

4.0 EXISTING ENVIRONMENTAL SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES

4.0.1 OVERVIEW

This Chapter 4 includes seven sections that address the following environmental issues that were either identified in the Initial Study (Appendix A) or, as in the case of Wildfire a new category that was added to the CEQA Guidelines, as having potentially significant impacts and/or requiring further analysis.

- Aesthetics;
- Air Quality;
- Biological Resources;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Land Use and Planning; and
- Wildfire.

4.0.2 ENVIRONMENTAL ISSUES NOT ADDRESSED

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an EIR contain a statement briefly indicating the reasons that various potentially significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Per this section of the CEQA Guidelines, this discussion may be included in an attached copy of the Initial Study. The Initial Study for the Sustainable Santee Plan of August 5, 2017 identified the following issues as not to be significant and would not be addressed in the programmatic EIR; however a discussion of these issues is in the Initial Study attached in Appendix A of the EIR:

- Agricultural and Forestry Resources;
- Cultural Resources;
- Geology / Soils;
- Hydrology / Water Quality;
- Mineral Resources;
- Noise;
- Population / Housing;
- Public Services;
- Recreation;

- Tribal Cultural Resources; and
- Utilities and Service Systems

Note that the Notice of Preparation /Initial Study (August 2017) stated that the EIR would review Transportation/Traffic specifically Subsection (f) in that the project would have a potentially significant impact due to a potential conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or would otherwise decrease the performance or safety of such facilities. Two months after the date of the Initial Study, the City of Santee adopted a new Mobility Element of the General Plan (October 25, 2017). The Mobility Element put greater emphasis on complete streets, active transportation, and public transit. Some key policies of the Mobility Element are compared to specific GHG reduction measures from the Sustainable Santee Plan in Table 3.11 of this PEIR. Therefore, Transportation and Traffic, Subsection (f) would have a less than significant impact and this topic was not evaluated in this programmatic EIR.

In addition, Appendix F of the CEQA Guidelines requires that EIRs include a discussion of the potentially significant energy impacts of the project. The Sustainable Santee Plan is a plan and does not create a development that requires additional energy sources. In fact the whole emphasis of the plan is to use less non-renewable energy through the emphasis on renewable energy, active transportation modes, and fostering energy efficient built environment. Therefore, implementation of the Sustainable Santee Plan would result in less energy impacts, and energy is not evaluated in this programmatic EIR.

4.0.3 ENVIRONMENTAL ISSUES ADDRESSED

This chapter includes seven sections that address the following environmental issues and which were identified in the Initial Study (Appendix A) or in the case of Wildfire an added issue to the CEQA Guideline as having potentially significant impacts and/or requiring further analysis.

- Aesthetics;
- Air Quality;
- Biological Resources;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Land Use and Planning; and
- Wildfire

Each of the seven sections identified is organized into eleven subsections, as follows:

- **Scoping Process** describes the analysis of the Initial Study (Appendix A) and notes of any comments received on the relevant environmental topic in response to the NOP.

- **Methodology** describes the approach and methods employed to complete the environmental analysis for the issue under investigation.
- **Existing Environmental Setting** describes the existing conditions at the date of issuance of the Notice of Preparation (August 17, 2017) that may influence or affect the issue under investigation. This section focuses on physical characteristics that are relevant to the environmental topic being analyzed.
- **Regulatory Framework** lists and discusses the laws, ordinances, regulations, and policies that relate to the specific environmental topic and how they apply to the proposed project. The environmental baseline for the analysis of GHG emissions is a 2005 emissions inventory developed as part of the C-CAP.
- **Project Goals and Measures** list the project's goals and measures that are relevant to the environmental topic being analyzed.
- **Impact Significance Criteria** provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in Appendix G of the *State CEQA Guidelines* and the City of Santee's Initial Study and Initial Study Checklist forms.
- **Project Impacts** describes the potential environmental changes to the existing physical conditions that may occur if the proposed project is implemented. Evidence is presented to show the cause-and-effect relationship between the proposed project and potential changes in the environment. The exact magnitude, duration, extent, frequency, and range or other parameters of a potential impact are ascertained, to the extent feasible, to determine whether impacts may be significant. In accordance with CEQA, potential project impacts, if any, are classified in the following way for each of the environmental topics discussed in this PEIR.
 - *Unavoidable Significant Impact.* Unavoidable significant impacts are those that cannot be fully mitigated or avoided. If the project is approved, decision-makers are required to adopt a Statement of Overriding Considerations pursuant to *State CEQA Guidelines* Section 15093, explaining why the project benefits outweigh the unavoidable adverse environmental effects caused by these significant environmental impacts.
 - *Less than Significant Impact with Mitigation Incorporated.* These are significant environmental impacts that can be feasibly mitigated or avoided. If the project is approved, decision-makers are required to make findings pursuant to *State CEQA Guidelines* Section 15091 that adverse significant impacts have been mitigated to the maximum extent feasible by implementation of mitigation measures.
 - *Less than Significant Impact.* These are environmental impacts that are adverse but not significant. No mitigation is required for less than significant impacts.
- **Level of Significance Prior to Mitigation** summarizes the potentially significant impacts of the project, if any, prior to mitigation.
- **Mitigation Measures** are project-specific measures that would be required of the project to avoid, minimize, rectify, reduce, eliminate, or compensate for a potentially significant adverse impact.

- **Level of Significance after Mitigation** describes the significance of potential impacts after implementation of mitigation measures. Potential significant unavoidable impacts are clearly stated in this section.
- **Cumulative Impacts** describes potential environmental changes to the existing physical conditions that may occur as a result of project implementation together with all other reasonably foreseeable, planned, and approved future projects producing related impacts. The *State CEQA Guidelines* (Section 15355) defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time. Projects that have progressed to the state that CEQA review has been initiated are treated as foreseeable probable future projects. For each of the environmental topics considered in this programmatic EIR, the geographic scope of the cumulative analysis is defined.