

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018051040

Project Title: Prospect Estates II

Lead Agency: City of Santee Contact Person: John O'Donnell
Mailing Address: 10601 Magnolia Avenue Phone: (619) 258-4100, Ext. 182
City: Santee, CA Zip: 92071 County: San Diego

Project Location: County: San Diego City/Nearest Community: Santee
Cross Streets: Prospect Avenue and Marrokal Lane Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 32 ° 49 ' 57 " N / 117 ° 00 ' 36 " W Total Acres: 6.8
Assessor's Parcel No.: 383-112-32-00 & 383-112-55-00 Section: Twp.: 15S Range: 1 W Base: San Ber.
Within 2 Miles: State Hwy #: SR-52 & SR 1254 Waterways: San Diego
Airports: Gillespie Field Railways: N/A Schools: Chet Harrit Elementary

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: Recirculated MND [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Devl. Review

Governor's Office of Planning & Research
After 12PM JUN 27 2019
STATE CLEARINGHOUSE

Development Type:

[X] Residential: Units 53 Acres

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

R-2 (Low-Medium Density Residential) and R-7 (Medium Density Residential)

Project Description: (please use a separate page if necessary)

This is a recirculation of a draft Mitigated Negative Declaration (State Clearing House Number 2018051040) originally circulated in May 2018. The project has been redesigned to conform to the City of Santee General Plan / Zoning and in response to comments received during the initial MND review period.
The project is a residential subdivision consisting of 38 attached condominiums and 15 detached single-family dwelling units located on a 6.83-acre development site that is approximately 0.15 mile south of State Route 52 (SR-52) and 0.3 mile west of State Route 125 (SR-125). The project site fronts Prospect Avenue and unimproved portions of Marrokal Lane. The southerly parcel is vacant while the northerly parcel is developed with a single-family home and accessory buildings. S.D. County Assessor Parcel Numbers: 383-112-32-00 and 383-112-55-00.
The project applications include a Tentative Map application (TM2016-3), a Development Review Permit (DR2016-4 and an Application for an Environmental Initial Study (AEIS2016-8).
Thirty eight (38) multi-family units are proposed on the 3.34-acre northerly parcel (APN: 383-112-32-00). This parcel is zoned and has a General Plan Land use designation of Medium Density Residential (R-7) and has an allowable density of 7 to 14 dwellings units per acre. The southern 3.48-acre site (APN: 383-112-55-00) contains 15 single-family units with a density of 4.3 units per acre.

State Clearinghouse Contact:

(916) 445-0613

State Review Began: 6 - 28 - 2019

SCH COMPLIANCE 7 - 29 - 2019

Project Sent to the following State Agencies

[X] Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation [X] SWRCB: Div. of Drinking Water
[X] CDFW # 5 SWRCB: Div. Drinking Wtr #
+ Cal Fire SWRCB: Div. Financial Assist.
[X] Historic Preservation SWRCB: Wtr Quality
[X] Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. [X] Reg. WQCB # 9
DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
[X] San Diego Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 6/29)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

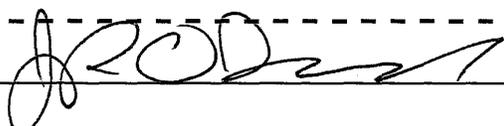
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 28, 2019 Ending Date July 29, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>RECON</u>	Applicant: <u>Development Contractor, Inc.</u>
Address: <u>1927 Fifth Avenue</u>	Address: <u>8520 Railroad Avenue</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Santee, CA 92071</u>
Contact: <u>Nick Larkinn</u>	Phone: <u>(619) 449-0249</u>
Phone: <u>(619) 308-9333</u>	

Signature of Lead Agency Representative:  Date: 6/24/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.