

## Chapter 2 Introduction

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### 2.1 Project Overview

This EIR has been prepared to analyze the environmental effects that would result from construction of the Fanita Ranch Project (proposed project) under the provisions of CEQA. The City of Santee (City) is the CEQA lead agency because the project site lies within the corporate boundaries of the City, and the City has the primary responsibility for project approval. The proposed project is seeking approval of a Specific Plan, Vesting Tentative Map, General Plan Amendment, and other related entitlements and approvals. The proposed project consists of approximately 2,638 acres of land in the northern portion of the City.

The project proposes a community consisting of approximately 2,949 housing units under a preferred land use plan with school, or 3,008 units under a land use plan without school, up to 80,000 square feet of commercial uses, parks, open space, and agricultural uses. Development on the project site would be clustered into three villages in order to designate approximately 63 percent of the site as a Habitat Preserve. The villages would be arranged around a centralized Farm to support farming and wellness as the theme for Fanita Ranch. The villages would be defined by their location, unique physical characteristics, and mix of housing types and uses. Fanita Commons would serve as the main village and would include a mix of retail, residential, civic, and office uses and provide a strong physical connection to the central Farm. The Vineyard and Orchard Villages would include smaller mixed-use Village Centers that allow for neighborhood-serving uses, office space, and other community services and amenities, as well as a mix of residential neighborhoods. Separated from the rest of the development, a Special Use area would be located in the southwestern corner of the site, which would allow a limited range of uses due to geological constraints. The proposed project would provide a coordinated system of parks and non-motorized use trails that would connect to the three villages, regional trails, and open space. The trail system would connect to existing off-site trails in surrounding park and recreation areas. The proposed project would also improve and construct new segments of three Santee General Plan Mobility Element roads: Fanita Parkway, Cuyamaca Street, and Magnolia Avenue.

HomeFed Fanita Rancho, LLC (applicant), requested the following discretionary approvals from the City:

- EIR Certification
- General Plan Amendment
- Specific Plan
- Zone Amendment or Reclassification
- Vesting Tentative Map
- Development Review Permit

- Development Agreement
- Conditional Use Permits

## 2.2 Project Background

The project site has been subject to environmental review and land use planning for the past 40 years. At the time of City incorporation in 1980, the project site was designated in the County of San Diego Community Plan for development of approximately 14,000 dwelling units. In early 1983, the Carlton Santee Corporation filed a development application with the City for 606 single-family dwelling units, 21 open space lots, and 3 recreational vehicle storage lots on 213.2 acres of the Fanita Ranch property. A Final EIR (State Clearinghouse No. 83113005) was prepared for that project in October 1983, and the City Council approved the project as Units 1–4 on April 11, 1984, and Unit 5 on October 10, 1984. However, prior to the development of any approved tracts, the property was sold to Genstar Southwest Tracy, LLC. Thereafter, the project approvals expired.

In 1984, the City adopted its first General Plan. The Santee General Plan designated Fanita Ranch for a maximum of 8,100 dwelling units. The property owner and the City formed a Fanita Ranch Task Force to review background information, tour the project site, and prepare a statement of goals and objectives for development of the property. In 1986, the task force’s 17 “Essential Elements” were adopted as General Plan requirements for development of Fanita Ranch. The 17 Essential Elements were amended to 16 Essential Elements in May 1990 and amended again in October 1995. In 2003, during the comprehensive update of the Santee General Plan 2020 effort, the 16 Essential Elements were revised and adopted as 16 “Guiding Principles” for the development of Fanita Ranch.

In 1987, the property was sold to American General Land Development, whose partner, American Newland, began processing a Specific Plan for approximately 3,000 units with a hotel and a golf course but later withdrew the application. American General Land Development was the active partner from 1993 through 1997.

In August 1997, Fanita Ranch was sold to Westbrook Communities. Westbrook Communities’ local subsidiary, Westbrook Fanita Ranch, LP, filed a Specific Plan application in 1997 to develop 3,000 detached single-family dwelling units, a golf course with an inn, a community park and a neighborhood park, two school sites, a neighborhood commercial center, and a “special purpose” area. In 1998, an initiative (Measure AA) was filed with the City Clerk to amend the General Plan relating to the Fanita Ranch Specific Plan, and it proposed to eliminate minimum lot sizes, exclude development north of the property, limit maximum density for development that would be clustered on the southern portion of the site, and eliminate the northerly extensions of Fanita Parkway and Cuyamaca Street into Fanita Ranch. Measure AA was defeated by the voters in November 1998. The project’s Final EIR was published in December 1998 and certified by the City Council on May 12, 1999, for the approved Alternative Design D for 3,000 dwelling units.

The City Council subsequently adopted the Specific Plan and General Plan Amendment. In a special election in November 1999, City residents rejected the City Council's approval of the Fanita Ranch Project (Ballot Measures A and B). In this same election, voters did not approve a potential tax increase to preserve the Fanita Ranch property as open space (Ballot Measure C).

In 2004, an initiative (Proposition X) was filed with the City Clerk that proposed to amend the Santee General Plan to restrict and limit development on the Fanita Ranch property. This initiative was defeated by voters in February 2005.

Prior to the current project (i.e., proposed project), the most recent application for development on the project site was filed in 2005. At that time, then-property owner Barratt American, Inc., requested a Vesting Tentative Map and Development Review Permit for 1,380 single-family dwelling units, including 15 live-work units, on approximately 969 acres. The proposed development included four villages, commercial and mixed-use space, parks, and open space. The City Council certified the Final EIR (State Clearinghouse No. 2005061118) and approved the project in 2007.

From 2008 through 2012, the approvals were subject to litigation. Ultimately, portions of the 2007 Final EIR's analysis of the prior project's potential biological resources and water supply impacts, as well as a Revised EIR on the single issue of fire safety adopted by the City in 2009, were found inadequate (*Preserve Wild Santee v. City of Santee* [2012] 210 Cal.App.4th 260; *Preserve Wild Santee v. City of Santee*, San Diego Superior Court Case No. 37-2009-00097042-CU-TT-CTL). In 2013, the City decertified the 2007 Final EIR and 2009 Revised EIR and vacated related project approvals. A comparison of the proposed project to the 2007 project is provided for the issues of biological resources, water supply, and wildfire in Revised EIR Sections 4.3.7, 4.17.7, and 4.18.7, respectively.

In August 2018, the applicant and JWO Land, LLC, a wholly owned subsidiary thereof, submitted a complete application that modified the prior project. Therefore, this current EIR is considered a Revised EIR in that it fully evaluates the proposed project as a modification of the prior project while also addressing any applicable portions of the earlier environmental analysis for the prior project approved in 2007 that were found inadequate by the trial and appellate courts. In other words, this EIR evaluates every potential impact area under CEQA for the proposed project and is not limited to those areas found inadequate for the project approval in 2007.

In addition to the long history of land use planning, the project site has been a key part of the City's participation in the Multiple Species Conservation Program (MSCP). The MSCP calls for the preservation and management of approximately 900 square miles in the County of San Diego. The Final San Diego Subregional MSCP Plan (MSCP Plan) and EIR/Environmental Impact Statement, which were adopted and certified in August 1998, outline a comprehensive regional habitat preserve system and establish minimum conservation and management requirements for identified species. Jurisdictions preparing Subarea Plans consistent with the MSCP Plan may receive coverage for up to 85 species.

In 2003, the City updated the Santee General Plan to require that future development within the City be consistent with the MSCP Plan and the City's Draft MSCP Subarea Plan. The City is in the process of obtaining approval of its Draft MSCP Subarea Plan, which is divided into five subunits, including the Fanita Ranch Subunit. More detailed information on the MSCP Plan and the Draft MSCP Subarea Plan is included in Section 4.3, Biological Resources.

## **2.3 Purpose and Use of the Environmental Impact Report**

The City has prepared this Revised EIR for the following purposes:

- To satisfy the requirements of CEQA, pursuant to California Public Resource Code, Section 21080
- To inform the decision maker; general public; local community; responsible, trustee, and federal public agencies; and others of the nature of the proposed project, its potentially significant environmental effects, its potentially feasible measures to mitigate those impacts, and the reasonable potentially feasible alternatives to the proposed project
- To enable the City Council to consider the environmental consequences of approving the proposed project
- For consideration by responsible agencies in issuing permits and approvals for the development that would occur from the implementation of the proposed project
- To address the portions of the environmental analysis for the prior project that were found inadequate by the trial and appellate courts

CEQA and the CEQA Guidelines (14 CCR 15000 et seq.) require the decision-making agency to balance, as applicable, the economic, social, technological, legal, or other benefits of a project against its unavoidable environmental risks when determining whether to approve a project. As noted previously, this Revised EIR is an informational document, the purpose of which is to identify the potentially significant effects of the proposed project on the environment and to indicate the manner in which those significant effects can be avoided or reduced to less than significant, to identify any significant and unavoidable adverse impacts that cannot be mitigated to below a level of significance, and to identify reasonable and potentially feasible alternatives to the proposed project that would avoid or substantially lessen any significant adverse environmental effects associated with the proposed project.

The CEQA lead agency (i.e., the City) is required to consider the information in the Revised EIR, along with any other relevant information in the administrative record, in making its decisions on the proposed project. The Revised EIR does not determine the ultimate decision that will be made regarding the proposed project. Nevertheless, CEQA requires the City Council to consider the information in the Revised EIR prior to proposed project approval and make findings regarding each significant effect identified in the Revised EIR.

The Revised EIR will be circulated to responsible and trustee agencies with jurisdiction over resources affected by the proposed project, including local, state, and federal agencies, and interested parties and individuals. In reviewing the Revised EIR, reviewers should focus on the sufficiency of the document in identifying and analyzing potentially significant effects on the environment and avoiding or mitigating the significant effects of the proposed project.

The Revised EIR will be used by the City Council to evaluate the environmental implications of adopting the proposed project. If certified, the Revised EIR will be relied upon by responsible agencies with permitting or approval authority over the proposed project.

## **2.4 Environmental Impact Report Review Process**

### **2.4.1 Public and Agency Review**

#### **2.4.1.1 Notice of Preparation**

The City prepared a Notice of Preparation (NOP) in compliance with CEQA Guidelines, Section 15082. On November 10, 2018, the NOP was mailed to a distribution list consisting of the State Clearinghouse; responsible, trustee, and other relevant local, state, and federal agencies; interested individuals; and property owners in the vicinity of the project site. The NOP was made available at the City’s Planning Division office. The 30-day public review period on the NOP extended from November 10 to December 10, 2018.

During the comment period, a scoping meeting was held on November 29, 2018, at the City of Santee City Hall, 10601 Magnolia Avenue, Building 8, Santee, California 92071 to solicit additional input from interested agencies, individuals, and organizations. Written comments received during the scoping process were taken into consideration during the preparation of this Revised EIR. The NOP, comment letters received, and handwritten comments from the scoping meeting are included in Appendix A to this Revised EIR. The environmental conditions evaluated as the baseline in this Revised EIR are those that existed at the time the NOP was published.

#### **2.4.1.2 EIR Public Review**

The Revised EIR will be circulated for a 45-day period beginning May 29, 2020, and ending July 13, 2020, for the purpose of reviewing and providing comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the proposed project might be avoided and mitigated” (CEQA Guidelines, Section 15204).

The Draft Revised EIR will be available to review electronically on the City’s website at <https://www.cityofsanteeca.gov> during the 45-day public review period.

By appointment only, a hard copy of the Draft Revised EIR will be available for review during regular business hours for the duration of the 45-day public review period at the following City Hall locations:

- City of Santee Department of Development Services
- City of Santee Clerk's Office

Written and electronic comments addressing the Draft Revised EIR can be mailed to the following address or emailed to:

Chris Jacobs, Principal Planner  
Subject: Fanita Revised Draft EIR  
Department of Development Services  
City Hall, Building 4  
10601 Magnolia Avenue  
Santee, California 92071  
Telephone: (619) 258-4100, extension 182  
Email: [cjacobs@cityofsanteeca.gov](mailto:cjacobs@cityofsanteeca.gov)

Written and electronic comments addressing the Draft Revised EIR must be received by Monday, July 13, 2020, at 5:00 p.m.

To make an appointment or for additional information, please contact Chris Jacobs, Principal Planner, at (619) 258-4100, extension 182, or [cjacobs@cityofsanteeca.gov](mailto:cjacobs@cityofsanteeca.gov).

#### **2.4.2 Project Approvals**

Following the close of the public review period, the City, as the CEQA lead agency, will provide responses to comments received on the Draft Revised EIR during the public review period, per CEQA Guidelines, Section 15088. Revisions or enhancements to the Revised EIR may be made in response to the comments received. The Final Revised EIR will then be considered by the City Council in a public hearing and certified if it is determined to be in compliance with CEQA. After or concurrent with certification of the Final Revised EIR, the City Council may rely upon the Final Revised EIR to support discretionary decisions for the proposed project.

#### **2.4.3 CEQA Findings and Mitigation Monitoring and Reporting Program**

When a public agency approves a project for which an EIR has been certified that has identified one or more significant environmental effects, CEQA requires that the lead agency make one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. Because significant environmental effects have been identified in this Revised EIR, findings will be required for the proposed project at the time of its approval.

CEQA requires that, when a public agency makes findings based on an EIR, the public agency must adopt a reporting or monitoring program for those measures that it has adopted or made conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program must be designed to ensure compliance during project implementation. A Mitigation Monitoring and Reporting Program for the proposed project will be prepared and included with the Final EIR.

## 2.5 Organization of the Environmental Impact Report

This Revised EIR is organized into three volumes. Volume I addresses the potential environmental impacts of the physical development of the proposed project. Associated technical appendices are contained in Volume II. When the Revised EIR is finalized, Volume III will be produced that contains the EIR comments, responses, a summary of Revised EIR revisions or enhancements, and the Mitigation Monitoring and Reporting Program for the proposed project.

Volume I of this Revised EIR includes the following:

- **Chapter 1, Executive Summary.** Summarizes the proposed project, environmental impacts that would result from implementation of the proposed project, recommended mitigation measures that would avoid or reduce impacts, and the level of significance of impacts before and after mitigation.
- **Chapter 2, Introduction.** Provides an introduction and overview describing the background of the proposed project, the purpose and intended use of the Revised EIR, and the review and certification process.
- **Chapter 3, Project Description.** Provides a detailed description of the proposed project, including the location, project objectives, project features, sustainability features, land uses, transportation facilities, conceptual land use plan and landscape plan, and construction methods and phasing. This chapter also includes a list of discretionary actions, decisions, and approvals that would be required for the proposed project.
- **Chapter 4, Environmental Impact Analysis.** Contains project and cumulative analyses for various issues under several environmental topics. The subsection for each environmental topic, listed below, contains an introduction and description of the environmental setting, which represents the existing physical conditions on the project site and in the project vicinity as of November 10, 2018, when the NOP was published; regulatory framework; thresholds of significance; method of analysis; project impacts and mitigation measures (if required); cumulative impacts and mitigation (if required); and references:
  - Section 4.1, Aesthetics
  - Section 4.2, Air Quality
  - Section 4.3, Biological Resources

- Section 4.4, Cultural and Tribal Cultural Resources
  - Section 4.5, Energy
  - Section 4.6, Geology, Soils, and Paleontological Resources
  - Section 4.7, Greenhouse Gas Emissions
  - Section 4.8, Hazards and Hazardous Materials
  - Section 4.9, Hydrology and Water Quality
  - Section 4.10, Land Use and Planning
  - Section 4.11, Mineral Resources
  - Section 4.12, Noise
  - Section 4.13, Population and Housing
  - Section 4.14, Public Services
  - Section 4.15, Recreation
  - Section 4.16, Transportation
  - Section 4.17, Utilities and Service Systems
  - Section 4.18, Wildfire
- **Chapter 5, Other CEQA Considerations.** Provides discussions required by CEQA regarding unavoidable significant effects, growth-inducing impacts, and environmental effects found not to be significant.
  - **Chapter 6, Alternatives.** Describes alternatives to the proposed project that could avoid or substantially lessen significant effects and evaluates their environmental effects in comparison to the proposed project.
  - **Chapters 7, Preparers and Persons Contacted.** Identifies the persons who prepared this Revised EIR and others who were contacted during its preparation.

Volume II of the Revised EIR consists of the following technical appendices:

- Appendix A, NOP and NOP Comments Received (November 2018)
- Appendix B, Photographs and Visual Simulations Process (March 2020)
- Appendix C1, Air Quality Analysis (May 2020)
- Appendix C2, Health Risk Assessment (May 2020)
- Appendix D, Biological Resources Technical Report (May 2020)
- Appendix E1, Confidential Cultural Resources Phase I Survey Report (December 2017)
- Appendix E2, Confidential Phase II Cultural Resources Testing and Evaluation Report (May 2020)
- Appendix E3, Confidential Tribal Cultural Resources Consultation Efforts Memorandum (May 2020)
- Appendix E4, Confidential Phase I In-Fill Pedestrian Surveys (February 2020)
- Appendix F, Energy Analysis Report (May 2020)

- Appendix G1, Geotechnical Investigation for Fanita Commons, Orchard Village, and Vineyard Village (April 2020)
- Appendix G2, Geotechnical Investigation for Fanita Parkway Widening and Extension (April 2020)
- Appendix G3, Geotechnical Investigation for Off-Site Improvements to Cuyamaca Street (April 2020)
- Appendix G4, Geologic Investigation for Off-Site Improvements to Magnolia Avenue (April 2020)
- Appendix G5, Paleontological Resource Assessment (May 2020)
- Appendix H, Greenhouse Gas Analysis (May 2020)
- Appendix I, Phase I Environmental Site Assessment (December 2019)
- Appendix J1, Master Drainage Study (January 2020)
- Appendix J2, Priority Development Project Stormwater Quality Management Plan for Fanita Commons, Orchard Village, and Vineyard Village (January 2020)
- Appendix J3, Priority Development Project Stormwater Quality Management Plan for Fanita Parkway from Ganley Road to Orchard Village, Cuyamaca Street South of Orchard Village and Magnolia Avenue (January 2020)
- Appendix J4, Green Streets Priority Development Project Exempt Stormwater Quality Management Plan for Fanita Parkway from Mast Boulevard to Ganley Road, Cuyamaca Street South of Orchard Village, Magnolia Avenue and Summit Avenue (January 2020)
- Appendix J5, Stormwater Infiltration Feasibility Study (April 2020)
- Appendix J6, Potential Critical Course Sediment Yield Area Analysis (On-Site) (September 2019)
- Appendix J7, Potential Critical Course Sediment Yield Area Analysis (Off-Site) (September 2019)
- Appendix K, Aggregate Report (March 2020)
- Appendix L, Noise Technical Report (May 2020)
- Appendix M, Public Services Will Serve Letters (School, Police, Fire, and Waste) (2019 and 2020)
- Appendix N, Transportation Impact Analysis, Vehicle Miles Traveled Analysis, and Transportation Demand Management Plan (March 2020)
- Appendix O1, Water Service Study (February 2020)
- Appendix O2, Sewer Service Study (February 2020)
- Appendix O3, Water Supply Assessment (February 2020)
- Appendix O4, Private Residential Water Systems Memorandum (March 2020)
- Appendix P1, Fire Protection Plan and Construction Fire Prevention Plan (May 2020)
- Appendix P2, Wildland Fire Evacuation Plan (May 2020)

The cultural and tribal cultural resources reports in Appendix E are considered confidential and are bound under a separate cover because they contain sensitive information regarding the location and components of cultural and tribal cultural resources. Pursuant to state and federal law, these documents are not made available to the general public. Individuals who meet the Secretary of the Interior's Professional Qualifications Standards or California State Personnel Board Specification for Associate State Archaeologist or are a representative of a tribal government may request to view the reports by appointment at the City's Department of Development Services. At the time of the request, the individual shall provide a copy of their qualifications to the City along with a letter stating that they will not distribute the confidential documents. Archaeological site locations are exempt from the California Public Records Act, as specified in California Government Code, Section 6254.10, and from the Freedom of Information Act (Exemption 3), under the legal authority of both the National Historic Preservation Act (Public Law 102-574, Section 304[a]) and the Archaeological Resources Protection Act (Public Law 96-95, Section 9[a]).

When complete, Volume III of the Final Revised EIR will include the following:

- Comments received on the Draft Revised EIR during the public review period
- Responses to comments received on the Draft Revised EIR during the public review period
- Revisions and enhancements to the Draft Revised EIR
- Mitigation Monitoring and Reporting Program

## 2.6 Documents Incorporated by Reference

CEQA Guidelines, Section 15150, permits an EIR to incorporate, by reference, documents that provide pertinent material used in preparation of the EIR. The following specific requirements pertain to documents incorporated by reference:

- Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text.
- The document incorporated by reference shall be made available to the public for inspection at a public place. This availability must be stated in the EIR.
- When incorporating by reference, the text shall briefly summarize the incorporated material and describe the relationship between the incorporated document and the EIR.

The City has incorporated the following documents by reference in the preparation of this Revised EIR:

- **Santee General Plan – City of Santee, California (adopted August 27, 2003; partially amended 2013 and 2017).** This document serves as the framework for public policy and land use decisions in the City. The Housing Element, updated in 2013, added 1,395 residential units to the Residential Site Inventory (included as Appendix C, Table C-1) for the proposed project site. The Mobility Element, updated in 2017, designates Cuyamaca Street, Fanita Parkway, and Magnolia Avenue as major arterials and

- recommends their extension as high priority for the City. A summary of relevant Santee General Plan goals, objectives, and policies as they relate to the proposed project is provided in Section 4.10, Land Use and Planning. References to the Santee General Plan can be found in many of the Chapter 4 sections.
- **Final Master EIR for the City of Santee General Plan Update (June 6, 2003).** The Master EIR provides the CEQA documentation for the Santee General Plan.
  - **City of Santee Zoning Code.** The Zoning Code is the primary regulatory document for land use in the City. Adopted July 12, 1985, and amended most recently in October 2019, the Zoning Code acts as an implementation vehicle for elements of the Santee General Plan.
  - **City of Santee Grading Ordinance.** This document governs grading of land in the City. This Revised EIR incorporates the ordinance in discussions of the proposed project grading, which is discussed in Chapter 3.
  - **MSCP Plan.** Prepared by the City of San Diego in 1998, this plan sets forth the planning and management framework for lands preserved under the City’s proposed MSCP Subarea Plan. The MSCP Plan is currently being used by the City to develop more preserve-specific or area-specific management plans.
  - **2018 Draft MSCP Subarea Plan.** This plan sets forth the planning and management framework for lands in the City of Santee subject to the MSCP Plan. A draft of the plan was submitted to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for review in December 2018 and is currently being completed by the City with resource agency input.
  - **Sustainable Santee Plan.** The Sustainable Santee Plan is the City’s adopted climate action plan that provides policy direction and identifies actions the City and community will take to reduce the generation of greenhouse gas emissions consistent with State of California goals and targets. The Sustainable Santee Plan and its corresponding EIR were approved by the Santee City Council in January 2020. On February 7, 2020, Preserve Wild Santee, Climate Action Campaign, and the Center for Biological Diversity filed a lawsuit challenging the City’s adoption of the Sustainable Santee Plan and certification of the related Environmental Impact Report (Preserve Wild Santee et al. v. City of Santee, San Diego Superior Court Case No. 37-2020-00007331-CU-TT-CTL).
  - **Local Santee Urban Wildland Interface Amendments to the 2010 California Fire Code.** These code sections establish the requirements for safeguarding life and property from the dangers of wildland fires. The regulations are intended to minimize the risk to life and structures from wildland fire exposure, enhance firefighter safety, minimize fire exposure from adjacent structures, and minimize structure fires from spreading to wildland areas.

These documents are available for review at the City of Santee, Development Services Department, 10601 Magnolia Avenue, Santee, California 92071 during normal business hours. Several City documents incorporated by reference are also available on the City's website at <https://www.cityofsanteeca.gov>.

## **2.7 Concurrent Preparation of the Administrative Record**

In compliance with California Public Resources Code, Section 21167.6.2:

THIS DOCUMENT IS SUBJECT TO SECTION 21167.6.2 OF THE PUBLIC RESOURCES CODE, WHICH REQUIRES THE RECORD OF PROCEEDINGS FOR THIS PROJECT TO BE PREPARED CONCURRENTLY WITH THE ADMINISTRATIVE PROCESS; DOCUMENTS PREPARED BY, OR SUBMITTED TO, THE LEAD AGENCY TO BE POSTED ON THE LEAD AGENCY'S INTERNET WEB SITE; AND THE LEAD AGENCY TO ENCOURAGE WRITTEN COMMENTS ON THE PROJECT TO BE SUBMITTED TO THE LEAD AGENCY IN A READILY ACCESSIBLE ELECTRONIC FORMAT.

The record of proceedings may be accessed at <https://www.cityofsanteeca.gov>.