

**Table of Contents**

Chapter 0	Preface	0-1
0.1	Summary	0-1
0.2	Public Review of Recirculated Sections of Final Revised EIR	0-7
0.3	Concurrent Preparation of the Administrative Record	0-8
Chapter 3	Project Description	3-1
3.1	Project Location.....	3-1
3.2	Project Objectives.....	3-1
3.3	Project Components	3-7
3.3.1	Project Land Uses	3-7
3.3.2	Villages	3-21
3.3.3	Parks and Open Space.....	3-24
3.3.4	Habitat Preserve	3-28
3.3.5	Farm	3-29
3.4	Infrastructure	3-30
3.4.1	Mobility.....	3-30
3.4.2	Water Supply	3-49
3.4.3	Stormwater Drainage System.....	3-55
3.4.4	Dry Utilities.....	3-56
3.5	Public Services	3-56
3.5.1	Education.....	3-56
3.5.2	Police Protection.....	3-59
3.5.3	Fire Protection	3-59
3.6	Fire-Safe Features.....	3-59
3.6.1	Fuel Modification Zones.....	3-62
3.7	Solid Waste and Recycling.....	3-68
3.8	Smart Growth and Sustainability Features	3-69
3.9	Landscaping Concept.....	3-72
3.9.1	Gateway Landscaping	3-72
3.9.2	Community-Wide Landscape.....	3-75
3.9.3	Agricultural Landscaping	3-75
3.9.4	Community Walls and Fencing	3-75
3.9.5	Conceptual Community Lighting Plan.....	3-76
3.10	Grading Plan.....	3-78
3.10.1	Grading Design Guidelines.....	3-81
3.11	Conceptual Phasing Plan	3-81
3.12	Discretionary Actions.....	3-85
3.13	References	3-86

Chapter 4 Environmental Impact Analysis	4-1
4.10 Land Use and Planning	4.10-1
4.10.1 Environmental Setting.....	4.10-1
4.10.2 Regulatory Framework	4.10-7
4.10.3 Thresholds of Significance.....	4.10-14
4.10.4 Method of Analysis	4.10-14
4.10.5 Project Impacts and Mitigation Measures.....	4.10-15
4.10.6 Cumulative Impacts and Mitigation Measures	4.10-54
4.10.7 References	4.10-55
4.18 Wildfire.....	4.18-1
4.18.1 Environmental Setting.....	4.18-2
4.18.2 Regulatory Framework	4.18-5
4.18.3 Thresholds of Significance.....	4.18-10
4.18.4 Method of Analysis	4.18-10
4.18.5 Project Impacts and Mitigation Measures.....	4.18-11
4.18.6 Cumulative Impacts and Mitigation Measures	4.18-52
4.18.7 Comparison of Proposed Project to 2007 Project.....	4.18-58
4.18.8 References	4.18-59

Figures

Figure 3-1. Regional Location.....	3-3
Figure 3-2. Project Site	3-5
Figure 3-3. Conceptual Site Layout	3-9
Figure 3-4. Conceptual Land Use Plan.....	3-11
Figure 3-5. Special Use Area Conceptual Site Plan	3-19
Figure 3-6. Conceptual Park, Trails, and Open Space Plan	3-25
Figure 3-7. Vehicular Circulation Plan	3-37
Figure 3-8. Conceptual Traffic Calming Plan	3-39
Figure 3-9. Bicycle Circulation Plan	3-41
Figure 3-10. Pedestrian Circulation Plan	3-43
Figure 3-11. Conceptual Potable Water Plan	3-51
Figure 3-12. Conceptual Sanitary Sewer Plan.....	3-53
Figure 3-13. Conceptual Storm Drainage Plan	3-57
Figure 3-14. Example Fuel Modification Zone Cross Section.....	3-65
Figure 3-15. Conceptual Landscape Plan.....	3-73
Figure 3-16. Conceptual Cut and Fill Plan	3-79
Figure 3-17. Conceptual Phasing Plan	3-83
Figure 4.10-1. City of Santee General Plan Land Use Map.....	4.10-3
Figure 4.18-1. Evacuation Routes	4.18-3
Figure 4.18-2. Fire Management Zones Plan	4.18-19

Tables

Table 0-1. Revised and New Sections of Final Revised EIR Included in Recirculation	0-5
Table 3-1. Preferred Land Use Plan Project Component Summary	3-8
Table 3-2. Special Use Area Permitted Uses and Land Use Summary.....	3-18
Table 3-3. Fanita Commons Land Use Summary.....	3-22
Table 3-4. Orchard Village Land Use Summary	3-23
Table 3-5. Vineyard Village Land Use Summary	3-23
Table 3-6. Project Traffic Calming Measures.....	3-33
Table 3-7. Proposed Project Code-required Fire Safety Features.....	3-60
Table 3-8. Proposed Project Code-Exceeding Fire Safety Measures	3-61
Table 4.10-1. Project Consistency with Relevant City of Santee Goals, Objectives, and Policies	4.10-27
Table 4.18-1. Proposed Project Fire Protection Features Compared to 2007 Fire Protection Plan.....	4.18-59

Appendices

Appendix P1. Fire Protection Plan	
Appendix P2. Wildland Fire Evacuation Plan	
Appendix Q. Final Ruling and Writ of Mandate	
Appendix R. Essential Housing Ordinance, Certification, and Notice of Exemption	

This page intentionally left blank.