NOTICE OF DETERMINATION

TO:		FROM:	
	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: San Diego Address: 1600 Pacific Highway, Suite 260 P.O. Box 121750 San Diego, CA 92112-1750 Phone: (619) 237-0502 ☐ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) ☒ 1400 Tenth Street, Rm. 113 Sacramento, CA 95814		**Public Agency/Lead Agency:** City of Santee **Address:** 10601 Magnolia Avenue Santee, CA 92071 **Contact:** Chris Jacobs Principal Planner **Phone:** (619) 258-4100, ext. 182

SUBJECT: Filing of Notice of Determination in Compliance with § 21108 or 21152 of the Public Resources Code.

Project Title: Fanita Ranch Project (SCH# 2005061118)

Project Applicant: HomeFed Fanita Rancho, LLC

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 site consists of approximately 2,638 acres of land located in the northern portion of the City of Santee (City) in eastern San Diego County. The site lies north of State Route (SR) 52 and west of SR-67 and would be accessed from the future northerly extensions of Fanita Parkway and Cuyamaca Street via Mast Boulevard. 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 Regional Park and Sycamore Canyon Open Space 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): City of Santee

Project Description: On September 23, 2020, at a regularly held public meeting of the City Council, the City of Santee adopted Resolution No. 093-2020 certifying the Revised Environmental Impact Report ("EIR") for the Fanita Ranch Project ("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 Project. The Project has been revised from a prior application approved by the City in 2007. The earlier approvals and the original EIR for those approvals were subject to litigation from 2008-2012 and ultimately vacated by the City. The EIR adopted on September 23, 2020 is considered a Revised EIR in that it fully evaluates the 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.

The Project site 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 residential 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 Habitat Preserve. The natural open space outside the development areas would be dedicated to the City's Multiple Species Conservation Program 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 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 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 include a limited range of uses due to geological constraints. The 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 Project would also improve and construct new segments of two Santee General Plan Mobility Element streets: Fanita Parkway and Cuyamaca Street, and provide alternative mode circulation systems for bicycles, pedestrians, and low-speed vehicles. In addition, the Project would provide a comprehensive fire protection system of 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 Fanita Ranch as Planned Development (PD). At the September 23, 2020 City Council meeting, the City of Santee also adopted Resolution No.094-2020 approving a General Plan Amendment (GPA2017-2); Resolution No.095-2020 approving a Vesting Tentative Map (TM2017-3); Resolution No. 096-2020 approving a Development Review Permit (DR2017-4); and Resolution Nos 097-2020 and 098-2020 approving Conditional Use Permits P2017-5 and P2020-2. The City also introduced for first reading Ordinance No. 580 amending Chapter 13.04 ("Administration") and adding Chapter 13.20 ("Specific Plan District)" to Title 13 of the Santee Municipal Code, and adopting the Fanita Ranch Specific Plan and Ordinance No. 581 approving and authorizing the City Manager to execute a Development Agreement with HomeFed Fanita Rancho LLC.

This is to advise that the City of Santee as Lead Agency approved the Project on September 23, 2020 and made the following determinations regarding the Project:

1.	☒	The Project will have a significant effect on the environment.
2.	☒	A Revised Environmental Impact Report was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures were made a condition of the approval of the Project, and a mitigation monitoring or reporting program was adopted for this Project.
4.	☒	A Statement of Overriding Considerations was adopted for the Project.
5.	☒	Findings were made pursuant to the provisions of CEQA.
		This certifies that the Final Revised Environmental Impact Report with comments and responses, supporting technical reports, Mitigation Monitoring and Reporting Program, and record of project approval is available to the General Public at: 10601 Magnolia Avenue, Santee, CA 92071

Custodian: Chris Jacobs, Principal Planner, Department of Development Services, (619) 258-4100, Ext. 182	**Location**: 10601 Magnolia Avenue, Santee, CA 92071
Date: 9-24-20	Chris Jacobs Principal Planner **Signature/Title:**

Governor's Office of Planning & Research

Date Received for Filing: Sep 24 2020

STATE CLEARINGHOUSE

Specific Project Location Map

