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## **Appendix A2**

### City of Santee Environmental Checklist



**CITY OF SANTEE**  
**ENVIRONMENTAL INFORMATION FORM**

Permit Application: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

1. **Project Title:** Carlton Oaks Country Club and Resort
2. **Proposed Use of the Site:** Country Club and Resort (including related country club amenities and residential homes) and Golf Course
3. **Project Location:** 9200 Inwood Drive, Santee CA, 92071
4. **Project APN(s):** 383-071-10; 383-071-09; 383-071-06; 383-221-01-04, 383-242-01

5. **Applicant** **Property Owner**
- Name: ALIKA, LLC. Name: ALIKA, LLC.
- Address: 9200 Inwood Drive Address: 9200 Inwood Drive
- City, State, ZIP: Santee, CA 92071 City, State, ZIP: Santee, CA 92071
- Telephone: (310) 430-3338 Telephone: (310) 430-3338

6. **Description of Project:** Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary. **Attach a site plan and vicinity map in 8 1/2" X 11" format.**

The proposed project is proposing to redevelop the existing Country Club and 52-room hotel into a recreational-oriented mixed-use resort community. The project will include an improved golf course, clubhouse, hotel, pro shop, learning center, golf driving range with modern practice area, tournament hall, and residential homes. The project is requesting a conditional use permit to develop a County Club facility with a restaurant, retail and hotel uses. The project will also provide residential units as an accessory use to the primary recreational use (golf course).

7. **Existing General Plan Designation:** P/OS & PD 8. **Existing Zoning:** P/OS & PD

9. **Existing Conditions:** (Is the site currently served by the following?)

Paved Road	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water Services	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Sewer Services	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Septic System	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Electric Service	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

10. **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

**North:** Single-family housing and multi-family developments border the project to the north, followed by Carlton Oaks Drive.

**South:** The San Diego River, bordered by riparian habitat, borders the project to the south, followed by State Route 52.

**East:** Vegetated open space, riparian habitat, and a single-family housing development border the project to the east.

**West:** West Hills Parkway and State Route 52 border the project to the west, followed by vegetated open space.

11. **Gillespie Field Airport Land Use Compatibility Plan (ALUCP):** Use the SD Airport Authority online tool <http://www.san.org/Airport-Projects/Land-Use-Compatibility#118025-gis-data> to answer the following:

**Airport Influence Area (AIA)** (Exhibit III-5):

- ☐ 1  
☒ 2  
☐ Not Applicable

**Overflight Zone** (Exhibit III-4):

- ☒ Yes  
☐ No

**Safety Zone (Exhibit III-2):**

- ☐ 1  
☐ 2  
☐ 3  
☐ 4  
☐ 5  
☐ 6  
☒ None

**Noise Contour (Exhibit III-1):**

- ☒ < 60dB CNEL  
☐ 60-65dB CNEL  
☐ 65-70dB CNEL  
☐ 70-75 dB CNEL  
☐ 75+dB CNEL

**Avigation Easement Area (Exhibit III-6):**

- ☐ Yes  
☒ No

**FAA Height Notification Boundary (Exhibit III-3):**

- ☒ Yes  
☐ No

The entire Gillespie Field plan can be download from:

<http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps>

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement, including those required by local regional, state, and federal agencies):

City of San Diego, US Army Corp of Engineers, US Fish and Wildlife Service, Federal Emergency Management Agency, California Regional Water Quality Control Board, California Department of Fish and Wildlife, and Sate Water Resources Control Board.

13. **Topography:** Describe the existing topography of the site.

Generally flat with higher elevation towards the northern portion sloping towards lower elevation in the southern portion of the project site.

14. **Will Grading Be Required?** ☒ Yes ☐ No

CUT (CU/YDS): 564,671 FILL(CU/YDS): 945,006 PERCENT OF LOT GRADED: 75%

**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
For (Name of the Property Owner)

# ATTACHMENT

## ATTACH ADDITIONAL SHEETS, AS NEEDED, TO FULLY EXPLAIN ANY OF THE ANSWERS TO THE FOLLOWING QUESTIONS

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### I. **AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:

#### a) Have a substantial adverse effect on scenic vista?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

#### b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings with a scenic highway?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

#### c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

#### d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

**II. AGRICULTURE AND FORESTRY RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board – Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☒ No Impact

**Discussion:** See attachment.

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- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☒ No Impact

**Discussion:** See attachment.

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- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☒ No Impact

**Discussion:** See attachment.

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- d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☒ No Impact

**Discussion:** See attachment.

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- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

☐ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☒ No Impact

**Discussion:** See attachment.

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**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- c) Expose sensitive receptors to substantial pollutant concentrations?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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**IV. BIOLOGICAL RESOURCES.** Would the project:

- a) 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 California Department of Fish and Game or U.S. Fish and Wildlife Service?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☒ Potentially Significant Impact ☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact ☐ No Impact

**Discussion:** See attachment.

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- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

**V. CULTURAL RESOURCES.** Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- c) Disturb any human remains, including those interred outside of formal cemeteries?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

**VI. ENERGY.** Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.



**VII. GEOLOGY AND SOILS.** Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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ii) Strong seismic ground shaking?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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iii) Seismic-related ground failure, including liquefaction?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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iv) Landslides?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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b) Result in substantial soil erosion or the loss of topsoil?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact              | <input type="checkbox"/> No Impact  |

**Discussion:** See attachment.

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- e) Have 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?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

**VIII. GREENHOUSE GAS EMISSIONS.** Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

**IX. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:**

See attachment.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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**X. HYDROLOGY AND WATER QUALITY.** Would the project:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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i. result in substantial erosion or siltation on- or off-site;

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

iv. impede or redirect flood flows?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

**XI. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

b) 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?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

**XII. MINERAL RESOURCES.** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant

☒ No Impact

**Discussion:** See attachment.

**XIII. NOISE.** Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

- b) Generation of excessive groundborne vibration or groundborne noise levels?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

- c) 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, would the project expose people residing or working in the project area to excessive noise levels?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

**XIV. POPULATION AND HOUSING.** Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

**XV. PUBLIC SERVICES.** Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire Protection?
- ii. Police Protection?
- iii. Schools?
- iv. Parks?
- v. Other Public Facilities?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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**XVI. RECREATION.**

- a) Would the project 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?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

---

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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**XVII. TRANSPORTATION.** Would the project:

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

---

d) Result in inadequate emergency access?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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### **XVIII. TRIBAL CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in the Public Resources Code section 5020.1(k), or

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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### **XIX. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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c) Result in a determination by the wastewater treatment 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?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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**XXI. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☒ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

**Discussion:** See attachment.

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Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5.5

