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: Laurel Heights Multifamily Residential

Lead Agency: City of Santee

Contact Name: Michael Coyne

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

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

Applications for a Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and Environmental Initial Study (AEIS2020-4) for the development of the Laurel Heights Multifamily Residential project (project). The project involves the construction of 80 condominium units on a 7-acre portion of a 10.38-acre property at 7739 Mission Gorge Road in the R-7 (Medium Density Residential) Zone. The project site is further identified by Assessor's Parcel Numbers 386-300-13, -29, and -31.

The proposed condominium units would be clustered into twenty, two-story buildings containing three, four, and five units ranging from 1,680 to 1,800 square feet. The condominiums would all have fenced private yards and two-car garages. A total of 187 parking spaces would be provided, including 160 in-garage spaces, and 27 guest spaces in surface parking areas. Drought-tolerant landscaping would be installed throughout the project site. A landscaped 22,000-square-foot common open space area containing recreational amenities would be provided. Primary vehicular access would be provided via an on-site private street extended from Aubrey Glen Drive.

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:
To avoid any direct impacts to raptors and/or any native/migratory birds, removal of trees that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 15 to August 31).

Cultural Resources:
A Qualified Archaeologist shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, for the duration of the proposed project or until the Qualified Archaeologist determines monitoring is no longer necessary.

Noise:
To avoid building damage or nuisance caused by ground-borne vibration during construction, the construction contractor shall comply with specified documentation and equipment and/or through-ground (or combination of horizontal and vertical) distance restrictions.

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.