

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/> County Clerk County of: San Diego Address: 1600 Pacific Highway, Suite 260 San Diego, CA 92112-1750	FROM:	Public Agency/Lead Agency: City of Santee Address: 10601 Magnolia Avenue Santee, CA 92071 Contact: Sandi Sawa, AICP Phone: (619) 258-4100, ext. 167
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TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation (formerly Office of Planning and Research) P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) N/A	Address:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	2005061118	
Project Title: Fanita Ranch Project		
Project Applicant: HomeFed Fanita Rancho, LLC, 1903 Wright Place, Suite 220, Carlsbad, CA 92008, c/o Jeff O'Connor ([760] 918-8200)		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The Fanita Ranch Project (proposed project) site consists of approximately 2,638 acres of land in the northern portion of the City of Santee (City) in eastern San Diego County. The project site is north of State Route 52 and west of State Route 67 and would be accessed from the future northern extensions of Fanita Parkway and Cuyamaca Street via Mast Boulevard and the future extension of Magnolia Avenue to Cuyamaca Street. The project site is bordered by Marine Corps Air Station Miramar and Padre Dam Municipal Water District facilities to the west, including Santee Lakes Recreation Preserve; open space/recreational areas, including Goodan Ranch/Sycamore Canyon County Preserve to the north and west; City residential neighborhoods to the south; and the unincorporated residential community of Eucalyptus Hills to the east. Please see attached map.		
General Project Location (City and/or County): Santee, County of San Diego		
Project Description: On June 11, 2025, at a regularly held public meeting of the Santee City Council, the City adopted Resolution No. 072-2025 certifying the Final Recirculated Revised Environmental Impact Report (EIR) (SCH No. 2005061118) including the Second Recirculated Sections for the proposed project, adopting Findings of Fact and a Statement of Overriding Considerations under the California Environmental Quality Act, adopting a Mitigation Monitoring and Reporting Program, and approving the proposed project.		
The proposed project has been revised from a prior application, which was most recently approved by the City on September 14, 2022. The earlier approvals and the Final Recirculated Sections of the Final Revised EIR for those approvals were subject to litigation and ultimately rescinded by the City pursuant to a September 2024 order of the San Diego County Superior Court, which found the deficiencies in the Final Recirculated Sections related to Santee General Plan inconsistency. No other deficiencies in the Final Recirculated Sections were identified. The Second Recirculated Sections of the Final Revised EIR include revisions to Section 4.10, Land Use and Planning, of the Final Recirculated Sections to correct deficiencies related to Santee General Plan inconsistency, as identified in the trial court's 2024 ruling,		

judgment, and writ. The Second Recirculated Sections also include a new Preface and appendices, which consist of the trial court’s ruling, judgment, and writ and a memorandum providing additional legal support and analysis for the discussion found in Section 4.10.

The project site consists of approximately 2,638 acres of land in the northern portion of the City. The proposed project proposes a community consisting of approximately 2,949 residential units under a preferred land use plan with school, or 3,008 units under a land use plan without school, including 445 units of senior housing, 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 to designate approximately 63 percent of the site as Habitat Preserve. The natural open space outside the development areas would be dedicated to the City’s Draft Multiple Species Conservation Program Subarea Plan for long-term protection and management as a Habitat Preserve.

The three villages are arranged around a central Farm to support farming and wellness as the theme for the proposed project. 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 in the southwestern corner of the site, which would include 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 streets, Fanita Parkway, Cuyamaca Street, and Magnolia Avenue, and provide alternative mode circulation systems for bicycles, pedestrians, and low-speed vehicles. In addition, the proposed project would provide a comprehensive fire protection system including fire safety features and design measures that have proven to perform well in wildland-urban interface and Very High Fire Hazard Severity Zones. The primary features include ignition-resistant materials, fuel modification zones, multiple ingress/egress points, water availability, and fire response.

The Santee General Plan identifies the proposed project as Planned Development (PD). At the June 11, 2025, Santee City Council meeting, the City also adopted Resolution No. 073-2025 approving Vesting Tentative Map (TM2025-0001), Resolution No. 074-2025 approving Development Plan and Development Review Permit (DR-2025-0001), Resolution No. 075-2025 approving Conditional Use Permit P2025-0001, Resolution No. 076-2025 approving Conditional Use Permit P2025-0002, and Resolution No. 077-2025 approving Conditional Use Permit P2025-0003.


Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

HomeFed Fanita Rancho, LLC, c/o Jeff O’Connor ([760] 918-8200), 1903 Wright Place, Suite 220, Carlsbad, CA 92008

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on June 11, 2025 and has made the following determinations regarding the above described project:

1.	<input checked="" type="checkbox"/>	The project will have a significant effect on the environment.
	<input type="checkbox"/>	The project will NOT have a significant effect on the environment
2.	<input checked="" type="checkbox"/>	A Revised Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project.
6.	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final Revised EIR with comments and responses, supporting technical reports, Mitigation Monitoring and Reporting Program, and record of project approval is available to General Public at:		
Custodian: Sandi Sawa, AICP Director of Planning & Building/City Planner (619) 258-4100, ext. 167		Location: City of Santee 10601 Magnolia Avenue, Santee, CA 92071

Date: <u>6/12/25</u>	Signature: <u></u>
	Name: <u>Sandi Sawa,</u> <u>AICP</u>
Date Received for Filing: _____	Title: <u>Director of Planning & Building/City</u> <u>Planner</u>

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Project Location Map

