

Chapter 1 Introduction to the Final Revised EIR

Before approving a project that may cause a significant environmental impact, the California Environmental Quality Act (CEQA) requires the lead agency to prepare and certify a Final Environmental Impact Report (EIR). The Final Revised EIR for the Fanita Ranch Project (proposed project) prepared by the City of Santee (City) as lead agency includes the following items as required in CEQA Guidelines, Section 15132, Contents of Final Environmental Impact Report:

- Revisions and clarifications to the Draft Revised EIR (provided as an errata)
- A list of individuals, organizations, and public agencies that commented on the Draft Revised EIR
- Comments and recommendations received on the Draft Revised EIR
- Responses of the lead agency to significant environmental points raised in the review
- Any other information added by the lead agency

1.1 Final Revised EIR Organization

The Final Revised EIR contains three volumes. Volume I is the Draft Revised EIR, Volume II is the Draft Revised EIR technical appendices, and Volume III contains the responses to comments and clarifications to the Draft Revised EIR.

The Final Revised EIR is organized into four chapters. The first chapter is the Introduction, the second chapter contains the errata that identifies changes made to text in the Draft Revised EIR, the third chapter contains the errata that identifies changes made to text in the Draft Revised EIR technical appendices, and the fourth chapter provides the responses to comments on the Draft Revised EIR. Each of these parts has its own purpose and serves to aid the reader in fully understanding the proposed project and its implications. A brief description of each chapter follows.

Chapter 1, Introduction to the Final Revised EIR, explains the contents of the Final Revised EIR and familiarizes the reader with the public review process and the clarifications made to the Draft Revised EIR.

Chapter 2, Errata – Revisions or Clarifications to Volume I, Draft Revised EIR, summarizes revisions or clarifications to the Draft Revised EIR and provides supporting attachments.

Chapter 3, Errata – Revisions or Clarifications to Volume II, Draft Revised EIR Technical Appendices, summarizes revisions or clarifications to the Draft Revised EIR technical appendices and provides supporting attachments.

Chapter 4, Responses to Comments, is organized into four sections. Section 4.1 provides an introduction to the responses to comments chapter. Section 4.2 contains thematic responses that were prepared for topics frequently commented on during the 45-day public review period. Section 4.3 contains the comment letters received during the public review period along with the City's

responses to each comment. The comments are reproduced with the responses in a side-by-side format. Numbered brackets are added to highlight each specific comment and its corresponding response. Section 4.4 contains the attachments to the comment letters.

1.2 Public Review of the Draft Revised EIR

Pursuant to the CEQA Guidelines, the Draft Revised EIR was prepared by the City for the proposed project. A Notice of Availability of the Draft Revised EIR was published in the East County Californian on May 29, 2020. A total of 255 copies of the Notice of Availability were mailed, and 74 copies of the Notice of Availability were emailed to organizations and individuals who requested the notice or otherwise indicated an interest in the proposed project. Electronic versions of the Notice of Availability, Draft Revised EIR, and technical appendices and a link to the administrative record prepared under California Public Resources Code, Section 21167.6.2, were also posted on the City's website on May 29, 2020. A Notice of Completion and the Draft Revised EIR were submitted to the California Governor's Office of Planning and Research. Three sets of the Draft Revised EIR and technical appendices were made available at the City in the Development Services Department, City Clerk's office, and City Manager's office.

The Draft Revised EIR was circulated for public review from May 29, 2020, through 5:00 p.m. (close of business) on July 13, 2020 (SCH No. 2005061118). During this time, the document was reviewed by various state and local agencies and interested individuals and organizations. A total of 216 timely comment letters and emails were received by the City. Written comments received by the City have been fully addressed in written responses. The public review comments are provided in Chapter 4 of the Final Revised EIR (Volume III).

1.3 Minor Clarifications to the Draft Revised EIR Not Requiring Recirculation

In response to the comments received, some sections of the Draft Revised EIR and its technical appendices have been clarified or amplified. The clarifications (referred to as "errata") are included in Volume III, Chapters 2 and 3. None of the clarifications results in "significant new information" pursuant to CEQA Guidelines, Section 15088.5(a), which would require recirculation of the Draft Revised EIR. Information can include changes in the project or environmental setting, as well as additional data or other information. New information is not significant unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. "Significant new information" could include the following:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project’s proponents decline to adopt it.
- The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

As stated in CEQA Guidelines, Section 15088.5(b), recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The City reviewed the comments received on the Draft Revised EIR and provided a thorough response to each comment. While minor clarifications were incorporated into the Final Revised EIR, they do not trigger the need for recirculation because they do not constitute “significant new information” or “deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.” Therefore, the City has determined that recirculation of the Draft Revised EIR is not required.

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