Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Lantern Crest Ridge II Project

Lead Agency: City of Santee

Contact Name: Michael Coyne

Email: mcoyne@cityofsanteeca.gov Phone Number: 619-258-4100

Project Location: Santee (*City*) San Diego (*County*)

Project Decription (Proposed actions, location, and/or consequences).

Applications for a General Plan Amendment (GPA 2018-1), Zone Reclassification (R2018-1), Conditional Use Permit (P2017-04), and Environmental Initial Study (AEIS 2018-2) for the development of a 50-unit senior residential development on a 2.74-acre vacant parcel located along Sunset Trail approximately 600 feet east of Graves Avenue in the City of Santee. The development would consist of a three-story, 46-unit senior care facility and four independent senior living units (contained within two duplex villas). The project would provide 16 parking spaces and 62,863 sq. ft. of drought-tolerant landscaping.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: The applicant shall secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at a location approved by the City of Santee, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) (BIO-1). The applicant shall secure no less than 1.30 acres of non-native grassland habitat (at a 1:1 mitigation ratio) at a location approved by the City of Santee, CDFW, and USFWS (BIO-2). If vegetation removal activities were to occur during the songbird breeding season, a qualified biologist shall conduct a preconstruction nesting survey within the limits of disturbance (BIO-3).

Cultural Resources: If during grading or construction activities, unanticipated cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated (CUL-1). A Tribal Cultural Monitor shall be present for all ground disturbing activities associated with the project (CUL-2). If during grading or construction activities, human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin (CUL-3).

Geology and Soils: Prior to any ground-disturbing construction activities, the project applicant shall incorporate the recommendations of the geotechnical/geological engineering studies (GEO-1).

Noise: Prior to issuance of any grading permit(s) for the project, the project applicant or its contractor(s) shall ensure appropriate noise control measures are implemented (NOI-1).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for the project.