



# CITY OF SANTEE

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## DEPARTMENT OF DEVELOPMENT SERVICES MITIGATED NEGATIVE DECLARATION (AEIS0 6-32)

### I. PROJECT DESCRIPTION

1. Entitlement: Tentative Parcel Map TPM06-04/Development Review Permit DR06-20
2. Applicant: Richard Ing
3. Proposal: The proposed project is a Tentative Parcel Map to subdivide a 1.39 acre parcel of land into four residential lots, and a Development Review Permit for the development of four single family homes in the R2 zone. The single family homes range in size from 2,613 to 2,775 square feet and have three car garages. The project will take access from a private road off Woodside Avenue.
4. Location: 11569 Woodside Avenue (APN 382-310-33)
5. Lead Agency: City of Santee
6. Responsible Agency: U.S. Fish & Wildlife Service & Ca. Dept of Fish and Game for concurrence on the CSS Habitat Loss Permit De Minimis exemption.

### II. STATEMENT OF ENVIRONMENTAL FINDINGS

An Initial Study was conducted by the Department of Development Services to evaluate the potential effects of this project upon the environment. Based upon the findings contained in the attached Initial Study and the recommended mitigation measures it has been determined that this project could not have a significant effect upon the environment. The impact to the 0.14 acres of CSS has been determined to be de minimis,

### III. PUBLIC REVIEW

1. Legal Notice Method: The East County Californian August 23, 2007
2. Document Posting Period: August 23, 2007 to October 8, 2007

Prepared by:

  
Josh McMurray (10/10/07)  
Associate Planner

Approved by:

  
Melanie Kush, AICP (10/10/07)  
City Planner

INITIAL STUDY  
(AEIS06-32)

Project Number and Name: Development Review Permit DR06-20/Tentative Parcel Map TPM 06-04

Land Use Designation: R2 Low-Medium Density Residential (2-5 dwelling units/gross acre)

Zoning: R2 Low-Medium Density Residential (2-5 dwelling units/gross acre)

Location: 11569 Woodside Avenue (APN 382-310-33)

All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. Telephone Number (619) 258-4100, ext. 160

**ENVIRONMENTAL SETTING**

**Project Description:** The proposed project is for a Tentative Parcel Map (TPM06-04) for a four lot residential subdivision and a Development Review Permit (DR06-20) to construct four, two-story single family dwellings. The four single family dwellings will have two floor plans; Plan 1 is 2,613 square feet and Plan 2 is 2,775 square feet. The project will take access from a private road off Woodside Avenue. The project includes vegetation clearing and grading of the four building pads, and vegetation clearing for a 100-foot fuel management zone around the perimeter of the three northernmost single family dwellings.

**Site Description:** The project site is located in the eastern portion of Santee, on the edge of an existing single family residential neighborhood. The subject property is approximately 1.39 acres, located on the east side of a private road, approximately 615 feet south of Woodside Avenue. The property is currently undeveloped and contains 0.90 acres of Non-Native Grasslands, and 0.25 acres of Diegan Coastal Sage Scrub. Approximately 0.24 acres of the site has been previously developed and concrete remnants of a previously existing single family residence exist on a building pad that is at approximately 454 feet AMSL. The site has a moderate to steep topography with an elevation range of 410 feet above mean sea level (AMSL) at the northwest corner of the site to 484 AMSL at its northeast corner.

**Surrounding Properties Description:** There is undeveloped land with moderate to steep natural topography located to the east, south, and north within the R1 and R1-A Low Density Residential zones. One and two-story single family homes are situated to the north and to the west of the subject property in the R2 Low-Medium Density Residential zone. The site is northwest of the recently approved Ladera Subdivision (TM04-07/DR04-12) which will result

in the construction of 46 single family homes in the R1-A Low Density Residential and R2 Low-Medium Density Residential zones.

**Land Use and Planning** - The proposed project is a single family residential development within a single family residential zone and land use designation. The R2 zoning allows a density range from 2 to 5 dwelling units per acre. The project density is 2.9 dwelling units per acre. The residential development and the project comply with all adopted plans and development standards; therefore, the proposed project will not conflict with any land use regulation adopted for the purpose of mitigating an environmental effect.

## **POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS**

### **1. BIOLOGY**

#### **A. Impact:**

A Biological Letter Report dated August 2005 and Response to Comments from the City of Santee dated June 18, 2007 was prepared for this project by RC Biological Consulting, Inc. Field reconnaissance consisted of a survey of the 1.39 acre site for vegetation/habitat types, including the potential for sensitive plant and animal species, and a review for wetlands, and focused protocol surveys for the California Gnatcatcher.

Sensitive Species / Habitats – A reconnaissance-level field survey was performed on the site. The results of the survey identified the presence of 0.25 acres of Diegan Coastal Sage Habitat (CSS), 0.90 acres of Non-native Grassland, and 0.24 acres of disturbed land.

According to the biological survey report, the proposed project, including proposed grading for construction of the driveways, building pads, brow ditches, and fire buffer clearing adjacent to the pads, would result in a total take of 0.14 acres of CSS and 0.90 acres of Non-Native Grasslands. For the impact to the 0.14 acres of unoccupied CSS, a mitigation ratio of 1:1, consistent with the mitigation ratio standard be applied for the impact to the resource. The remaining 0.11 acre of CSS in the northeast portion of the site will remain as open space not be developed (i.e. no accessory structures, and ornamental landscaping).

For the impact to the 0.90 acres of Non-Native Grasslands, a mitigation ratio of 0.5:1, consistent with the mitigation ratio standard be applied for the impact to the resource.

The 0.14 acre areas of DCSS habitat that will be removed as part of the project is less than 1 acre in size, unoccupied relative to the California Gnatcatcher, of low quality, and its removal will not result in a significant impact to DCSS habitat. As such, the City has determined that the removal of DCSS will result in a de minimis impact on this resource, and has drafted the following HLP Findings in accordance with City of Santee Resolution No. 134-94, the Natural Community Conservation Program (NCCP) and the environmental documents contained in the project application on file for the project, and are made as follows:

**Finding 1. The habitat loss does not cumulatively exceed the 5 percent guideline.**

The habitat loss of 0.14-acre of Diegan Coastal Sage Scrub does not cumulatively exceed the five percent guideline because it qualifies for an exemption from 4(d) review according to the criteria identified in the February 2, 1995 letter from the U.S. Fish and Wildlife Service and the California Department of Fish and Game (attached). The area of take is less than a 1.0 acre loss of low value, unoccupied habitat, which is located outside the preserve area of the Draft Santee Subarea Plan. The development of the proposed project results in the take of DCSS, which poses a minimal risk to overall DCSS preservation, because it is an isolated area of low quality, unoccupied habitat completely surrounded by development.

**Finding 2. The habitat loss will not preclude connectivity between areas of high habitat values.**

The proposed clearing will not preclude connectivity between areas of high habitat value because the area of development is located at the periphery of established, occupied, residential housing and industrial development located to the north, west and south and the project location is not included in the City's proposed Subarea Plan preserve boundaries.

**Finding 3. The habitat loss will not prevent the preparation of the City's subregional NCCP (subarea plan).**

The proposed project would not preclude or prevent the preparation of the City's proposed draft MSCP Subarea Plan because the subject property is located entirely outside the designated Preserve Areas of the Multiple Species Conservation Program: Draft Santee Subarea Plan.

**Finding 4. The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP process guidelines.**

The habitat loss has been minimized and/or mitigated to the maximum extent practicable by removing 0.14 acres of Coastal Sage Scrub (CSS) in an area planned for residential development and preserving, consistent with the Wildlife Agency recommendation, 0.14 acres of CSS off-site through the purchase of mitigation credits within an agency approved mitigation bank. The remaining 0.11 acre of CSS in the northeast portion of the site will remain in as open space not be developed (i.e. no accessory structures, and ornamental landscaping).

**Finding 5. The loss of coastal sage scrub habitat will not appreciably reduce the likelihood of the survival and recovery of listed species in the wild.**

The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild in that the proposed development area is outside the City's Draft Preserve Planning Area and proposed mitigation for permanent preservation within agency approved biological areas contiguous to already preserved lands off-site will increase the likelihood of the long term survival and recovery of listed species.

**Finding 6. The habitat loss is incidental to otherwise lawful activities.**

The project is incidental to otherwise lawful activities because it is subject to approval of a Development Review Permit and Tentative Parcel Map to be issued by the City of Santee City Council. No removal of habitat will occur prior to the approval and issuance of a Grading Permit. Conditions of approval on the Grading Permit require evidence of compliance with the biological mitigation measures contained in the Mitigation Monitoring Plan for this project.

**REASONS TO SUPPORT FINDINGS OF MITIGATED NEGATIVE DECLARATION**

1. The project as conditioned will result in no significant impacts upon the environment (No net loss of wetlands; mitigation credit for 0.14 acres of unoccupied CSS and 0.90 acres of Non-Native Grasslands). The impact of clearing 0.14 acres of Diegan Coastal Sage Scrub has been determined to be di minimis.
2. The project is consistent with the R2 Low-Medium Density Residential General Plan and Zoning designation for the subject property. It is also consistent with the Housing Element goal to provide a range of housing.
3. The project complies with all development standards of the R2 zone.
4. The proposed interim take of coastal sage scrub habitat is consistent with the Natural Communities Conservation Program Guidelines.
5. The project will not prejudice the adoption of the Multiple Species Conservation Program: Santee Subarea Plan.

The following sources were referenced in preparing the Initial Study and Environmental Checklist:

Project documents – including all plans, documents, departmental comments and information contained in the files for TPM06-04, DR06-20, and AEIS06-32.

City of Santee General Plan adopted 2003.

Environmental Impact Report for the Santee General Plan Update dated March 10, 2003

City of Santee Zoning Ordinance Updated version, adopted June 2004.

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Federal Emergency Management Agency (FEMA) floodplain mapping. FEMA map No.060703C-1652F dated 6/19/97.

Southern California Coastal Sage Scrub Natural Communities Conservation Program Conservation Guidelines, November, 1993. Internet site: <http://ceres.ca.gov/CRA/NCCP/cgindex.htm>.

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Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.

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INITIAL STUDY  
(AEIS06-32)

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Land Use Designation: R2 Low-Medium Density Residential (2-5 dwelling units/gross acre)

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**Site Description:** The project site is located in the eastern portion of Santee, on the edge of an existing single family residential neighborhood. The subject property is approximately 1.39 acres, located on the east side of a private road, approximately 615 feet south of Woodside Avenue. The property is currently undeveloped and contains 0.90 acres of Non-Native Grasslands, and 0.25 acres of Diegan Coastal Sage Scrub. Approximately 0.24 acres of the site has been previously developed and concrete remnants of a previously existing single family residence exist on a building pad that is at approximately 454 feet AMSL. The site has a moderate to steep topography with an elevation range of 410 feet above mean sea level (AMSL) at the northwest corner of the site to 484 AMSL at its northeast corner.

**Surrounding Properties Description:** There is undeveloped land with moderate to steep natural topography located to the east, south, and north within the R1 and R1-A Low Density Residential zones. One and two-story single family homes are situated to the north and to the west of the subject property in the R2 Low-Medium Density Residential zone. The site is northwest of the recently approved Ladera Subdivision (TM04-07/DR04-12) which will result

in the construction of 46 single family homes in the R1-A Low Density Residential and R2 Low-Medium Density Residential zones.

**Land Use and Planning** - The proposed project is a single family residential development within a single family residential zone and land use designation. The R2 zoning allows a density range from 2 to 5 dwelling units per acre. The project density is 2.9 dwelling units per acre. The residential development and the project comply with all adopted plans and development standards; therefore, the proposed project will not conflict with any land use regulation adopted for the purpose of mitigating an environmental effect.

## **POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS**

### **1. BIOLOGY**

#### **A. Impact:**

A Biological Letter Report dated August 2005 and Response to Comments from the City of Santee dated June 18, 2007 was prepared for this project by RC Biological Consulting, Inc. Field reconnaissance consisted of a survey of the 1.39 acre site for vegetation/habitat types, including the potential for sensitive plant and animal species, and a review for wetlands, and focused protocol surveys for the California Gnatcatcher.

**Sensitive Species / Habitats** – A reconnaissance-level field survey was performed on the site. The results of the survey identified the presence of 0.25 acres of Diegan Coastal Sage Habitat (CSS), 0.90 acres of Non-native Grassland, and 0.24 acres of disturbed land.

According to the biological survey report, the proposed project, including proposed grading for construction of the driveways, building pads, brow ditches, and fire buffer clearing adjacent to the pads, would result in a total take of 0.14 acres of CSS and 0.90 acres of Non-Native Grasslands. For the impact to the 0.14 acres of unoccupied CSS, a mitigation ratio of 1:1, consistent with the mitigation ratio standard be applied for the impact to the resource. The remaining 0.11 acre of CSS in the northeast portion of the site will remain as open space not be developed (i.e. no accessory structures, and ornamental landscaping).

For the impact to the 0.90 acres of Non-Native Grasslands, a mitigation ratio of 0.5:1, consistent with the mitigation ratio standard be applied for the impact to the resource.

~~Interim Take Process – The City is currently in the process of preparing its Multiple Species Conservation Program Subarea Plan. In addition the 4(d) rule 5% coastal sage scrub take allowance for the City of Santee has been depleted. For this reason the project will be required either to borrow from the County of San Diego's 5% allowance, wait until the MSCP is adopted, or to obtain a permit for an individual project pursuant to Section 10 of the Endangered Species Act. The proposed take under the County of San Diego's 5% allowance is consistent with the Natural Communities Conservation Program (NCCP) Guidelines which guides the take of habitat during the interim period.~~

~~The proposed Habitat Loss is consistent with the Interim Loss Criteria in the Conservation Guidelines and with any subregional process if established by the Subregion based upon the following findings.~~

The 0.14 acre areas of DCSS habitat that will be removed as part of the project is less than 1 acre in size, unoccupied relative to the California Gnatcatcher, of low quality, and its removal will not result in a significant impact to DCSS habitat. As such, the City has determined that the removal of DCSS will result in a de minimis impact on this resource, and has drafted the following HLP Findings in accordance with City of Santee Resolution No. 134-94, the Natural Community Conservation Program (NCCP) and the environmental documents contained in the project application on file for the project, and are made as follows:

**Finding 1. The habitat loss does not cumulatively exceed the 5 percent guideline.**

~~The proposed take will not cumulatively exceed the 5 percent guideline because it is required to use the County of San Diego's 5 percent allowable loss of Coastal Sage Scrub in conformance to County Board of Supervisor's Policy I-122. The project will be exempt from the Natural Community Conservation Planning Guidelines if it is either constructed after the Multiple Species Conservation Program Draft Santee Subarea Plan is adopted and the project will be mitigated in accordance with the Subarea Plan, or an individual, project-specific, 10(a)1(B) permit pursuant to the section 10 of the Endangered Species Act is obtained.~~

The habitat loss of 0.14-acre of Diegan Coastal Sage Scrub does not cumulatively exceed the five percent guideline because it qualifies for an exemption from 4(d) review according to the criteria identified in the February 2, 1995 letter from the U.S. Fish and Wildlife Service and the California Department of Fish and Game (attached). The area of take is less than a 1.0 acre loss of low value, unoccupied habitat, which is located outside the preserve area of the Draft Santee Subarea Plan. The development of the proposed project results in the take of DCSS, which poses a minimal risk to overall DCSS preservation, because it is an isolated area of low quality, unoccupied habitat completely surrounded by development.

**Finding 2. The habitat loss will not preclude connectivity between areas of high habitat values.**

The proposed clearing will not preclude connectivity between areas of high habitat value because the area of development is located at the periphery of established, occupied, residential housing and industrial development located to the north, west and south and the project location is not included in the City's proposed Subarea Plan preserve boundaries.

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**REASONS TO SUPPORT FINDINGS OF MITIGATED NEGATIVE DECLARATION**

1. The project as conditioned will result in no significant impacts upon the environment (No net loss of wetlands; mitigation credit for 0.14 acres of unoccupied CSS and 0.90 acres of Non-Native Grasslands). The impact of clearing 0.14 acres of Diegan Coastal Sage Scrub has been determined to be di minimis.

2. The project is consistent with the R2 Low-Medium Density Residential General Plan and Zoning designation for the subject property. It is also consistent with the Housing Element goal to provide a range of housing.
3. The project complies with all development standards of the R2 zone.
4. The proposed interim take of coastal sage scrub habitat is consistent with the Natural Communities Conservation Program Guidelines.
5. The project will not prejudice the adoption of the Multiple Species Conservation Program: Santee Subarea Plan.

The following sources were referenced in preparing the Initial Study and Environmental Checklist:

Project documents – including all plans, documents, departmental comments and information contained in the files for TPM06-04, DR06-20, and AEIS06-32.

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TPM06-04/DR06-20 ING Subdivision  
Initial Study  
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Attachments: Initial Study Checklist  
Site/Grading Plan  
Architectural Elevations  
Mitigation Monitoring Program  
Aerial  
Biology Letter  
Subarea Plan Figure (Draft August 2006)

**CITY OF SANTEE  
ENVIRONMENTAL CHECKLIST FORM**

1. Project Title: ----- ING Subdivision – TPM06-04/DR06-20/AEIS06-32
2. Lead Agency Name and Address: ----- City of Santee, 10601 Magnolia Avenue,  
Santee, CA, 92071
3. Contact Person and Phone Number: ----- Josh McMurray, (619) 258-4100 extension 160
4. Project Location & (Assessor Number): ----- 11569 Woodside Avenue (APN: 382-310-33)
5. Project Sponsor's Name and Address: ----- Richard Ing, 1729 E. 53<sup>rd</sup> Street, Long Beach, CA  
90805
6. General Plan Designation: ----- R2 Low-Medium Density Residential (2-5 dwelling  
units per gross acre)
7. Zoning: ----- R2 Low-Medium Density Residential (2-5 dwelling  
units per gross acre).

8. Description of Project:

The proposed project is for a Tentative Parcel Map (TPM06-04) for a four lot residential subdivision and a Development Review Permit (DR06-20) to construct four, two-story single family dwellings. The four single family dwellings will have two floor plans; Plan 1 is 2,613 square feet and Plan 2 is 2,775 square feet. The project will take access from a private road off Woodside Avenue. The project includes vegetation clearing and grading of the four building pads, and vegetation clearing for a 100-foot fuel management zone around the perimeter of the three northernmost single family dwellings.

9. Surrounding Land Uses and Setting:

**Site Description:**

The project site is located in the eastern portion of Santee, on the edge of an existing single family residential neighborhood. The subject property is approximately 1.39 acres, located on the east side of a private road, approximately 615 feet south of Woodside Avenue. The property is currently undeveloped and contains 0.90 acres of Non-Native Grasslands, and 0.25 acres of Diegan Coastal Sage Scrub. Approximately 0.24 acres of the site has been previously developed and concrete remnants of a previously existing single family residence exist on a building pad that is at approximately 454 feet AMSL. The site has a moderate to steep topography with an elevation range of 410 feet above mean sea level (AMSL) at the northwest corner of the site to 484 AMSL at its northeast corner.

**Surrounding Properties Description:**

There is undeveloped land with moderate to steep natural topography located to the east, south, and north within the R1 and R1-A Low Density Residential zones. One and two-story single family homes are situated to the north and to the west of the subject property in the R2 Low-Medium Density Residential zone. The site is northwest of the recently approved Ladera Subdivision (TM04-07/DR04-12) which will result in the construction of 46 single family homes in the R1-A Low Density Residential and R2 Low-Medium Density Residential zones.

10. 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.

**Environmental Checklist Form**

**AEIS06-32 ING Subdivision**

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	Aesthetics	Agricultural Resources	Air Quality
x	Biological Resources	Cultural Resources	Geology/Soils
	Hazards and Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
	Mineral Resources	Noise	Population/Housing
	Public Services	Recreation	Transportation/Traffic
	Utilities/Service Systems	Climate Change	Mandatory Findings of Significance

11. Determination - On the basis of this initial evaluation:\*

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

\*(To be completed by the Lead Agency)

\_\_\_\_\_  
Signature

August 21, 2007  
Date

Joshua McMurray / Associate Planner  
Printed Name and Title

City of Santee

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Would the project:</b>				
<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element</p> <p><u>The project is located on a private road that takes access off Woodside Avenue, which is not designated in the General Plan as a scenic road or highway. The project site is located at the base of a hillside, is not in a prominent location and will not be visible to the surrounding community. No designated scenic vistas are located near or across the site; therefore, none will be affected by the project.</u></p>				X
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element</p> <p><u>The existing site is not adjacent to a state scenic highway. There are no significant trees, rock outcroppings, or buildings on site.</u></p>				X
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element</p> <p><u>See response to a) above. In addition, the existing visual character of the existing neighborhood to the west and the north is that of one and two-story, single residential uses. The proposed project would develop the site with four two -story single family dwellings conforming to the R2 zone. The proposed homes would be built at the base of a hillside and would therefore not be a prominent feature in the immediate area. The character and quality of development is consistent with General Plan Community Enhancement Element.</u></p>				X
<p>d) Create light or glare?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element, Zoning Ordinance Development Standards</p> <p><u>Lighting for the proposed project is equivalent to that in place for existing residential development and conforms to regulations for light trespass and glare on adjacent properties.</u></p>				X

**Environmental Checklist Form**

**AEIS06-32 ING Subdivision**

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURAL RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and City Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:</p>				
<p>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?</p> <p>Source(s): City of Santee General Plan, Land Use Element; Zoning Ordinance</p> <p><u>The existing site is zoned for residential uses. The project site does not contain any lands designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program. Therefore, there is no possibility the proposed project could affect Prime Farmland, Unique Farmland, or Farmland of Statewide importance.</u></p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance</p> <p><u>The property is not within a Williamson Act Agriculture Preserve nor is the site zoned for agricultural purposes. Therefore, there is no conflict with agriculture zoning or Williamson Act lands.</u></p>				X
<p>c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance</p> <p><u>Surrounding land use is developed and planned for urban uses. Surrounding land is developed and zoned for single family residential land uses and is used for non-agricultural purposes; therefore the proposed project would not result in conversion of farmland to non-agricultural use.</u></p>				X
<p><b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				

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<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>Source(s): Land Use Element, (See attached discussion of Air Quality)</p> <p><u>The proposed project is consistent with the City of Santee General Plan for residential land use. Projects that propose development consistent with growth anticipated by applicable general plans would be consistent with the Regional Air Quality Strategy Plan and the State Implementation Plan. Therefore, the project would not conflict with or obstruct the implementation of an applicable air quality plan.</u></p>				X
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>Source(s): APCD requirements, Municipal Code</p> <p><u>No significant source of either stationary or indirect air pollutants has been identified from the project. The primary source of air pollutants would be generated from the 40 vehicle trips associated with the proposed project. However, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or long-term air quality violation.</u></p>			X	
<p>c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?</p> <p>Source(s): Land Use Element, (See attached discussion of Air Quality)</p> <p><u>The proposed project is consistent with the City of Santee General Plan for residential land use. Projects that propose development consistent with growth anticipated by applicable general plans would be consistent with the Regional Air Quality Strategy Plan and the State Implementation Plan. Therefore, the project is not expected to cause or result in a cumulatively considerable net increase of any criteria pollutant or increase the frequency or severity of any existing O<sub>3</sub> or PM10 non-attainment and maintenance areas.</u></p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>Source(s): APCD requirements, Municipal Code (See attached discussion of Air Quality)</p> <p><u>Short-term impacts resulting from fugitive dust and construction vehicle exhaust emissions could potentially occur during construction activities. Sensitive receptors in the surrounding areas could be temporarily exposed to dust and exhaust emissions generated during construction activities. Implementation of the proposed fugitive dust and air quality Project Design Features and Standard Grading Conditions would maintain pollutant concentrations below a level of significance.</u></p>			X	
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>f)</p> <p>Source(s): APCD requirements, Project Design, Municipal Code</p> <p><u>No potential sources of objectionable odors have been identified with the proposed project. Thus, the project is not expected to generate any significant levels of objectionable odors.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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<p><b>IV. BIOLOGICAL RESOURCES.</b> Would the project:</p>				
<p>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?</p> <p>Source(s): City of Santee, General Plan Conservation Element; Draft MSCP Subarea Plan; Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.</p> <p><u>A Biological Letter Report dated August 29, 2005, and response to comments dated June 18, 2007 was prepared for this project by RC Biological Consulting, Inc. The reconnaissance consisted of a survey of the 1.39 acre site for vegetation/habitat types, searching for potentially occurring sensitive plant and animal species.</u></p> <p><u>Sensitive Species/Habitat</u></p> <p><u>A reconnaissance-level field survey was performed on the site. The results of the survey identified the presence of 0.25 acres of Diegan Coastal Sage Habitat (CSS), 0.90 acres of Non-Native Grasslands, and 0.24 acres of disturbed land. No sensitive plant or animal species, including the California Gnatcatcher, were observed on site.</u></p> <p><u>According to the biological survey report, the proposed project, including proposed grading for construction of the driveways, building pads, brow ditches, and fire buffer clearing adjacent to the pads, would result in a total take of 0.14 acres of CSS and 0.90 acres of Non-Native Grasslands. For the impact to the 0.14 acres of unoccupied CSS, a mitigation ratio of 1:1, consistent with the mitigation ratio standard be applied for the impact to the resource. The remaining 0.11 acre of CSS in the northeast portion of the site will remain as open space not be developed (i.e. no accessory structures, and ornamental landscaping).</u></p> <p><u>For the impact to the 0.90 acres of Non-Native Grasslands, a mitigation ratio of 0.5:1, consistent with the mitigation ratio standard be applied for the impact to the resource.</u></p>		<p>X</p>		

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<p>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?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Draft MSCP Subarea plan, Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.</p> <p><u>The project site is not located within a riparian habitat. Also, refer to (a) above.</u></p>				X
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Draft MSCP Subarea plan, Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.</p> <p><u>There is no possibility this project would have an adverse effect on federally protected wetlands. See response to a) above.</u></p>				X
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Draft MSCP Subarea plan, Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.</p> <p><u>There is no possibility this project would substantially interfere with the movement of wildlife or impede the use of wildlife areas. See response to a) above.</u></p>				X

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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Draft MSCP Subarea plan, Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.</p> <p><u>The City does not currently have an approved Multiple Species Conservation Program (MSCP) Preserve Planning Area or Subarea Plan. However, the project does not conflict with or prevent implementation of the City's current draft Preserve Planning Area design. Note: See also Section IV(f) below</u></p>				X
<p>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?</p> <p>Source(s): Multi-Species Conservation Plan, City of Santee Draft Sub-Area Plan</p> <p><u>See response to a) above. In addition, the area of disturbance associated with the proposed project is located completely outside the Conservation Areas of the Multiple Species Conservation Program, City of Santee Draft Subarea Plan.</u></p>				X
<b>V CULTURAL RESOURCES.</b> Would the project:				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element, San Diego Museum of Man Archaeological Site Files Records</p> <p><u>The site does not have any structures of significance, including historical structures, as defined in Section 15064.5. Therefore, the project would not cause a substantial adverse change to a known historical resource.</u></p>				X
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element; San Diego Museum of Man Archaeological Site Files Records</p> <p><u>The project site is not within an area identified in the Conservation Element as an area of significant cultural resources. Study of the site indicated no cultural resources are present. Therefore, the project would not cause a substantial adverse change to a known archeological resource.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>Source(s): City of Santee General Plan Conservation Element, San Diego Museum of Man Archaeological Site Files Records</p> <p><u>The site is not identified as having a known paleontological or significant geologic feature on site; therefore, the project will not directly or indirectly destroy a unique resource.</u></p>				X
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>Source(s): City of Santee General Plan Conservation Element, Municipal Code</p> <p><u>See b) above.</u></p>				X
<p><b>VI GEOLOGY AND SOILS.</b> Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>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 know fault? Refer to Division of Mines and Geology Special Publication 42?</p> <p>Sources(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code, Engineering Division, Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>The proposed project is not located within an area that has been identified as having a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.</u></p>				X
<p>ii. Strong seismic ground shaking?</p> <p>Source(s): General Plan, Safety Element, Conservation Element; City of Santee Municipal Code and Engineering Division, , Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>Refer to response provided in (a)(i) above. The project will be required to comply with all seismic standards of the Uniform Building Code and pertinent recommendations of the approved Geotechnical Investigation.</u></p>				X

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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>iii. Seismic-related ground failure, including liquefaction?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code, Engineering Division, Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>Refer to response (i) and (ii) and VI(c). The Geotechnical/Seismic Hazard Map in the Safety Element of the General Plan identifies the project site as a location that has a granitic rock soil type which has a nominal liquefaction hazard. A final soils report is required with submittal of the grading plan and for Building Permits and all corrective measures identified in the report will be incorporated in the project design and foundation plans for the residences.</u></p>			X	
<p>iv. Landslides?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code, Engineering Division, Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>Refer to response (i) and (ii) and VI(c). The Geotechnical/Seismic Hazard Map in the Safety Element of the General Plan identifies the project site as a location that has a granitic rock soil type which is the least susceptible to landslides.</u></p>				X
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code, Engineering Division, Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>According to the project plans, the project site will be covered by the proposed structures, paving, and landscaping. The project will be required to use best management practices during project construction and post-construction which will reduce site erosion. The project is required to comply with the Sections 15.58.140 (Erosion Control Plans) of the City of Santee Municipal Code. Due to these factors, it has been found that the project will not result in unprotected erodible soils or significantly increased erosion potential.</u></p>			X	

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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>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?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code, Engineering Division, Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>See a) iii above. In addition a Final Geotechnical Report will be incorporated in the project during the grading and building permit process.</u></p>			X	
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the current Uniform Building Code, creating substantial risks to life or property?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code, Engineering Division, Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.</p> <p><u>The geotechnical investigation by Christian Wheeler Engineering dated October 10, 2005 concluded that with proper foundation design and construction, substantial risks to life or property will be minimized.</u></p>			X	
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p> <p>Source(s): Padre Dam Municipal Water District Water and Sewer Availability Letters dated April 27, 2005 and Agency Recommendation form dated May 9, 2006.</p> <p><u>The proposed project is served by public water and sewer.</u></p>				X
<p><b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>Source(s): City of Santee General Plan, Safety Element</p> <p><u>The proposed project for a four-lot subdivision and the development of four new single family homes does not include in the project description the transport, use, or disposal of hazardous materials; therefore, no significant hazard to the public would be created by the proposed project.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p>Source(s): Same as (a) above.</p> <p><u>See response provided for (a) above.</u></p>				X
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>Source(s): Same as (a) above.</p> <p><u>See response provided for (a) above.</u></p>				X
<p>d) Be located on a site that is included on a list of hazardous material 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?</p> <p>Source(s): California Environmental Protection Agency Hazardous Waste List, San Diego County Department of Environmental Health Environmental Assessment Listing</p> <p><u>The proposed project is not identified on the San Diego County Department of Environmental Health list of hazardous material sites.</u></p>				X
<p>e) 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 for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p><u>The proposed project is located approximately 2 miles northeast of Gillespie Field general aviation airport, is not located within an Airport Influence Area, is not within a noise impact area exceeding California State Noise Standard CNEL 60 and does not propose a structural height that might obstruct navigable airspace.</u></p>				X
<p>f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p><u>There is no private airstrip in the City of Santee.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p> <p>Source(s): General Plan Safety Element, City of Santee, Emergency Operations Plan, Fire Department</p> <p><u>The proposed project includes provision for emergency response access; therefore, the project will not impair implementation of, or physically interfere with emergency response.</u></p>				X
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p> <p>Source(s): General Plan, Safety Element and Conservation Element, Santee Municipal Code-Urban Wildland Interface</p> <p><u>The proposed project is located adjacent to an Urban Wildland Interface Area (UWI) . The project will be conditioned to maintain a 100-foot fuel management zone adjacent to all structures and all structures will be required to be constructed of fire resistant materials as part of the building permit process and pursuant to the City of Santee Urban Wildland Interface Fire Safe Development Policy; therefore the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.</u></p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
<p>a) Violate any water quality standards or waste discharge requirements during or following construction-evaluate water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, oxygen-demanding substances, sediment, nutrients and trash)?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Regional Water Quality Control Board, Stormwater Management Plan prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 5, 2007, and Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>The proposed project does not indicate significant potential sources of chemicals or compounds which will contaminate surface water sources so as to decrease the quality of surface water to below standards as established by the San Diego Regional Water Quality Control Board's (SDRWQCB's) Basin Plan, Surface Water Quality Objectives. In addition, the proposed project will incorporate construction and post-construction Best Management Practices (BMP's) in compliance with the City's Standard Urban Storm Water Mitigation Plan. Construction BMP's include the use of silt fences, hay bails, gravel bags, and the use of a construction entrance. Post Construction BMP's include site control drainage systems that flow into landscape areas.</u></p>			X	
<p>b) Substantially degrade the quality of, or deplete supplies of groundwater resources 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 (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Padre Dam Municipal Water District</p> <p><u>The project will obtain its water supply from the Padre Dam Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply. The impermeable area of the project should not interfere substantially with groundwater recharge.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Could the proposed project have an impact on surface water quality, to either marine, fresh or wetland waters?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Stormwater Management Plan prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 5, 2007, and Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>The project description includes structural controls at drainage inlets and site housekeeping consistent with Best Management Practices (BMP's) in the design of the site to prevent and eliminate any potential polluted storm water runoff in accordance with the Storm Water Management and Discharge Control Ordinance. Therefore, there is no possibility this project's drainage will burden or pollute existing facilities.</u></p>				X
<p>d) 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?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Stormwater Management Plan prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 5, 2007, and Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>Project conditions require submittal and approval of a grading plan, drainage study, a Stormwater Management Plan, and Stormwater Maintenance Plan to ensure the existing drainage patterns are not substantially altered and that there is no substantial erosion or siltation on or off-site. The drainage system shall include any easements and structures required by the Director of Development Services to properly handle the drainage.</u></p>			X	
<p>e) 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 of amount of surface runoff in a manner which would result in flooding on-or off-site?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Stormwater Management Plan prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 5, 2007, and Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>See response to c) above</u></p>			X	

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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>f) 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?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Stormwater Management Plan prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 5, 2007, and Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>The project will incorporate Best Management Practices (BMP) in the design of the site to prevent and eliminate any potential polluted storm water runoff in accordance with the Storm Water Management and Discharge Control Ordinance. Construction BMP's include the use of silt fences, hay bails, gravel bags, and the use of a construction entrance. Post Construction BMP's include site control drainage systems that flow into landscape areas. Therefore, there is no possibility this project's drainage will burden or pollute existing facilities.</u></p>			X	
<p>g) Otherwise substantially degrade water quality?</p> <p>Source(s): Regional Water Quality Control Board, Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>The Drainage Report prepared by Grabhorn Engineering Corp. dated July 2, 2007 and future development plans require the project to incorporate Best Management Practices (BMP) in the design of the site to prevent and eliminate any potential polluted storm water runoff in accordance with the Storm Water Management and Discharge Control Ordinance. Construction BMP's include the use of silt fences, hay bails, gravel bags, and the use of a construction entrance. Post Construction BMP's include site control drainage systems that flow into landscape areas. Therefore, there is no possibility this project's drainage will burden or pollute existing facilities.</u></p>				X
<p>h) Place housing within a 100-year flood hazard area as a mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Source(s): FEMA map (06073C1652F, dated June 19, 1997) and City of Santee, General Plan, Conservation Element</p> <p><u>The proposed project is located in Zone X of the applicable FEMA map that indicates the area has been determined to be outside the 500-year floodplain.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>i) Place, within a 100-year flood hazard area, structures which would impede or redirect flood flows?</p> <p>Source(s): FEMA map (06073C1652F, dated June 19, 1997) and City of Santee, General Plan, Conservation Element</p> <p><u>The proposed project is located in Zone X of the applicable FEMA map that indicates the area has been determined to be outside the 500-year floodplain.</u></p>				X
<p>j) 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?</p> <p>Source(s): FEMA map (06073C1652F, dated June 19, 1997) and City of Santee, General Plan, Conservation Element</p> <p><u>See response to h) &amp; i) above.</u></p>				X
<p>k) Inundation by seiche, tsunami, or mudflow?</p> <p>Source(s): General Plan, Conservation Element</p> <p><u>The proposed project is located 16 miles inland from the coast above the 407 foot elevation and would not be subject to inundation by seiche, tsunami, or mudflow.</u></p>				X
<p>l) Is the project tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list? If so, will project result in a significant increase in any pollutant for which the water body is already impaired?</p> <p>Source(s): State Water Resources Control Board</p> <p><u>The stormwater management BMP's utilized by the project will assure that this project's drainage will not significantly increase any pollutant for which the water body may be impaired subject to the Section 303(d) list.</u></p>			X	
<p>m) Will the project result in a significant adverse impact on any beneficial uses of the basin in which it is located? *(Beneficial uses include contact and non-contact recreation)</p> <p>Source(s): State Water Resources Control Board –San Diego Basin (9), Response to ( l ) above.</p> <p><u>The beneficial uses of the San Diego Basin include use of water for industrial purposes and recreational uses with potential body contact. The proposed project would not significantly increase any pollutant described in VIII (l) above which could result in a significant adverse impact on a beneficial use of the basin.</u></p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING.</b> Would the project:				
<p>a) Physically divide an established community?</p> <p>Source(s): City of Santee, General Plan, Land Use Element</p> <p><u>The proposed project including the four lot subdivision and the construction of four single family dwellings, and landscaping, is located adjacent to the edge of existing single family residential neighborhood and is consistent with the residential development in the surrounding community; therefore the established community would not be physically divided.</u></p>				X
<p>b) Conflict with 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?</p> <p>Source(s): City of Santee, General Plan, Land Use Element</p> <p><u>The proposed project is a use which is permitted by Development Review Permit and Tentative Parcel Map, within the R2 Low-Medium Density Residential and land use designations of the General Plan Land Use Element; therefore, the proposed project will not conflict with any land use regulation adopted for the purpose of mitigating an environmental effect.</u></p>				X
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element, City of Santee Draft Multi-Species Conservation Plan</p> <p><u>The project site is located outside of the proposed draft City of Santee Multiple Species Conservation Plan preserve boundaries.</u></p>				X
<b>X. MINERAL RESOURCES.</b> Would the project:				
<p>a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?</p> <p>Source(s): City of Santee General Plan, Conservation Element</p> <p><u>The proposed project is not located within an area of known mineral resources that would be of future value or have important local value.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>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?</p> <p>Source(s): City of Santee General Plan, Conservation Element</p> <p><u>See response to a) above.</u></p>				X
<p><b>XI. NOISE.</b> Would the project result in:</p>				
<p>a) 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?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code</p> <p><u>The Noise Element of the General Plan requires that exterior (outdoor usable space) noise level not exceed 65 dB(A) Ldn and interior noise level not exceed 45 dB(A) Ldn. Figure 7-2 or the Noise Element shows that the future noise level for the site will not exceed the exterior noise level of 65 dB(A) Ldn. Therefore, the project will not expose persons to nor generate noise in excess of the established standards.</u></p>				X
<p>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code</p> <p><u>The proposed Tentative Parcel Map for the four-lot residential subdivision and the Development review Permit for the construction of four single family homes will not create any excessive ground borne vibrations or noises and there are no uses in the area currently creating such noise impacts.</u></p>				X
<p>c) A substantial <u>permanent</u> increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code</p> <p><u>The proposed use is for four single family residential dwellings, which typically have low noise characteristics. The projected traffic generated from the project is not considered a significant level. Therefore, there will not be a substantial permanent increase in ambient noise levels in the project vicinity above levels that exist without the project.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>d) A substantial <u>temporary</u> or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code (Chapter 8.12).</p> <p><u>Ambient noise levels in the project vicinity may increase for a temporary period due to construction activity. Temporary construction activity noise is allowed pursuant to the operational limitations established in the Municipal Code for the protection of public health, safety, and welfare of sensitive receptors. The proposed project is subject to the construction activity regulations of the Municipal Code.</u></p>			X	
<p>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 <u>expose</u> people residing or working in the project area to excessive noise levels?</p> <p>Source(s): City of Santee General Plan, Safety Element, Gillespie Field Airport Comprehensive Land Use Plan</p> <p><u>The proposed project is not within the airport land use plan of the Gillespie Field airport.</u></p>				X
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>Source(s): The City of Santee is not within the vicinity of a private airstrip.</p> <p><u>There are no private airstrips within City Limits.</u></p>				X
<p><b>XII. POPULATION AND HOUSING.</b> Would the project:</p>				
<p>a) Induce substantial 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)?</p> <p>Source(s): City of Santee General Plan, Land Use and Circulation Elements</p> <p><u>The proposed project is the development of four single family residential units consistent with the existing plan and zone in an area where public services and infrastructure are available; therefore, the project would not induce substantial growth of the area.</u></p>				X

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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): City of Santee General Plan, Land Use Element</p> <p><u>There is no existing housing on the project site; therefore, no housing will be displaced by the proposed project.</u></p>				X
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): City of Santee General Plan, Land Use Element</p> <p><u>The project site is vacant.</u></p>				X
<b>XIII. PUBLIC SERVICES.</b> Would the project:				
<p>a) Would the project result in substantial adverse physical impacts associated with the <u>provision</u> of new or physically altered governmental facilities, <u>need</u> for new or physically altered governmental facilities, <u>the construction of which</u> could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>i. Fire protection?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Fire Department</p> <p><u>Existing fire protection is adequate to serve the project.</u></p>				X
<p>ii. Police protection?</p> <p>Source(s): City of Santee General Plan, Safety Element, Sheriff Department</p> <p><u>Existing police protection is adequate to serve the project</u></p>				X
<p>iii. Schools?</p> <p>Source(s): City of Santee General Plan, Safety Element, Santee School District and Grossmont Union School District</p> <p><u>School fees for the project will be determined by the appropriate school district and will be paid prior to the issuance of building permits.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>iv. Parks?</p> <p>Source(s): City of Santee, General Plan, Safety Element, City of Santee Parks Master Plan</p> <p><u>Payment of park impact fees will be required for the project prior to issuance of building permits and this revenue will contribute toward construction of park facilities in Santee.</u></p>				X
<p>v. Other public facilities?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p><u>All public facilities area available.</u></p>				X
<p><b>XIV. RECREATION.</b> Would the project:</p>				
<p>a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>Source(s): City of Santee General Plan Recreation and Trails Element</p> <p><u>Shadow Hill Park is within approximately 1 mile of the project. Park Impact fees for area wide development of parks and recreation facilities are required with issuance of Building Permits. The proposed project to develop four residential unit would not cause a substantial physical deterioration of existing recreational facilities.</u></p>			X	
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p> <p>Source(s): City of Santee General Plan, Recreation and Trails Elements, Santee Community Services Department</p> <p><u>The project will incrementally increase the demand for park space and will pay park-in-lieu fees to offset the incremental impact but will not require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment.</u></p>			X	
<p><b>XV. TRANSPORTATION/TRAFFIC.</b> Would the project:</p>				

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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?</p> <p>Source(s): City of Santee General Plan, Circulation Element, Engineering Division</p> <p><u>The proposed 4 single family dwelling units will generate approximately 40 average daily trips (ADT). The minor increase in traffic created by this project will not affect the present level of service and will not exceed the capacity of Woodside Avenue. In addition, the proposed development has been considered in the Circulation Element of the General Plan which anticipates a Level of Service B on Woodside Avenue, north of Magnolia, at General Plan buildout. A condition of approval will be placed on the project that requires payment of traffic impact and traffic signal fees to further mitigate incremental traffic impacts of the project. Therefore, the proposed project will not cause a substantial traffic impact in relation to the existing traffic load and capacity off the street system.</u></p>				X
<p>b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p> <p>Source(s): City of Santee General Plan, Circulation Element, Engineering Division</p> <p><u>See response to a) above</u></p>				X
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>Source(s): General Plan, Safety Element, Gillespie Field Comprehensive Land Use Plan</p> <p><u>Project is not located within the Gillespie Field Airport Influence Area.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Source(s): City of Santee General Plan, Circulation Element, Engineering Division</p> <p><u>The proposed project will access the public street system from a private street off Woodside Avenue at a location which has clear line of site. The unnamed street also has relatively low traffic volumes and slow traffic speeds due to the fact that it serves primarily low density residential development; therefore, the proposed project will not substantially increase a traffic hazard due to a design feature of the project.</u></p>				X
<p>e) Result in inadequate emergency access?</p> <p>Source(s): Project design, Santee Fire Department</p> <p><u>See response to d) above. Also, the Santee Fire Department and the Sheriff's Department reviewed the proposed project and determined the project as designed will provide adequate emergency access.</u></p>				X
<p>f) Result in inadequate parking capacity?</p> <p>Source(s): Project plans, City of Santee Municipal Code, Zoning Ordinance</p> <p><u>The proposed project provides on-site parking consistent with the Municipal Code (Zoning Ordinance).</u></p>				X
<p>g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</p> <p>Source(s): City of Santee General Plan, Circulation and Safety Elements, Metropolitan Transit System</p> <p><u>As designed, the project provides pedestrian and non-motorized access; therefore, the proposed project will not prejudice the implementation of alternative transportation programs.</u></p>				X
<b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Padre Dam Municipal Water District</p> <p><u>Public facilities for sewer are provided to the site. Wastewater treatment is provided by the Padre Dam Municipal Water District.</u></p>				X

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**AEIS06-32 ING Subdivision**

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Source(s): City of Santee General Plan, Conservation Element; Padre Dam Municipal Waster District</p> <p><u>The Padre Dam Municipal Water District indicated in public facility availability forms that facilities for water and sewer are available to serve the proposed project.</u></p>				X
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Source(s): City of Santee General Plan, Municipal Code, Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.</p> <p><u>The Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007. for the project concludes the existing storm water drainage system will be adequate to accommodate the runoff from the project site; therefore, no system expansion is anticipated with the project that would cause a significant environments effect.</u></p>			X	
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Source(s): Padre Dam Municipal Water District</p> <p><u>See response provided for XVI (b) above.</u></p>				X
<p>e) Result in the determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve project's projected demand in addition to the provider's existing commitments?</p> <p>Source(s): Padre Dam Municipal Water District</p> <p><u>See response provided for XVI(b) above.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>Source(s): City of Santee General Plan Conservation Element, and Municipal Code</p> <p><u>Waste Generated in Santee is deposited in landfills throughout the County. The Draft Integrated Waste Management Plan Siting Element has identified a current remaining capacity of 62,893,695 tons. The County's landfill capacity will accommodate trash disposal needs through 2015.</u></p>			X	
<p>g) Comply with federal, state and local statutes and regulations related to solid waste?</p> <p>Source(s): Santee Municipal Code, Project Design</p> <p><u>Santee's Solid Waste Ordinance # 339-A follows State regulations for solid waste and recycling and governs project development and on-going site management; therefore, the proposed project will comply with regulations related to solid waste.</u></p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>XVII. CLIMATE CHANGE:</b> Would implementation of the Project:</p> <p>a) Have a direct contribution to greenhouse gases causing climate change:</p> <p>Source(s): City of Santee General Plan Conservation Element , (See attached discussion of Climate Change)</p> <p><u>The California Climate Solutions Act of 2006 (AB32) expressed the view that global warming is generally the result of green house gases (GHG) caused by CO<sub>2</sub> emissions. The CO<sub>2</sub> emissions stem primarily from the burning of fossil fuels such as vehicle emissions or increased energy consumption. (See attached discussion of Climate Change).</u></p> <p><u>The proposed project is for a 4-lot residential subdivision and the construction of four new single family residences which is associated with the burning of fossil fuels such as vehicle emissions but may have beneficial effects with the introduction of Project Design Features that could reduce GHG emissions such as:</u></p> <ul style="list-style-type: none"> <li>• Planting shade trees that reduce the urban heat island effect (Santee is a Tree City USA);</li> <li>• Building to Title 24 energy efficient specification;</li> </ul> <p><u>Because there is not a de minimis threshold established for the reduction of GHG on a project level, staff determined that this project did not warrant full climactic change analysis and in accordance with CEQA Guidelines Section 15145 cannot determine the significance of the Project's impact but notes that there are beneficial project features which act to reduce GHGs.</u></p>				

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<p>a) Does the project have the potential to 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, 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?</p> <p><u>A Biological Letter Report dated August 29, 2005, and response to comments dated June 18, 2007 was prepared for this project by RC Biological Consulting, Inc. The reconnaissance consisted of a survey of the 1.39 acre site for vegetation/habitat types, searching for potentially occurring sensitive plant and animal species. The survey identified the impact of 0.14 acre of Diegan Coastal Sage Scrub, and 0.90 acres of Non-Native Grasslands. For the impact to the 0.14 acres of CSS, the project will be conditioned to purchase mitigation credits for the CSS habitat at a 1 to 1 ratio and for the 0.90 acres of Non-Native Grasslands at a 0.5 to 1 ratio. The project would borrow from the County of San Diego's 4(d) 5% CSS habitat take allowance.</u></p>				X
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> <p><u>This project is for a four lot residential subdivision and the development of four single family dwellings consistent with the land use density established in the General Plan at build out. There is no possibility this project could have cumulative impacts that would be harmful to the environment because the site is physically suitable for the project and all services and facilities are available with adequate capacity to serve the use.</u></p>				X
<p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>The proposed project as designed adequately addresses public health and safety objectives identified in the General Plan and Municipal Code. Therefore, the proposed project will not cause substantial adverse effects on human beings either directly or indirectly.</u></p>				X

**AIR QUALITY** - The San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis. The RAQS outlines the San Diego County Air Pollution Control District's (APCD) plans and control measures designed to attain the state air quality standards for ozone (O<sub>3</sub>). The APCD has also developed the San Diego Air Basin's (SDAB) input to the State Implementation Plan (SIP) which is required under the Federal Clean Air Act for areas that are classified as non-attainment areas. Non-attainment areas are those areas that do not meet the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) for a particular pollutant. The SDAB is currently classified as a non-attainment area for O<sub>3</sub> and respirable particulate matter (PM<sub>10</sub>) and is an attainment area for all criteria pollutants under NAAQS. The RAQS and SIP rely on information from the California Air Resources Board (ARB) and the San Diego Association of Governments (SANDAG), including mobile and area source emissions, as well as information regarding projected growth in the City to project future emissions and then determine from that the strategies necessary for the reduction of emissions through regulatory controls. The ARB mobile source emission and SANDAG growth projections are based on population and vehicle trends and land use plans developed by cities and the County. As such, projects that propose development consistent with growth anticipated by applicable general plans would be consistent with the RAQS and SIP.

All project construction is required to include the following Project Design Features and Standard Grading Conditions:

- All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills.
- On dry days, dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- On-site stockpiles of excavated material shall be covered or watered.
- Water rock materials undergoing rock-crushing processing at sufficient frequency. Automatic water or mist or sprinkler system should be installed in areas of rock crushing and conveyor belt systems.
- Abide by all conditions of approval for dust control required by the San Diego APCD.
- Use low pollutant-emitting construction equipment.
- Equip construction equipment with pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.
- Use electrical construction equipment, to the extent feasible.
- The City of Santee reserves the right to shut grading activity down should winds exceeding 25 mph cause noticeable and prolonged fugitive dust conditions in the area. This note shall be on the grading plans.

**CLIMATE CHANGE** - In California, global climate change is a growing concern. There are currently no published thresholds for measuring the significance of a project's cumulative contribution to global climate change. An individual project does not generate enough greenhouse gas emissions to significantly influence global climate change. Global climate change is a cumulative impact; a project participates in this potential impact through its

incremental contribution combined with the cumulative increase of all other sources of greenhouse gases.

Gases that trap heat in the atmosphere are often called greenhouse gases (GHG), analogous to a greenhouse. Greenhouse gases are emitted by natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature.

The potential health effects from global climate change may arise from temperature increases, climate-sensitive diseases, extreme events, and air quality. There may be direct temperature effects through increases in average temperature leading to more extreme heat waves and less extreme cold spells. Those living in warmer climates are likely to experience more stress and heat-related problems (i.e., heat rash and heat stroke). In addition, climate sensitive diseases may increase, such as those spread by mosquitoes and other disease carrying insects. Those diseases include malaria, dengue fever, yellow fever, and encephalitis. Extreme events such as flooding and hurricanes can displace people and agriculture, which would have negative consequences. Drought in some areas may increase, which would decrease water and food availability. Global warming may also contribute to air quality problems from increased frequency of smog and particulate air pollution (EPA 2006c).

Greenhouse gases have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the "cumulative radiative forcing effects of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to a reference gas" (EPA 2006a). The reference gas for GWP is carbon dioxide; carbon dioxide has a GWP of one. For example, methane has a GWP of 21, which means that it has a greater global warming effect than carbon dioxide on a molecule per molecule basis. One teragram of carbon dioxide equivalent (Tg CO<sub>2</sub> Eq.) is the emissions of the gas multiplied by the GWP. One teragram is equal to one million metric tons. The carbon dioxide equivalent is a good way to assess emissions because it gives weight to the GWP of the gas. The atmosphere lifetime and GWP of selected greenhouse gases are summarized in Table 1. As shown in the table, GWP ranges from 1 (carbon dioxide) to 23,900 (sulfur hexafluoride).

**TABLE 1: Global Warming Potentials & Atmospheric Lifetimes**

<b>GAS</b>	<b>Atmospheric Lifetime (years)</b>	<b>Global Warming Potential (100 year time horizon)</b>
Carbon Dioxide	50 - 200	1
Methane	12 +/- 3	21
Nitrous Oxide	120	310
HFC-23	264	11700
HFC-134a	14.6	1300
HFC-152a	1.5	140
PFC: Tetrafluoromethane (CF <sub>4</sub> )	50000	6500
PFC: Hexafluoroethane (C <sub>2</sub> F <sub>6</sub> )	10000	9200
Sulfur Hexafluoride (SF <sub>6</sub> )	3200	23900

SOURCE: EPA 2006b

**Carbon Dioxide (CO<sub>2</sub>):**.....an odorless, colorless natural greenhouse gas.

**Methane:** .....a flammable gas and is the main component of natural gas.

**Nitrous Oxide (N<sub>2</sub>O):** .....Known as laughing gas, is a colorless greenhouse gas.

- Chlorofluorocarbons (CFCs):** ...gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms.
- Hydrofluorocarbons (HFCs):** ....synthetic man-made chemicals that are used as a substitute for CFCs for automobile air conditioners and refrigerants.
- Perfluorocarbons (PFCs):** .....gases with stable molecular structures and do not break down through chemical processes in the lower atmosphere.
- Sulfur hexafluoride (SF6):** .....an inorganic, odorless, colorless, nontoxic, nonflammable gas.
- Ozone:** .....a greenhouse gas; however, unlike the other greenhouse gases, ozone in the troposphere is relatively short-lived and therefore is not global in nature. According to CARB, it is difficult to make an accurate determination of the contribution of ozone precursors (NOx and VOCs) to global warming (CARB 2004b). Therefore, project emissions of ozone precursors would not significantly contribute to global climate change.

Although not originally intended to reduce greenhouse gas emissions, California Code of Regulations Title 24 Part 6, "California's Energy Efficiency Standards for Residential and Nonresidential Buildings" were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The latest amendments were made in October 2005. Energy efficient buildings require less electricity. Electricity production by fossil fuels results in greenhouse gas emissions. Therefore, increased energy efficiency results in decreased greenhouse gas emissions.

California Assembly Bill 1493 (Pavley) enacted on July 22, 2002 required CARB to develop and adopt regulations that reduce greenhouse gases emitted by passenger vehicles and light duty trucks. Regulations adopted by CARB will apply to 2009 and later model year vehicles. CARB estimates that the regulation will reduce climate change emissions from light duty passenger vehicle fleet by an estimated 18% in 2020 and by 27% in 2030 (CARB 2004).

Most commercial, residential, and industrial projects attract or use motor vehicles. Motor vehicles emit carbon dioxide, methane, and nitrous oxide. Perfluorocarbons and sulfur hexafluoride are typically used in industrial applications.

An inventory of greenhouse gas emissions (carbon dioxide, ethane, nitrous oxide) generated by the project is presented for informational purposes and for full disclosure. The inventory will be compared to the California inventory and/or the County, *when they become available*.

### Checklist References

1. Project documents – including all plans, documents, departmental comments and information contained in the files for TPM06-04, DR06-20, and AEIS06-32.
2. City of Santee General Plan adopted 2003.
3. Environmental Impact Report for the Santee General Plan Update dated March 10, 2003
4. City of Santee Zoning Ordinance Updated version, adopted June 2004.
5. City of Santee Parks and Recreation Facilities Master Plan, dated April, 1990.
6. City of Santee Draft Multiple Species Conservation Santee Subarea Plan.
7. Gillespie Field Comprehensive Land Use Plan 1989
8. Federal Emergency Management Agency (FEMA) floodplain mapping. FEMA map No.060703C-1652F dated 6/19/97.
9. Southern California Coastal Sage Scrub Natural Communities Conservation Program Conservation Guidelines, November, 1993. Internet site: <http://ceres.ca.gov/CRA/NCCP/cgindex.htm>.
10. San Diego Museum of Man Archaeological Site Files Records.
11. State of California Water Resources Control Board, Water Quality Control Plan for the San Diego Basin(9), September 8, 1994.
12. City of Santee Standard Urban Storm Water Mitigation Plan, Adopted November 20, 2002.
13. San Diego County Air Pollution Control District.
14. Stormwater Management Plan prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 5, 2007,
15. Drainage Report prepared by Grabhorn Engineering Corp. dated May 11, 2005 and revised July 2, 2007.
16. Report of Preliminary Geotechnical Investigation prepared by Christian Wheeler Engineering dated October 10, 2005.
17. Biological Letter Report dated August 29, 2005 and Response to Comments from the City of Santee dated June 18, 2007, prepared by RC Biological Consulting, Inc.



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