

Chapter 2 Errata – Revisions or Clarifications to Volume I, Draft Revised EIR

Based on the City of Santee’s (City’s) review and in response to the comments received, some text in the Draft Revised EIR for the Fanita Ranch Project (proposed project) has been clarified or amplified. 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 section and in the order they appear in the Draft Revised EIR. The sections where no revisions were made are not included in this chapter. Minor editorial changes have also been made to the Draft Revised EIR to improve readability or correct typographical errors, which are also summarized below. The chapters and sections referenced below refer to Volume I, Draft Revised EIR.

2.1 Chapter 1, Executive Summary

Table 1-1, Proposed Project Environmental Impacts and Mitigation Measures

The following mitigation measures have been revised in Table 1-1, Proposed Project Environmental Impacts and Mitigation Measures, to match the changes made to the mitigation measures in the impact analysis sections as detailed below. For longer mitigation measures, revisions are shown with enough of the measure to provide context; however, the entire mitigation measure may not be restated.

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. The 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 mph 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.

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 open space including 1,518.50 acres within the Habitat Preserve (including 1,448.84 acres of sensitive upland 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 Mitigation Measure BIO-2, Upland Restoration Plan). 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 ~~a~~the Preserve Management Plan, which would be funded by an endowment or other acceptable permanent funding mechanism. The Preserve Management Plan 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 of a Preserve Management Plan is included in the Biological Resources Report for the Fanita Ranch Project (Appendix D), Figure 6-1, Potential Restoration Treatment Areas, and an example diagram of the rotational hexagonal treatment areas is included as Figure 6-2, Habitat Treatment Areas, but the actual distribution of restoration and long-term treatment blocks ~~shall be proposed~~ is in the Preserve Management Plan and the restoration plans. As shown in Appendix D, Figure 6-2, Conceptual Habitat Treatment Areas, the Habitat Preserve was divided into Zones A and 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 Preserve Management Plan (Appendix P of the Biological Resources Technical Report for the Fanita Ranch Project), at a minimum, t~~ The Preserve Management Plan addresses long-term, permanently funded management ~~for~~of the on-site open space that accomplishes the goal of maintaining appropriate, high-value native plant communities throughout the Habitat Preserve. The Preserve Management Plan addresses management and monitoring of vegetation communities through specific minimum survey and management requirements. . . .

- BIO-4: Oak Tree Restoration.** Impacts to 5 individual Engelmann oak trees and 17 individual oak trees in 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 or multi-trunked native oak trees with aggregate diameter of 10-inch diameter at breast height) to be impacted by the proposed project. Therefore, a total of 66 oak trees shall be planted to meet the 3:1 mitigation ratio requirement. Oak tree restoration ~~shall be~~ is included as a component of the Wetland Mitigation Plan (included in the Biological Resources Report for Fanita Ranch Project as 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~~. . . .
- BIO-9: 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 Ccactus shall be planted so that it does not hinder fire access, but will be clustered so that it discourages or inhibits encroachment. An added benefit is that these areas eventually could support coastal cactus wren. Suitable areas, acreages, and methods are addressed within the Preserve Management Plan.
- BIO-12: Vernal Pool Mitigation Plan.** A Vernal Pool Mitigation Plan (Appendix R of the Biological Resources Technical Report for the Fanita Ranch Project) has been prepared and would allow disturbance of seasonal basin features (i.e., natural vernal pools and street ruts containing vernal pool indicator plant and wildlife species). . . .
- BIO-13: 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 U.S. Fish and~~

~~Wildlife Service or California Department of Fish and Wildlife-approved biologist to be released back onto the site after construction activities using standard methods or they shall be relocated to another area on the project site 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 (included in the Biological Technical Report for the Fanita Ranch Project as Appendix R), were made available to the U.S. Geological Survey (USGS) for review, and is subject to approval by the wildlife agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife). . . .

BIO-14: 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. . . .

BIO-15: Wetland Mitigation Plan . . .

A Wetland Mitigation Plan (included in the Biological Resources Technical Report for the Fanita Ranch Project as 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~~ USEPA'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. . . .

BIO-16: 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 shall be impacted by grading and construction of the proposed project, habitat enhancement and restoration of coastal cactus wren habitat shall occur. Based on project impacts to 0.57 acre of suitable habitat, a ~~2:1~~ 3:1 mitigation ratio resulting in a total of ~~1.14~~ 1.71 acres of habitat enhancement and restoration would be required for mitigation. . . .

BIO-18: 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~~ is included in the PMP (Appendix P) and ~~occurs 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. . . .

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 and email address 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. . . .

BIO-22: 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.

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 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, buildings, or structures. 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.

**CUL-2: Phase III Data Recovery Excavation Program . . .**

The Phase III data recovery fieldwork shall be completed in accordance with the established plan by a qualified archaeologist. The fieldwork shall be observed by a minimum of one Native American monitor. The Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum 1 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.

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 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.

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 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.

CUL-6: Native American Construction Monitoring. A minimum of one Native American Monitor 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 Native

American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum 1 year of monitoring experience within Kumeyaay ancestral territory. The Native American monitors shall 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 monitors shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the proposed project (see Mitigation Measure CUL-5). The Project Planner at the City of Santee shall review and include the summary statement as part of the cultural resources monitoring report prepared for the proposed project.

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.

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 proposed 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 1 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 (May 2020) as part of the proposed project. . . .

- 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. 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. . . .
- GHG-3: Water Conservation.** Prior to issuance of building permits, the applicant or its designee shall provide evidence to the City of Santee that the proposed project will implement water conservation strategies that are designed to be as efficient as possible with potable water supplies and will achieve at least 20 percent indoor and outdoor water reduction compared to the average statewide water consumption rate ~~in the City of Santee~~ at the time of project approval.
- NOI-3: 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. Measures to reduce noise shall include but not be limited to the following: . . .

TRA-1: Construction Traffic Control Plans . . .

- 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.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

2.2 Chapter 3, Project Description

Section 3.4.1.3, Alternative Transportation Network

For clarification, the following sentence was added to the description of Stowe Trail:

- **Stowe Trail:** This historic trail currently follows the western boundary of the project site from the northern end of the PDMWD property to the northwestern corner of the project site. Access to the existing off-site portion of the Stowe Trail that connects to Goodan Ranch/Sycamore Canyon County Preserve would be retained. Access to the portion of Stowe Trail located on MCAS Miramar is granted by federal permit only.

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

Section 3.4.2.1, Potable Water System

For clarification, the following revisions were made to be consistent with Appendix O1, Water Service Study:

The water system for the proposed project would be designed to provide a minimum 2,500 gallons per minute for 2 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 with fire hydrants spaced on average every 300 feet.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 3.4.2.2, Recycled Water System/Advanced Treated Water

For clarification, the following revisions were made to the discussion of Padre Dam Municipal Water District's (PDMWD's) recycled water program, although the clarification does not pertain to the proposed project:

PDMWD may provide recycled water to the proposed project for construction purposes on a limited and seasonal basis, but PDMWD will not pursue expansion of their permanent recycled water system to serve the proposed project or other future developments in the district. PDMWD will continue to provide recycled water to existing and future customers in the existing Gravity Zone for recycled water.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 3.4.2.3, Sanitary Sewer System

For clarification, the following text was added to the discussion of the location of the new headworks facility:

The proposed project would construct the new headworks facility on property granted to PDMWD by the project applicant to provide pretreatment for the sanitary flow.

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

Section 3.4.2.3, Sanitary Sewer System

For clarification, the following sentence was added to the discussion of PDMWD’s Ray Stoyer Water Recycling Facility (WRF) capacity:

It should be noted that PDMWD’s existing Ray Stoyer WRF does not have adequate capacity alone to serve the sewer demand generated by the proposed project. A combination of the WRF and the available capacity in the San Diego Metropolitan Sewerage System (Metro) would provide sufficient capacity to serve the proposed project.

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

Section 3.12, Discretionary Actions

For clarification, the California Department of Transportation, County of San Diego and City of San Diego were identified in the list of agencies that the applicant may need to obtain entitlements from for the proposed project.

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

2.3 Chapter 4, Environmental Impact Analysis

Cumulative Impacts and Mitigation Measures

For clarification, the following revisions were made to Table 4-2, Cumulative Projects, to include more detail on the East County Advanced Water Purification (ECAWP) cumulative project:

Excerpt from Table 4-2: Cumulative Projects

31	Padre Dam Municipal Water District <u>Master Plan projects</u> including Santee Lakes Recreation Preserve Expansion and ECAWP Project	Operational trips related to the <u>Buildout of Master Plan improvements including construction and operational trips</u>	Under Construction (<u>Santee Lakes Recreation Preserve Expansion</u>) <u>Approved in 2019 and construction anticipated to begin 2022 (ECAWP Project)</u>
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These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.2, Air Quality

Section 4.2.5.1, Threshold 1: Consistency with Applicable Air Quality Plan

The following bullet points were added to Mitigation Measure AIR-2, Supplemental Dust-Control Measures:

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. The 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 mph 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.

These additions do not change the calculations, analysis, or conclusions identified in the EIR.

**Section 4.2.5.2, Threshold 2: Cumulative Increase in Criteria Pollutant Emissions**

The following text was added to the discussion of the proposed project's impacts related to a cumulative increase in criteria pollutant emissions:

Some members of the public expressed concerns about potential Valley Fever impacts during construction. In response, a Valley Fever Technical Report on the City's consideration of Valley Fever has been added to the Air Quality Analysis (Appendix C1, Appendix E).

Valley Fever is a disease caused by the spores of Coccidioides fungus. The main route of transmission for Valley Fever is breathing in Coccidioides fungus spores when they are airborne during earth disturbance activities. 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.

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. 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. The fungal spores are generally found in the upper 20 to 30 centimeters of the soil horizon, especially in virgin, undisturbed soils.

With the exception of the Special Use Area, the southern half of the Fanita Ranch Project site can be eliminated because this area will remain habitat and will not be disturbed. The Special Use Area onsite has artificial fill soil associated with the urban development immediately adjacent to this portion of the site. 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 project site and include the locations of the Vineyard Village, Fanita Commons, and Orchard Village.

With regard to these villages, the air quality analysis takes into account both dispersion modeling of particulates during construction activities and fugitive dust control measures provided in compliance with SDAPCD Rule 55. Particulate matter dissipated prior to reaching existing residential areas surrounding the proposed project. This means that distribution of airborne Coccidioides spores offsite is highly unlikely.



Regulatory compliance requiring construction workers to take precautions as outlined by the California Department of Public Health document titled “Preventing Work-Related Coccidioidomycosis (Valley Fever) Fact Sheet” (CDPH 2013), would reduce the potential for construction workers to contract Valley Fever to less than significant. Further, the California Department of Public Health, the County of Los Angeles, and the County of San Diego all recommend watering topsoil prior to and during earth disturbance in order to reduce airborne dust emissions and the spread of Coccidioides 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 proposed project is required to implement the dust control measures listed in compliance with the SDAPCD Rule 55. Thus, while total peak daily emissions of PM₁₀ and PM_{2.5} (which includes equipment exhaust from all construction equipment and haul trucks plus fugitive dust) during construction exceed the daily thresholds, impacts concerning Valley Fever are less than significant for both onsite and offsite adjacent uses with implementation of these regulatory requirements.

Section 4.2.5.1 of the EIR includes Mitigation Measure AIR-1 (Rule 55 Dust-Control Measures) memorializing what is required under SDAPCD Rule 55. Mitigation Measure AIR-2 (Supplemental Dust-Control Measures) 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 the comments, 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.

These additions do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.3, Biological Resources

Section 4.3.5.1, Threshold 1: Candidate, Sensitive, or Special-Status Species

For clarification, the following text revisions were made to Mitigation Measure BIO-1, Preserve Management Plan:

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 open space including 1,518.50 acres within the Habitat Preserve (including 1,448.84 acres of sensitive upland 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 Mitigation Measure BIO-2, Upland Restoration Plan). 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 a the Preserve Management Plan, which would be funded by

an endowment or other acceptable permanent funding mechanism. The Preserve Management Plan 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 of a Preserve Management Plan is included in the Biological Resources Report for the Fanita Ranch Project (Appendix D), Figure 6-1, Potential Restoration Treatment Areas, and an example diagram of the rotational hexagonal treatment areas is included as Figure 6-2, Habitat Treatment Areas, but the actual distribution of restoration and long-term treatment blocks ~~shall be proposed~~ is in the Preserve Management Plan and the restoration plans. As shown in Appendix D, Figure 6-2, Conceptual Habitat Treatment Areas, the Habitat Preserve was divided into Zones A and 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 Preserve Management Plan (Appendix P of the Biological Resources Technical Report for the Fanita Ranch Project), at a minimum, t~~The Preserve Management Plan addresses long-term, permanently funded management ~~for~~of the on-site open space that accomplishes the goal of maintaining appropriate, high-value native plant communities throughout the Habitat Preserve. The Preserve Management Plan addresses management and monitoring of vegetation communities through specific minimum survey and management requirements. . . .

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

For clarification, the following text revision was made to Mitigation Measure BIO-4, Oak Tree Restoration:

BIO-4: Oak Tree Restoration. Impacts to 5 individual Engelmann oak trees and 17 individual oak trees in 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 or multi-trunked native oak trees with aggregate diameter of 10-inch diameter at breast height) to be impacted by the proposed project. Therefore, a total of 66 oak trees shall be planted to meet the 3:1 mitigation ratio requirement. Oak tree restoration ~~shall be~~ is included as a component of the Wetland Mitigation Plan (included in the Biological Resources Report for Fanita Ranch Project as



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. . .~~

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

For clarification, the following text revisions have been made to Mitigation Measure BIO-9, Habitat Preserve Protection, to clarify that the cactus planted would be native and that no poison oak or stinging nettle would be used:

BIO-9: 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. An added benefit is that these areas eventually could support coastal cactus wren. Suitable areas, acreages, and methods are addressed within the Preserve Management Plan.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

For clarification, the following text has been added to Mitigation Measure BIO-12, Vernal Pool Mitigation Plan:

BIO-12: Vernal Pool Mitigation Plan. A Vernal Pool Mitigation Plan (Appendix R of the Biological Resources Technical Report for the Fanita Ranch Project) has been prepared and would allow disturbance of seasonal basin features (i.e., natural vernal pools and street ruts containing vernal pool indicator plant and wildlife species). . . .

This addition is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-13, Western Spadefoot Relocation, to clarify that the relocation effort is not a separate, stand-alone plan but is included in the Vernal Pool Mitigation Plan. The text shown below includes these modifications:

BIO-13: 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 U.S. Fish and Wildlife Service or California Department of Fish and Wildlife approved biologist to be released back onto the site after construction activities using standard methods or they shall be relocated to another area on the project site 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 (included in the Biological Technical Report for the Fanita Ranch Project as Appendix R), were made available to the U.S. Geological Survey (USGS) for review, and is subject to approval by the wildlife agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife). . . .

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-14, Nesting Bird Survey, as recommended by the California Department of Fish and Wildlife. This comment is a recommendation and not a requirement or prohibition of construction during the nesting season. In the Draft Revised EIR, Mitigation Measure BIO-14 for nesting birds includes this statement with slightly different dates. However, Mitigation Measure BIO-14 has been revised as follows:

BIO-14: 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. . . .

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-15, Wetland Mitigation Plan:

BIO-15: Wetland Mitigation Plan . . .

A Wetland Mitigation Plan (included in the Biological Resources Technical Report for the Fanita Ranch Project as 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 USEPA'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

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-16, Coastal Cactus Wren Habitat Management, based on ongoing collaborative discussions with the wildlife agencies:

BIO-16: 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 shall be impacted by grading and construction of the proposed project, habitat enhancement and restoration of coastal cactus wren habitat shall occur. Based on project impacts to 0.57 acre of suitable habitat, a ~~2:1~~ 3:1 mitigation ratio resulting in a total of ~~1.14~~ 1.71 acres of habitat enhancement and restoration would be required for mitigation. . . .

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-18, Restoration of Suitable Habitat for Quino Checkerspot Butterfly and Hermes Copper Butterfly:

BIO-18: 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~~ is 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. . . .

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-20, Wildlife Protection:

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 and email address 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. . . .

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.3.5.2, Threshold 2: Riparian Habitat or Other Sensitive Natural Communities

The following text revisions have been made:

Sensitive vegetation communities that would be impacted on site include scrub and chaparral, grasslands, vernal pools, bog and marsh, riparian and bottomland habitat, and

woodland communities (Table 4.3-16). Sensitive vegetation communities that would be impacted off site include scrub ~~and chaparral~~, grasslands, vernal pools, and unvegetated channel-bog and marsh, riparian and bottomland habitat, and woodland communities (Table 4.3-17). Within both on- and off-site areas, the proposed project would permanently or temporarily impact 988.77 acres of sensitive habitats, including 978.54 acres of sensitive uplands, 0.41 acre of vernal pools, and 9.81 acres of wetland habitats. All direct permanent and temporary impacts to sensitive vegetation communities both on and off site are considered significant.

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.3.5.4, Threshold 4: Native Resident or Migratory Fish or Wildlife Species

The following text revisions were made:

The proposed 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 Biological Resources Technical Report (Appendix D), Table 4-8, including bobcat and coyote. Mountain lion would also use the undercrossing.

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

The following text revisions were made to Mitigation Measure BIO-22, Wildlife Corridor:

BIO-22: 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.

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.3.6.6, Cumulative Threshold 6: Habitat Conservation Plans

For clarification, the following footnote was added to clarify the discussion of the proposed project site as a wildlife corridor for mountain lion:

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.



For those special-status species which 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 Section 4.3.5.1 in Table 4.3-7 for plants and Table 4.3-8a for wildlife, to reduce the proposed project's cumulative impacts to these special-status species to less than significant. For MSCP Covered Species occurring on the project site but with no other status (e.g., mule deer, mountain lion², western bluebird), cumulative impacts to these species would be reduced to a less than significant level due to the project-specific mitigation program that would provide 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.

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Figure 4.3-10, Regional Wildlife Corridors

Figure 4.3-10, Regional Wildlife Corridors, was revised to include a representative male lion territory of approximately 73,000 acres. The revised figure is included as an attachment to this chapter.

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.4, Cultural and Tribal Cultural Resources

Section 4.4.1.3, Known Cultural Resources

Assembly Bill 52 Consultation

The following text addition was made to reflect the additional consultation between the Barona Band of Mission Indians and the City:

On March 9, 2020, the City emailed Mr. Bunce regarding the status of the City's January 30, 2020, request to conclude AB 52 consultation and provided a draft, template letter from Barona to the City, as requested by Mr. Bunce at the January 30, 2020, meeting. On March 11, 2020, Mr. Bunce responded via email stating that the Tribal Council was still working to organize a meeting to discuss the proposed project with two other tribal groups. On

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.



March 18, 2020, the City’s attorney emailed Mr. Bunce requesting an update on the City’s request to conclude consultation and followed up with Mr. Bunce via a phone call on March 24, 2020. During the call, Mr. Bunce stated that the Barona Tribal Council had yet to review the information provided during the January 30, 2020, meeting and that he estimated the Tribal Council would take an additional 2 to 12 months to respond. Since the release of the EIR for public review, the parties have agreed to the mitigation measures in the EIR and conditions of project approval to address Barona’s concerns. On July 31, 2020, the City sent a letter to Barona stating that consultation has concluded.

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.4.5.2, Threshold 2: Archaeological Resources

Areas Located Outside the Area of Potential Effect

The following text addition was made to amend the condition of approval to be completed prior to the issuance of grading permits:

In an effort to cooperate with Barona, the City has agreed that a surface inventory of sensitive areas adjacent to the proposed project’s development footprint (but outside of the APE) shall be a condition of approval for the proposed project and shall be completed prior to the issuance of grading permits. This inventory shall be completed by a qualified archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualifications Standards for archaeology and a Native American monitor of Kumeyaay descent. The inventory shall be limited to ~~400~~ 300 feet from the development footprint and shall be focused on areas that are known to be sensitive for cultural resources. In the event a cultural resource or TCR is identified adjacent to the proposed project’s development footprint, the resource shall be recorded using the California Department of Parks and Recreation Series 523 forms, and environmental sensitive area fencing shall be put in place to protect the resource prior to ground-disturbing activities and shall remain in place until project-related ground disturbance is complete. Because these areas are outside of the proposed project’s development footprint and would not be impacted by the proposed project development, no further analysis beyond a surface inventory shall be completed.

This revision is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

For clarification, the following text additions were made to Mitigation Measures CUL-1, CUL-2, CUL-4, CUL-5, CUL-6, and CUL-9:

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 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, buildings, 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.

CUL-2: Phase III Data Recovery Excavation Program . . .

The Phase III data recovery fieldwork shall be completed in accordance with the established plan by a qualified archaeologist. The fieldwork shall be observed by a minimum of one Native American monitor. The Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum 1 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.

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 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.

- 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 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.

CUL-6: Native American Construction Monitoring. A minimum of one Native American Monitor 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 Native American monitors shall be of Kumeyaay descent with ancestral ties to the San Diego region and at minimum 1 year of monitoring experience within Kumeyaay ancestral territory. The Native American monitors shall 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 monitors shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the proposed project (see Mitigation Measure CUL-5). The Project Planner at the City of Santee shall review and include the summary statement as part of the cultural resources monitoring report prepared for the proposed project.

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.

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 proposed 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 1 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 (May 2020) as part of the proposed project.

These additions do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.4.5.4, Threshold 4: Tribal Cultural Resources

For clarification, the following text additions were made to Mitigation Measure CUL-11, Treatment and Disposition of Tribal Cultural Resources:

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. 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. . . .

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.7, Greenhouse Gas Emissions

Section 4.7.2.2, State

For clarification, the following paragraph describing Executive Order B-55-18 was added after the Executive Order B-30-15 discussion:

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 5 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.

This addition does not affect the analysis or conclusions provided in the EIR.

Section 4.7.4, Method of Analysis

Table 4.7-6. Project Design Features That Reduce GHG Emissions

The following text revisions were made to Table 4.7-6, Project Design Features That Reduce GHG Emissions:

Table 4.7-6. Project Design Features That Reduce GHG Emissions

PDF Number	Strategy to Reduce GHG Emissions	Description	Qualification Details
Energy Efficiency Measures			
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.

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.7.5.1, Threshold 1: Generation of Greenhouse Gas Emissions

The following revisions were made to Mitigation Measure GHG-3, Water Conservation:

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

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.



Section 4.8, Hazards and Hazardous Materials

Section 4.8.1.3, Padre Dam Municipal Water District Wastewater Treatment Plant

For clarification, the following text was revised:

Of the ~~5.2~~ 4.43 million gallons of wastewater managed by PDMWD per day, ~~450~~ percent (approximately ~~2.04~~ million gallons) is diverted to the PDMWD Ray Stoyer WRF for treatment.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.9, Hydrology and Water Quality

Section 4.9.5.2, Threshold 2: Groundwater Supplies

Impact Analysis

For clarification, the following text was revised:

~~The project site would receive Advanced Treated Water from Padre Dam Municipal Water District through its Advanced Water Purification Program, which would provide the proposed project with a local, reliable, and sustainable water supply. No groundwater would be used for project construction or operation activities. Therefore, the proposed project would not adversely affect or deplete groundwater supplies due to water demand generated by the proposed development.~~

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.12, Noise

Section 4.12.1.3, Existing Noise Environment

Transportation Noise Sources

Aviation

The following change is incorporated into Section 4.12.1.3, Existing Noise Environment, under the Transportation Noise Sources heading:

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 4.12.5.1, Threshold 1: Exceedance of Noise Standards

Construction Traffic Noise

For clarification, the following text was revised:

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.

These revisions do not change the calculations, analysis, or conclusions identified in the EIR.

On-Site Water Infrastructure

To further clarify the typical equipment associated with pump stations, the discussion of on-site water infrastructure was modified as follows to specifically reference the listed equipment:

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.

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Mitigation Measures

For clarification, the following text was added to Mitigation Measure NOI-3:

NOI-3: 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. Measures to reduce noise shall include but not be limited to the following: . . .

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.14, Public Services

Section 4.14.5.1, Threshold 1: Fire Protection Facilities

For clarification, the following revisions were made to be consistent with Appendix O1:

The water system for the proposed project would be designed to provide a minimum 2,500 gallons per minute for ~~2~~ 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 with fire hydrants spaced on average every 300 feet.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.15, Recreation

Section 4.15.1, Environmental Setting

Section 4.15.1.1, Parks and Recreation

For clarification, the following revisions were made:

Mission Trails Regional Park. The center of Mission Trails Regional Park is located approximately 5.4 miles southwest of the project site and encompasses ~~9,780~~ 7,220 acres of both natural and developed recreational areas (Figure 4.15-1). Started in 1974, Mission Trails Regional Park has become one of the largest urban parks in the U.S. With about 90 ~~60~~ miles of trails, boating on Lake Murray, camping at Kumeyaay Lake, numerous informative and organized hikes, and a state-of-the-art Visitor and Interpretive Center, Mission Trails Regional Park provides a host of recreational and educational opportunities



(Mission Trails Regional Park Foundation 2020). The East Elliot and West Sycamore Expansion Subareas, added to the park as part of the 2019 Mission Trails Regional Park Master Plan Update, are west and north of the project site (Mission Trails Regional Park Master Plan Update 2019).

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.16, Transportation

Section 4.16.2.2, State

The following revisions were made:

Senate Bill 743

Under the VMT standard, projects within ~~0.25~~ 0.5 mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should generally be presumed to cause a less than significant transportation impact.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.16.5.1, Threshold 1: Circulation System Performance

Mitigation Measures

For clarification, the following text was added to Section 4.16.5.1 under Mitigation Measures:

Refer to Table 21-5, Post-Mitigation Analysis in the Traffic Impact Analysis (Appendix N) for the post-mitigation LOS of each impacted intersection and street segment.

This addition is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

Construction

The following requirement of Mitigation Measure TRA-1 (last bullet) was revised to be consistent with Mitigation Measure NOI-2 in Section 4.12.5.1, Threshold 1: Exceedance of Noise Standards:

TRA-1: Construction Traffic Control Plans . . .

- 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.

This addition does not change the calculations, analysis, or conclusions identified in the EIR.

Freeway Mainline Segments

For clarification, the following text was added to Section 4.16.5.1 under Freeway Mainline Segments:

The SR-52 improvements must be in place before the first certificate of occupancy for the proposed project as referenced in page 249 of the Traffic Impact Analysis (Appendix N).

This addition is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.17, Utilities and Service Systems

Section 4.17.5.1, Threshold 1: New or Expanded Utilities or Service Systems

For clarification, the following revisions were made to be consistent with Appendix O1:

Water Infrastructure and Facilities

The water system for the proposed project would be designed to provide a minimum 2,500 gallons per minute (gpm) 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 fire hydrants spaced on average every 300 feet.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Wastewater Infrastructure and Facilities

For clarification, the following text was added:

Discharge Location 1. Discharge Location 1 is at the existing PDMWD Ray Stoyer WRF. Connection to the WRF would be provided by gravity but would require the construction of a new headworks facility, on property granted to PDMWD by the project applicant, to provide screening and grit removal for the proposed project's sanitary flow.

This addition is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.



For clarification, the following statement was added:

Refer to Figure 3-12, Conceptual Sanitary Sewer Plan, in Chapter 3, Project Description, for a depiction of the proposed sewer system on the project site. It should be noted that PDMWD’s existing Ray Stoyer WRF does not have adequate capacity alone to serve the sewer demand generated by the proposed project. A combination of the WRF and the available capacity in the San Diego Metropolitan Sewerage System (Metro) would provide sufficient capacity to serve the proposed project.

This addition is for clarification purposes and does not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.17.5.2, Threshold 2: Water Supply Availability

Impact Analysis

For clarification, the following text was added to the water supply analysis regarding anticipated shortages and incorporates the use of carryover storage as set forth below:

As shown in Tables 4.17-4, 4.17-5, and 4.17-6, supply shortfalls are projected in the single and multiple dry year scenarios. PDMWD can address the shortfalls identified here and in its 2015 UWMP through the implementation of conservation measures identified in Section 8 of its 2015 UWMP, Water Shortage Contingency Planning (Appendix O3). The SDCWA 2015 UWMP has identified no shortages in a single dry year until 2035 and no shortages in multiple dry years until 2028, provided carryover storage supplies are utilized in both instances. Carryover storage currently totals 170,000 AFY. SDCWA maintains that single and multiple dry year shortages can be mitigated through extraordinary water conservation actions and dry year transfers, which the SDCWA successfully acquired and used during the 2007–2011 shortage period (SDCWA 2015 UWMP Section 9.3.) Further, the shortfalls identified in the SDCWA’s 2015 UWMP would be mitigated by the interim demand forecast reduction of approximately 60,000 AFY for the 2020 to 2040 planning horizon identified in the 2018 SDCWA Annual Report based on water-use efficiency increase projections throughout the region and with the increased output at the Carlsbad Desalination Plant in comparison with the SDCWA’s 2015 UWMP.

These additions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

For clarification, the following revisions have been made regarding the ECAWP Project:

PDMWD is also planning and developing a regional drought-proof water supply known as the ECAWP Program, which would decrease PDMWD’s reliance on imported water supplies and improve water supply reliability. The ECAWP ~~Program~~ Project, which is



currently in the project procurement and permitting phase, is anticipated to treat the combined 2025 wastewater flow of approximately 15 million gallons per day (MGD) and produce up to 12,880 acre-feet per year (AFY), or 11.5 MGD, of new, reliable, and locally controlled potable water supply which represents approximately 30% of East County San Diego’s water demand. ~~expected to produce up to 11.5 mgd to be pumped into Lake Jennings for surface water augmentation, created from 15 mgd recycled water from the upgrade of the Ray Stoyer WRF by the end of 2025.~~ If the ECAWP Project Program is implemented, based on this projected time frame, the proposed project would utilize ~~be able to fully use purified water from the ECAWP Project Program~~ within the 20-year water supply planning horizon and beyond. However, ~~the this program ECAWP Project is~~ would not be necessary for PDMWD to meet the demand associated with the proposed project but could provide an additional supply source for further water supply security to the proposed project and other PDMWD customers if it is implemented. Further, PDMWD plans to reduce its dependence on imported supplies from the SDCWA by continuing permanent water conservation efforts.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

For clarification, the following text was added to the end of the Impact Analysis for additional discussion of the manner in which climate change was factored into water supply analysis for the proposed project:

The effects of climate change drastically alter the overall planning required for the conservation and distribution of Metropolitan’s water supply. Accounting for the effects of climate change is a challenging task because the events that can occur are unpredictable. However, previous hydraulic studies produced by Metropolitan have provided a strong basis for the prediction of future events. According to Metropolitan’s UWMP, the predicted impacts of global climate change that could affect Metropolitan’s water supply include, but are not limited to: (1) reduction in the average annual snowpack; (2) changes in the timing, intensity, and location of weather events; (3) rising sea levels; (4) decrease in local sources such as groundwater; (5) increase in urban and agricultural water demand; (6) degrading water source; (7) declines in ecosystem viability; and (8) changes to pumping and power operations.

To prevent further greenhouse gases emissions, Metropolitan has implemented steps to reduce the carbon footprint of its facilities, including the addition of hydroelectric power plants that create energy from the water flowing through pipelines, and implementation of solar power technologies to its facilities. Metropolitan not only audits its own energy usage but also voluntarily reports its greenhouse gas emissions to California’s Climate Registry.



Metropolitan has taken steps to offset the effects of climate change on water supply. To reduce the water impacts due to climate change, Metropolitan has developed and implemented drought response action items. According to “Current Conditions” section of the Metropolitan 2015 UWMP, Metropolitan’s drought response actions include providing incentives for on-site recycled water hook ups; augmenting water supplies with water transfers and exchange; improving storage programs; upgrading its distribution system to enhance CRA water delivery; and implementing the Water Supply Allocation Plan to distribute the limited imported supplies and preserve storage reserves.

The conservation method allows for a reduction in energy that normally would have been used by exporting water instead of storing it. With the use of gravitational distribution for recycled water, less electricity is required to generate energy needed to distribute pressurized water. Efforts to implement water conservation include recycling and reusing sea water and wastewater as a reliable source of potable water. Applying such measures reduces the amount of water imported from the SWP and the Colorado River.

Likewise, SDCWA has developed strategies to manage the supply uncertainties associated with a changing climate. This includes the foundational strategy to diversify the region’s resource mix through development of local projects, such as recycled water and seawater desalination and reduce reliance on imported and local surface supplies whose yields could potentially decrease as a result of climate change (see Tables 10-3 and 10-4 of the SDCWA 2015 UWMP). SDCWA uses tracking metrics to monitor the progress on implementation of its water resource mix, which are then used in updates to its UWMP every 5 years.

These additions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.17.5.3, Threshold 3: Wastewater Treatment Capacity

Impact Analysis

For clarification, the following revisions were made:

As described in Section 4.17.5.1, the proposed project would construct new public sewer infrastructure that would be owned, operated, and maintained by PDMWD. Sewage generated on the project site would be treated at ~~two gravity discharge locations: the existing Ray Stoyer WRF or at the new WRF to be constructed as part of the ECAWP Project.~~ In instances where the WRF is offline for maintenance, capital improvement, etc., sewage generated on the project site would be diverted to the City of San Diego’s Metropolitan Sewerage System. ~~through a new headworks facility or the Ray Stoyer WRF to the Metro system. PDMWD plans to expand the Ray Stoyer WRF to ultimately provide highly purified water to enhance PDMWD’s water supply portfolio as part of the ECAWP Program.~~



These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.18, Wildfire

Section 4.18.5.2, Threshold 2: Pollutant Concentrations

Fire Protection Features that Lower Wildfire Ignition Risk

For clarification, the following revisions were made to be consistent with Appendix O1:

A public water system would be installed 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 would provide a minimum fire flow of 2,500 gallons per minute for 2 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 with 300-foot spacing between hydrants, a dedicated fire water pipeline system, and appropriate hose connections.

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.

Section 4.18.5.3, Threshold 3: Installation or Maintenance of Associated Infrastructure

Potable Water Supply

For clarification, the following revisions were made to be consistent with Appendix O1:

The proposed project would be provided water by Padre Dam Municipal Water District (PDMWD) and sufficient water supplies would be available to serve the proposed project (Appendix O3, Water Supply Assessment). The potable water system for the proposed project would include transmission and distribution pipelines, two storage reservoirs, and two pump stations. The proposed water system would be designed to provide a minimum of 2,500 gallons per minute for 2 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 with fire hydrants spaced on average every 300 feet, consistent with the SFD hydrant spacing requirements (City of Santee 1991).

These revisions are for clarification purposes and do not change the calculations, analysis, or conclusions identified in the EIR.



2.4 Chapter 6, Alternatives

Section 6.2, Alternatives Analyzed

The page numbering after page 6-4 incorrectly restarted at 6-1. This has been corrected and does not change the calculations, analysis, or conclusions identified in the EIR.

Attachments to Volume I, Draft Revised EIR Errata

- Revised Figure 4.3-10, Regional Wildlife Corridors

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