as amended.

The primary concern and mandate of the Service is the protection of fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Act (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1)(B) of the Act. The Department is a Trustee Agency with jurisdiction over natural resources affected by the project [California Environmental Quality Act (CEQA) Guidelines §15386] and is a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA) and Fish and Game Code Section 1600 *et seq.* The Department also administers the NCCP Program, a California regional habitat conservation planning program.

As stated in the NOP, the City plans to prepare a DEIR for the adoption and implementation of the proposed Santee MSCP Subarea Plan. The City is located east of the City of San Diego and north of the City of El Cajon in San Diego County. The Santee MSCP Subarea Plan would include lands within the jurisdictional boundary of the City and two conservation areas outside

of the City. The City is a participating jurisdiction within the larger San Diego County MSCP Subregional Plan (Subregional Plan), sometimes referred to as the “umbrella plan.” The Subregional Plan is a comprehensive, landscape-level plan to preserve San Diego’s unique, native habitats and wildlife for future generations. It was completed in 1998 and crosses political boundaries in a unique regional conservation effort that streamlines the permitting process for development projects in its jurisdictional area by ensuring compliance with the Federal Act and NCCP Act. The Subregional Plan is implemented by participating jurisdictions through their MSCP Subarea Plans. Thus, the Santee MSCP Subarea Plan must be consistent with, and fulfill the goals, requirements, and conservation strategies outlined in the 1998 Subregional Plan.

One purpose of the proposed draft Santee MSCP Subarea Plan is to provide a comprehensive, long-term program designed to create, manage, and monitor a preserve system that supports viable populations of native plant and animal species and their habitats in perpetuity. Another purpose of the Subarea Plan is to streamline the regulatory process for Covered Activities that result in incidental take of species listed pursuant to the Act and CESA. The Subarea Plan would provide the basis for the City of Santee to obtain a Federal section 10(a)(1)(B) permit and State NCCP permit. The draft Santee MSCP Subarea Plan proposes to provide a framework to protect, enhance, and restore the habitats for up to 23 identified plant and animal species (Covered Species), while also addressing impacts to these species from Covered Activities. Per the NOP, the DEIR would evaluate the potential direct, indirect, and cumulative impacts that could result from the implementation of Covered Activities on Covered Species and natural communities. The Wildlife Agencies will continue to work with the City and their consultants to finalize the list of proposed Covered Species, including the Crotch’s bumble bee (*Bombus crotchii*), which was reinstated as a candidate species under the CESA as of September 30, 2022.

Consistent with NCCP/HCP guidance and regulations, the Service and Department have been actively collaborating with the City to develop a draft Santee MSCP Subarea Plan. As a reminder, the criteria for permit issuance under section 10(a)(2)(B) of the Act are: (1) the taking will be incidental; (2) the applicant will, to the maximum extent practicable, minimize and mitigate the impacts of the taking of covered species; (3) the applicant will ensure that adequate funding for the plan, and procedures to deal with unforeseen circumstances, will be provided; (4) the taking will not appreciably reduce the likelihood of survival and recovery for species in the wild; (5) other measures, as required by the Service—as necessary or appropriate for purposes of the plan—will be met; and (6) the Service has received such other assurances as we may require that the plan will be implemented.

In addition, per the NCCP Act, an NCCP must identify and provide for the regional or area-wide protection and management of natural wildlife diversity while allowing for compatible and appropriate development and growth [Fish and Game Code § 2820, subd. (a)(3) and § 2805, subd. (h)]. An NCCP is intended to provide comprehensive management and conservation of multiple species, including but not limited to, species listed under the CESA or Federal Act. The Department will also consider the Southern California Coastal Sage Scrub NCCP Conservation and Process Guidelines (CSS NCCP Guidelines), November 1993, in its evaluation of the Santee MSCP Subarea Plan. The NCCP Act was substantially revised in 2002 by Senate Bill 107,<sup>1</sup> which codified a number of the Department’s administrative standards and practices for NCCP

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<sup>1</sup> Statutes 2002, Chapter 4, Sections 1 and 2, Page 81 (S.B. 107). Minor changes were subsequently enacted as part of S.B. 2052 (Stats. 2002, Ch. 133, §§ 1 and 2, p. 568).

Michael Coyne (22-0035929\_CEQA-NOP\_SD)

3

development and implementation and added new requirements. The revised NCCP Act also “grandfathered” a number of NCCPs that were under development prior to enactment of the 2002 revisions, including the Santee MSCP Subarea Plan [§ 2830(b)], since planning for the Subarea Plan has been occurring since before 2002. Grandfathered plans are required to be completed, approved, and implemented pursuant to the NCCP Act as it read in 2001 rather than pursuant to the revised statutes (§ 2830).

The Wildlife Agencies also recommend the City address the MSCP’s Biological Preserve Design Checklist (Section 3.6 of the Subregional Plan) when preparing/completing the DEIR/draft Santee MSCP Subarea Plan. The checklist incorporates important basic tenets of reserve design, including General Preserve Design, Habitat Criteria and Species Criteria, and Management and Biological Monitoring Criteria.

The proposed preserve for the Subarea Plan will need to provide sufficient habitats for the proposed Covered Species in a configuration that would support them in perpetuity. The Preserve lands must be perpetually conserved with the recordation of a conservation easement or equivalent legal instrument approved by the Wildlife Agencies; and Preserve lands and Covered Species are required to be appropriately managed and monitored in perpetuity. The City will be responsible for ensuring that adequate funding will be available and that appropriate processes are in place to ensure that the management and monitoring requirements under the Santee MSCP Subarea Plan are met. The DEIR should identify all Covered Activities and compatible uses under the proposed Santee MSCP Subarea Plan and indicate how the identified Covered Activities will avoid, minimize, and mitigate the effects to Covered Species to the maximum extent practicable.

We appreciate the opportunity to comment on the NOP for the DEIR and look forward to continuing to work with the City and their consultants on the preparation of a draft Santee MSCP Subarea Plan that addresses the Wildlife Agencies’ issuance criteria. If you have questions or comments regarding this letter, please contact [Heather Schmalbach](#)<sup>2</sup> of the Department, or [Mary Beth Woulfe](#)<sup>3</sup> or [Jon Avery](#)<sup>4</sup> of the Service.

Sincerely,

**JONATHAN SNYDER**  
Digitally signed by  
JONATHAN SNYDER  
Date: 2023.04.17  
12:48:57 -07'00'

Jonathan D. Snyder  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

DocuSigned by:  
*David Mayer*  
D700B4520375406...

David Mayer  
Environmental Program Manager  
California Department of Fish and Wildlife

cc:

[Karen Drewe](#),<sup>5</sup> California Department of Fish and Wildlife

<sup>2</sup> Heather.Schmalbach@wildlife.ca.gov.

<sup>3</sup> Marybeth\_Woulfe@fws.gov.

<sup>4</sup> Jon\_Avery@fws.gov.

<sup>5</sup> Karen.Drewe@wildlife.ca.gov.



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Center for BIOLOGICAL DIVERSITY

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April 17, 2023

Michael Coyne, Principal Planner  
City of Santee Department of Planning and Building  
10601 Magnolia Avenue  
Santee, CA 92071  
Email: [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

Re: Notice of Preparation of a Draft EIR for the Santee Multiple Species Conservation Program Subarea Plan

Dear Mr. Coyne:

The Center for Biological Diversity submits the following comments in response to the Notice of Preparation of a Draft EIR for the Santee Multiple Species Conservation Program Subarea Plan (“Subarea Plan” or “Project”).

The City has already approved most of the Subarea Plan hardline preserve design with the 2022 approval of the Fanita Ranch project. However, a full and legally adequate analysis of the Subarea Plan project requires analysis of alternatives and mitigation measures. Accordingly, the EIR must evaluate a full range of alternatives and mitigation measures, including those that look beyond the Fanita Ranch-approved hardline preserve design.

The proposed project’s preserve design fails to ensure the conservation of listed species and species of special concern. The Notice of Preparation states that the Subarea Plan will cover up to 23 unidentified species. In this context, “coverage” means that it will authorize the taking of federally protected species, potentially including species known to or likely to occur on the project site and in surrounding areas slated for development such as Quino checkerspot butterfly, Hermes copper butterfly, coastal California gnatcatcher, least Bell’s vireo, and San Diego fairy shrimp, among others. It is unlikely to meet the requirements of section 10(a)(2)(B)(ii) of the Endangered Species Act, which provides that the Service must find that “the applicant will, to the maximum extent practicable, minimize and mitigate the impacts of such taking.” Far from minimizing impacts to gnatcatchers, for example, the Project would result in the net destruction of about 400 acres of gnatcatcher habitat and the loss of an estimated 12-14 gnatcatcher pairs. The EIR must consider additional alternatives and mitigation measures that are capable of satisfying both CEQA and the ESA.

As the Project purports to be the basis for issuance of a section 2835 permit under the Natural Community Conservation Planning Act the EIR (and proposed permit) should address species that are candidates for listing under the California Endangered Species Act, including Southern

Notice of Preparation of a Draft EIR for the Santee MSCP Subarea Plan

April 17, 2023

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California mountain lion and Crotch bumble bee, both of which have been observed on and near the project site.

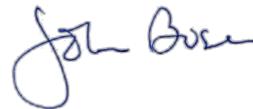
CEQA requires that the EIR must evaluate consistency with applicable plans and policies, including the City's General Plan. Although information is lacking in the Notice of Preparation, it appears that the proposed project is inconsistent with mandatory policies of the General Plan. The Notice of Preparation states that the project will include a General Plan amendment, but provides no details, so it is impossible to determine how the City anticipates addressing potential General Plan inconsistency.

The preserve design shown in the Notice of Preparation would constrict existing wildlife movement corridors and opportunities that currently exist on the project site and that connect to Sycamore Canyon Preserve and other existing open space areas. The EIR should include a comprehensive review of current information on existing movement corridors and opportunities for a wide range of wildlife of various size and mobility, thoroughly analyze the project's effects on wildlife movement, and evaluate a range of alternatives and mitigation measures that better maintain and enhance wildlife movement in comparison to the design depicted in the Notice of Preparation.

Please provide me with all notices regarding the project by mail and/or email at:

John Buse  
Center for Biological Diversity  
1212 Broadway, Suite 800  
Oakland, CA 94612  
Email: [jbuse@biologicaldiversity.org](mailto:jbuse@biologicaldiversity.org)

Sincerely,

A handwritten signature in blue ink that reads "John Buse". The signature is written in a cursive style with a large, looped initial "J".

John Buse  
Senior Attorney  
Center for Biological Diversity



# County of San Diego

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes  
(858) 565-5920 Building Services  
[www.SDCPDS.org](http://www.SDCPDS.org)

**DAHVIA LYNCH**  
DIRECTOR

April 17, 2023

Michael Coyne, Principal Planner  
City of Santee Department of Planning and Building  
10601 Magnolia Avenue  
Santee, CA 92071

Sent via email to: [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

## **REQUEST FOR COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF SANTEE'S MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN**

Dear Mr. Coyne,

The County of San Diego (County) staff reviewed the City of Santee's (City) Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (PEIR) for the Multiple Species Conservation Program Subarea Plan (Project), received on March 23, 2023.

County staff appreciates the opportunity to review the Project and offers the following comments for your consideration. Please note that none of these comments should be construed as County support for this Project.

### **GENERAL**

1. The County's Land Use and Environment Group has developed *Guidelines for Determining Significance* that are used to determine the magnitude of environmental impacts and mitigation options for addressing potentially significant impacts in the unincorporated portions of the county. Project impacts that could have potentially significant adverse effects to the unincorporated county or County facilities should be evaluated using the County's Guidelines for Determining Significance. These guidelines are available online at: <http://www.sandiegocounty.gov/pds/procguid.html>.

### **COUNTY MULTIPLE SPECIES CONSERVATION PROGRAM**

1. The County is supportive of the Santee Subarea Plan (Project) as it implements Multiple Species Conservation Program (MSCP) Subregional Plan, a comprehensive long-term program designed to create, manage, and monitor an ecosystem preserve that will support viable populations of native plant and animal species and their habitats in perpetuity. The

Mr. Coyne

April 17, 2023

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Project may support the County's current efforts to develop and implement regional habitat conservation plans and aligns with the goals and policies of the County's General Plan.

2. The Project is located adjacent to the County's MSCP South County Subarea Plan. The South County Plan is a joint federal Habitat Conservation Plan (HCP) and state Natural Communities Conservation Plan (NCCP) that covers the southwestern portion of the unincorporated County. County staff requests that the Project take into consideration regional efforts to conserve endangered species and habitat and explore opportunities to establish regional connections to the South County Subarea Plan preserve system. Given the Project's location within and adjacent to the South County Subarea Plan's Pre-Approved Mitigation Area (PAMA), environmental documentation for the Project should address potential impacts to the South County Subarea Plan. Additional information regarding the South County Subarea Plan is available at: <https://www.sandiegocounty.gov/content/sdc/pds/mscp/sc.html>
3. The County's Butterflies HCP plan area has not yet been developed, but it will include the areas of the unincorporated County where the Covered Species or their habitat could occur. Five species could potentially be covered by the County's Butterflies HCP, including the federally endangered Quino checkerspot butterfly and Laguna Mountains skipper, federally threatened Hermes copper butterfly, narrow endemic Harbison's dun skipper, and the federal candidate Monarch butterfly. The Project could potentially impact the habitat of species that may be covered by the County's Butterflies HCP. Given the Project covers areas that may be included in the County's Butterflies HCP, the Project's EIR should evaluate and address potential impacts to the County's in process plan. Additional information regarding the County's Butterflies HCP is available at: <https://www.sandiegocounty.gov/content/sdc/pds/mscp/nc.html>.
4. The hardline development areas look to be based on the boundaries of the Fanita Ranch project. The County has provided previous comments on Fanita Ranch, which are enclosed with this letter as Attachments A, B, and C, and requests that the MSCP environmental documentation fully analyze the effects of the reasonably foreseeable development, including increased and cumulative wildfire risk that will result from development of the project, and any potential implications to the South County Subarea Plan.
5. The Notice of Preparation (NOP) indicates areas marked "not a part" that look like logical connections for wildlife corridors, mainly through the Santee lakes area. This area should be included in the environmental analysis as there are proximity considerations that may affect the ecology including the existing manmade and natural hydrology and potential for riparian habitat. The riparian area extends to Mission Trails in the southwest, up to the hills in the northeast.
6. The NOP includes a figure labeled "Preserve Map Santee MSCP Subarea Plan" and areas within that figure labeled "Partially Conserved Existing Conservation Lands" and "Other Protected Open Space Lands". County staff requests the city please define these categories within the Program EIR.

Mr. Coyne

April 17, 2023

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7. Please coordinate with County staff and evaluate potential direct and indirect impacts on the approved County South County MSCP Subarea Plan and the North and East County Plans in development.
8. The Program EIR shall address direct and indirect impacts due to light and glare on open space lands and wildlife corridors/linkages.
9. Please ensure that Program EIR analysis and figures are using the latest GIS data available from SanGIS.
10. Please include County parks and preserves and associated Proposed Project impacts to each specific park and preserve within the Program EIR; data on County parks and preserves can be found on SanGIS.
11. The northern Subarea Plan boundary is directly adjacent to County DPR-owned and managed Sycamore Canyon and Goodan Ranch Preserve. The Preserve Map Santee MSCP Subarea Plan figure shows “Hardline Conservation Lands” directly south of the Sycamore Canyon and Goodan Ranch Preserve; however, the Santee Subarea Plan should take into consideration the viability of these Hardline Conservation Lands to support wildlife movement through the Plan Area.
12. The Preserve Map Santee MSCP Subarea Plan figure shows sections of the “Hardline Development Areas” in the northern portion of the Subarea Plan bisecting the “Hardline Conservation Lands”. Please include analysis in the Program EIR clarifying how these “Hardline Development Areas” will allow for wildlife movement.
13. Given the significance and regional importance of wildlife corridors and wildlife linkages, please include analysis in the Program EIR to consider areas where linkages and corridors could be impacted by the Proposed Project and any mitigation measures that could be implemented to improve wildlife linkages.
14. The [County’s Community Trails Master Plan \(CTMP\)](#) identifies multiple regional trails that are regional resources, as they would benefit residents and visitors throughout the region. The proposed project occurs adjacent to or near existing or potential future trail connections. Please coordinate with DPR on regional trail connectivity and include the consistency with the CTMP in the Program EIR.
15. Please include evaluation of the County’s Parkland Dedication Ordinance, Community Trails Master Plan, and County of San Diego Parks Master Plan in the Program EIR, as these are all resource documents that discuss regional trail and recreation facilities.
16. Please ensure any County Department of Parks and Recreation facilities (parks, trails, campgrounds, etc.) are clearly identified in the EIR.
17. The proposed project area overlaps with existing and planned County facilities, projects, and properties. Please clearly identify underlying property ownership within the Program EIR and coordinate with Bethany Principe, MSCP Program Coordinator, at [Bethany.Principe@sdcounty.ca.gov](mailto:Bethany.Principe@sdcounty.ca.gov) regarding any overlap on County Department of Parks and Recreation facilities and properties.

Mr. Coyne

April 17, 2023

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## DEPARTMENT OF GENERAL SERVICES

1. The proposed project area overlaps with existing and planned County facilities, projects and properties owned and or managed by the Department of General Services (DGS). County DGS has not formally agreed to include these properties within the Proposed Project and may elect properties be redesignated to "Not a Part" as they are not under the jurisdiction of the City of Santee. Please clearly identify underlying property ownership within the Program EIR and coordinate with Krista Ellis, Chief of Real Estate, at [Krista.Ellis3@sdcounty.ca.gov](mailto:Krista.Ellis3@sdcounty.ca.gov) regarding the proposed designations placed on these County DGS facilities and properties, and whether or not they will be a part of the Proposed Project.
2. The Proposed Project EIR will evaluate cumulative impacts in conjunction with related past, present, and reasonably foreseeable future projects. A list of projects on County DGS lands should be requested from Krista Ellis, Chief of Real Estate, at [Krista.Ellis3@sdcounty.ca.gov](mailto:Krista.Ellis3@sdcounty.ca.gov) to ensure the Proposed Project is using the latest information available in the analysis.
3. It appears certain County DGS owned and managed properties are mapped as "Upland Habitats Subject to Subarea Plan Conditions," and "Riparian/Aquatic Habitats Subject to Subarea Plan Conditions, including Wetlands Protection." County DGS requests that this data be validated and updated as part of the EIR habitat evaluation.

The County appreciates the opportunity to comment on this Project. We look forward to receiving future documents related to this Project and providing additional assistance, at your request. If you have any questions regarding these comments, please contact Timothy Vertino, Land Use / Environmental Planner, at (858) 505-6677, or via e-mail at [timothy.vertino@sdcounty.ca.gov](mailto:timothy.vertino@sdcounty.ca.gov).

Sincerely,

*Lynnette Santos*

Lynnette Santos

Chief, Long Range Planning Division

Planning & Development Services

Enclosures:

Attachment A – 2018-12-13 – COSD comment letter

Attachment B – 2020-07-13 – COSD comment letter

Attachment C – 2022-07-11 – COSD comment letter

cc: Gregory Kazmer, Land Use Director, Board of Supervisors, District 2  
Stephanie Hernandez, CAO Staff Officer, LUEG  
Autumn Viglione, Land Use/Environmental Planner, PDS  
Kiran Kaur, Group Program Manager, DPR  
Bethany Principe, Program Coordinator, DPR  
Jennifer Price, Land Use/Environmental Planner, DPR  
Anna Prowant, Land Use/Environmental Planner, DPR  
Melanie Tylke, Environmental Project Manager, DGS

**From:** [THERESA ACERRO](#)  
**To:** [Michael Coyne](#)  
**Subject:** MSCP Subarea Plan EIR/EIS AEIS2014-16 Fanita Ranch MSCP subarea plan  
**Date:** Monday, April 17, 2023 10:00:30 AM

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PWS must be kept on the distribution list for the MSCP draft Subarea Plan EIR/EIS. No mitigation outside the city of Santee.. An acceptable EIR will avoid impacts to sensitive and endangered species. Anywhere where avoidance is impossible mitigation must be within the city.

The plan that must protect endangered and sensitive species and avoid all negative species impacts.

A 62% conservation protection for the Fanita Ranch tis totally inadequate, particularly since it is critical habitat for California gnatcatcher, Hermes Copper and Quino checkerspot butterflies. which are highly endangered.

The Wildlife Agencies are on record by letter stating impacts on Fanita Ranch's critical habitat to California gnatcatcher would require 210 acres of habitat west of I-15 occupied by all least 16 or more pairs to be acquired/conserved (Wynn/Tippets). . Any plan that fails to incorporate a significant land acquisition component for conservation of sensitive species occupied lands is inadequate and unacceptable.. 75-90% required conservation. must be on Figure 1 preserve map to adhere to NCCP Planning Guidlines. Higher conservation rates and purchase from willing sellers are necessary.

Since Previous project development proposals have been rejected by the people and the courts so there can be no predetermined outcome/footprint for Fanita Ranch development,

We strongly object to any plan which fails to respect the land use authority of the people of Santee. General Plan Protection Measure N, passed in 2020 and it **requires** any plan inconsistent with the Fanita Ranch Guiding Principals to face final judgement by Santee voters.

Preserve Map in Figure 1 that prioritizes development over species conservation is totally unacceptable, It is NOT an acceptable conservation plan. PWS will only support a subarea plan that incorporates significant revisions to prioritize conservation and recovery of endangered species.

Theresa Acerro, supporter of PWS

**From:** [Naomi Bell](#)  
**To:** [Michael Coyne](#)  
**Subject:** Fanita Ranch  
**Date:** Monday, April 17, 2023 7:09:41 AM

---

Dear **Michael Coyne, Principal Planner,**

I request conservation of Fanita Ranch in a real Multiple Species Conservation Plan. Please provide notice of the Draft EIR/EIS release.

Respectfully,  
Naomi Bell

# Center for Natural Lands Management

A non-profit organization for the protection and management of natural resources

27258 Via Industria, Suite B  
Temecula, CA 92590-3751  
Phone: 760.731.7790  
Fax: 760.731.7791  
[www.cnlm.org](http://www.cnlm.org)



April 12, 2023

Michael Coyne  
Principal Planner  
City of Santee Department of Planning and Building  
10601 Magnolia Avenue  
Santee, CA 92071

Delivered Via Email to: [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

Re: Santee Subarea Multiple Species Conservation Plan (MSCP) – CNLM Comments

Dear Michael Coyne,

As a conservation stakeholder in the Santee Subarea Multiple Species Conservation Plan (MSCP), we are providing here some comments on the scope and content of the environmental analysis to be included in the Program EIR for the Santee Draft MSCP Subarea plan. The Center for Natural Lands Management (CNLM) is a nonprofit organization dedicated to the science-based stewardship of natural lands, conservation of native species and habitats, and the promotion of conservation values through community education. CNLM owns and manages two preserves within the Santee Subarea MSCP - Rattlesnake Mountain and Sky Ranch. We hold conservation easements over part of the latter preserve. We have managed some of this property since 2007 with the rest acquired in fee or easement between 2010 and 2012. As local conservation lands owners and managers, we are deeply vested in the conservation of habitats and species within the MSCP.

As land managers responsible for the management and monitoring of sensitive species in the Santee Subarea MSCP, we understand that species lists can grow stale or not be inclusive without input from multiple parties. As such, we request that the list of species covered by the MSCP be reviewed and updated according to the most recent data available on species status and distribution. This could be accomplished by consulting with appropriate organizations for each taxonomic group, such as: local conservation practitioners, United States Fish and Wildlife Service, California Department of Fish and Wildlife, the San Diego Natural History Museum, and the California Native Plant Society.

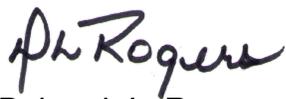
Through our experience managing protected lands within the City of Carlsbad Subarea MSCP, we have found it beneficial to have periodic meetings among the City, conservation nonprofits, and local conservation land managers. These meetings provide an opportunity for sharing knowledge—for example, on management strategies for

Michael Coyne  
City of Santee  
April 12, 2023  
Page 2 of 2

invasive species—as well as collaboration on the monitoring of coastal California gnatcatcher and other sensitive species. A similar collaborative effort could enhance regional understanding of conservation threats and opportunities, leading to a more resilient and interconnected conservation landscape in the Santee Subarea MSCP.

Thank you for your outreach and considering our comments. We hope they provide useful feedback on the scope of the Program EIR and are taken into consideration.

Sincerely,



Deborah L. Rogers, Ph.D.  
Co-Executive Director and  
Director of Conservation Science and Stewardship  
Center for Natural Lands Management

cc (All Via Email):

Tobin Weatherson  
Preserve Manager  
Center for Natural Lands Management  
tweatherson@cnlm.org

Ida Naughton  
Preserve Manager  
Center for Natural Lands Management  
inaughton@cnlm.org

Nicole Shaw  
Stewardship Manager  
Center for Natural Lands Management  
nshaw@cnlm.org

**From:** [Margaret Field](#)  
**To:** [Michael Coyne](#)  
**Subject:** RE: MSCP Subarea Plan EIR/EIS AEIS2014-16  
**Date:** Monday, April 17, 2023 10:02:16 AM

---

Mr. Coyne,

Please keep PWS on the distribution list for the MSCP draft Subarea Plan EIR/EIS.

We strongly object to any plan that fails to protect endangered and sensitive species / fails to avoid species impacts. For any instance where avoidance is found to be infeasible, we object to mitigation outside of the City of Santee.

We find the conservation target of 62% for the Fanita Ranch to be inadequate, particularly since it is critical habitat for California gnatcatcher, Hermes Copper and Quino checkerspot butterflies.

We object to “127 acres” of offsite/off-city mitigation for Fanita Ranch impacts that can be avoided. The Wildlife Agencies are on record by letter stating impacts on Fanita Ranch's critical habitat to California gnatcatcher would require 210 acres of habitat west of I-15 occupied by all least 16 or more pairs to be acquired/conserved (Wynn/Tippets).

There are various sources of funding available for land conservation acquisitions at the local, regional, state and national levels, whether public or private. We object to any plan that fails to incorporate a significant land acquisition component for conservation of sensitive species occupied lands.

The current Figure 1 Preserve Map does not adhere to NCCP Planning Guidelines, with the “Upland Standards (70%) Areas” falling far too short of the previously circulated maps since the 1990s, with required 75-90% conservation. Higher conservation rates and purchase from willing sellers are necessary.

We object to a predetermined outcome/footprint for Fanita Ranch development, particularly since previous project development proposals have been rejected by the people and the courts.

Furthermore, we object to any plan which fails to respect the land use authority of the people of Santee. General Plan Protection Measure N, passed in 2020, requires any plan inconsistent with the Fanita Ranch Guiding Principals to face final judgement by Santee voters.

Overall, we firmly reject the proposed Preserve Map in Figure 1 as it prioritizes development over species conservation, despite being presented as a conservation plan. PWS will only support a subarea plan that incorporates significant revisions to prioritize conservation and recovery of endangered species.

Respectfully,  
Dr. Margaret Feld

--

Dr. Margaret Field  
Professor, American Indian Studies

San Diego State University

**From:** [Gloria Gerak](#)  
**To:** [Michael Coyne](#)  
**Subject:** Environmental Impact Report AEIS2014-16  
**Date:** Monday, April 10, 2023 8:05:51 AM  
**Importance:** High

---

**Michael Coyne, Principal Planner**  
**City of Santee Department of Planning and Building 10601 Magnolia Avenue**

We request conservation of Fanita Ranch in a real Multiple Species Conservation Plan. Please provide notice of the Draft EIR/EIS release.

Ronald and Gloria Gerak  
Alexander Gerak

Thanks and Be Well,

Gloria Valenti Gerak  
9605 St. Andrews Drive  
Santee, CA 92071  
Office 619.562.6622  
Mobile 619.300.6623

Please consider the environment before printing this e-mail

CONFIDENTIALITY NOTICE, PLEASE READ: This e-mail message, including any attachments, is for the sole viewing and use of the intended recipient(s) and may contain confidential and privileged information within. Any unauthorized review, use, disclosure or distribution is prohibited.

**From:** [cali\\_griebel](#)  
**To:** [Michael Coyne](#)  
**Subject:** RE: MSCP Subarea Plan EIR/EIS AEIS2014-16  
**Date:** Monday, April 17, 2023 12:14:55 PM

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Mr. Coyne,

Please keep PWS on the distribution list for the MSCP draft Subarea Plan EIR/EIS.

We strongly object to any plan that fails to protect endangered and sensitive species / fails to avoid species impacts. For any instance where avoidance is found to be infeasible, we object to mitigation outside of the City of Santee.

We find the conservation target of 62% for the Fanita Ranch to be inadequate, particularly since it is critical habitat for California gnatcatcher, Hermes Copper and Quino checkerspot butterflies.

We object to “127 acres” of offsite/off-city mitigation for Fanita Ranch impacts that can be avoided. The Wildlife Agencies are on record by letter stating impacts on Fanita Ranch's critical habitat to California gnatcatcher would require 210 acres of habitat west of I-15 occupied by all least 16 or more pairs to be acquired/conserved (Wynn/Tippets).

There are various sources of funding available for land conservation acquisitions at the local, regional, state and national levels, whether public or private. We object to any plan that fails to incorporate a significant land acquisition component for conservation of sensitive species occupied lands.

The current Figure 1 Preserve Map does not adhere to NCCP Planning Guidelines, with the “Upland Standards (70%) Areas” falling far too short of the previously circulated maps since the 1990s, with required 75-90% conservation. Higher conservation rates and purchase from willing sellers are necessary.

We object to a predetermined outcome/footprint for Fanita Ranch development, particularly since previous project development proposals have been rejected by the people and the courts.

Furthermore, we object to any plan which fails to respect the land use authority of the people of Santee. General Plan Protection Measure N, passed in 2020, requires any plan inconsistent with the Fanita Ranch Guiding Principals to face final judgement by Santee voters.

Overall, we firmly reject the proposed Preserve Map in Figure 1 as it prioritizes development over species conservation, despite being presented as a conservation plan. PWS will only support a subarea plan that incorporates significant revisions to prioritize conservation and recovery of endangered species.

Thank you, Calista Griebel

**From:** [Stephen Houlahan](#)  
**To:** [Michael Coyne](#)  
**Subject:** RE: MSCP Subarea Plan EIR/EIS AEIS2014-16  
**Date:** Monday, April 17, 2023 8:36:47 AM

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Mr. Coyne,

As a former Santee City Council Member and former Vice-Mayor of Santee, I have serious concerns with the MSCP Subarea EIR/EIS AEIS2014-16.

I strongly object to any plan that fails to protect endangered and sensitive species / fails to avoid species impacts. For any instance where avoidance is found to be infeasible, I object to mitigation outside of the City of Santee.

I find the conservation target of 62% for the Fanita Ranch to be inadequate, particularly since it is critical habitat for California gnatcatcher, Hermes Copper and Quino checkerspot butterflies.

I object to "127 acres" of offsite/off-city mitigation for Fanita Ranch impacts that can be avoided. The Wildlife Agencies are on record by letter stating impacts on Fanita Ranch's critical habitat to California gnatcatcher would require 210 acres of habitat west of I-15 occupied by all least 16 or more pairs to be acquired/conserved (Wynn/Tippets).

There are various sources of funding available for land conservation acquisitions at the local, regional, state and national levels, whether public or private. I object to any plan that fails to incorporate a significant land acquisition component for conservation of sensitive species occupied lands.

The current Figure 1 Preserve Map does not adhere to NCCP Planning Guidelines, with the "Upland Standards (70%) Areas" falling far too short of the previously circulated maps since the 1990s, with required 75-90% conservation. Higher conservation rates and purchase from willing sellers are necessary.

I object to a predetermined outcome/footprint for Fanita Ranch development, particularly since previous project development proposals have been rejected by the people and the courts.

Furthermore, I object to any plan which fails to respect the land use authority of the people of Santee. General Plan Protection Measure N, passed in 2020, requires any plan inconsistent with the Fanita Ranch Guiding Principles to face final judgement by Santee voters.

Overall, I firmly reject the proposed Preserve Map in Figure 1 as it prioritizes development over species conservation, despite being presented as a conservation plan. I will only support a subarea plan that incorporates significant revisions to prioritize conservation and recovery of endangered species.

Respectfully,

Stephen Houlahan

**From:** [Mary Hyder](#)  
**To:** [Michael Coyne](#)  
**Cc:** [John Minto](#); [Dustin Trotter](#)  
**Subject:** Fanita Ranch  
**Date:** Monday, April 17, 2023 12:34:56 PM

---

Dear Mr. Coyne,

I would like to note my opposition once again to the Fanita Ranch development project. Citizens of Santee have already rejected it along with courts.

My concern all along has been the lack of traffic mitigation and that the development is in a fire zone. These items have not been satisfactorily addressed in my opinion.

I understand that a new EIS or EIR is forthcoming- I would so appreciate notification when this becomes available.

Thank you for your time.

Kind regards,

Mary Hyder  
375 Whispering Willow Dr  
Santee, CA 92071

Sent from my iPhone, sorry for any typos.

Mary Hyder  
[mehyder1222@yahoo.com](mailto:mehyder1222@yahoo.com)  
619-723-0916

**From:** [Michael Lyons](#)  
**To:** [eidcpa](#)  
**Cc:** [Michael Coyne](#); [rob@sandiegoriver.org](mailto:rob@sandiegoriver.org); [Xavier D](#)  
**Subject:** Re: Santee MSCP Comments  
**Date:** Monday, April 10, 2023 7:08:53 PM

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Mr. Fakhouri,

I am also a long-time resident adjacent to the wetlands. I agree with everything you wrote wholeheartedly. We cannot fill in and build upon these wetlands!!!

I request the City of Santee modify the MSCP and do the right thing and include this area as protected, in light of the application pushing high-density housing to be built on top of these wetlands.

Thank you,  
Mike  
619-368-3929

*"Things that are visible are brief & fleeting, while things that are invisible are everlasting"*

On Mon, Apr 10, 2023 at 1:39 PM eidcpa <[eidcpa@aol.com](mailto:eidcpa@aol.com)> wrote:

Dear Mr. Coyne,

The proposed MSCP for the city of Santee appears to be in complete, it fails to cover the most critical wetlands area of Santee.

On Carlton Oaks Drive there is a natural running stream that out falls into the river valley, forming a very large natural pond and marsh of nearly 5 acres. This wetlands has been identified on the most oldest and available US geological survey maps, this land is contiguous and adjacent to the San Diego MSCP area of East Elliot, and the Mission trails regional Park.

Furthermore, this land is in an active floodway/floodplain, recent videos of the flooding can be found on the face group page NoGolfHousing.

This area contains the following plants. Rushes, Cattails, Cottonwood and many other key and important Flora species.

I live adjacent to this area and have been here since 2004 and I've seen incredible amounts of wildlife in this wetlands.

There are also many types of animals and insects that inhabit this area. In regards to amphibians, we have seen salamanders and various frogs.

There are dozens of various birds that nest and feed in this area. We've seen peregrine falcons, juvenile-golden eagle, red tail hawk, red shoulder hawk, blue heron, great white egrets, California quail. We have also seen, owls, and dozens and dozens of various song birds.

In regards to mammals, we have seen deer, red fox, coyotes, raccoons, opossums, rabbits, and other types of small mammals. There are also many different species of lizards, including the whiptail lizard, alligator lizard, blue belly lizard. There are gopher snakes, rosy boa and other snakes seen in this area.

This is a very important part of the San Diego river ecosystem, waters flood this area at least two times a year and brings with it nourishment for the local, rich, diverse animal species.

It is absolutely an important to protect this most bio diverse area in Santee, I do not understand how it could be excluded from the plan. This area is currently zoned as park/open space and should be protected at all costs in the MSCP.

This area should never be filled in and developed, it is protected wetlands under the executive orders from both the President of United States of America and previous Governors of California.

Development in this sensitive area should be prohibited, development is inconsistent with the goals of the State of CA, San Diego River Foundation, the Mission Trails Regional Park Foundation, the City of San Diego, and is not desired by the local residents that live adjacent to the ponds.

I also want to point out that loss of these wetlands cannot be properly mitigated, wetlands in our arid environment are rare, and must be protected. This area is not adequate for development, and we must protect this habitat.

I request the City of Santee modifies the MSCP and does the right thing and includes this area as protected, in light of the application pushing high density housing to be built on top of these wetlands.

Thank you,  
Eid Fakhouri

**From:** [Janet McLees](#)  
**To:** [Michael Coyne](#)  
**Subject:** MSCP Subarea Plan EIR/EIS AEIS2014-16  
**Date:** Sunday, April 16, 2023 9:42:32 PM

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**Dear Mr Coyne,**

Please keep me apprised of all actions regarding the MSCP draft Subarea Plan EIR/EIS. I am very concerned about the endangered and sensitive species that will be impacted. As a member of the Audubon Society, I enjoy birdwatching and am always on the lookout for the CA Gnatcatcher as well as the two endangered butterflies. Their habitat must be maintained within the pristine area known locally as Fanita Ranch. As a bird lover, I object for mitigation outside of the city of Santee which is crucial as it is so near the San Diego river and Mission Trails.

I and the majority of Santee voted for the General Plan Protection Measure N, passed in 2020. Please make it clear to all Santee voters how Measure N and our democratic rights can be just tossed aside.

Sincerely,

Janet A McLees  
Santee  
Santee Resident

**From:** [Julia L. Mcmillan](#)  
**To:** [Michael Coyne](#)  
**Subject:** Voicing concern regarding proposed Fanita Ranch Project  
**Date:** Sunday, April 16, 2023 7:12:38 PM

---

Dear Mr. Coyne-

Good morning!

I would like to reiterate my opposition to the Fanita Ranch development project, which has already been rejected by both the people of Santee and the courts. My top concern is the increased risk to thousands of nearby residents - including many older adults, people with disabilities, and young children - due to **inadequate evacuation routes in the event of a serious fire event.**

I have a toddler, and live within blocks of the proposed development. I hope we all learned some lessons from the horrors of Paradise Fire, and it is clear our infrastructure- even with the proposed improvements- would create a death trap in the event of evacuation.

I am also concerned that this additional development would **increase already burdensome homeowners insurance rates**- in a thread in a community facebook group just today, people were sharing, over and over, their stories of how they had been dropped by their insurers due to increased fire risk, despite taking steps like cutting down all their trees and tearing down their wooden fences. If existing residents cannot afford to insure their homes, the new Fanita Ranch homes in an extremely high risk fire zone will be uninsurable, and will do nothing to improve critical community housing needs - in fact worsening the housing availability for residents.

I understand that a new EIS or EIR is forthcoming- I would so appreciate notification when this becomes available.

I truly appreciate your time and attention :-)

Warmly,  
Julia McMillan  
Santee, CA

**From:** [michele\\_perchez](#)  
**To:** [Michael Coyne](#)  
**Subject:** RE: MSCP Subarea Plan EIR/EIS AEIS2014-16  
**Date:** Monday, April 17, 2023 5:14:29 AM

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Dear Mr. Coyne,

The Fanita Ranch project, an antiquated urban sprawl development set in the middle of an extreme fire hazard zone, should not have the support of your subarea plan. It fails to acknowledge that mitigation outside of the project area will not wholly satisfy the requirement to provide adequate critical habitat space for endangered species such as the California gnatcatcher, and the Hermes Copper and Quino Checkerspot butterflies. The substantial removal of oak woodland habitat that the project dictates is embarrassing, and not in the spirit of your subarea plan goals.

It is best at this time to allow for citizens to vote on project approval, as intended by Measure N, which was put on the ballot by an overwhelming amount of signatures and has yet to be implemented. We're waiting for our vote!

Sincerely,

Michele Perchez  
Santee

**From:** Cathy Bea <cathybea222@gmail.com>  
**Sent:** Sunday, April 16, 2023 6:01 PM  
**To:** Michael Coyne  
**Subject:** MSCP Subarea Plan EIR/EIS AEIS2014-16

Michael Coyne, Principal Planner

City of Santee Department of Planning and Building 10601 Magnolia Avenue Santee, CA 92071 Telephone: (619) 258-4100 ext. 160 [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

RE: MSCP Subarea Plan EIR/EIS AEIS2014-16

Mr. Coyne,

Please keep PWS on the distribution list for the MSCP draft Subarea Plan EIR/EIS.

We strongly object to any plan that fails to protect endangered and sensitive species / fails to avoid species impacts. For any instance where avoidance is found to be infeasible, we object to mitigation outside of the City of Santee.

We find the conservation target of 62% for the Fanita Ranch to be inadequate, particularly since it is critical habitat for California gnatcatcher, Hermes Copper and Quino checkerspot butterflies.

We object to "127 acres" of offsite/off-city mitigation for Fanita Ranch impacts that can be avoided. The Wildlife Agencies are on record by letter stating impacts on Fanita Ranch's critical habitat to California gnatcatcher would require 210 acres of habitat west of I-15 occupied by all least 16 or more pairs to be acquired/conserved (Wynn/Tippets).

There are various sources of funding available for land conservation acquisitions at the local, regional, state and national levels, whether public or private. We object to any plan that fails to incorporate a significant land acquisition component for conservation of sensitive species occupied lands.

The current Figure 1 Preserve Map does not adhere to NCCP Planning Guidelines, with the "Upland Standards (70%) Areas" falling far too short of the previously circulated maps since the 1990s, with required 75-90% conservation. Higher conservation rates and purchase from willing sellers are necessary.

We object to a predetermined outcome/footprint for Fanita Ranch development, particularly since previous project development proposals have been rejected by the people and the courts.

Furthermore, we object to any plan which fails to respect the land use authority of the people of Santee. General Plan Protection Measure N, passed in 2020, requires any plan inconsistent with the Fanita Ranch Guiding Principals to face final judgement by Santee voters.

Overall, we firmly reject the proposed Preserve Map in Figure 1 as it prioritizes development over species conservation, despite being presented as a conservation plan. PWS will only support a subarea plan that incorporates significant revisions to prioritize conservation and recovery of endangered species.

Respectfully,  
Cathy Bea

**From:** Peter Broderick <pbroderick@biologicaldiversity.org>  
**Sent:** Monday, March 20, 2023 10:28 AM  
**To:** Michael Coyne  
**Cc:** John Buse; Hallie Kutak  
**Subject:** Santee MSCP NOP (Environmental Impact Report AEIS2014-16)

Mr. Coyne,

I understand that the City of Santee has issued a Notice of Preparation for the Santee Multiple Species Conservation Program Subarea Plan (Environmental Impact Report AEIS2014-16). Please include me and my colleagues, John Buse and Hallie Kutak, CC'd here, on your notice list and provide us with all future notices for this project.

Thank you,

**Peter J. Broderick**

Attorney  
Urban Wildlands Program  
Center for Biological Diversity  
(503) 283-5474 x421

## FEEDBACK FORM



Public Scoping Meeting for the Santee Draft MSCP Subarea Plan  
Program Environmental Impact Report (EIR)

Please provide written input on the scope and content of the environmental analysis to be included in the Program EIR prepared for the Santee Draft MSCP Subarea Plan. You may return this form tonight to a City staff member or return this form by 5pm on April 17, 2023 by email, mail, or in person to Michael Coyne, Principal Planner, Planning & Building Department, City Hall – Building 4, 10601 Magnolia Avenue, Santee, CA 92071 [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov).

Name: Cris Fitch (378-170-24) Date: 3/30/2023

- Ⓐ It would be helpful to be able to find out/verify what zone a given land parcel falls into. (GIS?)  
Zoomed maps w/ Blk/Lot would have been nice.
- Ⓑ Details of species + critical aspects of preservation seem to be missing. Nice not to pave it all over.
- Ⓒ Fire analysis? How does the suburban and wild areas interact?

**From:** dkramer22@cox.net  
**Sent:** Monday, April 10, 2023 8:05 AM  
**To:** Michael Coyne  
**Subject:** Santee MSCP EIR/EIS notification

Greetings Mr. Coyne,

I request conservation of Fanita Ranch in a real Multiple Species Conservation Plan. Please provide notice of the Draft EIR/EIS release.

Best regards,  
David Kramer, Resident of Santee  
(619) 471-6440  
[dkramer22@cox.net](mailto:dkramer22@cox.net)

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Saturday, March 18, 2023 11:55 AM  
**To:** Michael Coyne  
**Cc:** Michael Beck  
**Subject:** Notice of Preparation for Santee Multiple Species Conservation Program Subarea Plan

March 18, 2023

Michael Coyne, Principal Planner  
City of Santee Department of Planning and Building  
10601 Magnolia Avenue  
Santee, CA 92071  
Email: mcoyne@cityofsanteeca.gov

Dear Mr Coyne:

Endangered Habitats League (EHL) is in receipt of the NOP for this project. For your reference, EHL is a regional conservation group active in NCCPs and HCPs in Southern California. Please place EHL on all mailing and distribution lists for this project, including CEQA notices and public hearings.

Please use the following two email addresses:

Michael Beck  
San Diego Director  
Endangered Habitats League  
<beckehl@icloud.com>

Dan Silver  
Executive Director  
Endangered Habitats League  
<dsilverla@me.com>

Thank you and please confirm receipt via return message.

EHL looks forward to working with the City on a biologically sound Subarea Plan.

Yours truly,  
Dan

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750

[dsilverla@me.com](mailto:dsilverla@me.com)

<https://ehleague.org>

**From:** LOREN H SPECTOR <lspector@prodigy.net>  
**Sent:** Monday, April 17, 2023 3:54 PM  
**To:** Michael Coyne  
**Subject:** Fanita Ranch

Mr. Coyne,

We strongly object to any plan that fails to protect endangered and sensitive species / fails to avoid species impacts. For any instance where avoidance is found to be infeasible, we object to mitigation outside of the City of Santee.

We find the conservation target of 62% for the Fanita Ranch to be inadequate, particularly since it is critical habitat for California gnatcatcher, Hermes Copper and Quino checkerspot butterflies.

We object to “127 acres” of offsite/off-city mitigation for Fanita Ranch impacts that can be avoided. The Wildlife Agencies are on record by letter stating impacts on Fanita Ranch's critical habitat to California gnatcatcher would require 210 acres of habitat west of I-15 occupied by all least 16 or more pairs to be acquired/conserved (Wynn/Tippets).

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Furthermore, we object to any plan which fails to respect the land use authority of the people of Santee. General Plan Protection Measure N, passed in 2020, requires any plan inconsistent with the Fanita Ranch Guiding Principles to face final judgement by Santee voters.

Overall, we firmly reject the proposed Preserve Map in Figure 1 as it prioritizes development over species conservation, despite being presented as a conservation plan. PWS will only support a subarea plan that incorporates significant revisions to prioritize conservation and recovery of endangered species.

Respectfully,  
Loren Spector  
Santee Resident

Sent from [Mail](#) for Windows

**From:** Christina Rios <Crios@CityofSanteeCa.gov>  
**Sent:** Tuesday, April 11, 2023 7:54 AM  
**To:** Marni Borg  
**Cc:** Michael Coyne  
**Subject:** FW: Padre Dam Draft City of Santee MSCP Comments  
**Attachments:** City of Santee MSCP Draft Notice.pdf

Hi,

See below.

*Christina Rios*  
Associate Planner  
Department of Development Services  
(619) 258-4100 x157



---

**From:** Tom Martin <tmartin@padre.org>  
**Sent:** Monday, April 10, 2023 2:44 PM  
**To:** Christina Rios <Crios@CityofSanteeCa.gov>  
**Subject:** Padre Dam Draft City of Santee MSCP Comments

Hello Christina,

Below are Padre Dam comments regarding the Draft City of Santee MSCP:

- Include easements held by Padre Dam in the “Not a Part” category on page 5 of the document.
- The document should consider the future improvements identified in the most current Padre Dam Master Plan Update.
- The plan should consider our ability to access and maintain all Padre Dam infrastructure (reservoirs, pump stations, water/sewer lines, access roads, etc.) without creating any issues or increased costs for our ratepayers.
- We will need to maintain/rehabilitate/replace infrastructure while minimizing costs and environmental mitigation.
- Include Padre Dam with any subsequent revisions.

Let me know if you have any questions.

Thanks,

Tom

**Dr. Thomas Martin**

Padre Dam Municipal Water District

D(619) 258-4638

[tmartin@padre.org](mailto:tmartin@padre.org) | [www.padredam.org](http://www.padredam.org)

## Marni Borg

---

**From:** Rowena Parravano  
**Sent:** Tuesday, March 21, 2023 2:50 PM  
**To:** Michael Coyne; Marni Borg  
**Cc:** Jamie Bryan  
**Subject:** FW: Opposed the Subarea Plan

Hello Everyone,

Please see the email below concerning the NOP.

Thank you,  
Rowena

Rowena Parravano  
Administrative Secretary  
Development Services Department  
(619) 258-4100 x167  
rparravano@cityofsanteeca.gov

-----Original Message-----

**From:** shannon mcintyre <shannonpmcintyre@yahoo.com>  
**Sent:** Tuesday, March 21, 2023 1:50 PM  
**To:** Rowena Parravano <RParravano@CityofSanteeCa.gov>  
**Subject:** Opposed the Subarea Plan

Hi to whom it may concern,

I am opposed to the Santee Multiple Species Conservation Program Subarea Plan.

I am a property owner in the upland standards area.

I don't believe more regulations need to be put on small portion land owners. The land has been in my family over 40 years and it's been preserved very nicely. I recently purchased the land from my parents. In this environment of high housing prices ,cramped condos along the river, I had hoped of building a small home there with very low environmental impact. The regulations are R2 at the moment. It is not fair for the City to limit my ability to create a home for me and my family. I'm not a big builder with deep pockets . The ability to build affordable housing for people who own the land shouldn't be future regulated . The land parcels in the yellow upland area are small 5 acre lots not possible for large development. Please leave it alone . I work as a flight attendant and not able to make the meeting. I am born and raised in Santee. I believe it should remain full of more freedoms, Not more regulations. I want to keep the nature there wild too, the last 40 years we didn't rules regulations to keep it that way .

Thank you  
-land owner  
-Shannon Daum  
619-846-3311

Sent from my iPhone

**From:** Meng Heu <Meng.Heu@OPR.CA.GOV>  
**Sent:** Friday, March 17, 2023 8:15 AM  
**To:** Michael Coyne  
**Subject:** SCH Number 2023030471

Your project is published and the review period has begun. Please use the “navigation” and select “published document” to view your project with attachments on CEQAnet.

**Closing Letters:** The State Clearinghouse (SCH) would like to inform you that our office will transition from providing close of review period acknowledgement on your CEQA environmental document, at this time. During the phase of not receiving notice on the close of review period, comments submitted by State Agencies at the close of review period (and after) are available on CEQAnet.

Please visit: <https://ceqanet.opr.ca.gov/Search/Advanced>

- Filter for the SCH# of your project **OR** your “Lead Agency”
  - If filtering by “Lead Agency”
    - Select the correct project
  - Only State Agency comments will be available in the “attachments” section: **bold and highlighted**

Thank you for using CEQA Submit.

Meng Heu  
Office of Planning and Research (OPR)  
State Clearing House

*\*\*Note:* No reply, response, or information provided constitutes legal advice.

To view your submission, use the following link.

<https://ceqasubmit.opr.ca.gov/Document/Index/286302/1>

**From:** shannon mcintyre <shannonpmcintyre@yahoo.com>  
**Sent:** Thursday, March 30, 2023 9:20 PM  
**To:** Michael Coyne  
**Subject:** Feed back for Scope meeting MSCP Subarea plan -Shannon Daum

Hi thank you for meeting with us tonight. It was nice to meet you all and learn a little more.

I wrote this note prior to the meeting. I suppose since the meeting I would like to know the effects of this plan on small property owners. Will the Plan effect the zoning?

-Hello I'm Shannon Daum a native to Santee, I started at Carlton Hills and graduated West hills. I am a mom of 4 high schoolers a flight attendant, and my husband is a retirement specialist. We are not deep pocket developers but we We are Land owners of a 5 acre piece of land that is that potentially falls under the new \*\*MSCP Subarea plan\*\*\*\* regulations.

My parents moved to santee over 50 years ago because of the freedoms of country living in the beautiful countryside and ability to ride motorcycles in the hills. They bought the 5 acre lot of land about 40 years ago in hopes of building their "dream home". We've enjoy the land for hiking, planting trees and the raw beauty and nature of it. The Land has been well preserved despite several wild fires that have gone through, It always renews it's self. My parents decided they wanted to keep the land in the family, and with their lack of time, money and ability to build their dream home, they decided to sell it to me.

I have that same dream that I will be able to build affordable housing for me and possibly for my 4 children some day. The Lot is already zoned r1

R 1 - LOW DENSITY RESIDENTIAL ( 1 - 2 dwelling units / gross acre ) Intended for residential development characterized by single family homes on one-half acre lots or larger, which respond to the natural terrain and minimize grading requirements. A density of 1 dwelling unit per gross acre is to be used in calculating overall density.

Our property would fall under "Upland standards area."

Which states

. The Upland Standards Areas establishes policies that will ensure the overall conservation within this portion of the City will remain at least 70% and habitat connectivity will be protected to the maximum extent possible. Future mitigation and conservation actions to protect upland habitats should be directed toward these areas.

I can't say I fully understand what this means . But I understand it will be strict regulations on our private property making 70 percent of my small piece Of private property unusable for anything other that habit. "Protected to maximum extent possible" what ever that means.

It's my hope to build 1 or 2 affordable and environmentally friendly Homes for me and my family some day on the small 5 acre lot. We would love to stay in santee. I did a little research and saw that the Fanita Ranch project will build over 3000 homes and structures, they had to set aside 63 percent of the site (approximately 1,650 acres) as Habitat Preserve. Why then do individual small land owners have to give up more up to 70 percent?

To me it sounds like immanent domain. And if I am having to give up my rights to 70 percent of my land I hope I will be compensated for 70 percent the value of my property.

Im not sure why the over stretch of more restrictions on small private property owners. There are are over 8000 acres of natural habitat in the mission trails park. Mirama is 23,116 acres (93.55 km2 most of that is natural habitat .

To me this sounds like I am going to be loosing my rights and freedoms as a land owner, and it will make it extremely difficult to enjoy my land the ways I had hoped for. So I oppose more regulations, I believe I am opposed Santee Multiple Species Conservation Program Subarea Plan if it makes building some day more difficult. I'm not sure I understand wether it is more advantageous to opt in or out of the plan.

Thank you so much for the meeting tonight and for listening to our concerns.

Kindly,  
Shannon Payne Daum  
619-846-3311

Sent from my iPhone



Appendix B  
**Mitigation, Monitoring & Reporting Plan for the City of  
Santee General Plan Update EIR**

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# **CHAPTER 14.0**

## **MITIGATION, MONITORING & REPORTING PLAN**

The following Mitigation, Monitoring and Reporting Plan has been prepared in accordance with Section 15097(b) to assure that the policies identified in the Final EIR as mitigation measures for the impacts of the proposed General Plan are implemented in a timely fashion. The first column of the Plan provides a brief description of the impact. The second column identifies the verbatim language of mitigation measures identified in the Final EIR.

The third column identifies when the measures must be implemented. In many cases, the implementation will be accomplished in conjunction with the review of individual projects. During project review, the City will review development proposals to find ways to implement the mitigation measures. In other cases, the measures are designed to be implemented in an ongoing timeframe throughout the life of the General Plan and are not associated with individual developments.

The fourth column identifies the entity which is responsible for implementing the mitigation measure. In many cases, implementation is the responsibility of both the City and the individual project proponent. The City assures that the measure is applied to the project and the project proponent is responsible for integrating the measure into the development plans.

The fifth column identifies the City as ultimately responsible for making sure that the mitigation measures are implemented in a timely fashion.

**MITIGATION, MONITORING & REPORTING PLAN  
FOR THE  
CITY OF SANTEE GENERAL PLAN EIR**

IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>Land Use (Direct)</b>				
Potential conflict between land uses due to lighting, noise, hazardous materials and/or nature of uses.	5.1-1: The City shall promote consolidation of industrial uses into comprehensively planned industrial parks. (Land Use Element, Policy 5.2)	Ongoing	City	City
	5.1-2: The City shall ensure that industrial development creates no significant off-site impacts concerning access and circulation, noise, dust, odors, visual features and hazardous materials, that cannot be adequately mitigated. (Land Use Element, Policy 5.3)	In Conjunction with Individual Projects	City/Developer	City
	5.1-3: The City shall, upon adoption of the updated General Plan, undertake a comprehensive review and revision of the existing Zoning Ordinance and related codes in a timely manner to ensure they are compatible with, and adequately implement, the General Plan. (Land Use Element, Policy 8.1)	Subsequent to General Plan Update Approval	City	City
	5.1-4: The City shall consider relocation of remedial buffering treatments for mitigating land use conflicts. (Land Use Element, Policy 8.2)	In Conjunction with Individual Projects	City/Developer	City
	5.1-5: The City shall consider the <u>Adjacent Land Use Compatibility Guide</u> chart to assist in an initial determination of overall land use compatibility for adjacent land uses. (Land Use Element, Policy 8.4)	In Conjunction with Individual Projects	City/Developer	City
	5.1-6: The City shall strive to minimize direct and indirect impacts on existing or planned preserved open space from adjacent development. (Land Use Element, Policy 8.5)	In Conjunction with Individual Projects	City/Developer	City
	5.1-7: The City should encourage the City of San Diego to protect vacant lands in the East Elliott area along the City's western boundary as part of a regional biological preserve system. (Land Use Element, Policy 9.1)	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.1-8: The City should oppose any expansion or operational changes at the Sycamore Landfill that will result in increased land use compatibility impacts to the City unless they can be adequately mitigated. (Land Use Element, Policy 9.2)	Ongoing	City	City
	5.1-9: The City should oppose any new mining operations or expansion of currently approved mining operations to the north and northeast of the City that could conflict with planned development in the Fanita Ranch. (Land Use Element, Policy 9.3)	Ongoing	City	City
	5.1-10: The City should not support the establishment of any regional authority or agency that does not provide adequate representation for either the City or East County region. (Land Use Element, Policy 9.4)	Ongoing	City	City
	5.1-11: The City should oppose the establishment of a regional airport on the Marine Corps Air Station Miramar or adjacent lands which would cause significant adverse compatibility impacts to existing or planned development in the City. (Land Use Element, Policy 9.5)	Ongoing	City	City
	5.1-12: The City shall oppose the establishment of an off-road vehicle park adjacent to or near the City that will result in significant compatibility impacts with existing or planned development in the City. (Land Use Element, Policy 9.7)	Ongoing	City	City
Potential non-conformance with Multiple Species Conservation Program.	5.1-13: The City shall encourage the preservation and enhancement of significant biological resources in areas designated as permanent open space. (Conservation Element, Policy 7.1)	In Conjunction with Individual Projects	City/Developer	City
	5.1-14: The City shall require that all development proposals provide adequate mitigation measures for identified significant biological resources, including selective preservation, sensitive site planning techniques and mitigation for identified impacts. (Conservation Element, Policy 7.2)	In Conjunction with Individual Projects	City/Developer	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.1-15: The City shall require that, for all development proposals involving the setting aside of land for permanent open space either on-site or off-site, provisions are in place to ensure the long term management of the open space and biological resources. (Conservation Element, Policy 7.3)	In Conjunction with Individual Projects	City/Developer	City
	5.1-16: The City shall complete an Multiple Species Conservation Program Subarea plan that conserves a minimum of 2,600 acres in the City as permanent open space for preservation of habitats and species. (Conservation Element, Policy 7.4)	Ongoing	City	City
Potential incompatibility with the Gillespie Field Comprehensive Land Use Plan.	5.1-17: The City should review all development proposed within the Gillespie Field Airport Influence Area to ensure that design features are incorporated into the site plan to address identified aircraft safety and noise hazards. (Safety Element, Policy 7.1)	In Conjunction with Individual Projects	City/Developer	City
	5.1-18: As recommended by the Gillespie Field Comprehensive Land Use Plan, the City of Santee shall work with the County of San Diego to reduce the future 65db CNEL noise contour impact on residentially zoned areas. (Noise Element, Policy 1.9)	Ongoing	City/Developer	City
	5.1-19: The City of Santee shall require single family detached residences located between the 65-70 dB CNEL contours for Gillespie Field to ensure that interior noise levels do not exceed 45dB Ldn. (Noise Element, Policy 1.10)	In Conjunction with Individual Projects	City/Developer	City
	5.1-20: The City should discourage the establishment of additional high-risk uses, including schools, hospitals, nursing homes and daycare centers (excluding residential care facilities and small family daycare) in the Runway Protection and Inner Approach / Departure Zones for Gillespie Field (Safety Element, Policy 7.2)	In Conjunction with Individual Projects	City/Developer	City
<b>Traffic and Circulation (Direct and Cumulative)</b>				
Reduced level of service in street segments and intersections.	5.2-1: Classify Fanita Parkway from Mast Boulevard to Lake Canyon Road as a Parkway (4 lanes	Subsequent to General Plan Update Approval	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
FOR THE  
CITY OF SANTEE GENERAL PLAN EIR**

IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	recommended).			
	5.2-2: Provide a third eastbound and westbound through-lane on Mast Boulevard between the SR 52 westbound ramps and the first driveway at West Hills High School.	In Conjunction with Individual Projects	Developer	City
	5.2-3: Reclassify Mission Gorge Road from SR 125 to Carlton Hills Boulevard as an 8-Lane Prime Arterial.	Subsequent to General Plan Update Approval	City	City
	5.2-4: The City shall proactively pursue local, state and federal funding for circulation related public improvement projects. (Circulation Element, Policy 1.6)	Ongoing	City	City
	5.2-5: The City should work with the region to develop traffic and congestion management programs to improve commute times and improve air quality. (Circulation Element, Policy 1.7)	Ongoing	City	City
	5.2-6: The City shall encourage a Level of Service "C" on street segments and intersections throughout the circulation network. The Level of Service can be adjusted on specific roadways or intersections where appropriate mitigation measures have been applied to minimize effects and/or overriding social or economic benefits to the City can be identified. The City shall not approve any development that causes a drop in the level of service at an intersection to LOS "E" or "F", after mitigation, without overriding social or economic benefits. (Circulation Element, Policy 1.8)	In Conjunction with Individual Projects	City	City
	5.2-7: The City should promote the continued development of San Diego Trolley routes that benefit the residents of Santee. (Circulation Element, Policy 2.1)	Ongoing	City	City
	5.2-8: The City should work with the Metropolitan Transit Development Board to maintain a bus route network that provides the most benefit to the residents of Santee. (Circulation Element, Policy 2.2)	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.2-9: The City should promote the development of hiking and bicycle trails along the San Diego River in conjunction with the San Diego River Plan. (Circulation Element, Policy 2.3)	Ongoing	City/Developer	City
	5.2-10: The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways. (Circulation Element, Policy 2.4)	Ongoing	City/Developer	City
	5.2-11: The City shall encourage and provide for Ride Sharing, Park and Ride, and other similar commuter programs that eliminate vehicles from freeways and arterials. (Circulation Element, Policy 2.5)	Ongoing	City	City
	5.2-12: The City should encourage the incorporation of pedestrian-friendly design concepts including separated sidewalks, and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments. (Circulation Element, Policy 2.6)	Ongoing	City/Developer	City
	5.2-13: The City shall encourage the development of improved signalization and intersection design. (Circulation Element, Policy 3.1)	Ongoing	City/Developer	City
	5.2-14: The City shall encourage new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads or collector streets. (Circulation Element, Policy 4.1)	In Conjunction with Individual Projects	City/Developer	City
	5.2-15: The City should require the use of Neighborhood Traffic Management controls to lower residential speeds and discourage through traffic. The controls should be limited to non-structural (e.g. signs, enforcement, education) controls as much as possible. Structural (e.g. speed humps, street closures, roundabouts) controls should only be used as a last resort. The City shall prepare a policy manual to guide City efforts in managing these neighborhood traffic safety concerns. (Circulation Element, Policy 4.2)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.2-16: The City shall promote design standards which allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas. (Circulation Element, Policy 4.3)	In Conjunction with Individual Projects	City/Developer	City
	5.2-17: The City should pursue minimizing the number of entrances and exits to strategic locations along major thoroughfares by requiring the establishment of shared driveways and reciprocal access between adjoining properties. (Circulation Element, Policy 4.4)	In Conjunction with Individual Projects	City/Developer	City
	5.2-18: The City should establish and implement appropriate setback and off-street parking requirements. (Circulation Element, Policy 4.5)	In Conjunction with Individual Projects	City/Developer	City
	5.2-19: Trails should be designed to facilitate bicycle riding by incorporating standards which would reduce slopes, sharp curves, and interference with vegetation, pedestrians, and traffic. (Trails Element, Policy 5.2)	In Conjunction with Individual Projects	City/Developer	City
	5.2-20: Bicycle paths should be incorporated into the design of community land use plans, Capital Improvement Projects, and in parks and open space as specified in the General Plan. (Trails Element, Policy 5.3)	Ongoing	City	City
	5.2-21: Encourage facilities such as lighting, benches, bathrooms and drinking fountains along trails where it is appropriate. (Trails Element, Policy 5.4)	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.2-22: The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to: parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc) and environmental factors. (Land Use Element, Policy 3.1)	In Conjunction with Individual Projects	City/Developer	City
	5.2-23: To help offset cumulative traffic impacts to the City-wide circulation network, Traffic Impact and Traffic Signal fees will be collected from future development.	In Conjunction with Individual Projects	City/Developer	City
<b>Population and Housing (Direct)</b>				
Potential for insufficient housing opportunities in terms of diversity of housing types as well as affordable housing.	5.3-1: Provide a variety of residential development opportunities in the City, ranging in density from very low-density estate homes to medium-high density development. (Housing Element, Policy 1.1)	In Conjunction with Individual Projects	City	City
	5.3-2: Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Santee. (Housing Element, Policy 1.3)	In Conjunction with Individual Projects	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.3-3: Respond to State-mandated requirements for the development of low and moderate income housing by allowing developers a 25 percent density bonus or other financial incentive for providing at least 25 percent of the units in a project for low and moderate income residents. Provide rental assistance vouchers, as available, for some or all of the affordable units provided. (Housing Element, Policy 1.5)	In Conjunction with Individual Projects	City	City
	5.3-4: Encourage the retention of existing single-family residential neighborhoods which are economically and physically sound, and monitor the effect of growth and change. (Housing Element, Policy 4.1)	Ongoing	City	City
	5.3-5: Encourage the retention of existing, viable mobile home parks which are economically and physically sound. (Housing Element, Policy 4.2)	Ongoing	City	City
	5.3-6: Encourage vigorous enforcement of existing building, safety, and housing codes to promote property maintenance. (Housing Element, Policy 4.4)	Ongoing	City	City
	5.3-7: The City should promote the use of innovative site planning techniques that contribute towards the provision of residential product styles and designs. (Land Use Element, Policy 2.1)	In Conjunction with Individual Projects	City/Developer	City
<b>Public Facilities, Services, and Utilities (Direct)</b>				
Increase the demand for public facilities, services and utilities.	5.4-1: The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	to: parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc) and environmental factors. (Land Use Element, Policy 3.1)			
	5.4-2: The City shall continue to update and implement a five-year Capital Improvement Program to improve existing public facilities and develop necessary new public facilities. (Land Use Element, Policy 3.4)	Ongoing	City	City
Increase the demand for school services and facilities.	5.4-3: The City shall help assess impacts to schools from new development projects and require developers to coordinate the payment of school impact fees with the school districts in accordance with State law.	In Conjunction with Individual Projects	City/Developer	City
Increase the demand for libraries.	5.4-4: The City shall participate in San Diego County Library planning programs to ensure that the Santee Library is adequately furnished with books, facilities, state-of-the-art information services and informed staff. The City shall actively pursue funding for construction of a new library.	Ongoing	City	City
Increase the demand for fire and emergency services.	5.4-5: Proposed developments should be approved only after it is determined that there will be adequate water pressure to maintain the required fire flow at the time of development. (Safety Element, Policy 4.1)	In Conjunction with Individual Projects	City/Developer	City
	5.4-6: The City should ensure that all new development meets established response time standards for fire and life safety services (Safety Element, Policy 4.2)	In Conjunction with Individual Projects	City	City
	5.4-7: The City should support the continuation of the existing weed abatement program. (Safety Element, Policy 4.6)	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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CITY OF SANTEE GENERAL PLAN EIR**

IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.4-8: Encourage and support the delivery of a high level of emergency services through cooperation with other agencies and use of available financial opportunities. (Safety Element, Policy 4.8)	Ongoing	City	City
	5.4-9: All proposed development shall satisfy the minimum structural fire protection standards contained in the adopted edition of the Uniform Fire and Building Codes; however, where deemed appropriate the City shall enhance the minimum standards to provide optimum protection. (Safety Element, Policy 4.9)	In Conjunction with Individual Projects	City/Developer	City
	5.4-10: Encourage the continued development, implementation, and public awareness of fire prevention programs. (Safety Element, Policy 4.10)	Ongoing	City	City
	5.4-11: In order to minimize fire hazards, the Santee Fire and Life Safety Department shall routinely be involved in the review of development applications. Considerations shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations and needed fire flow requirements. (Safety Element, Policy 4.11)	In Conjunction with Individual Projects	City	City
	5.4-12: The timing of additional fire station construction or renovation, or new services shall relate to the rise of service demand in the City and surrounding areas. (Safety Element, Policy 4.12)	Ongoing	City	City
	5.4-13: Support mutual aid agreements and communications links with County and the other municipalities participating in the Unified San Diego County Emergency Service Organization. (Safety Element, Policy 4.13)	Ongoing	City	City
	5.4-14: The City shall update its adopted emergency operations plan periodically to ensure the safety of residents, employees and visitors in times of man-made or natural disaster. (Safety Element, Policy 8.2)	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
Increase demand for law enforcement services.	5.4-15: The City shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into site planning for new developments and renovations of existing developments, taking into account the concepts of defensible space, surveillance, territoriality, access control and maintenance. (Safety Element, Policy 5.2)	In Conjunction with Individual Projects	City/Developer	City
	5.4-16: The City shall involve law enforcement personnel in the review of new development applications through participation in the Development Review process. (Safety Element, Policy 5.4)	In Conjunction with Individual Projects	City	City
Increase the demand for water.	5.4-17: The City should encourage the use of drought-resistant vegetation and encourage the use of recycled water for irrigation for both private development as well as public projects and facilities. (Conservation Element, Policy 3.1)	In Conjunction with Individual Projects	City/Developer	City
	5.4-18: The City shall encourage the development and utilization of innovative water conservation measures in all proposed developments. (Conservation Element, Policy 3.2)	Ongoing	City	City
	5.4-19: The City should continue to support the Padre Dam Municipal Water District in expanding the water reclamation facility to its ultimate capacity and support the expansion of recycled water infrastructure. (Conservation Element, Policy 3.3)	Ongoing	City	City
	5.4-20: The City should encourage the Padre Dam Municipal Water District to satisfy both existing and planned potable water and recycled water demands within the City and District service area prior to considering out-of-district contracts and agreements. (Conservation Element, Policy 3.4)	Ongoing	City	City
	5.4-21: The City shall coordinate water supply planning with the San Diego County Water Authority and with the Metropolitan Water District. (Conservation Element, Implementation Measure 8.5 #8)	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.4-22: The City shall actively support programs that promote water conservation throughout the City. (Conservation Element, Implementation Measure 8.5 #9)	Ongoing	City	City
	5.4-23: The City shall continue to evaluate the City's water system facilities periodically to accommodate changes in water demand resulting from technological developments, population trends and new land use patterns. (Conservation Element, Implementation Measure 8.5 #10)	Ongoing	City	City
Increase demand on the wastewater system.	5.4-24: For proposed development and redevelopment projects, the City shall require developers to coordinate with PDMWD to determine the wastewater service demand, and the necessary infrastructure improvements and/or new facilities.	In Conjunction with Individual Projects	City/Developer	City
	5.4-25: The City should encourage the development and use of recycled water for appropriate land uses to encourage the conservation of, and reduced demand for, potable water. (Land Use Element, Policy 3.2)	In Conjunction with Individual Projects	City/Developer	City
Increase demand on solid waste facilities.	5.4-26: The City shall maintain regular solid waste collection services to safeguard public health and local aesthetics by contracting with a suitable service provider. The City shall monitor the provider's activities and request service modifications to serve the community's changing needs, stemming from demographic, economic, regulatory, or business fluctuations.	Ongoing	City	City
	5.4-27: The City shall strive to achieve the 50-percent waste reduction goal established by AB 939.	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>Parks and Recreation</b>				
Potential deficit of park and recreation opportunities.	5.5-1: Provide a minimum of 10 acres of park and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds and other public facilities which meet part of the need for local recreational facilities. (Recreation Element, Objective 1.0)	Ongoing	City	City
	5.5-2: The City shall increase the amount of park and recreational facility acreage in Santee to more closely conform to the local parkland standard. (Recreation Element, Policy 1.1)	Ongoing	City	City
	5.5-3: The City shall base the fees paid in lieu of dedication of parkland on the fair market value of land according to the formula established in the Park Lands Dedication Ordinance. (Recreation Element, Policy 1.6)	In Conjunction with Individual Projects	City/Developer	City
	5.5-4: The City shall not permit the payment of in-lieu fees for developments of 50 lots or more, unless the City Council finds there are no suitable lands available for parkland dedication. (Recreation Element, Policy 1.7)	In Conjunction with Individual Projects	City	City
	5.5-5: The City shall aggressively pursue the development of additional publicly owned parks and recreation facilities which are distributed throughout the City to meet the needs of all residents. (Recreation Element, Policy 2.6)	Ongoing	City	City
	5.5-6: The City shall acquire sites and develop facilities to provide for special recreation needs. (Recreation Element, Policy 3.1)	Ongoing	City	City
	5.5-7: The City shall utilize a wide array of funding sources for City recreational needs including public and private grants and funding sources as well as private contributions. (Recreation Element, Policy 4.2)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.5-8: Acquire land through the use of Quimby Act dedications or in-lieu fees for the development of parks and recreational facilities in areas of the City which are currently lacking them or show a deficit based on the local park standard or service areas. (Recreation Element, Implementation Measure 6.1)	In Conjunction with Individual Projects	City/Developer	City
	5.5-9: Develop a future system of trails on the Fanita Ranch site as well as throughout the City's future Multiple Species Conservation Program Preserve Planning Area. Priority shall be given to using existing trail alignments whenever feasible. (Trails Element, Policy 6.2)	In Conjunction with Individual Projects	City/Developer	City
	5.5-10: New development shall dedicate park land or pay in-lieu fees in accordance with the City's Park Land Dedication Ordinance.	In Conjunction with Individual Projects	City/Developer	City
	5.5-11: Periodically update the City's Parks and Recreation Facilities Master Plan to guide discussions related to park siting, funding, development, and recreational programming. (Recreation Element, Implementation 8.9)	Ongoing	Ongoing	City
<b>Biological Resource (Direct)</b>				
Potential inconsistency with the Multiple Species Conservation Program.	5.6-1: The City shall encourage the preservation and enhancement of significant biological resources in areas designated as permanent open space. (Conservation Element, Policy 7.1)	In Conjunction with Individual Projects	City/Developer	City
Potential loss of sensitive species, natural habitats and wildlife corridors.	5.6-2: The City shall require that all development proposals provide adequate mitigation measures for identified significant biological resources, including selective preservation, sensitive site planning techniques and mitigation for identified impacts. (Conservation Element, Policy 7.2)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.6-3: The City shall require that, for all development proposals involving the setting aside of land for permanent open space either on-site or off-site, provisions are in place to ensure the long term management of the open space and biological resources. (Conservation Element, Policy 7.3)	In Conjunction with Individual Projects	City/Developer	City
	5.6-4: The City shall use the environmental review process to identify, conserve and enhance unique natural, biological and cultural resources, to ensure the preservation of significant natural resources and features, to regulate and condition development within areas susceptible to natural hazards and to ensure the preservation of significant biological resources, historical resources or archaeological sites. (Conservation Element, Other Implementation Measures)	In Conjunction with Individual Projects	City/Developer	City
	5.6-5: The City shall utilize the mapped information on Figure 6-1, <u>Hydrology</u> , Figure 6-2, <u>Cultural Resources</u> and Figure 6-3, <u>Biological Resources</u> , during the Development Review process in order to identify significant resource areas that the proposed development may affect, and to determine the appropriate mitigation measures required. (Conservation Element, Other Implementation Measures)	In Conjunction with Individual Projects	City/Developer	City
	5.6-6: Wildlife Conservation Board funds will be continuously appropriated for the “acquisition, development, rehabilitation, restoration, and protection of habitat that promotes the recovery of threatened and endangered species, that provides corridors linking separate habitat areas to prevent fragmentation, and that protects significant natural landscapes and ecosystems such as old growth redwoods and oak woodlands and other significant habitat areas.” Some funds will be appropriated for specific projects while other aspects will be competitive. (Conservation Element, Park and Open Space Funding and Acquisition)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.6-7: The City shall encourage the protection of the San Diego River Corridor and all other City water corridors to reduce flood hazards, protect significant biological resources and scenic values, and to provide for appropriate recreational uses. (Conservation Element, Policy 2.1)	Ongoing	City	City
	5.6-8: The City shall evaluate the impacts of noise on sensitive habitats and species adjacent to major roadways and provide appropriate mitigation for identified impacts.	Ongoing	City	City
<b>Noise (Direct and Cumulative)</b>				
Potential for traffic noise to exceed acceptable levels in existing and future noise-sensitive areas.	5.7-2: The City shall utilize noise studies and noise contour maps when evaluating development proposals during the discretionary review process. (Noise Element, Policy 1.2)	In Conjunction with Individual Projects	City	City
	5.7-3: The City shall enforce motor vehicle laws and standards as appropriate, related to traffic flow and speed, in an effort to reduce noise along roadways experiencing high noise levels. (Noise Element, Policy 1.3)	Ongoing	City	City
	5.7-4: The City shall promote alternative sound attenuation measures rather than traditional wall barriers wherever feasible; these may include plexiglass, berms, landscaping, and the siting of noise-sensitive uses on a parcel away from the roadway or other noise source. (Noise Element, Policy 1.4)	In Conjunction with Individual Projects	City/Developer	City
	5.7-11: The City shall encourage Caltrans to recognize and implement the City's noise standards for planned and future freeway projects in the City. (Noise Element, Policy 1.15)	Ongoing	City	City
	5.7-14: The City shall adhere to planning guidelines and building codes which include noise control for the exterior and interior living space of all new residential developments within noise impacted areas. (Noise Element, Policy 2.1)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.7-15: The City should require new development to mitigate noise impacts to existing uses resulting from new development when: 1) such development adds traffic to existing City streets that necessitates the widening of the street; <u>and</u> 2) the additional traffic generated by the new development causes the noise standard or significance thresholds to be exceeded. (Noise Element, Policy 2.2)	In Conjunction with Individual Projects	City/Developer	City
Potential for non-residential uses other than Gillespie Field to cause noise levels within adjacent noise sensitive areas to exceed acceptable noise levels.	5.7-1: The City shall support a coordinated program to protect and improve the acoustical environment of the City including development review for new public and private development and code compliance for existing development. (Noise Element, Policy 1.1)	In Conjunction with Individual Projects	City/Developer	City
	5.7-5: The City shall review future projects with particular scrutiny regarding the reduction of unnecessary noise near noise-sensitive areas such as hospitals, schools, parks, etc. (Noise Element, Policy 1.5)	In Conjunction with Individual Projects	City/Developer	City
	5.7-6: The City shall continue to monitor noise throughout Santee and enforce the standards and regulations of the City's Noise Ordinance. (Noise Element, Policy 1.6)	Ongoing	City	City
	5.7-9: The City shall continue to monitor helicopter routes from MCAS Miramar to ensure approved routes are adhered to and shall oppose any realignment of existing routes or establishment of new routes that would result in increased noise impacts to the City. (Noise Element, Policy 1.13)	Ongoing	City	City
	5.7-10: The City shall, whenever feasible, take noise generation into consideration for new equipment purchases for the City. (Noise Element, Policy 1.14)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.7-12: The City shall ensure that appropriate regulations and standards are incorporated into the City's development policies and ordinances, including the use of noise evaluations in Environmental Impact Reports and statements, which take all aspects of noise into consideration. (Noise Element, Policy 1.16)	Ongoing	City	City
	5.7-13: The City shall officially support the control of noise through legal regulations and cooperative government efforts. (Noise Element, Policy 1.17)	Ongoing	City	City
	5.7-16: The City shall ensure compliance with the limited construction hours and sound level standards specified by the City of Santee Noise Abatement and Control Ordinance (Section 8.12.290) of the City of Santee Municipal Code.	Ongoing	City	City
	5.7-17: The City shall continue to regulate stationary noise sources such as existing outdoor manufacturing operations and commercial loading dock and delivery activities in accordance with the City's Noise Abatement and Control Ordinance (Section 8.12 of the Santee Municipal Code).	Ongoing	City	City
	5.7-18: In accordance with the Zoning Code, the City should continue to require any intensive outdoor uses to obtain approval of a Conditional Use Permit as a means of allowing the City to place appropriate conditions on the use to ensure that it is compatible with adjacent land uses. Appropriate conditions could include restrictions on the hours of operation or conditions requiring the implementation of sound attenuation measures.	In Conjunction with Individual Projects	City/Developer	City
	5.7-19: The City shall continue to actively enforce violations of the Noise Abatement and Control Ordinance through the Sheriff's Department and City Code Compliance program.	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
Potential for Gillespie Field to cause noise levels within adjacent noise sensitive areas to exceed acceptable levels.	5.7-7: The City shall discourage any future expansion of the facilities of Gillespie Field or intensification of operation, other than what has been already planned in the airport's master plan, that would result in greater noise impacts to the City. (Noise Element, Policy 1.7)	In Conjunction with Individual Projects	City	City
	5.7-8: The City shall encourage the implementation of noise control procedures by Gillespie Field to minimize noise exposure caused by aircraft flyovers within the City. (Noise Element, Policy 1.8)	Ongoing	City	City
	5.7-20: The City should review all development proposed within the Gillespie Field Airport Influence Area to ensure that design features are incorporated into the site plan to addresses airport safety and noise hazards. (Safety Element, Policy 7.1)	In Conjunction with Individual Projects	City/Developer	City
	5.7-21: The City shall require the recordation of avigation easements for new development proposed within the 65-70dB noise contours and the Runway Protection and Inner Approach / Departure zones for Gillespie Field. (Noise Element, Policy 1.12)	In Conjunction with Individual Projects	City/Developer	City
	5.7-22: The City shall require disclosure of airport noise impacts as a condition of all future residential development in the 65-70dB noise contours. (Noise Element, Policy 1.11)	In Conjunction with Individual Projects	City/Developer	City
	5.7-23: As recommended by the Gillespie Field Comprehensive Land Use Plan, the City of Santee shall work with the County of San Diego to reduce the future 60 dB CNEL noise contour impact on residentially zoned areas. (Noise Element, Policy 1.9)	Ongoing	City	City
	5.7-24: The City of Santee shall require single-family residences located between the 60-70 dB CNEL contours for Gillespie Field to ensure that interior noise levels do not exceed 45 dB Ldn. (Noise Element, Policy 1.10)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>Air Quality (Direct)</b>				
Short-term air quality impacts due to pollutant emissions from construction activities.	5.8-1: Construction-related emissions would be reduced to below a level of significance with implementation of the following: <ul style="list-style-type: none"> <li>• Use water trucks to keep all areas where vehicles move damp enough to prevent dust raised when traveling on the site;</li> <li>• Wet down the site in the late morning and after work is completed for the day;</li> <li>• After construction, wet inactive areas down to reduce windblown dust;</li> <li>• Employ street sweeping, should silt be carried over to adjacent public roadways;</li> <li>• Wash off trucks leaving the site;</li> <li>• Reestablish ground cover on construction site through seeding and watering on portions of the site that will not be disturbed for lengthy periods (such as two months or more);</li> <li>• Maintain construction equipment engines by keeping them tuned; and</li> <li>• Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.</li> </ul>	In Conjunction with Individual Projects	City/Developer	City
Long term air quality impacts due to increased vehicular travel, or stationary scale emissions.	5.8-2: The City shall ensure that industrial development creates no significant off-site impacts concerning access and circulation, noise, dust, odors, visual features and hazardous materials, that cannot be adequately mitigated. (Land Use Element, Policy 5.3)	In Conjunction with Individual Projects	City/Developer	City
	5.8-3: The City should work with the region to develop traffic and congestion management programs to improve commute times and improve air quality. (Circulation Element, Policy 1.7)	Ongoing	City	City
	5.8-4: The City should promote the continued development of San Diego Trolley routes that benefit the residents of Santee. (Circulation Element, Policy 2.1)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.8-5: The City should work with the Metropolitan Transit Development Board to maintain a bus route network that provides the most benefit to the residents of Santee. (Circulation Element, Policy 2.2)	Ongoing	City	City
	5.8-6: The City should promote the development of hiking and bicycle trails along the San Diego River in conjunction with the San Diego River Plan. (Circulation Element, Policy 2.3)	Ongoing	City/Developer	City
	5.8-7: The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways. (Circulation Element, Policy 2.4)	In Conjunction with Individual Projects	City/Developer	City
	5.8-8: The City shall encourage and provide for Ride Sharing, Park and Ride, and other similar commuter programs that eliminate vehicles from freeways and arterials. (Circulation Element, Policy 2.5)	In Conjunction with Individual Projects	City/Developer	City
	5.8-9: The City should encourage the incorporation of pedestrian-friendly design concepts including separated sidewalks, and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services. into both public and private developments. (Circulation Element, Policy 2.6)	In Conjunction with Individual Projects	City/Developer	City
	5.8-10: The City shall encourage the development of improved signalization and intersection design. (Circulation Element, Policy 3.1)	Ongoing	City	City
	5.8-11: The City should work with the Metropolitan Transit Development Board to provide accessibility to the San Diego Trolley and Metropolitan Transit System buses. (Circulation Element, Policy 5.2)	Ongoing	City	City
	5.8-12: The City supports the connection of CalTrans traffic signals on City streets to the City's interconnected traffic signal system to maintain traffic flow. (Circulation Element, Policy 6.6)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>Visual Quality/Aesthetics (Direct)</b>				
Potential Impacts to the visual character/scenic resources and vistas from future development associated with the proposed General Plan.	5.9-1: The City shall encourage that significant natural landforms be maintained during development whenever possible. (Conservation Element, Policy 1.1)	In Conjunction with Individual Projects	City/Developer	City
	5.9-2: To protect and wisely manage hillsides and topographic resources, the City shall use the following hillside development guidelines. (Conservation Element, Policy 1.3):  Percent Natural Slope  Guideline  Less than 10%  This is not a hillside condition. Conventional grading techniques are acceptable  10% - 19.9%  Development with grading will occur in this zone, but existing landforms should retain their natural character. Padded building sites are permitted on these slopes, but contour grading, split level architectural prototypes, with stacking and clustering is expected.  20% and over  Special hillside grading, architectural and site design techniques are expected, and architectural prototypes should conform to the natural landform. Compact development plans should be used to minimize grading footprints.	In Conjunction with Individual Projects	City/Developer	City
	5.9-3: The City should encourage the preservation of significant natural features, such as watercourses, ridgelines, steep canyons, and major rock outcroppings through the Development Review process. (Conservation Element, Policy 10.2)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.9-4: The City should encourage the preservation of appropriate open space in the Town Center area for recreational and open space purposes as part of the overall Specific Plan. (Conservation Element, Policy 10.3)	In Conjunction with Individual Projects	City/Developer	City
	5.9-5: The City shall encourage compact development plans when appropriate to maximize the preservation of open spaces. (Conservation Element, Policy 11.5)	In Conjunction with Individual Projects	City/Developer	City
	5.9-6: The City shall promote introduction of distinctive landscape treatments, signage, entry statements, etc., in residential areas. (Community Enhancement Element, Policy 2.1)	In Conjunction with Individual Projects	City/Developer	City
	5.9-7: The City shall encourage the use of existing natural features (river, hillsides, etc.) as character/theme sources for new residential development. (Community Enhancement Element, Policy 2.2)	In Conjunction with Individual Projects	City/Developer	City
	5.9-8: The City should encourage the strengthening of neighborhood edges through strategic location of open space/ recreational buffers, use of distinctive street tree/streetscape designs and changes in residential products/forms. (Community Enhancement Element, Policy 2.3)	In Conjunction with Individual Projects	City/Developer	City
	5.9-9: The City shall encourage adaptive housing products and siting treatments in hillsides and along the river corridor that respect and enhance the features of the natural environment. (Community Enhancement Element, Policy 3.5)	In Conjunction with Individual Projects	City/Developer	City
	5.9-10: The City shall develop a neighborhood revitalization program that brings together City resources, the resources of other agencies and residents to voluntarily improve the appearance and safety of their neighborhoods. (Community Enhancement Element, Policy 5.1)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.9-11: The City shall promote coordinated structure setbacks, re-orientation of business entrances, coordinated thematic landscaping, minimizing curb cuts and consolidation of entrance/exist locations during rehabilitation or redevelopment of commercial areas. (Community Enhancement Element, Policy 7.2)	In Conjunction with Individual Projects	City/Developer	City
	5.9-12: The City shall ensure that all industrial development is attractive and of high quality design to enhance the image of the City. (Community Enhancement Element, Policy 8.4)	In Conjunction with Individual Projects	City/Developer	City
	5.9-13: The City shall preserve high quality scenic views from the western entry along Mission Gorge Road and State Route 52. (Community Enhancement Element, Policy 10.1)	Ongoing	City	City
	5.9-14: The City shall maintain distinctive signage, accent plantings and paving materials for entries from the east and south. (Community Enhancement Element, Policy 10.2)	Ongoing	City	City
	5.9-15: The City shall pursue the undergrounding of utilities and/or the relocation of overhead utility lines to enhance road corridors. (Community Enhancement Element, Policy 11.1)	In Conjunction with Individual Projects	City/Developer	City
	5.9-16: The City shall ensure all signs are compatible with the overall streetscape design and pursue the consolidation or redesign/removal of those signs which are disruptive elements. (Community Enhancement Element, Policy 11.2)	Ongoing	City	City
	5.9-17: The City shall ensure the provision of open space which provides adequate visual relief from developed portions of the City. (Community Enhancement Element, Policy 13.1)	In Conjunction with Individual Projects	City/Developer	City
	5.9-18: The City shall ensure that adequate amounts of open space are located along the San Diego River and its tributaries, to protect and enhance the river character. (Community Enhancement Element, Policy 13.2)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.9-19: The City shall ensure that open space is provided in hillside areas proposed for development that performs multiple functions of view maintenance, resource protection and hazard avoidance. (Community Enhancement Element, Policy 13.3)	In Conjunction with Individual Projects	City/Developer	City
	5.9-20: The City shall encourage and coordinate with developers to minimize grading for new development throughout the City. (Community Enhancement Element, Policy 14.1)	In Conjunction with Individual Projects	City/Developer	City
	5.9-21: The City shall ensure that development is oriented along natural terrain contours to the extent possible to maintain landform integrity. (Community Enhancement Element, Policy 14.2)	In Conjunction with Individual Projects	City/Developer	City
	5.9-22: The City shall require use of contour grading techniques, whenever possible, to maintain the natural appearance of manufactured slopes. (Community Enhancement Element, Policy 14.3)	In Conjunction with Individual Projects	City/Developer	City
	5.9-23: The City shall encourage the protection of prominent ridgelines whenever feasible. This shall be accomplished by siting development below ridgelines in such a manner that permits the ridgeline to remain visible. (Community Enhancement Element, Policy 14.5)	In Conjunction with Individual Projects	City/Developer	City
	5.9-24: The City shall require revegetation of graded slopes with indigenous plant materials, where feasible, to maintain scenic views and assist in slope stabilization. (Community Enhancement Element, Policy 15.1)	In Conjunction with Individual Projects	City/Developer	City
	5.9-25: The City should provide for the maintenance of view opportunities to surrounding hillsides by ensuring proposed structures do not significantly impact existing community-level viewsheds. (Community Enhancement Element, Policy 15.2)	In Conjunction with Individual Projects	City/Developer	City
	5.9-26: The City should encourage the preservation of the biological and visual resources of the San Diego River as part of any development in the Town Center area. (Land Use Element, Policy 1.3)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.9-27: The City should encourage the City of San Diego to protect vacant lands in the East Elliot area along the City's western boundary as part of a regional biological preserve system. (Land Use Element, Policy 9.1)	Ongoing	City	City
	5.9-28: The City shall ensure that any projects affected by the Town Center Specific Plan, Mission Gorge Road Design Standards, the Zoning Ordinance Hillside Overlay District Guidelines (Hillside Development Guidelines), or the City's Grading Ordinance, follow all regulations to protect visual quality.	In Conjunction with Individual Projects	City/Developer	City
	5.9-29: The City shall utilize the environmental and Development Review process to ensure that grading practices used within the City minimized potential safety hazards while maintaining aesthetic qualities and natural landforms. (Conservation Element, Implementation Measure 8.5 #6)	In Conjunction with Individual Projects	City/Developer	City
<b>Geology/Soils (Direct)</b>				
Potential impacts to future development from seismic activity, landslides, liquefaction, landslides and debris flows.	5.10-1: The City should utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from seismic and other geologic conditions. (Safety Element, Policy 2.1)	Ongoing	City	City
	5.10-2: The City should ensure that if a project is proposed in an area identified herein as seismically and/or geologically hazardous, the proposal shall demonstrate through appropriate geologic studies and investigations that either the unfavorable conditions do not exist in the specific area in question or that they may be avoided or mitigated through proper site planning, design and construction. (Safety Element, Policy 2.2)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.10-3: The City shall require that all potential geotechnical and soil hazards be fully investigated at the environmental review stage prior to project approval. Such investigations shall include those identified by Table 9.1, <u>Determination of Geotechnical Studies Required</u> and such soil studies as may be warranted by results of the Initial Environmental Study. (Safety Element, Policy 2.3)	In Conjunction with Individual Projects	City/Developer	City
<b>Hydrology/Water Quality (Direct)</b>				
Impacts to the hydrology of the area (i.e., drainages, runoff) as well as to the water quality both in the City and downstream.	5.11-1: The City should ensure that land divisions and developments are approved within the City only when a project's improvements, dedications, fees and other revenues to the City and other agencies fully cover the project's incremental costs to the City and other agencies. These costs are for providing new or upgraded capital improvements and other public facilities and equipment resulting from, and attributable to the project, which are necessary to protect and promote the public's health, safety and welfare and to implement feasible mitigation measures. Such facilities include, but are not limited to: parks, bridges, major roads, traffic signals, street lights, drainage systems, sewers, water, flood control, fire, police, schools, hiking/bicycle trails and other related facilities. In calculating benefits of land divisions and developments, the City may consider other public objectives and goals including social, economic (job creation, secondary economic benefits, etc) and environmental factors. (Land Use Element Policy 3.1)	In Conjunction with Individual Projects	City/Developer	City
	5.11-2: The City shall continue to update and implement a 5-year Capital Improvement Program to improve existing public facilities and develop necessary new public facilities (Land Use Element Policy 3.4.)	Ongoing	City	City
	5.11-3: The City shall use careful planning and review to identify and eliminate urban runoff problems before development is approved. (Conservation Element, Policy 9.1)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.11-4: The City shall enforce the implementation of appropriate best management practices (BMPs) during construction projects. (Conservation Element, Policy 9.2)	In Conjunction with Individual Projects	City/Developer	City
	5.11-5: Reduce the discharge of pollutants into the storm drain system from existing municipal, industrial, and commercial facilities and residential areas to the maximum extent practicable. (Conservation Element, Policy 9.3)	In Conjunction with Individual Projects	City/Developer	City
	5.11-6: Actively seek and eliminate illicit discharges and connections to the storm water conveyance system. (Conservation Element, Policy 9.4)	Ongoing	City	City
	5.11-7: The City shall continue to coordinate water quality planning and implementation efforts with other cities. (Conservation Element, Policy 9.5)	Ongoing	City	City
	5.11-8: The City shall continue to enforce the Storm Water Management and Discharge Control Ordinance (Chapter 13.42 of the Santee Municipal Code) which prohibits non-stormwater discharge into the City of Santee MS4.	In Conjunction with Individual Projects	City/Developer	City
	5.11-9: The City shall continue to implement the adopted Standard Urban Stormwater Mitigation Plan (SUSMP) to ensure to the maximum extent practicable that new development and significant re-development does not increase pollutant loads from a project site.	In Conjunction with Individual Projects	City/Developer	City
	5.11-10: The City shall continue to implement the adopted Jurisdictional Urban Runoff Management Plan (JURMP) including performing annual dry weather field screening and monitoring to identify pollutants of concern, and to characterize conveyances that are discharging elevated levels of pollutants to surface waters, coordination and implementation of community outreach and education efforts to bring awareness to water quality issues and the inspection and enforcement of local and State stormwater regulations at all construction, industrial, commercial, and municipal facilities within the City of Santee.	Ongoing	City	City

**MITIGATION, MONITORING & REPORTING PLAN  
FOR THE  
CITY OF SANTEE GENERAL PLAN EIR**

IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>Cultural Resources (Direct)</b>				
Potential impacts to historic and prehistoric resources from development in accordance with the proposed General Plan.	5.12-1: The City shall require either the preservation of identified archaeological sites or the professional retrieval of artifacts prior to the development of a site consistent with the provisions of the California Environmental Quality Act. Preservation may include various measures including avoidance, preservation in place, incorporation into open space, or covering or capping. The type of preservation would depend upon the nature and significance of the archaeological resource and the practical requirements of the proposed land use. (Conservation Element, Policy 8.1)	In Conjunction with Individual Projects	City/Developer	City
	5.12-2: The City should require curation of any recovered artifacts as a condition of any cultural resources mitigation program. (Conservation Element, Policy 8.2)	In Conjunction with Individual Projects	City/Developer	City
	5.12-3: An historic evaluation of any structure more than 45 years old would be required prior to issuance of a permit which could result in an adverse impact on these structures. The evaluation shall be based on the criteria identified in Section 15064.5 of the CEQA Guidelines. The evaluation shall determine if the effect on an historic structure would be significant. If so, the evaluation shall recommend measures to be taken to reduce the impact on significant historic structures.	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
<b>Paleontological Resources (Direct)</b>				
Potential impacts to paleontological resources resulting from development in accordance with the proposed General Plan.	5.13-1: For proposed new development or infill developments that occur within an area rated moderate or high for paleontological resources (i.e., Friars Formation and/or Stadium Conglomerate), the City shall require a monitor to be on-site during grading activities involving original cuts into those materials. If significant paleontological resources are discovered, mitigation in the form of research, recordation, data recovery and/or in-situ preservation shall be required. Fossil remains collected shall be cleaned, sorted, and catalogued, and then with the owner's permission, deposited in a scientific institution with paleontological collections.	In Conjunction with Individual Projects	City/Developer	City
<b>Public Health and Safety</b>				
Potential increased flood risks associated with development in accordance with the proposed General Plan.	5.14-1: All development proposed within a floodplain area shall be required by the City to utilize design and site planning techniques to ensure that structures are elevated at least one foot above the 100-year flood level. (Safety Element, Policy 1.2)	In Conjunction with Individual Projects	City/Developer	City
	5.14-2: All proposed projects which would modify the configuration of any of the three main waterways in Santee (San Diego River and Sycamore and Forester Creeks) shall be required to submit a report prepared by a registered hydrologist that analyzes potential effects of the project downstream as well as in the local vicinity. (Safety Element, Policy 1.3)	In Conjunction with Individual Projects	City/Developer	City
	5.14-3: The City should require a hydrologic study, including the analysis of effects on downstream and upstream properties and on the flood-carrying characteristics of the stream, for development proposed in the floodplain. (Safety Element, Policy 1.6)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.14-4: Development within the 100-year floodway shall be prohibited, subject to the provisions of the City's Flood Damage Prevention Ordinance. (Safety Element, Policy 1.9)	In Conjunction with Individual Projects	City/Developer	City
	5.14-5: In addition, all new development will be required to comply with other ordinances of the City, such as the Flood Damage Prevention Ordinance, which are intended to limit flood damage hazards.	In Conjunction with Individual Projects	City/Developer	City
Wildland fire impacts associated with future development located adjacent to tracts of trees, shrubs, brush and grasslands.	5.14-6: The City shall require the installation of fire hydrants and establishment of emergency vehicle access, before construction with combustible materials can begin on an approved project. (Safety Element, Policy 4.3)	In Conjunction with Individual Projects	City/Developer	City
	5.14-7: The City shall require emergency access routes in all developments to be adequately wide to allow the entry and maneuvering of emergency vehicles. (Safety Element, Policy 4.4)	In Conjunction with Individual Projects	City/Developer	City
	5.14-8: The City shall ensure that the distribution of fire hydrants and capacity of water liens is adequate through periodic review. (Safety Element, Policy 4.7)  In addition, all new development will be required to comply with other ordinances of the City, such as the Fire Code, which are intended to limit fire hazards.	In Conjunction with Individual Projects	City/Developer	City
Impacts resulting from contaminated hazardous materials sites.	5.14-9: The City shall continue to implement the County's Hazardous Waste Management Plan or develop and implement an equivalent plan. (Safety Element, Policy 3.1)	Ongoing	City	City
	5.14-10: The City shall continue to participate in the Hazardous Materials Incident Response Team in dealing with hazardous materials incidents. (Safety Element, Policy 3.2)	Ongoing	City	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.14-11: The City shall review any proposed uses involving the use, transport, storage or handling of hazardous waste to ensure that such uses will not represent a significant risk to surrounding uses or the environment. (Safety Element, Policy 3.4)	In Conjunction with Individual Projects	City/Developer	City
	5.14-12: The City shall continue to provide for a household hazardous waste collection program for City residents as part of the contract with the City trash franchisee. (Safety Element, Policy 3.5)	Ongoing	City	City
	5.14-13: The City shall limit and control the location, manufacture, storage or use of hazardous materials in Santee through implementation of the Zoning Ordinance and the Development Review process. (Safety Element, Policy 8.1)  In addition, all establishments that use hazardous materials in the City will be required to comply with other ordinances of the City which are intended to limit the health and safety risks associated with hazardous materials.	In Conjunction with Individual Projects	City/Developer	City
Crime impacts associated with the population growth of the proposed General Plan.	5.14-14: The City shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into site planning for new developments and renovations of existing developments, taking into account the concepts of defensible space, surveillance, territoriality, access control and maintenance. (Safety Element, Policy 5.2)	In Conjunction with Individual Projects	City/Developer	City
	5.14-15: The City shall encourage the upgrading of building security requirements. (Safety Element, Policy 5.3)	In Conjunction with Individual Projects	City/Developer	City
	5.14-16: The City shall involve law enforcement personnel in the review of new development applications through participation in the Development Review process. (Safety Element, Policy 5.4)	In Conjunction with Individual Projects	City/Developer	City
	5.14-17: All structures should be adequately identified by street address and be lighted sufficiently to deter criminal activity. (Safety Element, Policy 5.25)	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
Impacts to emergency preparedness resulting from increased urbanization within the City as well as an increase in population resulting from implementation of the proposed General Plan.	5.14-18: The City shall continue to hold periodic disaster exercises in cooperation with the appropriate State and Federal agencies. (Safety Element, Policy 8.1)	Ongoing	City	City
	5.14-19: The City shall update its adopted Emergency Operations Plan periodically to ensure the safety of residents, employees and visitors in times of man-made or natural disaster. (Safety Element, Policy 8.2)	Ongoing	City	City
	5.14-20: The City shall continue to hold periodic disaster exercises in cooperation with the appropriate State and Federal agencies.(Safety Element, Policy 9.1).	Ongoing	City	City
	5.14-21: Critical emergency uses (hospitals, fire stations, police stations, the Emergency Operations Center, public administration buildings and schools) shall not be located in flood hazard areas or in areas that would affect their ability to function in the event of a disaster. (Safety Element, Policy 1.7)	In Conjunction with Individual Projects	City/Developer	City
Airport hazard impacts resulting from incompatible land uses associated with the proposed General Plan.	5.14-22: The City should review all development proposed within the Gillespie Field Airport Influence Area to ensure that design features are incorporated into the site plan to address identified aircraft crash hazards. (Safety Element, Policy 7.1).	In Conjunction with Individual Projects	City/Developer	City
	5.14-23: The City shall require the recordation of avigation easements for new development proposed within the 65-70dB noise contours and the Runway Protection and Inner Approach/Departure zones for Gillespie Field. (Noise Element, Policy 1.2).	In Conjunction with Individual Projects	City/Developer	City

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IMPACT	MITIGATION MEASURES	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	5.14-24: he City should discourage the establishment of additional high-risk uses, including schools, hospitals, nursing homes and daycare centers (excluding residential care facilities and small family daycare) in the Runway Protection and Inner Approach/Departure zones for Gillespie Field. (Safety Element, Policy 7.2).	In Conjunction with Individual Projects	City/Developer	City
Geologic hazard impacts resulting from the increased urbanization and population within the City.	Mitigation would be achieved by the previously mentioned Mitigation Measure 5.10-2 and Mitigation Measure 5.10-3 in Section 5.10.4.	In Conjunction with Individual Projects	City/Developer	City

