

Chapter 3 Errata – Revisions or Clarifications to Volume II, Draft Revised EIR Technical Appendices

Based on the City of Santee’s (City’s) review and in response to the comments received, some text in the following Draft Revised EIR technical appendices for the Fanita Ranch Project (proposed project) has been clarified or amplified:

- Appendix C1, Air Quality Analysis
- Appendix D, Biological Resources Technical Report
- Appendix E2, Confidential Phase II Cultural Resources Testing and Evaluation Report
- Appendix E3, Confidential Tribal Cultural Resources Consultation Efforts Memorandum
- Appendix H, Greenhouse Gas Analysis
- Appendix L, Noise Technical Report
- Appendix N, Transportation Impact Analysis, Vehicle Miles Traveled Analysis, and Transportation Demand Management Plan
- Appendix P1, Fire Protection Plan and Construction Fire Prevention Plan

Changes to the wording of impacts or mitigation measures and information added or deleted to the impact analyses and discussions are presented below with changes shown in underlined text (e.g., underlined text) and deletions indicated as strikethrough text (e.g., strikethrough text) or in a descriptive form so that the original and revised text may be compared. Changes are presented by technical appendix in the order they appear in Volume II, Draft Revised EIR Technical Appendices. The technical appendices that did not require revisions are not included in this chapter. Appendices C1, D, E2, E3, H, L, N, and P1 are now considered final as of the date of the Final Revised EIR.

3.1 Appendix C1, Air Quality Analysis

The following lists the revisions and clarifications made to the Air Quality Analysis (May 2020), after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Construction Mitigation Measures

- MM AIR-2 Supplemental Dust-Control Measures.** As a supplement to San Diego Air Pollution Control District’s Rule 55, Fugitive Dust Control, the applicant shall require the contractor to implement the following dust-control measures during construction. These measures shall be included in project construction documents, including the grading plan, and be reviewed and approved by the City of Santee prior to issuance of a grading permit.

- The construction contractor shall provide to all employees the fact sheet entitled "Preventing Work-Related Coccidioidomycosis (Valley Fever)" by the California Department of Public Health and ensure all employees are aware of the potential risks the site poses and inform them of all Valley Fever safety protocols, occupational responsibilities and requirements such as contained in these measures to reduce potential exposure to Coccidioides spores.
- Apply water at least three times per day at all active earth disturbance areas sufficient to confine dust plumes to the immediate work area.
- Apply soil stabilizers to inactive construction areas (graded areas that would not include active construction for multiple consecutive days).
- Quickly replace groundcover in disturbed areas that are no longer actively being graded or disturbed. If an area has been graded or disturbed and is currently inactive for 20 days or more but will be disturbed at a later time, soil stabilizers shall be applied to stabilize the soil and prevent windblown dust.
- Limit vehicle speeds on unpaved roads to 20 mph unless high winds in excess of 20 miles per hours are present, which requires a reduced speed limit of 15 mph. Vehicle speeds are limited to 30 mph for onsite haul roads that are paved with gravel to suppress dust or where visual dust is watered and monitored frequently enough to ensure compliance with SDAPCD Rule 55.

The errata revisions to mitigation measure MM AIR-2 are also included in the Executive Summary of the Air Quality Analysis Report.

Appendix E, Valley Fever Technical Report

A new Appendix E was added to the Air Quality Analysis (EIR Appendix C1) to provide a discussion of the proposed project's impacts related to Valley Fever. The text of Appendix E is as follows:

Valley Fever is a disease caused by the spores of Coccidioides fungus. The City has considered the potential for Coccidioides fungus to occur to during construction of the Fanita Ranch Project.

Areas endemic for Coccidioides include portions of the southwestern United States and northern Mexico. According to the Center for Disease Control and Infection (CDC), San Diego County is a suspected endemic area for Coccidioides (CDC 2014).

Soils that are more likely to support Coccidioides are areas with rodent burrows, old (prehistoric) Indian campsites near fire pits, areas with sparse vegetation and alkaline soils, areas with high salinity soils, areas adjacent to arroyos, packrat middens, silty soils, and

well aerated soils with relatively high water holding capacities (County of San Diego 2018). Areas less likely to support Coccidioides include cultivated fields, heavily vegetated areas, areas where commercial fertilizers have been applied, areas that are paved or oiled, soils containing abundant microorganisms, and heavily urbanized areas where there is little undisturbed virgin soil (County of San Diego 2018). The fungal spores are generally found in the upper 20 to 30 centimeters of the soil horizon, especially in virgin, undisturbed soils (USGS 2000).

With the exception of the Special Use Area, the southern half of the Fanita Ranch Project site will remain habitat and will not be disturbed; therefore it is not of concern for Coccidioides. Likewise, the Special Use Area onsite has artificial fill soil associated with the urban development immediately adjacent to this portion of the site and therefore would not be likely to support Coccidioides. Also, roadway improvements within the paved right-of-way of existing roads are eliminated from the potential for Coccidioides because they are paved soils that include engineered underlayment of gravel.

The remainder of the site cannot be eliminated from the potential to contain Coccidioides fungus. These areas are in the northern half of the Fanita Ranch Project site and include the locations of the Vineyard Village, Fanita Commons, and Orchard Village.

The California Department of Public Health (CDPH 2013), County of Los Angeles (LA 2019), and the County of San Diego (2018) all recommend watering topsoil prior to and during earth disturbance in order to reduce airborne dust emissions and the spread of Coccidioides spores. Coccidioides fungus thrives in arid environments. Without water the Coccidioides fungus eventually desiccates into spores. Watering during earth disturbance activities significantly reduces airborne spores and the ability of workers to inhale spores, which is the route of infection.

The Fanita Ranch Project is required to implement the dust control measures listed in compliance with the SDCAPCD Rule 55, which prohibits discharges of visible dust emissions into the atmosphere beyond the property line for periods longer than 3 minutes in any 60 minute period. SDCAPCD also requires use of any of the following or equally effective trackout/carry-out and erosion control measures that apply to the project or operation: track-out grates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; use of secured tarps or cargo covering, watering, or treating of transported material for outbound transport trucks. With implementation of these regulatory requirements, impacts related to Coccidioides for both on-site and off-site adjacent uses would be less than significant.

Section 4.2.5.1 of the EIR includes Mitigation Measures AIR-1: Rule 55 Dust-Control Measures memorializing what is required under SDAPCD Rule 55. Mitigation Measure AIR-1 includes provisions requiring that visual fugitive dust emissions monitoring shall be conducted during all construction phases. Visual monitoring shall be logged. If high wind conditions result in visible dust during visual monitoring, this demonstrates that the measures are inadequate to reduce dust in accordance with SDAPCD Rule 55, and construction shall cease until high winds decrease and conditions improve. In addition, the EIR includes AIR-2 Supplemental Dust-Control Measures that will reduce fugitive dust emissions even further and the chance of causing Coccidioides fungus spores to become airborne.

Though impacts related to Valley Fever would be less than significant, in response to concerns raised by some members of the public on the Draft Revised EIR, Mitigation Measure AIR-2 has been revised to provide additional clarification on the precautions that would be carried out to reduce the likelihood of Valley Fever even further. Mitigation Measures AIR-1 and AIR-2 are consistent with those precautions recommended by the California Department of Public Health (CDPH 2013) and the CDC (CDC 2014), as well as those listed in the Valley Fever Technical Report for the El Monte Sand Mining Project (County of San Diego 2018). And though not required by SDACPD, the measure incorporates recommendations from the South Coast Air Quality Management District on reduced vehicle speeds (SCAQMD 2005. Rule 403-Fugitive Dust Control, Best Available Control Measures).

AIR-2: Supplemental Dust-Control Measures. As a supplement to San Diego Air Pollution Control District Rule 55, Fugitive Dust Control, the applicant shall require the contractor to implement the following dust-control measures during construction. These measures shall be included in project construction documents, including the grading plan, and be reviewed and approved by the City of Santee prior to issuance of a grading permit.

- The construction contractor shall provide to all employees the fact sheet entitled “Preventing Work-Related Coccidioidomycosis (Valley Fever)” by the California Department of Public Health and ensure all employees are aware of the potential risks the site poses and inform them of all Valley Fever safety protocols, occupational responsibilities and requirements such as contained in these measures to reduce potential exposure to Coccidioides spores.
- Apply water at least three times per day at all active earth disturbance areas sufficient to confine dust plumes to the immediate work area.
- Apply soil stabilizers to inactive construction areas (graded areas that would not include active construction for multiple consecutive days).

- Quickly replace groundcover in disturbed areas that are no longer actively being graded or disturbed. If an area has been graded or disturbed and is currently inactive for 20 days or more but will be disturbed at a later time, soil stabilizers shall be applied to stabilize the soil and prevent windblown dust.
- Limit vehicle speeds on unpaved roads to 20 mph unless high winds in excess of 20 miles per hours are present, which requires a reduced speed limit of 15 mph. Vehicle speeds are limited to 30 mph for on-site haul roads that are paved with gravel to suppress dust or where visual dust is watered and monitored frequently enough to ensure compliance with SDAPCD Rule 55.

References

- California Department of Public Health (CDPH). 2013. Preventing Work-Related Coccidioidomycosis (Valley Fever) Fact Sheet. Website: <https://www.cdph.ca.gov/Programs/CCDC/DEODC/OHB/HESIS/CDPH%20Document%20Library/CocciFact.pdf> (accessed August 12, 2020).
- Center for Disease Control and Infection (CDC). 2014. Epidemiologic Summary of Coccidioidomycosis in California, 2009 – 2012. Website: <https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/CocciEpiSummary09-12.pdf> (accessed August 12, 2020).
- County of Los Angeles, Department of Public Health. 2019. Coccidioidomycosis (Valley Fever) Management Plan Guide for Employers. Website: <http://publichealth.lacounty.gov/Acd/docs/valleyfeverplan2019.pdf> (accessed August 12, 2020).
- County of San Diego, Planning Department. 2018. El Monte Sand Mining Project Valley Fever Technical Report. Website: <https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/El-Monte-Sand-Mining-And-Nature-Preserve/SDEIRPublicReview/Appendices/Appendix%20Q%20-%20Valley%20Fever%20Tech%20Report.pdf> (accessed August 7, 2020).
- South Coast Air Quality Management District (SCAQMD). 2005. Rule 403-Fugitive Dust Control. Website: <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4> (accessed August 12, 2020).
- United States Geological Survey (USGS). 2000. Operational Guidelines (version 1.0) for Geological Fieldwork in Areas Endemic for Coccidioidomycosis (Valley Fever). Website: <https://pubs.usgs.gov/of/2000/0348/pdf/of00-348.pdf> (accessed August 12, 2020).

Attachments

- CDPH Preventing Work-Related Coccidioidomycosis (Valley Fever) Fact Sheet.
- CDC Epidemiologic Summary of Coccidioidomycosis in California, 2009 – 2012.

County of Los Angeles Coccidioidomycosis (Valley Fever) Management Plan Guide for Employers.

County of San Diego El Monte Sand Mining Project Valley Fever Technical Report.

USGS Operational Guidelines (version 1.0) for Geological Fieldwork in Areas Endemic for Coccidioidomycosis (Valley Fever).

3.2 Appendix D, Biological Resources Technical Report

The following lists the revisions and clarifications made to the Biological Technical Report for the Fanita Ranch Project (May 2020), after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Section 2, Applicable Regulations

Section 2.1, Federal

Section 2.1.1, Federal Endangered Species Act

If USFWS or NMFS concludes that the action is not likely to adversely affect a listed species, the action may be conducted without further review under the FESA. Otherwise, USFWS or NMFS must prepare a written Biological Opinion describing how the agency's action will affect the listed species and its Critical Habitat. USFWS-designated and proposed Critical Habitat within a 1-mile buffer surrounding the project area is shown on Figure 2-1.

Section 5, Anticipated Project Impacts

Section 5.1, Direct Impacts

Section 5.1.1, Vegetation Communities

Sensitive vegetation communities to be impacted on site include scrub and chaparral, grasslands, vernal pools, bog and marsh, riparian and bottomland habitat, and woodland communities (Table 5-2a). Sensitive vegetation communities to be impacted off site include scrub ~~and chaparral~~, grasslands, vernal pools, and bog and marsh, ~~riparian and bottomland habitat~~ unvegetated channel ~~and woodland communities~~ (Table 5-2b). Within both on- and off-site areas, the project would permanently or temporarily impact 988.77 acres of sensitive habitats, including 978.54 acres of sensitive uplands, 0.41 acres of vernal pools, and 9.81 acres of wetland habitats.

Section 5.1.6, Wildlife Movement

This crossing, which would measure 6.9 meters (22.5 feet) wide by 3.7 meters (12.0 feet) tall by 35.0 meters (115 feet) long (0.7 openness ratio),¹ would meet the suggested 0.6 openness ratio suggested for mule deer and other ~~large mammals in Southern California~~ mid-sized mammal species documented during camera studies listed in Table 4-8, including bobcat and coyote. Mountain lion would also use the undercrossing. MM-BIO-15, which accounts for the wildlife crossing at Cuyamaca Street, would reduce impacts to wildlife corridors to less than significant. The crossing will have a raised floor and/or side platform to allow dry passage for wildlife when water is flowing.

Section 5.4, MSCP Plan Consistency Analysis

For those special-status species that are not included under the Draft Santee MSCP Subarea Plan but are included as Covered Species under the MSCP Plan (City of San Diego 1998), project-specific mitigation measures would be implemented, as summarized in Table 5-3 in Section 5.1.2 of this report for plants, and Table 5-4a in Section 5.1.3 of this report for wildlife, to reduce the proposed project's cumulative impacts to these special-status species to less than significant. For MSCP Covered Species occurring within the project area but with no other status (e.g., mule deer, mountain lion², western bluebird, etc.), cumulative impacts to these species would be reduced to less than significant due to the project-specific mitigation program providing wildlife movement corridors, and through establishment of the Habitat Preserve, which would conserve suitable habitat in a configuration that preserves genetic exchange and species viability.

Section 6, Mitigation

Section 6.1, Vegetation Communities

MM-BIO-1: Preserve Management Plan. Within the on-site Habitat Preserve, the applicant shall preserve in perpetuity a total of 1,650.38 acres of on-site Multiple Species Conservation Program (MSCP) open space including 1,518.50 acres within the Habitat Preserve (including 1,448.84 acres of sensitive upland

¹ The ACOE defines a culvert's openness ratio as the culvert's cross-sectional area divided by its length. This is calculated in meters.

² To clarify the listing status of this species, the mountain lion was not considered a CESA species at the time the Notice of Preparation (NOP) was issued for the Fanita Ranch EIR, which was November 10, 2018. The mountain lion was petitioned for listing on July 16, 2019, which initiated a CDFW review process that involves determining if there is enough evidence to warrant elevation to the next step of review. It was listed as a Candidate on April 21, 2020, meaning that it satisfied criteria for additional review, thus providing it with the same interim protections as a listed species until a decision is made. These dates were after the issuance of the NOP for the Fanita Ranch EIR. Pursuant to CEQA Guidelines § 15125, the EIR did not consider mountain lion as a Candidate species. It is acknowledged that the lion is legislatively considered a "specially protected mammal" species under California Department of Fish and Game Code since 1990, which effectively protects it from hunting pressure. However, no hunting is proposed or would be allowed by the proposed project and, therefore, this listing legislation was not considered relevant to the proposed project.

habitats), 10.52 acres of proposed trails, 6.88 acres of San Diego Gas & Electric access road, and 114.47 acres of on-site temporary impacts that shall become part of the Habitat Preserve once restored (see MM-BIO-2). Preservation of on-site open space requires recordation of a Habitat Preserve conservation easement and in-perpetuity management by the Preserve Manager in accordance with ~~at~~ the Preserve Management Plan (PMP), which would be funded by an endowment or other acceptable permanent funding mechanism. The PMP includes a combination of active and passive restoration programs to gradually increase biological resources within open space areas through periodic treatments, mainly involving seed application on a landscape level combined with weed control activities.

An example diagram is included as Figure 6-1, Potential Restoration Treatment Areas, and an example diagram of the rotational hexagonal treatment areas is included as Figure 6-2, but the actual distribution of restoration and long-term treatment blocks ~~shall be proposed~~ is within the PMP and the restoration plans. As shown on Figure 6-2, the Habitat Preserve was divided into Zone A and Zone B. Zone A includes areas that will receive treatment on a rotational basis, whereas Zone B will receive as-needed treatment since this area of the Habitat Preserve is more intact than in Zone A. . . .

~~As outlined in the PMP (Appendix P), at a minimum,~~ The PMP addresses a long-term, permanently funded management ~~plan for~~ of the on-site open space that accomplishes the goal of maintaining appropriate, high-value native plant communities throughout the Habitat Preserve. The PMP addresses management and monitoring of vegetation communities through specific minimum survey and management requirements. . . .

MM-BIO-3: Vernal Pool Mitigation Plan. A Vernal Pool Mitigation Plan (Appendix R) has been prepared and will allow disturbance of seasonal basin features (i.e., natural vernal pools and road ruts containing vernal pool indicator plant and wildlife species). . . .

Section 6.2, Plant Species

MM-BIO-5: Oak Tree Restoration. Impacts to 5 individual Engelmann oak trees and 17 individual oak trees within the coast live oak woodland vegetation community shall be mitigated at a ratio of 3:1; that is, three established sleeve-sized seedlings for each mature tree (i.e., oak trees with at least one trunk of 6-inch or more diameter at breast height [DBH] or multitrunked native oak trees with aggregate diameter of 10-inch DBH) to be impacted by the project. Therefore,

a total of 66 oak trees shall be planted to meet the 3:1 mitigation ratio requirement. Oak tree restoration ~~shall be~~ included as a component of the Wetland Mitigation Plan (Appendix S), ~~and which~~ shall be reviewed and approved by the City of Santee prepared prior to issuance of mass grading permits ~~with review and approval by the City of Santee~~. . . .

Section 6.3, Wildlife Species

MM-BIO-7: Nesting Bird Survey. ~~To the extent feasible,~~ Except as specified below, there shall be no brushing, clearing, and/or grading allowed during the breeding season of migratory birds ~~or raptors (between January~~ February 15 and September 15 ~~August 31) or raptors (January 1 and August 31)~~ or coastal California gnatcatcher (between February 15 and August 15). If vegetation is to be cleared during the nesting season, all suitable habitat within 500 feet of the impact area shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist no earlier than 72 hours prior to clearing. If project activities are delayed or suspended for more than 14 days during the nesting bird season, surveys should be repeated. The survey results shall be submitted by the project applicant to the City of Santee Director of Development Services. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with an initial 100-foot buffer for non-listed passerines, 300-foot buffer for listed passerines (e.g. coastal California gnatcatcher), and up to a 500-foot maximum buffer for raptors. The nests shall be avoided and buffers maintained until the nesting cycle is complete or it is determined that the nest has failed. The final appropriate buffer distance, as well as cycle completion or nest failure, shall be determined by a qualified biologist.

MM-BIO-8: Western Spadefoot Relocation. During the wet season prior to clearing or grading operations, biologists shall collect western spadefoot adults from areas within 300 meters of known occupied pools. Adults shall ~~either be held by a Wildlife Agency approved biologist to be released back into the site after construction activities using standard methods, or they shall~~ be relocated to another area on the Fanita Ranch Project area that has suitable breeding habitat and few or no western spadefoot individuals.

~~A Western Spadefoot Relocation Plan is~~ Details on the western spadefoot relocation effort are included as a component of the Vernal Pool Mitigation Plan (Appendix R), were made available to the U.S. Geological Survey (USGS) for review, and subject to approval by the Wildlife Agencies. . . .

MM-BIO-9: Restoration of Suitable Habitat for Quino Checkerspot Butterfly and Hermes Copper Butterfly . . .

As described in the Draft Santee Multiple Species Conservation Program Subarea Plan, impacts to potentially suitable habitat for Hermes copper butterfly requires mitigation by preservation of suitable habitat at a ratio of 1:1, or 2:1 if the suitable habitat was previously occupied. Previously occupied habitat includes areas of potentially suitable habitat within 500 feet of a previously known occurrence of Hermes copper butterfly but where the butterfly was not identified during subsequent and more recent focused surveys. Mitigation of suitable habitat ~~shall be~~ included in the PMP (Appendix P) and ~~occur in~~ includes the following ways: preservation and management of existing suitable habitat within the Habitat Preserve, restoration/enhancement of existing suitable habitat within the Habitat Preserve, and creation of new suitable habitat areas within the Habitat Preserve and along manufactured slopes within development areas, as appropriate. . . .

MM-BIO-12: Coastal Cactus Wren Habitat Management. Coastal cactus wren is a Covered Species under the Draft Santee Multiple Species Conservation Program Subarea Plan. Because suitable and occupied habitat for this species will be impacted by grading and construction of the project, habitat enhancement and restoration of coastal cactus wren habitat shall occur. Based on project impacts to 0.57 acres of suitable habitat, a ~~23~~ 23:1 mitigation ratio resulting in a total of ~~1.471~~ 1.471 acres of habitat enhancement and restoration would be required for mitigation. . . .

Section 6.4, Jurisdictional Aquatic Resources

MM-BIO-13: Wetlands Mitigation Plan. . . .

A Wetland Mitigation Plan (Appendix S) for the Fanita Ranch Project has been prepared and describes the on-site mitigation program to mitigate anticipated temporary and permanent development impacts to waters of the United States and wetlands vegetation communities. Both on- and off-site mitigation sites are needed to provide full compensation for project impacts, and therefore two plans shall be required. . . .

The Wetland Mitigation Plan (Appendix S) is consistent with the ACOE's EPA's 2008 Compensatory Mitigation Rule and subsequent guidance documents. The Wetland Mitigation Plan shall use the latest available tentative tract map to define the mitigation areas. . . .

Section 6.5, Wildlife Movement**MM-BIO-14: Wildlife Corridor . . .**

6. Streets V and W, which connect the Vineyard Village to Fanita Commons and Orchard Village, shall provide safety lighting that shall be button started with a timer shut-off delay, such that lighting will not permanently be on at night, but only on when needed for emergency purposes or pedestrian safety.

MM-BIO-19: Habitat Preserve Protection. In order to help protect against incursions by domestic pets, children, or recreationists, brush management zones, temporary impact zones between roadways, manufactured slopes in development areas, and open space shall be planted with native cactus species, ~~poison oak, stinging nettle,~~ and redberry buckthorn as appropriate. Native ~~C~~cactus shall be planted so that it does not hinder fire access, but will be clustered so that it discourages or inhibits encroachment.

MM-BIO-20: Wildlife Protection. In order to generally protect wildlife species and habitat, the following measures shall be implemented ~~during construction~~:

1. Adequate fencing (i.e. wildlife safe that would prevent unnecessary snaring or injury) shall be erected to guide human users away from open space areas where open space abuts roads, parks, and trails. ~~Fencing locations shall be shown on the Construction Plans.~~
2. Covenants, Conditions, and Restrictions shall include a section that forbids collection of native wildlife (e.g., coast horned lizards, toads, snakes) without obtaining the necessary collection permits from California Department of Fish and Wildlife or the destroying of wildlife habitat.
3. Covenants, Conditions, and Restrictions shall include a notice describing the necessary role that coyotes, bobcats, and rattlesnakes have in the environment and shall make recommendations for keeping pets and pet food indoors and safe, and restrictions against controlling these and other native species unless there is a threat to life or property. The Preserve Manager's phone number shall be provided for residents to call when they feel threatened by wildlife or observe injured wildlife.
4. Covenants, Conditions, and Restrictions shall include a notice describing the trail and preserve restrictions. . . .

Figures

Figure 2-1, USFWS-Designated and Proposed Critical Habitat

The Biological Resources Technical Report (Appendix D to EIR), has been revised to show the location of the surrounding USFWS-designated Critical Habitat within a 1-mile buffer around the project site.

Figure 5-5B, Impacts to USFWS Designated Critical Habitat - Coastal California Gnatcatcher

The Biological Resources Technical Report (Appendix D to EIR), which contained an error (i.e., a GIS query was left on, which filtered out some of the suitable modeled habitat shown on Biological Resources Technical Report Figure 3-4), has been revised to correctly show the suitable habitat areas within the project site.

Figure 5-8, Regional Wildlife Corridors

The Biological Resources Technical Report (Appendix D to EIR) was revised to include a representative male lion territory of around 73,000 acres.

Appendix K, Wildlife Species Observed within the Project Area

SALAMANDERS

PLETHODONTIDAE—LUNGLESS SALAMANDERS

Batrachoseps major—garden slender salamander ~~*Batrachoseps pacificus*—Channel Islands slender salamander~~

Appendix P, Preserve Management Plan

Section 1, Introduction

Section 1.3, Agency Review Coordination

The City and applicant will interact and coordinate with other public agencies with jurisdiction over the project during environmental review; during City consideration of the project for approval; and, if approved, during implementation of the PMP. Additionally, this PMP shall be provided to the County of San Diego Department of Parks and Recreation for review of consistency with the County Trails Program and the Community Trails Master Plan.

Section 1.4, Implementation

Section 1.4.2, Financial Responsibility and Mechanism

In accordance with Mitigation Measure (MM) BIO-1 outlined in the Biological Technical Report (Dudek 2020a), preservation of on-site open space requires recordation of a Habitat

Preserve conservation easement, and a commitment to fund and manage in perpetuity in accordance with the PMP. As stated in the Draft Santee MSCP Subarea Plan, a conservation easement or equivalent land protection mechanism (e.g., Restrictive Covenant) will be recorded for the Habitat Preserve. The land protection mechanism, as required by the City's condition of approval, will be ~~recorded in-place~~ prior to issuance of a grading permit or first ground-disturbing activity.

Appendix R, Vernal Pool Mitigation Plan

Section 8, Final Success Criteria and Performance Standards

Section 8.4, Performance Standards

Section 8.4.3, Western Spadefoot Performance Standards

Western spadefoot have been documented in 24 of the 131 basins within the Habitat Preserve and 14 of the 111 impacted basins. This translates into a maximum occupation of 16% of the basins, as not all basins were occupied every year. During the wet season prior to grading or contouring operations, biologists shall collect western spadefoot adults from areas within 300 meters of known occupied pools. Adults shall ~~either be held by a Wildlife Agency approved biologist to be released back into the site after construction activities using standard methods, or they shall~~ be relocated to another area on the Fanita Ranch Project site that has suitable breeding habitat and few or no western spadefoot individuals.

Appendix T, Public Access Plan

Section 3, Existing Plans, Goals, and Objectives

Section 3.3, County of San Diego Community Trails Master Plan

The following sections of the CTMP are applicable to the proposed trails at Fanita Ranch:

- Chapter 7: Design and Construction Guidelines
- Chapter 10: Regional Trails

This Public Access Plan shall be provided to the County of San Diego Department of Parks and Recreation for review of consistency with the County Trails Program and the CTMP.

Section 6, Implementation

Section 6.1, Maintenance and Management of Trails

Based on recommendations in the U.S. Department of Agriculture Trail Construction and Maintenance Notebook (USDA 2007), the following trail maintenance recommendations would be implemented for the Habitat Preserve:

- Maintain trails when the need is first noticed to prevent more severe and costly damage later.

- Keep surface water from running down trails. For rolling contour trails, keep grades sustainable by using the half rule (i.e., the trail grade is not more than half of the grade of the side-slope), and add reversals in grade to keep water moving across the trail with tread sloped outboard (i.e., rolling dips). Outboard sloping tread should be graded approximately 5% from the inside to outside edge to help move water across the trail.
- Keep trails well-drained to keep tread material on the trail.
- Compact trail surfaces to discourage damage by burrowing mammals (e.g., pocket mice, gophers).
- ~~• Maintain trail corridor clearing limits, including the area above and to the sides of the tread, by trimming vegetation and removing fallen logs. For safety, a clear zone should be maintained between 2 feet and 8 feet high within 3 feet of the trail. Additionally, any dead or dying trees or limbs overhanging the trail should be removed to reduce the likelihood of injury from falling debris.~~
- ~~• Outside of the 3-foot clearance zone, consider removing brush from only the uphill side of the trail. This approach encourages users to avoid using the trail's downhill edge, which would help maintain trail alignment.~~
- Tree roots can pose hazards for tripping and erosion. The following maintenance prescriptions apply to tree roots:
 - ~~Consider~~ Removing roots that are parallel with the tread. These help funnel water down the trail and create slipping hazards.
 - Route trails around large trees. Construction of trails close to trees undermines their root systems, which may lead to premature tree mortality and safety issues.
 - Do not remove roots that are perpendicular to the tread, fairly flush, and not a tripping hazard.
- Maintain trail tread periodically. Trails should be monitored yearly as part of long-term management of the trail. Problems should be corrected as soon as they are noted to reduce the likelihood of continued damage and/or public safety issues. Tread maintenance includes the following:
 - Removing and scattering berm material that collects at the outside edge of the trail.
 - Reshaping the tread and restoring the out-slope.
 - Maintaining the tread at the designed width.
 - Removing debris that has fallen on the tread, including logs, sticks, stones, and trash.
 - Removing obstacles, such as protruding roots, ~~and~~ rocks and low-hanging branches.
 - Repairing any sections that have been damaged by landslides, uprooted trees, washouts, or boggy conditions.
 - Compacting tread and sections of back-slope that have been reworked.

Figure 4, Fanita Ranch Specific Plan Trails Map

Figure 4 of the Public Access Plan (Appendix T to the Biological Resources Technical Report [EIR Appendix D]) has been revised to state the following:

Connection to Stowe Trail and Weston via MCAS Miramar and East Elliott Expansion Area of Mission Trails Regional Park.

3.3 Appendix E2, Confidential Phase II Cultural Resources Testing and Evaluation Report

The following lists the revisions or clarifications corrected in the Confidential Phase II Cultural Resources Testing and Evaluation Report (May 2020) after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Executive Summary**Site Capping**

Capping soils shall be visually distinguishable from the native soils below. A minimum of 24 inches of fill material shall be maintained between the surface of the archaeological cap and any ground disturbing activities. Ground disturbing activities include but are not limited to grading; excavation; compaction; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any, underground utilities, building or structure. Restrictions shall be applied regarding species planted within the cap (deep-rooted species would be avoided in areas where the cap does not exceed 10 feet). Additionally, chemical agents such as fertilizer shall be avoided in areas where the cap does not exceed 24 inches.

Phase III Data Recovery

The Phase III Data Recovery field work should be completed in accordance with the established Plan by a qualified archaeologist. The fieldwork should be observed by a minimum of one Native American monitor. The Native American monitor(s) should be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory.

Following the completion of the Phase III Data Recovery field work, the results should be summarized in a Phase III Data Recovery Report. The report should be completed by the qualified archaeologist and should include the results of the field work, laboratory analysis, and address the research questions established in the Phase III Data Recovery Plan. The report should also include Department of Parks and Recreation Series 523 updates for sites CA-SDI-8243 and CA-SDI-8345. The report should be submitted to the consulting Native

American groups and the Project Planner at the City of Santee for review. Upon acceptance of the final report, an electronic version of the final report should be submitted to the South Coastal Information Center and the San Diego Archaeological Center Society.

Native American Construction Monitoring

A minimum of one Native American monitor should 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. The Native American monitor(s) should be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory. The Native American monitor(s) should prepare daily logs and submit weekly updates to the qualified archaeologist and the Project Planner at the City of Santee. In addition, the Native American monitor(s) should prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the project. The Project Planner at the City of Santee should review and include the statement as part of the Cultural Resources Monitoring Report prepared for the proposed project.

Curation of Archaeological Resources

Upon completion of project construction, all archaeological collections that have not been repatriated or buried on site, along with final reports, field notes, and other standard documentation collected, should be permanently curated at a facility in San Diego County that meets the State Historical Resources Commission's Guidelines for the Curation of Archaeological Collections. A qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for archaeology should be required to secure a written agreement with a recognized museum repository regarding the final disposition and permanent storage and maintenance of all archaeological resources recovered as a result of the Phase III archaeological investigations and monitoring activities that have not been repatriated or buried on site. The written agreement should specify the level of treatment (preparation, identification, curation, cataloging) required before the collection would be accepted for storage. The cost of curation is assessed by the repository and is the responsibility of the applicant.

Cultural and Tribal Cultural Impacts Associated with Biological Restoration

Prior to the execution of Mitigation Measures BIO-1, BIO-2, BIO-12, and BIO-15, the supervising biologists and applicant should consult with the City of Santee, a qualified archaeologist who meets the Secretary of Interior's Professional Qualifications Standards for archaeology, and the Native American groups who have participated in consultation for

the project to complete the following tasks to address potential impacts to cultural and tribal cultural resources:

- 1) After the identification of possible biological restoration areas, the archaeologist(s) and Native American monitor(s) of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory should complete a cultural resource records search of the California Historical Resources Information System (CHRIS) and in-fill pedestrian surveys of any areas not previously investigated by Atkins (December 2017) or Rincon (May 2020) as part of the proposed project.

Section 8, NRHP and CRHR Eligibility and Management Recommendations

Section 8.3.2, Mitigation Measure CUL-1 Site Capping.

Prior to implementation of a site (or locus) capping program, a site capping plan shall be prepared by a qualified archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualifications Standards for archaeology. The plan shall be reviewed and approved by the Project Planner for the City of Santee with input from Native American tribal groups who have consulted on the project. The plan shall include the following or equivalent steps:

- 1) Retain an archaeological monitor and Native American monitor of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one 1 year of monitoring experience within Kumeyaay ancestral territory to observe the capping process. . . .

Capping soils shall be visually distinguishable from the native soils below. A minimum of 24 inches of fill material shall be maintained between the surface of the archaeological cap and any ground disturbing activities. Ground disturbing activities include but are not limited to grading; excavation; compaction; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any, underground utilities, building or structure. Restrictions shall be applied regarding species planted within the cap (deep-rooted species would be avoided in areas where the cap does not exceed 10 feet). Additionally, chemical agents such as fertilizer shall be avoided in areas where the cap does not exceed 24 inches.

Section 8.3.3, Mitigation Measure CUL-2 Phase III Data Recovery . . .

The Phase III Data Recovery field work should be completed in accordance with the established Plan by a qualified archaeologist. The fieldwork should be observed by a minimum of one Native American monitor. The Native American monitor(s) should be of Kumeyaay descent The Native American monitor(s) should be of Kumeyaay descent with

ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory.

Following the completion of the Phase III Data Recovery field work, the results should be summarized in a Phase III Data Recovery Report. The report should be completed by the qualified archaeologist and should include the results of the field work, laboratory analysis, and address the research questions established in the Phase III Data Recovery Plan. The report should also include Department of Parks and Recreation Series 523 updates for sites CA-SDI-8243 and CA-SDI-8345. The report should be submitted to the consulting Native American groups and the Project Planner at the City of Santee for review. Upon acceptance of the final report, an electronic version of the final report should be submitted to the South Coastal Information Center and the San Diego Archaeological Center Society.

Section 8.3.5, Mitigation Measure CUL-4 Cultural Resources Mitigation and Monitoring Program

Following the completion of the Phase III Data Recovery Excavation Program, and prior to the start of any ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology shall be retained to prepare a Cultural Resources Mitigation and Monitoring Program for unanticipated discoveries during project construction. The information gathered during the Phase III Data Recovery Excavation Program will help to inform the Cultural Resources Mitigation and Monitoring Program. The Cultural Resources Mitigation and Monitoring Program shall be prepared in consultation with Native American tribes who have participated in consultation for the proposed project. The Cultural Resources Mitigation and Monitoring Program shall include provisions for archaeological and Native American monitoring of all ground disturbance related to construction of the proposed project, project construction schedule, procedures to be followed in the event of discovery of archaeological resources, and protocols for Native American coordination and input, including review of documents. The Cultural Resources Mitigation and Monitoring Program shall outline the role and responsibilities of Native American monitors. It shall include communication protocols and opportunity and timelines for review of cultural resources documents related to discoveries that are Native American in origin. The Cultural Resources Mitigation and Monitoring Program shall include provisions for Native American monitoring during testing or data recovery efforts for unknown resources that are Native American in origin (Mitigation Measures CUL-6 and CUL-7). The Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one 1 year of monitoring experience within Kumeyaay ancestral territory. Once completed, the Cultural Resources Mitigation and

Monitoring Program shall be reviewed and approved by the Project Planner at the City of Santee prior to the start of any ground-disturbing activities.

Section 8.3.6, Mitigation Measure CUL-5: Cultural Resources Construction Monitoring

A qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for Archaeology 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. The archaeological monitor shall prepare daily logs and submit weekly updates to the Project Planner at the City of Santee regarding the activities observed. In the event that previously unidentified prehistoric or historic archaeological materials or human remains are encountered during project construction, the significance of the discovery shall be assessed based on the steps outlined in the Cultural Resources Mitigation and Monitoring Program identified in Mitigation Measures CUL-4, CUL-7, and CUL-10 for the proposed project.

At the completion of monitoring, the qualified archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the proposed project. The report shall include the monitoring logs completed for the proposed project and shall document any discoveries made during monitoring. The report shall also include the monitoring logs prepared by the Native American monitor for the proposed project. The Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one 1 year of monitoring experience within Kumeyaay ancestral territory. The Cultural Resources Monitoring Report shall be submitted to the City of Santee and the South Coastal Information Center.

Section 8.3.7, Mitigation Measure CUL-6 Native American Construction Monitoring

A minimum of one Native American monitor should 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. The Native American monitor(s) should be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory. The Native American monitor(s) should prepare daily logs and submit weekly updates to the qualified archaeologist and the Project Planner at the City of Santee. In addition, the Native American monitor(s) should prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the project. The Project Planner at the City of Santee should review and include the statement as part of the Cultural Resources Monitoring Report prepared for the proposed project.

Section 8.3.9, Mitigation Measure CUL-8 Curation of Archaeological Resources

Upon completion of project construction, all archaeological collections that have not been repatriated or buried on site, along with final reports, field notes, and other standard documentation collected, should be permanently curated at a facility in San Diego County that meets the State Historical Resources Commission’s Guidelines for the Curation of Archaeological Collections. A qualified archaeologist who meets or exceeds the Secretary of the Interior’s Professional Qualifications Standards for archaeology should be required to secure a written agreement with a recognized museum repository regarding the final disposition and permanent storage and maintenance of all archaeological resources recovered as a result of the Phase III archaeological investigations and monitoring activities that have not been repatriated or buried on site. The written agreement should specify the level of treatment (preparation, identification, curation, cataloging) required before the collection would be accepted for storage. The cost of curation is assessed by the repository and is the responsibility of the applicant.

Section 8.3.10, Mitigation Measure CUL-9 Cultural and Tribal Cultural Impacts Associated with Biological Restoration

Prior to the execution of Mitigation Measures BIO-1, BIO-2, BIO-12, and BIO-15, the supervising biologists and applicant should consult with the City of Santee, a qualified archaeologist who meets the Secretary of Interior’s Professional Qualifications Standards for archaeology, and the Native American groups who have participated in consultation for the project to complete the following tasks to address potential impacts to cultural and tribal cultural resources:

- 1) After the identification of possible biological restoration areas, the archaeologist(s) and Native American monitor(s) of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory should complete a cultural resource records search of the California Historical Resources Information System (CHRIS) and in-fill pedestrian surveys of any areas not previously investigated by Atkins (December 2017) or Rincon (May 2020) as part of the proposed project. . . .

3.4 Appendix E3, Confidential Tribal Cultural Resources Consultation Efforts Memorandum

The following lists the revisions or clarifications corrected in the Confidential Tribal Cultural Resources Consultation Efforts Memorandum (May 2020) after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Mitigation Measures

Mitigation Measure CUL-1 Site Capping Program

Prior to implementation of a site (or locus) capping program, a site capping plan shall be prepared by a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology. The plan shall be reviewed and approved by the Project Planner for the City of Santee with input from Native American tribal groups who have consulted on the project. The plan shall include the following or equivalent steps:

- 1) Retain an archaeological monitor and Native American monitor of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one 1 year of monitoring experience within Kumeyaay ancestral territory to observe the capping process. . . .

Capping soils shall be visually distinguishable from the native soils below. A minimum of 24 inches of fill material shall be maintained between the surface of the archaeological cap and any ground disturbing activities. Ground disturbing activities include but are not limited to grading; excavation; compaction; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any, underground utilities, building or structure. Restrictions shall be applied regarding species planted within the cap (deep-rooted species would be avoided in areas where the cap does not exceed 10 feet). Additionally, chemical agents such as fertilizer shall be avoided in areas where the cap does not exceed 24 inches. . . .

Mitigation Measure CUL-2 Phase III Data Recovery Excavation Program. . .

The Phase III Data Recovery field work should be completed in accordance with the established Plan by a qualified archaeologist. The fieldwork should be observed by a minimum of one Native American monitor. The Native American monitor(s) should be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory.

Following the completion of the Phase III Data Recovery field work, the results should be summarized in a Phase III Data Recovery Report. The report should be completed by the qualified archaeologist and should include the results of the field work, laboratory analysis, and address the research questions established in the Phase III Data Recovery Plan. The report should also include Department of Parks and Recreation Series 523 updates for sites CA-SDI-8243 and CA-SDI-8345. The report should be submitted to the consulting Native American groups and the Project Planner at the City of Santee for review. Upon acceptance

of the final report, an electronic version of the final report should be submitted to the South Coastal Information Center and the San Diego Archaeological Center Society.

Mitigation Measure CUL-4 Cultural Resources Mitigation and Monitoring Program

Following the completion of the Phase III Data Recovery Excavation Program, and prior to the start of any ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology shall be retained to prepare a Cultural Resources Mitigation and Monitoring Program for unanticipated discoveries during project construction. The information gathered during the Phase III Data Recovery Excavation Program will help to inform the Cultural Resources Mitigation and Monitoring Program. The Cultural Resources Mitigation and Monitoring Program shall be prepared in consultation with Native American tribes who have participated in consultation for the proposed project. The Cultural Resources Mitigation and Monitoring Program shall include provisions for archaeological and Native American monitoring of all ground disturbance related to construction of the proposed project, project construction schedule, procedures to be followed in the event of discovery of archaeological resources, and protocols for Native American coordination and input, including review of documents. The Cultural Resources Mitigation and Monitoring Program shall outline the role and responsibilities of Native American monitors. It shall include communication protocols and opportunity and timelines for review of cultural resources documents related to discoveries that are Native American in origin. The Cultural Resources Mitigation and Monitoring Program shall include provisions for Native American monitoring during testing or data recovery efforts for unknown resources that are Native American in origin (Mitigation Measures CUL-6 and CUL-7). The Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one 1 year of monitoring experience within Kumeyaay ancestral territory. Once completed, the Cultural Resources Mitigation and Monitoring Program shall be reviewed and approved by the Project Planner at the City of Santee prior to the start of any ground-disturbing activities.

Mitigation Measure CUL-5 Cultural Resources Construction Monitoring

A qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for Archaeology 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. The archaeological monitor shall prepare daily logs and submit weekly updates to the Project Planner at the City of Santee regarding the activities observed. In the event that previously unidentified prehistoric or historic

archaeological materials or human remains are encountered during project construction, the significance of the discovery shall be assessed based on the steps outlined in the Cultural Resources Mitigation and Monitoring Program identified in Mitigation Measures CUL-4, CUL-7, and CUL-10 for the proposed project.

At the completion of monitoring, the qualified archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the proposed project. The report shall include the monitoring logs completed for the proposed project and shall document any discoveries made during monitoring. The report shall also include the monitoring logs prepared by the Native American monitor for the proposed project. The Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one 1 year of monitoring experience within Kumeyaay ancestral territory. The Cultural Resources Monitoring Report shall be submitted to the City of Santee and the South Coastal Information Center.

Mitigation Measure CUL-6 Native American Construction Monitoring

A minimum of one Native American monitor should 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. The Native American monitor(s) should be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory. The Native American monitor(s) should prepare daily logs and submit weekly updates to the qualified archaeologist and the Project Planner at the City of Santee. In addition, the Native American monitor(s) should prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the project. The Project Planner at the City of Santee should review and include the statement as part of the Cultural Resources Monitoring Report prepared for the proposed project.

Mitigation Measure CUL-8 Curation of Archaeological Resources

Upon completion of project construction, all archaeological collections that have not been repatriated or buried on site (per Mitigation Measure CUL-11, Treatment and Disposition of Tribal Cultural Resources), along with final reports, field notes, and other standard documentation collected, should be permanently curated at a facility in San Diego County that meets the State Historical Resources Commission's Guidelines for the Curation of Archaeological Collections. A qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for archaeology should be required to secure a written agreement with a recognized museum repository regarding the final disposition and permanent storage and maintenance of all archaeological resources

recovered as a result of the Phase III archaeological investigations and monitoring activities that have not been repatriated or buried on site. The written agreement should specify the level of treatment (preparation, identification, curation, cataloging) required before the collection would be accepted for storage. The cost of curation is assessed by the repository and is the responsibility of the applicant.

Mitigation Measure CUL-9 Cultural and Tribal Cultural Impacts Associated with Biological Restoration

Prior to the execution of Mitigation Measures BIO-1, BIO-2, BIO-12, and BIO-15, the supervising biologists and applicant shall consult with the City of Santee, a qualified archaeologist who meets the Secretary of Interior’s Professional Qualifications Standards for archaeology, and the Native American groups who have participated in consultation for the project to complete the following tasks to address potential impacts to cultural and tribal cultural resources:

- 1) After the identification of possible biological restoration areas, the archaeologists and a Native American monitor of Kumeyaay descent with ancestral ties to the San Diego region and at minimum one year of monitoring experience within Kumeyaay ancestral territory shall complete a cultural resource records search of the California Historical Resources Information System and in-fill pedestrian surveys of any areas not previously investigated by Atkins (December 2017) or Rincon (March 2020) as part of the proposed project. . . .

Mitigation Measure CUL-11 Treatment and Disposition of Tribal Cultural Resources

The applicant shall relinquish ownership of all non-burial related tribal cultural resources collected during the grading monitoring program and to the extent performed by the applicant, from any previous archaeological studies or excavations on the project site to the most likely descendant tribe for proper treatment and disposition per the Cultural Resources Mitigation and Monitoring Program (Mitigation Measure CUL-4). Any burial related tribal cultural resources (as determined by the most likely descendant) shall be repatriated to the most likely descendant as determined by the Native American Heritage Commission pursuant to California Public Resources Code, Section 5097.98. If none of the consulting tribes accept the return of the cultural resources, then the cultural resources shall be subject to the curation requirements stipulated in Mitigation Measure CUL-8, Curation of Archaeological Resources) In the event that curation of tribal cultural resources is required by a superseding regulatory agency, curation shall be conducted by an approved facility and the curation shall be guided by the State Historical Resources Commission’s Guidelines for the Curation of Archaeological Collections. In the event the superseding agency is a Federal agency, Title 36 of the Code of Federal Regulations, part 79 shall be followed. . . .

Condition of Approval

In an effort to cooperate with Barona, the City of Santee has agreed that a surface inventory of sensitive areas adjacent to the proposed project development footprint (but located outside the area of potential effect) will be a Condition of Approval for the project and will be completed prior to the issuance of grading permits. This survey will be completed by a qualified archaeologist who meets or exceeds the Secretary of Interiors standards for archaeology and a Native American monitor of Kumeyaay descent. The survey shall be limited to 300 ~~400~~ feet from the development footprint and will be focused on areas that are known to be sensitive for cultural resources. In the event a cultural resource and/or TCR is identified adjacent to the development footprint, the resource will be recorded using Department of Parks and Recreation Series 523 forms and Environmental Sensitive Area (ESA) fencing will be put in place prior to ground disturbing activities and will remain in place until project related ground disturbance is complete. Because these areas are outside of the project development footprint and will not be impacted by the development, no further analysis beyond a surface inventory will be completed.

3.5 Appendix H, Greenhouse Gas Analysis

The following lists the revisions or clarifications corrected in the Greenhouse Gas Analysis Report for the Fanita Ranch Project after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Regulatory Setting

State Regulations/Standards

Executive Order B-55-18

On September 12, 2018, California Governor Jerry Brown announced, through Executive Order B 55-18, the following GHG emissions target:

- By 2045, California shall achieve statewide net carbon neutrality.

The emission reduction target of net carbon neutrality is a long-term goal. The order includes specific CARB actions including setting a goal of five million zero emission vehicles and doubling the reduction of carbon fuels by 2030 and developing a forest carbon plan with specific regulations to reduce statewide sources of GHG emissions toward carbon neutrality. The Executive Order does not include a specific guideline for local governments.

Regulatory Compliance Measures and Project Design Features that Reduce GHG Emissions

Table I summarizes each PDF and how the GHG reductions were calculated.

Table I: Project Design Features That Reduce GHG Emissions

PDF Number	Strategy to Reduce GHG Emissions	Description	Qualification Details
Water			
PDF-UT-4	Residential Landscaping	All proposed project landscaping shall comply with the City's Landscape Ordinance, and California Code Regulations Title 23, Division 2, Chapter 2.7 (section 490 et Seq.) By complying with this ordinance, it is estimated that outdoor water use at single family residences will be reduced by approximately 10 percent. With an estimated total water use of 500 340 gpd per home and approximately 50 percent of this water used outdoors, the estimated annual water savings is 9,125 gallons per home. Residential water use can vary widely based on the size of lots; however, based on local Padre Dam Municipal Water District factors for the proposed project, estimated water use for a typical single family home is 435 gpd for densities of 3.0 to 10 units per acre, 700 gpd for densities of 1.0 to 3.0 units per acre, and 1,000 gpd for densities of less than 1.0 unit per acre. With an estimated 50 percent of this water savings is 7,940 gallons per single family residence where densities are from 1.0 to 3.0 units per acre, and 18,250 gallons per single family residence where densities are less than 1.0 units per acre based on these assumptions.	Estimated that outdoor water use at single-family residences will be reduced by approximately 10%. Reduction included in water use estimates. No additional reduction assumed.

GHG Mitigation Measures

MM GHG-3 Prior to the issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the project will implement water conservation strategies that are designed to be as efficient as possible with potable water supplies, and achieve at least 20 percent indoor and outdoor water reduction compared to the statewide average water consumption rate ~~in~~ the City of Santee at the time of project approval.

3.6 Appendix L, Noise Technical Report

The following lists the revisions and clarifications made to the Noise Technical Report (May 2020), after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Section 3.4.3.1, Aviation

The following change is incorporated into Section 3.4, Existing Noise Environment, under Section 3.4.3, Transportation Noise Sources:

MCAS Miramar is located adjacent to the west/northwestern boundary of the project site. The runways are located approximately 6 miles west of the project site. Aircraft currently flown at MCAS Miramar include F-35, F/A-18, KC-130, and C-12 aircraft, as well as ~~CH-46~~ tilt-rotor MV-22 Osprey and CH-53 helicopters (MCAS Miramar 2018). The maximum presently authorized mission of the airfield is 112,242 annual aircraft operations. MCAS Miramar also typically hosts an annual air show that includes additional aircraft and higher than normal levels of aircraft operations during the event. ~~As noise abatement measures for normal operations, fixed wing aircraft and helicopter flight routes have been designed to follow major rail lines and highways or to remain over base property.~~ The current Airport Land Use Compatibility Plan adopted by the County Airport Land Use Commission for MCAS Miramar indicates that the entire project site is outside the 60 dBA CNEL noise contour (SDCRAA 2011).

Section 5.1.1, Threshold 1: Exceedance of Noise Standards

On-Site Water Infrastructure

The following change is incorporated into Section 4.12.5.1, Threshold 1: Exceedance of Noise Standards, under the On-Site Water Infrastructure subheading, in order to clarify the assumptions of the pump station analysis.

Development of the proposed project would involve construction of water infrastructure improvements, including pipelines, storage tanks, and pump stations. Following construction, proposed underground pipelines and aboveground storage tanks would be passive and would not generate operational noise. However, two pump stations are proposed to provide potable water to the project site. Noise sources at typical pump stations include air compressors, motors, air bleed valves, and backup generators.

Construction Traffic Noise

The following change is incorporated into Section 5.1.1, Threshold 1: Exceedance of Noise Standards, under the Construction Traffic Noise subheading, in order to clarify access routes during project construction.

Following Phase 1, the analysis conservatively assumes 100 percent of construction traffic on each segment of Fanita Parkway, Cuyamaca Street, and Magnolia Avenue. This represents a worst-case scenario for ~~Cuyamaca Street and Magnolia Avenue because construction traffic is anticipated to primarily access the site from Fanita Parkway~~ all roadways.

Construction Noise Mitigation Measures

The following change is incorporated into Section 5.1.1, Threshold 1: Exceedance of Noise Standards, under the Construction Noise Mitigation Measures subheading, to clarify where monitoring information would be available by request to residents.

Mitigation Measure NOI- 6: Roadway Construction Notification. In accordance with Section 5.04.090 of the Santee Municipal Code, the construction contractor shall provide written notification to any existing uses within 300 feet of roadway construction activities. The notification shall be provided no later than 10 days before the start of construction activities. The notice shall describe the nature of the construction activities, including the expected duration, and provide a point of contact to resolve noise complaints. If a complaint is received, construction noise shall be monitored by a qualified acoustical consultant at the nearest affected receptor for the duration of a normal day of construction. If the hourly average monitored noise level from construction exceeds a normal conversation level (65 A-weighted decibels) at the nearest sensitive receptor or the ambient noise level at the receptor if the ambient noise level exceeds 65 A-weighted decibels, construction activities in the immediate area of the affected receptor shall cease. Construction shall not resume until activities can be adjusted or noise reduction measures are implemented to reduce noise at the affected receptor to below normal conversation levels (65 A-weighted decibels) or the ambient noise level at the receptor if the ambient noise level exceeds 65 A-weighted decibels. Monitoring results shall be submitted to the Director of Development services prior to the resumption of construction activities. . . .

3.7 Appendix N, Transportation Impact Analysis, Vehicle Miles Traveled Analysis, and Transportation Demand Management Plan

The following lists the revisions and clarifications made to the Transportation Impact Analysis, Vehicle Miles Traveled Analysis, and Transportation Demand Management Plan (March 2020), after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Table 21-3, Mitigation Measures

Mitigation Measure TRA-1: Construction Traffic Control Lanes

The last bullet in Mitigation Measure TRA-1 has been revised as follows:

- In addition, vendor trip limitations shall be imposed, which would prohibit vendor truck trips on ~~Cuyamaca Street~~ and Magnolia Avenue and require all truck traffic to use Fanita Parkway or Cuyamaca Street for site access. Additionally, medium- and heavy-duty truck trips shall be limited on Fanita Parkway. Truck trips shall be limited to 170

one-way trips (85 two-way trips) on Fanita Parkway during Phase 1 building construction activities and to a maximum of 140 one-way trips (70 two-way trips) on Fanita Parkway during simultaneous building construction activities and project operation. Worker vehicle trips would be allowed on all roadways. ~~In addition, vendor trip limitations shall be imposed which would prohibit vendor truck trips on Cuyamaca Street and Magnolia Avenue and requires all truck traffic to use Fanita Parkway for site access. Worker vehicle trips would be allowed on all roadways.~~

3.8 Appendix P1, Fire Protection Plan and Construction Fire Prevention Plan

The following lists the revisions and clarifications made to the Fire Protection Plan and Construction Fire Prevention Plan (May 2020), after the public review comment period for the Fanita Ranch Draft Revised Environmental Impact Report (EIR). It should be noted that the revisions and clarifications listed in this document do not change any conclusions provided in the EIR.

Section 3, Determination of Significance Thresholds

Occupant Exposure

- Installation of a public water system with a redundant or looped water supply for fire protection and system reliability in the event of a large water demand fire. The public water system provides 2,500 gallons per minute for 23 hours of fire flow for single-family and multi-family residential and 3,500 gallons per minute for 4 hours of fire flow for commercial areas with 300-foot spacing between hydrants, a dedicated fire water pipeline system, and appropriate hose connections.

Section 6.2.3, Roadside Fuel Modification Zones

- Per code, Roadside FMZs would either be permanently irrigated and replanted with fire resistive plant material, or 30% native shrubs to be retained per Zone 2 guidelines as specified in Section 6.1.1.4.

Section 6.4.2, Fire Protection System Requirements

Infrastructure, Structural Fire Protection, and Fire Protection Systems

Water

Water service for the Fanita Ranch project would be provided by the Padre Dam Municipal Water District (PDMWD). The water system shall be a public system designed and installed by PDMWD and SFD requirements. The water system for Fanita Ranch shall provide 2,500 gallons per minute for ~~2-hours fire flow~~ 3 hours of fire flow for single-family and multi-family residential and 3,500 gallons per minute for 4 hours of fire flow for commercial areas.

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