

**LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

FOR MEETING OF: SEPTEMBER 14, 2015

Proposal

“San Miguel Avenue Annexation” to the Lemon Grove Sanitation District (DA07-10)

Proponent

Landowner, by petition

Description/Justification

Proposed by petition of the landowner is an annexation of an approximate 1.16-acre incorporated parcel located within the City of Lemon Grove (Assessor’s Parcel Number 479-320-20) to the Lemon Grove Sanitation District (SD) for the provision of sewer service. In 2005, San Diego LAFCO adopted a Transitional (Zero) Sphere of Influence designation for the Lemon Grove SD to facilitate a future reorganization between the SD and the City of Lemon Grove; therefore, no sphere action is required prior to or concurrently with the proposed annexation.

The City of Lemon Grove General Plan designates the proposal area as Residential Low/Medium density (4.1 to 7 dwelling units per acre); City of Lemon Grove zoning is Residential Low/Medium (RL/M; 6,000 sq. ft. min. lot size; up to 7 du/ac). The subject territory is surrounded by a religious facility to the north, an elementary school to the east, and single-family residential development to the south and west.

The City of Lemon Grove has approved a Tentative Map (TM0054) and a Planned Development Permit (PDP06-010) for the proposed annexation area that involves a subdivision of the parcel into six residential lots, and construction of six single-family residences and associated street improvements. The proposal area presently contains one single-family residence that will be demolished as part of the proposed residential development.

The City has certified a Mitigated Negative Declaration for the project (ND08-01) that identified potentially significant environmental impacts to Cultural Resources, and Hydrology/Water Quality. The Mitigated Negative Declaration includes a Mitigation Monitoring and Reporting Program intended to reduce all potential environmental impacts to below a level of significance.

The Lemon Grove SD has provided a letter of service availability and has a main sewer line within San Miguel Avenue located approximately 290 feet from the property. The

property owner will be responsible for all connection costs. The proposal area presently receives water service from the Helix Water District and fire protection service from the City of Lemon Grove Fire Department; no changes to these service arrangements are proposed. The San Diego County Board of Supervisors has adopted a Master Enterprise District Resolution that will govern any exchange of property taxes resulting from the annexation.

General Plan/Zoning

City of Lemon Grove General Plan: Residential Low/Medium density (4.1 to 7 dwelling units per acre)

City of Lemon Grove zoning: Residential Low/Medium (RL/M; 6,000 sq. ft. min. lot size; up to 7 du/ac)

Location

North of Madera Street; east of Federal Boulevard; south of Broadway; and west of Massachusetts Avenue. (Thomas Bros., pg. 1270/F7).

Executive Officer Recommendation

- (1) Find that the Commission, acting as a responsible agency, has considered the environmental effects of the project as shown in the attached mitigated negative declaration prepared by the City of Lemon Grove. The mitigation is under the jurisdiction of the City and not LAFCO because the affected resources and the extension of public services will be within the City limits upon annexation; and
- (2) Adopt the form of resolution approving this annexation for the reasons set forth in the Executive Officer's Report, waiving the Conducting Authority proceedings according to Government Code Section 56663(c), and ordering the annexation subject to the following conditions:

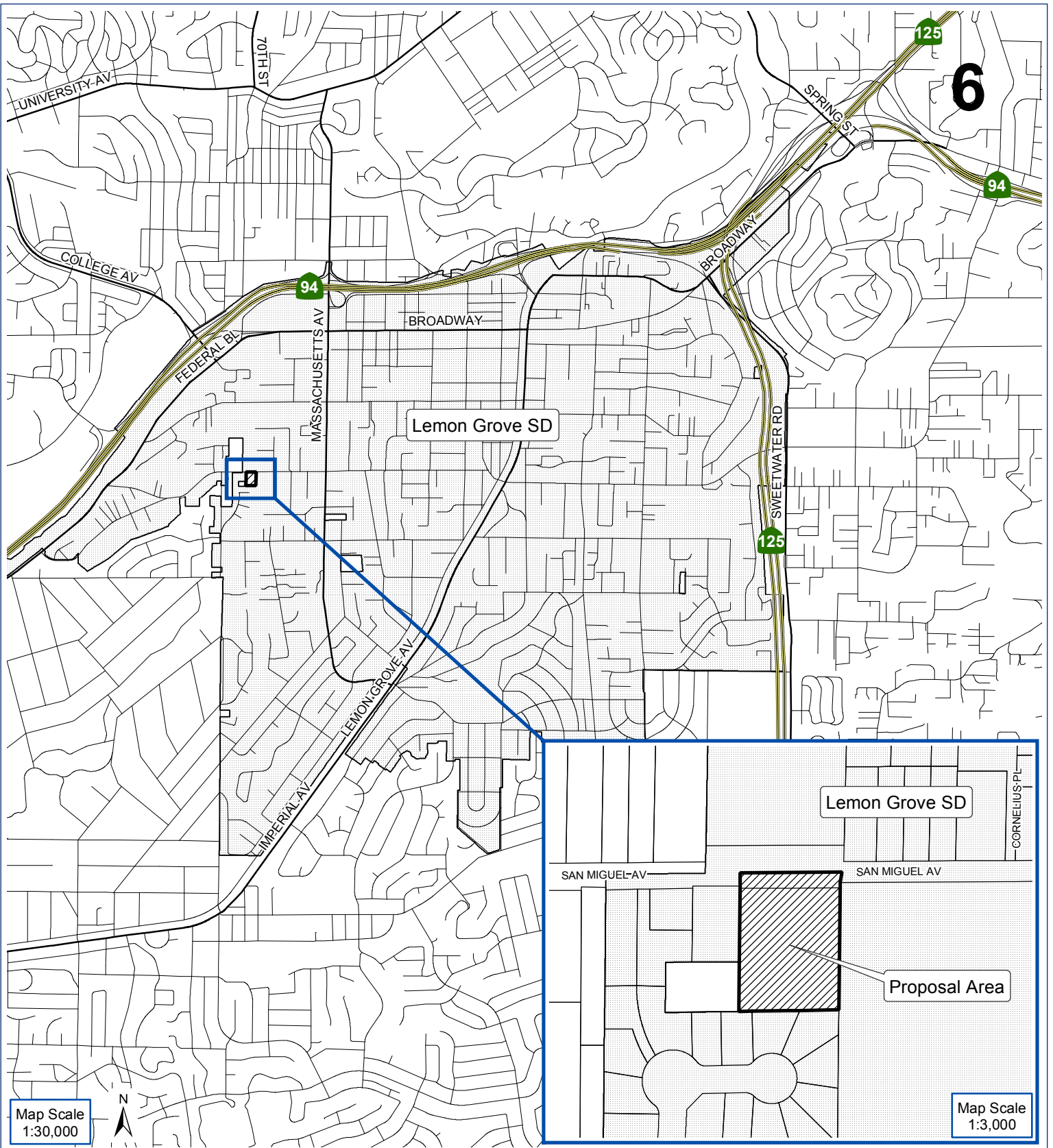
Payment by the property owners of district capacity fees and sewer service fees, and State Board of Equalization charges.

Attachments

Vicinity Map

Mitigated Negative Declaration (ND08-01), City of Lemon Grove, adopted July 1, 2008.

MDO:RB:trl





Map Scale
1:30,000



Map Scale
1:3,000

DA07-10

**PROPOSED "SAN MIGUEL AVENUE ANNEXATION"
TO THE LEMON GROVE SANITATION DISTRICT**

-  Proposal Area
-  Lemon Grove SD

JUL 09 2008



City of Lemon Grove *BY* _____ **DEPUTY**
Community Development Department **6**

Mitigated Negative Declaration

Project Title: TM0054/PDP06-010- Hung Tran Subdivision; Log ND08-01; 1.03 acres.
Applicant: Hung Tran, Property Owner, 4660 El Cajon Blvd., # 202, San Diego CA 92115. (619) 281-8999.
Project Location: The site is located at 6997 San Miguel Ave., in the City of Lemon Grove, 91945, County of San Diego. APNs: 479-320-20-00. The site is located in the Residential Low/Medium density land use designation of the Lemon Grove General Plan and in the Residential Low/Medium (RL/M) zone within the City of Lemon Grove.
Project Description: The project is for a Tentative Subdivision Map (TM0054) and Planned Development Permit (PDP06-010) authorizing the subdivision of a 44,635 square foot (1.03 acres) parcel of land into six lots and a private cul-de-sac street and authorizing the development of six single family residences and off-street parking, landscaping, screening, and street improvements. The site contains one single-family home that is to be demolished.
General Location: The site is located on the south side of San Miguel Avenue, between 69th Street and Mercury Drive.

COMMUNITY DEVELOPMENT DEPARTMENT DETERMINATION:

On the basis of the initial environmental study prepared for TM0054/PDP06-010, it has been determined that the project could not have a significant effect on the environment and an Environmental Impact Report need not be prepared pursuant to City of Lemon Grove procedures for Environmental Review because potential significant impacts will be mitigated.

Mitigation Measures: Conditions are included in the project approval requiring the following: 1) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search; 2) Prior to building permit issuance, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report; and 3) Prior to the recording of the Final Map, a maintenance agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.


Robert W. Larkins
Community Development Director

July 1, 2008
Date

Adopted by the City of Lemon Grove Planning Commission on March 24, 2008 and the City of Lemon Grove City Council on May 6, 2008.

City of Lemon Grove

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County, California JUL 09 2008
Posted JUL 09 2008 Removed AUG 19 2008



CITY OF LEMON GROVE

"Best Climate On Earth"

Community Development Department

DATE: July 7, 2008

TO: COUNTY CLERK
COUNTY OF SAN DIEGO
1600 PACIFIC HWY., ROOM 260
SAN DIEGO, CA 92101

FROM: COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LEMON GROVE

Finding of Mitigated Negative Declaration: Tentative Map TM0054/Planned Development Permit PDP06-010; Log ND08-01; 1.03 acres.

Project Description and Location: This project is for a Tentative Map (TM0054) and Planned Development Permit (PDP06-010) authorizing the subdivision of a 44,635 square foot (1.03 acres) parcel of land into six lots and a private cul-de-sac street and the development of six single family residences and off-street parking, landscaping, screening, and street improvements. The site contains one single-family dwelling that is to be demolished. The site is located on the south side of San Miguel Avenue, between 69th Street and Mercury Drive, in the Residential Low/Medium density land use designation of the Lemon Grove General Plan and in the Residential Low/Medium (RL/M) zone within the City of Lemon Grove

Finding: The Community Development Director has examined the attached initial study and has determined that the project will not have a significant effect on the environment and an Environmental Impact Report need not be prepared pursuant to City of Lemon Grove procedures for Environmental Review.

Mitigation Measures: The City has determined that cultural resources may exist onsite and that hydrology and water quality may be affected. Conditions will be included in the project approval requiring the following: 1) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search; 2) Prior to building permit issuance, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report; and 3) Prior to the recording of the Final Map, a maintenance agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.

Note: This decision became final on May 6, 2008.

ROBERT W. LARKINS
COMMUNITY DEVELOPMENT DIRECTOR

cc: TM0054/PDP06-010 file
Environmental Review Log 2008 file

**CITY OF LEMON GROVE
SUMMARY OF INITIAL STUDY**

Project Description and Location: The project is for a Tentative Subdivision Map (TM0054) and Planned Development Permit (PDP06-010) authorizing the subdivision of a 44,635 square foot (1.03 acres) parcel of land into six lots and a private cul-de-sac street and the development of six single family residences and off-street parking, landscaping, screening, and street improvements. The site contains one single-family dwelling that is to be demolished. The site is located on the south side of San Miguel Avenue, between 69th Street and Mercury Drive, in the Residential Low/Medium density land use designation of the Lemon Grove General Plan and in the Residential Low/Medium (RL/M) zone within the City of Lemon Grove.

Environmental Setting: The project is located on approximately 1.03 acres of land developed with one existing single-family residence. The site is in a developed suburban area. To the south and west are single family residential land uses; to the east is San Miguel Elementary School; and to the north is the Christian Church of Lemon Grove. The subject property slopes downward from the north to the southwest. Vegetation consists of nonnative trees and disturbed grasses.

Potentially Significant Environmental Effects: 1) Cultural Resources- The project site has the potential to contain cultural resources. 2) Hydrology and Water Quality- The project has the potential to affect drainage and water quality.

Mitigation Measures: 1) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search; 2) Prior to building permit issuance, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report; and 3) Prior to the recording of the Final Map, a maintenance agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.

General Plan and Zoning Compatibility: This project is found to be consistent with the Residential Low/Medium land use designation of the Lemon Grove General Plan and the Residential Low/Medium (RL/M) zone.

Persons Who Prepared or Assisted in the Initial Study: David De Vries, Senior Planner.

Summary of Reasons to Support Finding of Mitigated Negative Declaration

- 1) The Tentative Map and Planned Development Permit are found to be consistent with the General Plan, zoning, and existing development in the immediate vicinity because it proposes single-family residential land uses located within a suburban area designated for single-family residential development in a manner which will be compatible with the surrounding area.
- 2) No potential for significant environmental impact is evident in the record and the field investigation because conditions of project approval will reduce potentially significant environmental impacts to a level of insignificance.


ROBERT W. LARKINS
COMMUNITY DEVELOPMENT DIRECTOR

NOTICE OF DETERMINATION


To:

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

From:

City of Lemon Grove
Community Development Dept.
232 Main Street
Lemon Grove, CA 91945

FILED
Gregory J. Smith, Recorder/County Clerk
JUL 09 2008
BY 
DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: TM0054/ PDP06-010- Tran Subdivision; Log ND08-01; 1.03 acres.

State Clearinghouse Number: N/A

Contact Person: David De Vries, Senior Planner Phone: (619) 825-3805 ext. 3926

Project Location: The site is located at 6997 San Miguel Ave., in the City of Lemon Grove, 91945, County of San Diego. APNs: 479-320-20-00. The site is located in the Residential Low/Medium density land use designation of the Lemon Grove General Plan and in the Residential Low/Medium (RL/M) zone within the City of Lemon Grove.

Project Description: This project is a request for a Tentative Map (TM0054) and Planned Development Permit (PDP06-010) authorizing the subdivision of a 44,635 square foot (1.03 acres) parcel of land into six lots and a private cul-de-sac street and the development of six single family residences and off-street parking, landscaping, screening, and street improvements. The site contains one single-family dwelling that is to be demolished.

Mitigation Measures: 1) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search; 2) Prior to building permit issuance, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report; and 3) Prior to the recording of the Final Map, a maintenance agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.

This is to advise that the City of Lemon Grove has approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measure(s) were included as condition(s) of approval of the project.
4. A statement of Overriding Considerations was, was not, adopted for this project.

This is to certify that the final Mitigated Negative Declaration, with comments and responses and record of the project approval is available to the General Public at:

City of Lemon Grove Community Development Department
3232 Main Street, Lemon Grove, CA 91945

July 1, 2008
Date of Final Action


Signature

FILED IN THE OFFICE OF THE COUNTY CLERK Community Development Director
San Diego County on JUL 09 2008



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814

City of Lemon Grove



JUL 02 2008

Community Development
Department

CEQA Filing Fee No Effect Determination Form

Applicant Name: Johnny Dung

Date Submitted: June 11, 2008

Applicant Address: 3760 Convoy Street, #113, San Diego, CA 92111

Project Name: 6997 San Miguel Avenue

CEQA Lead Agency: City of Lemon Grove

CEQA Document Type: (ND, MND, EIR) Mitigated Negative Declaration

SCH Number and/or local agency ID number: PDP06-010, TM0054

Project Location: 6997 San Miguel Avenue, Lemon Grove

Brief Project Description: The project consists of the demolition of the single-family currently on the site and construction of a subdivision of 6 single-family residences, ranging from 2,189 to 2,688 square feet.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DUPLICATE

DFG Approval By: [Signature] Leslee Newton-Reed Date: 7-2-2008

Title: Environmental Scientist



City of Lemon Grove Community Development Department

Mitigated Negative Declaration

Project Title: TM0054/PDP06-010- Hung Tran Subdivision; Log ND08-01; 1.03 acres.
Applicant: Hung Tran, Property Owner, 4660 El Cajon Blvd., # 202, San Diego CA 92115. (619) 281-8999.

Project Location: The site is located at 6997 San Miguel Ave., in the City of Lemon Grove, 91945, County of San Diego. APNs: 479-320-20-00. The site is located in the Residential Low/Medium density land use designation of the Lemon Grove General Plan and in the Residential Low/Medium (RL/M) zone within the City of Lemon Grove.

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General Location: The site is located on the south side of San Miguel Avenue, between 69th Street and Mercury Drive.

COMMUNITY DEVELOPMENT DEPARTMENT DETERMINATION:

On the basis of the initial environmental study prepared for TM0054/PDP06-010, it has been determined that the project could not have a significant effect on the environment and an Environmental Impact Report need not be prepared pursuant to City of Lemon Grove procedures for Environmental Review because potential significant impacts will be mitigated.

Mitigation Measures: Conditions are included in the project approval requiring the following: 1) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search; 2) Prior to building permit issuance, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report; and 3) Prior to the recording of the Final Map, a maintenance agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.


Robert W. Larkins
Community Development Director

July 1, 2008
Date

Adopted by the City of Lemon Grove Planning Commission on March 24, 2008 and the City of Lemon Grove City Council on May 6, 2008.

**ENVIRONMENTAL CHECKLIST FORM
CITY OF LEMON GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. ND08-01**

1. **Project Title:** Tentative Subdivision Map TM0054/Planned Development Permit (PDP06-010) Hung Tran Subdivision
2. **Lead Agency Name and Address:** City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945
3. **Contact Person and Phone Number:** David De Vries, Associate Planner
(619) 825-3805 ext. 3926
4. **Project Location:** 6997 San Miguel Ave.,
Lemon Grove, CA 91945

Assessor's Parcel Number: 479-320-20-00
5. **Project Sponsor's Name and Address:** Hung Tran, Property Owner, 4660 El Cajon Blvd., #
202, San Diego CA 92115. **Phone:** (619) 281-8999
6. **General Plan Designation:** The subject property is designated as Residential Low/Medium density (4.1 to 7 dwelling units per acre) on the Land Use Element of the General Plan.
7. **Zoning:** The subject property is located in the Residential Low/Medium density (RL/M) zone.
8. **Description of the Project:** The project is for a Tentative Subdivision Map (TM0054) and Planned Development Permit (PDP06-010) authorizing the subdivision of a 44,635 square foot (1.03 acres) parcel of land into six lots and a private cul-de-sac street and authorizing the development of six single family residences and off-street parking, landscaping, screening, and street improvements. The site contains one single-family home that is to be demolished.
9. **Surrounding Land Uses and Setting:** The site is located on the south side of San Miguel Avenue, between 69th Street and Mercury Drive. To the south and west are single family residential land uses; to the east is San Miguel Elementary School; to the north is the Christian Church of Lemon Grove.
10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources	X	Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

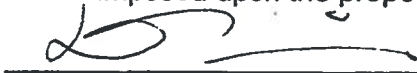
I find that the project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** has been prepared.

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the project **MAY** have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but a least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addresses.

I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in and earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards and (b) have been avoided or mitigated to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

July 1, 2008

Date

David De Vries, Senior Planner

Printed Name

The City of Lemon Grove

For

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on the project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particularly physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis", may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR or other CEQA process, and effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated" describe the mitigation measures which were incorporated or refined from the earlier document and extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances, etc.). Reference to a previously prepared or outside document should where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: a source list should be attached and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form and lead agencies are free to use different formats: however, lead agencies should normally address the questions from this checklist that relevant to the project's environmental effects in whatever format is selected.

9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES AND SUPPORTING INFORMATION

1. **AESTHETICS.** Would the Project:
- a) Have a substantial adverse effect on a scenic vista?
 - b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic?
 - c) Substantially degrade the existing visual character or quality of the site and its surroundings?
 - d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The subject property is not located in or near a scenic vista or scenic highway. The site contains one single-family home that is to be demolished. One mature tree exists onsite and is proposed to be removed. The proposed project is single-family residential in nature in an area developed with single-family residential uses and will not damage any scenic resources. The proposed homes are to be built at a height permitted by the General Plan and the development standards of the Zoning Ordinance.

Source: 1, 2

2. **AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:
- a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
 - b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
 - c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The project is located within a developed suburban residential area. The property is not located in an area used for agricultural purposes and no such impacts will occur.

Source: 1, 2

3. **AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:
- a) Conflict with or obstruct implementation of the applicable air quality plan?
 - b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
 - c) Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under any applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?
 - d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The project may result in a very slight increase in traffic and no significant impact on air resources is likely to occur. While the proposed project may result in a slight increase in vehicular traffic and a slight increase in air quality impacts to the region, the MEIR for the City of Lemon Grove's General Plan anticipates air quality impacts associated with the build out of Lemon Grove but not to a level of significance. The cumulative air quality impacts will remain significant and unmitigated. However, this project is not considered to result in a cumulatively considerable net increase of any criteria pollutant. Standard conditions of project approval will require the control of dust during site grading and construction.

Source: 1, 2

4. **BIOLOGICAL RESOURCES.** Would the project:
- a) Have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of fish and Game or U.S. Fish and Wildlife service?
 - b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, regulations or by the California Department of Fish and Game or U.S. Wildlife service?
 - c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to march vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
 - d) Interfere substantially with the movement of any resident, migratory wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?
 - e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
 - f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan and other approved local, regional, or state habitat conservation plan?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion: The 1.03 acre site is currently developed and contains one single-family home that is to be demolished. There is ornamental vegetation and a mature tree surrounding the existing residences. The remainder of the property (less than an acre) consists of non-native grasses. The project is the proposed development of six single-family homes within a developed suburban area consisting of single-family residential land uses. The MEIR for the City of Lemon Grove's General Plan confirms there are no known sensitive biological resources, riparian habitat or wetlands on the subject property.

Source: 1, 2

5. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion: The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. There are no known cultural resources located on the property. There are no known human remains or those interred outside of formal cemeteries on the subject property or in the surrounding area. The site is underlain by the Lindavista formation which has a very low potential for paleontologic resources. The geotechnical investigation prepared for this project determined that grading and trenching of the project site may impact the Lindavista formation. No mitigation is required during grading because the Lindavista formation has such a low potential for paleontologic resources. The following condition will be included in the project approval requiring: 1) the project proponent shall conduct a cultural resources records search and a Sacred Lands File search of the project area to determine if there is likelihood for on-site Native American cultural resources. A copy of a letter regarding the records search shall be provided to the Community Development Department prior to issuance of grading or improvement permits. The report shall provide recommendations for further analysis and those recommendations shall be implemented as a part of the mitigation measures.

Source: 1, 2, 5

6. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (ii) Strong seismic ground shaking? (iii) Seismic-related ground failure, including liquefaction? (iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Locate on the expansive soil, as defined in Table 18-I-b of the Uniform Building Code (1997), creating substantial risks to life or property?

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion: The project is the proposed development of six single-family homes within a developed suburban area. The structures will be required to comply with the current seismic requirements of the California Building Code. Like most urban areas in Southern California, Lemon Grove is subject to earthquakes. The project site is not located in an Earthquake Fault Zone according to the Alquist-Priolo Earthquake Fault Zoning Act and no active faults or ground ruptures have been mapped underlying the site or within the City of Lemon Grove. Active regional faults may cause ground shaking in Lemon Grove. There are no known unstable soils in the area of the subject property. Typical erosion control measures will be required during site grading. The subject property is required to be connected to the Lemon Grove municipal sewer system.

Source: 1, 2, 5

7. **HAZARDS AND HAZARDOUS MATERIALS.** Would the project:
- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
 - b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?
 - c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
 - d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and , as a result would it create a significant hazard to the public or the environment?
 - e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?
 - f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people resident or working in the project area?
 - g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
 - h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The site will not create a hazardous environment through the use or transport of hazardous materials.

The site is not located within an airport land use plan or within two miles of a public airport or public use airport and no such detriment should occur.

The proposed project will not impair implementation of or physically interfere with any emergency response plan or evacuation plan because the project design and access has been reviewed and approved by the Fire Department.

The project is located within an urbanized area and there are no wildlands located within the vicinity of the subject property.

Source: 1, 2

- 8. HYDROLOGY AND WATER QUALITY.** Would the project:
- a) Violate any water quality standards or waste discharge requirements?
 - b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level ((e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
 - c) Substantially alter existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would resulting a substantial erosion or siltation on- or off-site?
 - d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would resulting flooding on- or off-site.
 - e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
 - f) Otherwise substantially degrade water quality?
 - g) Place housing within a 100-year floodplain on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
 - h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
 - i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
 - j) Inundation by seiche, tsunami, or mudflow?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The subject property is not located within a flood zone and is not subject to flooding. The design of the project has been reviewed by the City of Lemon Grove Engineering Department in order to assess the need for drainage improvements which have been included into the design of the project. The project will result in increased impervious surfaces. Increased stormwater runoff is proposed to be below a level of significance. Stormwater runoff will be directed into a concrete drainage swale (proposed drainage easement) along the western and southern edge of the site that directs stormwater to the southwest corner of the property into an existing drainage easement offsite. The following conditions will be included in the project approval requiring: 1) Prior to building permit issuance, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report, and 2) Prior to the recording of the Final Map, a maintenance

agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.

Source: 1, 2, 4, 6, 7

9. LAND USE PLANNING. Would the project:

- a) Physically divide an established community?
- b) Conflict with an applicable land use plan, policy or regulation of 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 environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

The 1.03 acre site is currently developed and contains one single-family home that is to be demolished. There is ornamental vegetation and a mature tree surrounding the existing residences. The remainder of the property (less than an acre) consists of non-native grasses. The project is the proposed development of six single-family homes within a developed suburban area and will not divide the community. The proposed project density is consistent with the allowable density designated in the General Plan.

Source: 1, 2

10. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

There are no known mineral resources of value located within the City of Lemon Grove.

Source: 1, 2

11. NOISE. Would the project:

- a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?
- c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) Result in a substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the area to excessive noise levels?

f) For a project within vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

The proposed project is a single-family residential development and will not introduce significant noise sources in the vicinity that are inconsistent with the existing residential development of the area.

The Master Environmental Impact Report (MEIR) prepared for the 1996 General Plan indicates that the subject property is located within an area encompassing 60 db CNEL noise levels or less. The MEIR states that projects within existing noise areas below 60 db CNEL is normally acceptable or satisfactory for the area and no conditions are required. The General Plan requires noise studies only for projects within areas exceeding 60 db CNEL. This project proposes to maintain interior noise levels at 45 db CNEL or less as required by Title 24 of the California Building Code and the Lemon Grove General Plan.

The subject property is not located within the vicinity of a private airstrip or public airport.

Source: 1, 2

12. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing units elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The project will not induce substantial population growth in the vicinity because it proposes the construction of six single-family homes consistent with the density requirements of the Land Use Element of the General Plan. The project yields an increase of five housing units.

Source: 1, 2

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?

- c) Schools?
- d) Parks?
- e) Other public facilities?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The project yields an increase of five housing units and will not result in a significant increase in the demand for public services and facilities. The Fire Department, EDCO disposal service, Helix Water District, the Lemon Grove Sanitation District and the Sheriff's Department have reviewed the proposed project and determined that existing services are adequate to serve the increase in households proposed by the project.

Source: 1, 2

14. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The project yields an increase of five housing units and will not cause a significant increase in the demand on recreational services in the community. Standard conditions of approval require the developer to pay a Parkland dedication in lieu fee for each proposed dwelling unit.

Source: 1, 2

15. TRANSPORTATION/TRAFFIC. Would the project:

- a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., resulting a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?)
- b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
- d) Substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area. The project yields an increase of five housing units and will generate approximately 40 added vehicular trips per day. San Miguel Avenue is a Class III Collector. In 1995, the San Diego Association of Governments (SANDAG) estimated that by the year 2015, San Miguel Avenue, west of Massachusetts Avenue, will have 3,000 vehicular trips per day. In the 1994 SANDAG Traffic Flow Map, San Miguel Avenue, west of Massachusetts Avenue, was estimated to have 2,800 vehicular trips per day. Since there has been minimal development in the surrounding area, staff assumes that these SANDAG estimates are still current. San Miguel Avenue operates at an adequate Level of Service (LOS C) if there are less than 7,500 vehicular trips per day or less and thus the proposed project will not create an inadequate Level of Service (LOS) in the immediate area since San Miguel Avenue is estimated to currently have between 2,800 and 3,000 vehicular trips per day. The Fire Department and Engineering Department have determined that the private cul-de-sac street is adequate to provide access for the residents of the proposed project and for emergency vehicles.

Source: 1, 2

- 16. UTILITIES AND SERVICE SYSTEMS.** Would the project:
- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
 - b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
 - c) Require or result in the construction of new storm drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
 - d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
 - e) Result in a determination by the wastewater treatment provide which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
 - f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
 - g) Comply with the federal, state, and local statues and regulations related to solid waste?

- Potentially significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

Discussion:

The subject property is required to be served by the City of Lemon Grove Sanitation District. The proposed project will not result in a substantial increase in the demand for sanitary services. Standard conditions of project approval will require that the project obtain sewer permits, pay sewer service and connection fees and connect to the Sanitation District.

The proposed project will not result in a significant increase in demand for domestic water supplies. Standard conditions of project approval will require that the project obtain water service permits, pay water service and connection fees and connect to the Helix Water District.

The proposed project will not result in a substantial increase in the generation of solid waste. The project will be required to comply with all federal, state and local statutes and regulations regarding solid waste.

Source: 1, 2

17. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The proposed project will not degrade the quality of the environment because it is located in an area that is developed with single-family residential and church and school land uses in a developed suburban community. The development of the site does not support or influence critical habitat or sensitive vegetation or wildlife and there are no examples of California history or prehistory onsite.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively Considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The project will result in a slight increase in the number of residents located within a suburban community and will not have impacts that are cumulatively considerable.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially significant Impact
 Less than Significant with Mitigation Incorporated
 Less Than Significant Impact
 No Impact

Discussion:

The site contains one single-family home that is to be demolished. The project is the proposed development of six single-family homes within a developed suburban area consisting of single-family residential and church and school land uses. The project yields an increase of five housing units and the project will not cause a substantial adverse effect on human beings.

In view of the above analysis, it is determined that the project will not have a significant impact on the environment and an environmental impact report is not required.

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (c) (3) (D).

Earlier Documents prepared and utilized in this analysis are listed below. All of the documents are available at the City of Lemon Grove, Community Development Department, 3232 Main Street, Lemon Grove.

<u>Reference #</u>	<u>Document Title</u>
1.	City of Lemon Grove General Plan
2.	Master Environmental Impact Report for the Lemon Grove General Plan
3.	City of Lemon Grove Municipal Code
4.	Firm- Flood Insurance Rate Map Community Panel No. 06073C1908F June 19, 1997
5.	Geotechnical Investigation, TM0054/PDP06-010 by Allied Earth Technology dated received July 21, 2006
6.	Drainage Study, TM0054/PDP06-010 by K & S Engineering dated received January 18, 2008
7.	Standard Urban Stormwater Management Plan, TM0054/PDP06-010 by K & S Engineering dated received January 18, 2008

Individuals and Organizations Consulted

Robert W. Larkins, Community Development Director, City of Lemon Grove

Pat Lund, Associate Civil Engineer, City of Lemon Grove

Dorothy Catone, Engineering Technician, Lemon Grove Sanitation and Lighting District

Tim Smith, Deputy Fire Chief, City of Lemon Grove Fire Department

Cora Long, Water Quality Management Analyst

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures to reduce impacts to less than significant level	Method of Verification	Responsible Agency	Ver Date
<p>5. Cultural Resources</p> <p>The project includes site disturbance which has the potential to impact known cultural resources.</p>	<p>Conditions of project approval will require submittal of a records search analysis with conclusions to the city prior to grading permit issuance. If the analysis concludes that there is a potential for cultural resources to be present on the site, monitoring and preservation of cultural resources during site preparation and grading will be required. If resources are discovered during site preparation and/or grading, the applicant shall cease any further work and shall initiate programs and procedures outlined in CEQA Guidelines 15064.5.</p>	<p>Applicant to submit records search analysis and Sacred Lands file search prior to grading permit issuance. This analysis will determine whether further steps are warranted.</p>	<p>City of Lemon Grove – Engineering Department/ Community Development Department</p>	
<p>8. Hydrology and Water Quality</p> <p>The project has the potential to affect drainage and water quality.</p>	<p>Prior to issuance of building permits, incorporate best management practices including site design, source control and treatment, construction and on-going maintenance identified in the Standard Urban Stormwater Mitigation Plan and the Drainage Report.</p> <p>Prior to Final Map recording, a maintenance agreement for the maintenance of all onsite drainage improvements shall be established to the satisfaction of the City Engineer.</p>	<p>Plan check</p> <p>Draft Maintenance Agreement shall be submitted to the Engineering Department for review and approval.</p>	<p>City of Lemon Grove – Engineering Department/ Community Development Department</p>	