1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that local government agencies, before taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public document designed to provide to the public and to local and State governmental agency decision-makers an analysis of potential environmental consequences to support informed decision-making.

This EIR has been prepared by the City of Santee (City) to analyze the potential environmental impacts of the proposed Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions ("Sustainable Santee Plan" or "proposed project"); to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

This EIR has been prepared pursuant to the requirements of CEQA and the CEQA Guidelines. The City is the Lead Agency and, as such, has reviewed all submitted drafts, technical studies, and reports for consistency with applicable City regulations and policies and has commissioned the preparation of this EIR to reflect its own independent judgment. In compliance with and defined in CEQA Guidelines Section 15168, this EIR will serve as a Program EIR. A program EIR is one which may be prepared on a series of actions that can be characterized as long large project and are related either: 1) geographically; 2) a logical part in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, or other criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects.

A program EIR can allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with problems or cumulative impacts. Subsequent activities within the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared.

Data for this EIR were obtained from review of adopted plans and policies; review of available studies, reports, and data; and specialized environmental assessments prepared for the proposed project (e.g., air quality).

1.2 SUMMARY OF PROJECT DESCRIPTION

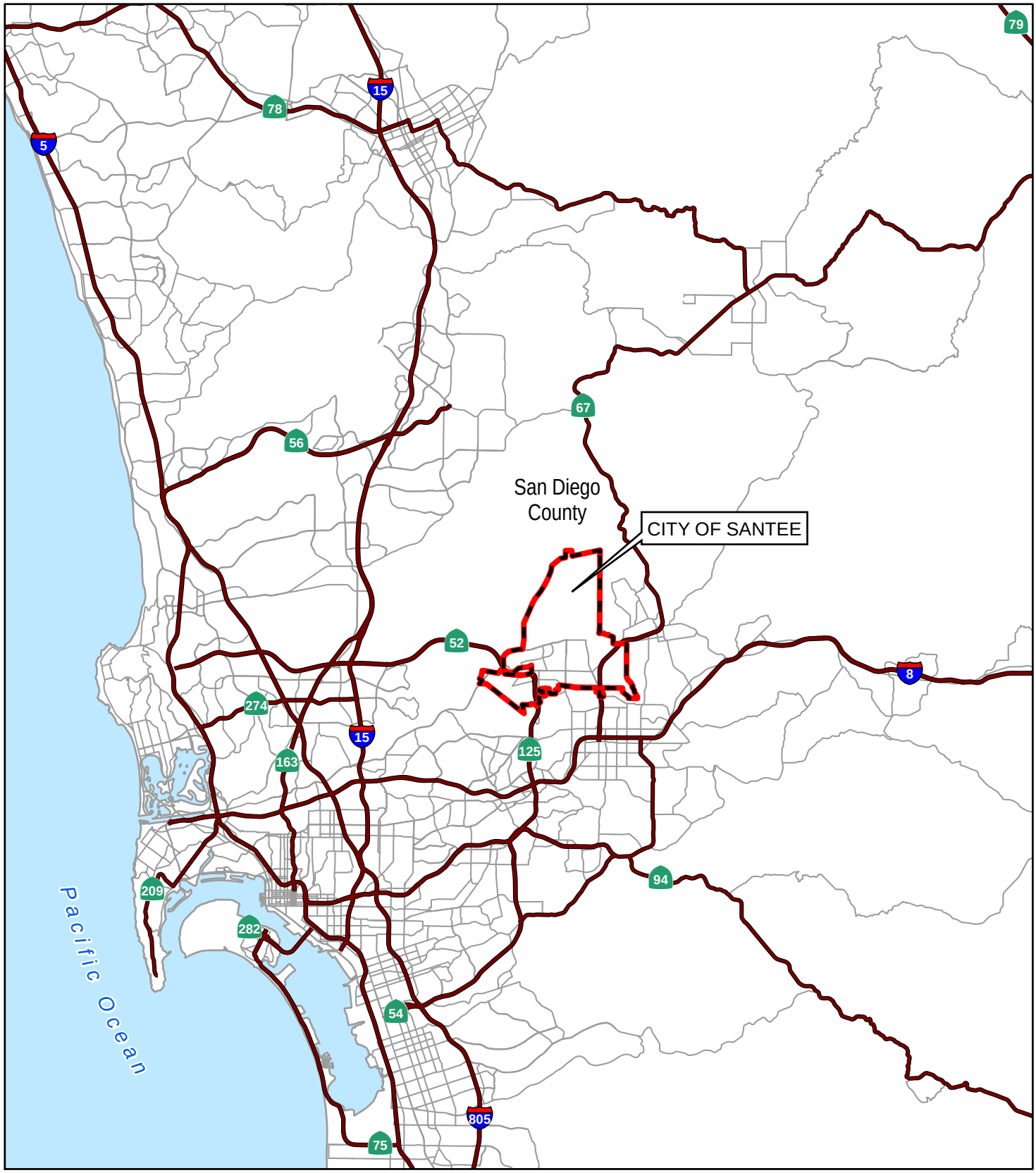
The proposed project is adoption and implementation of the Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions ("Sustainable Santee Plan" or "proposed project"), prepared for the City of Santee, which is located within eastern San Diego County, approximately 20 miles due east of the Pacific Ocean and approximately 18 miles east of downtown San Diego. The City is bordered on the west and southwest by the City of San Diego and Marine Corps Air Station Miramar; on the south by the City of El Cajon; on the north by San Diego County; and on the east by unincorporated communities of Lakeside and Eucalyptus Hills. The City is approximately 16.5 square miles and supports a population of 57,000 residents. The City is currently only partially developed,

with approximately half its land undeveloped. The San Diego River flows through the central portion of the City. The major roadways that traverse the City are State Route (SR) 52, SR-125 and SR-67. Figure 1.1 shows the regional location of the City.

The proposed project is intended to provide policy direction and identify actions the City and community can take to significantly reduce the generation of GHGs consistent with California AB 32 and EO S-3-05. The purpose of the Sustainable Santee Plan is to guide the development, enhancement, and ultimately the implementation of actions and strategies that reduce the City's GHG emissions. Overall, in accordance with State regulations, the goal of the Sustainable Santee Plan is to reduce the City's communitywide GHG emissions by 15 percent below 2005 emissions by 2020, 40 percent below 2005 emissions by 2030, and 49 percent below 2005 emissions by 2035. In addition, in compliance with the California Air Resources Board 2017 Scoping Plan Update, the City is aiming to reduce communitywide emissions below 3.8 metric tons CO_2e per capita by 2030. The Sustainable Santee Plan describes the baseline GHG emissions produced in the City and projects GHG emissions that could be expected if the Sustainable Santee Plan is not implemented.

Included among the strategies envisioned in the plan, Santee would:

- Evaluate a Community Choice Aggregation program
- Plant additional trees
- Update the City-approved street tree list with more water efficient species
- Require additional trees for new development
- Consider policy and municipal code changes related to commercial and residential energy uses to include 1) require point of sale energy rating disclosure; 2) require residential energy conservation measures; 3) create an energy award system; and 4) consider reducing or waiving permits fees for new developments that exceed energy efficiency standards.
- Establish online permitting system to reduce vehicle trips to City Hall to apply for / receive a building permit
- Increase educational and public outreach efforts on energy saving measures
- Consider municipal code changes that would require or incentivize enhance cool roofs and require or incentivize cool pavements
- Re-evaluate parking requirements in areas served by transit
- Add additional e-chargers
- Retrofit municipal buildings with energy efficient equipment
- Commit to purchasing electric vehicles to replace the non-emergency municipal fleet



LSA

LEGEND

City Boundary

Sphere of Influence

Freeways and Highways

Roads

N

0 2.5 5

Miles

SOURCE: Esri (2015)

I:\SNT1701\GIS\MXD\ProjectLocation.mxd (11/6/2017)

FIGURE 1.0-1

Sustainable Santee Plan

Regional Location

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The proposed Sustainable Santee Plan consists of the following chapters and associated objectives:

1. ***Introduction:*** Description of climate change, sustainability, energy efficiency, and why the City is undertaking Sustainable Santee Plan development. Description of existing regulations and benefits of the Sustainable Santee Plan including increasing energy efficiency and reducing GHG emissions, CEQA streamlining and public health.
2. Energy and ***GHG Emissions Inventory, Forecast, and Targets:*** Summary of the City's historic and estimated future GHG emissions, and the reduction targets the City has established.
3. ***GHG Reduction Measures:*** Outline of the reduction goals and strategies that will be implemented to meet the reduction targets. Local co-benefits of each GHG reduction measure are also included.
4. ***Adaptation:*** Description of the potential regional impacts of climate change on the City and measures the City can take for adaptation to climatic changes.
5. ***Plan Implementation:*** Summary of the implementation of the GHG reduction measures, administration and/or staffing, potential funding sources, timelines for measure implementation, community outreach and education and how the Sustainable Santee Plan will be monitored and updated over time.

   Three appendices to the plan provide the methodology, data, and tools related to the Sustainable Santee Plan.

Specific project features are discussed further in Chapter 3.0, Project Description.

1.3 SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the *CEQA Guidelines* requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less than significant level. As summarized in Table 1-A, no impacts are considered significant, adverse, and unavoidable after all mitigation is applied. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures.

1.4 ALTERNATIVES

Section 21100 of the Public Resources Code and Section 15126.6 of the *CEQA Guidelines* require an EIR to identify and discuss a No Project Alternative and a reasonable range of alternatives to the proposed project that would feasibly attain most of the basic objectives of the proposed project and that would avoid or substantially lessen any of the significant environmental impacts.

A brief description of the project alternatives is provided below. The alternatives are analyzed in detail in Chapter 5.0, Alternatives.

- ***Alternative 1:*** No Project/No Plan Alternative. CEQA Guidelines Section 15126.6(e)(3)(A) states that when the project is the revision of an existing land use or regulatory plan, policy, or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy, or

operation into the future. As the Sustainable Santee Plan does not propose development, but includes policies to facilitate sustainable development and guide land use decisions together with and as part of the General Plan, the "no project" alternative evaluates impacts that may occur without the sustainable policies and greenhouse gas reduction measures proposed within the Sustainable Santee Plan. This alternative assumes that the City would remain in the same condition as it was at the time the Notice of Preparation (NOP) was published (July 2017). The setting of the City at the time the NOP was published, is described throughout Chapter 4.0 of this EIR with respect to individual environmental issues, and forms the baseline of the impact assessment of the proposed plan. This alternative represents the environmental conditions that would exist if no Sustainable Santee Plan of any kind were to be adopted by the City. The existing practices would continue as they currently do in the foreseeable future.

- ***Alternative 2: Accelerated Reduction Program Alternative.*** During the scoping process, a few public comments requested an analysis of the Sustainable Santee Plan that accelerated the reduction of greenhouse gases to try and achieve a carbon-neutral goal for the City by 2030. To facilitate this analysis, the Accelerated Reduction Program Alternative was selected to evaluate how this alternative might avoid or lessen environmental impacts. Alternative 2 would include more aggressive GHG reduction goals than the proposed project. This alternative would accelerate implementation timeline of the State's 2050 goal in order to substantially reduce GHG emissions by 2030. The 2050 goal as described in Executive Order S-3-05 is to get statewide emissions 80 percent below 1990 levels by 2050. Because statewide emissions includes intra-state aviation and some unique industrial processes that will require continued emissions, implementing this goal at a citywide level will require zero emissions from all sectors (land-based transportation, energy, landfill, water, and land uses) within the City. Alternative 2 represents the environmental conditions that would occur if a zero emissions scenario by 2030 were to be adopted by the City.

The No Project/No Plan Alternative and Alternative 2 would not be environmentally superior to the proposed project on the basis of the minimization or avoidance of physical environmental impacts. With respect to GHG emissions, the No Project/No Plan Alternative would have potentially greater and possibly significant impacts. The Accelerated Reduction Program Alternative would have potentially significant impacts with respect to aesthetics. An accelerated GHG reduction program would require more and larger solar photo voltaic cells and more renewable energy devices than what is envisioned with the plan. Environmentally Superior Alternative would be the proposed project.

1.5 AREAS OF CONTROVERSY

Pursuant to *CEQA Guidelines* Section 15123, this EIR acknowledges the areas of controversy and issues to be resolved that are known to the City or were raised during the scoping process. Major issues and concerns raised during the scoping process include the following: (1) concerns regarding project-related impacts on Multiple Species Conservation Plan (MSCP) areas; and (2) concerns regarding potential impacts to Traditional Cultural Resources.

Please note that this is not an exhaustive list of areas of controversy, but rather key issues that were raised during the scoping process. The EIR addresses each of these areas of concern or controversy,

examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant impacts. Appendix A includes the NOP and Initial Study (IS), as well as comments received in response to the NOP and IS circulated for the proposed project.

1.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1.A identifies the potential project environmental impacts, proposed mitigation measures, and level of significance after mitigation is incorporated into the proposed project. Environmental topics addressed in this EIR are Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Land Use and Planning.

Refer to Section 2.0, Introduction, of this Draft EIR for a discussion of additional effects found not to be significant through the NOP process (i.e., Agricultural Resources, Cultural Resources, Geology/ Soils, Hydrology/Water Quality, Mineral Resources, Noise, Population/Housing, Public Services and Recreation, Transportation/Traffic, and Tribal Cultural Resources).

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Table 1.A: Summary of the Project Impacts, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.1: Aesthetics			
Threshold 4.1.3: Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Less than Significant.	No mitigation is required.	Less than Significant.
Threshold 4.1.4: Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Potentially Significant.	**MM 4.1-1.** All proposed energy-generating structures shall be constructed utilizing non-reflective materials to the maximum extent feasible. If a reflective material is used, appropriate shielding shall be placed or the structure relocated to reduce the amount of visible glare. The City shall review all discretionary projects prior to issuance of building permits to ensure that appropriate shielding and placement of such structures are included in design plans.	Less than Significant.
4.2: Air Quality			
Threshold 4.2.1: Would the project conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant.	No mitigation is required.	Less than Significant.
4.3: Biological Resources			
Threshold 4.3.6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	Less than Significant.	No mitigation is required.	Less than Significant.
4.4: Greenhouse Gas Emissions			
Threshold 4.4.2: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant.	No mitigation is required.	Less than Significant.
4.5: Hazards and Hazardous Materials			
Threshold 4.5.5: Would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant.	**MM 4.1-1.** All proposed energy-generating structures shall be constructed utilizing non-reflective materials to the maximum extent feasible. If a reflective material is used, appropriate shielding shall be placed or the structure relocated to reduce the amount of visible glare. The City shall review all discretionary projects prior to issuance of building permits to ensure that appropriate shielding and placement of such structures are included in design plans.	Less than Significant.

Table 1.A: Summary of the Project Impacts, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Threshold 4.5.8**:** Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Potentially Significant	**MM 4.5-1** Within two years of adoption of the Sustainable Santee Plan, the City of Santee shall update the Safety Element of the General Plan and include policies that will implement the climate change adaptation strategies found in Chapter 4 of the Sustainability Plan.	Less than significant
4.6: Land Use and Planning			
Threshold 4.6.2: Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant.	No mitigation is required.	Less than Significant.
Threshold 4.6.3: Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Less than Significant.	No mitigation is required.	Less than Significant.