

Fanita Ranch Project

Summary

SCH Number	2005061118
Lead Agency	City of Santee
Document Title	Fanita Ranch Project
Document Type	NOD - Notice of Determination
Received	9/19/2022
Posted	9/19/2022
Document Description	<p>On September 14, 2022, at a regularly held public meeting of the City Council, the City of Santee adopted Resolution No. 112-2022, certifying the Final Revised Environmental Impact Report (“EIR”) (SCH #2005061118) for the Fanita Ranch 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 most recently approved by the City on September 23, 2020. The earlier approvals and the EIR for those approvals were subject to litigation and ultimately rescinded by the City on May 25, 2022 pursuant to a March 3, 2022 order of the San Diego County Superior Court, which found the EIR inadequate on the issue of wildfire and evacuation analysis. Recirculated Sections of the Final Revised EIR were prepared for the Project to revise the wildfire and evacuation analysis based on the Court’s order. The Recirculated Sections also include revisions to the Project Description and Land Use and Planning sections of the Final Revised EIR because the Fanita Ranch project has been certified as an Essential Housing Project pursuant to the City’s Essential Housing Program and no longer requires or seeks a General Plan Amendment, Specific Plan, Rezone, or Development Agreement.</p> <p>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.</p> <p>The three villages are arranged around a central Farm to support fanning 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</p>

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 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 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 14, 2022 City Council meeting, the City of Santee also adopted Resolution No. 113-2022 approving Vesting Tentative Map (TM2022-1), Resolution No. 114-2022 approving Development Plan and Development Review Permit (DR2022-4), Resolution No. 115-2022 approving Conditional Use Permit P2022-1, Resolution No. 116-2022 approving Conditional Use Permit P2022-2, and Resolution No. 117-2022 approving Conditional Use Permit P2022-3.

Contact Information

Name	Chris Jacobs
Agency Name	City of Santee
Job Title	Principal Planner
Contact Types	Lead/Public Agency
Address	10601 Magnolia Avenue, Santee, CA 92071 Santee, CA 92071
Phone	(619) 258-4100 ext. 182
Email	CJacobs@CityofSanteeCa.gov

Location

Coordinates	32°53'24.8"N 116°58'45.6"W
Cities	Santee
Counties	San Diego
Regions	Citywide, Southern California
Cross Streets	Northerly extensions of Fanita Parkway and Cuyamaca Street
Zip	92071
Total Acres	2,638
Jobs	450

Parcel #	APN 380-040-43, APN 380-040-44, APN 374-030-02, APN 374-050-02
State Highways	SR-52, SR-125, SR-67
Railways	SD MTS Trolley
Airports	Gillespie Field, MCAS Miramar
Schools	Sycamore Canyon School
Waterways	San Diego River
Other Location Info	Remaining APNs from above: APN 374-060-01, APN 376-010-06, APN 376-030-01, APN 378-020-54, APN 378-030-08, APN 378-391-59, APN 378-392-61, APN 378-392-62, APN 378-382-58, APN 37

Notice of Determination

Approving Agency	City of Santee
Approving Agency Role	Lead Agency
Approved On	9/14/2022
County Clerk	San Diego
Final Environmental Document Available at	10601 Magnolia Avenue, Santee, CA 92071

Determinations

(1) The project will have a significant impact on the environment	Yes
(2a) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA	Yes
(2b) A Mitigated or a Negative Declaration was prepared for this project pursuant to the provisions of CEQA	No
(2c) An other document type was prepared for this project pursuant to the provisions of CEQA	No
(3) Mitigated measures were made a condition of the approval of the project	Yes
(4) A mitigation reporting or monitoring plan was adopted for this project	Yes
(5) A Statement of Overriding Considerations was adopted for this project	Yes
(6) Findings were made pursuant to the provisions of CEQA	Yes

Attachments

Notice of Determination

Final EIR including Recirculated Sections
Form_F_2020_Notice_of_Determination_RecircSections-c1 PDF 209 K

Disclaimer: The Governor’s Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at [\(916\) 445-0613](tel:9164450613). For more information, please visit [OPR’s Accessibility Site](#).

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: Chris Jacobs Phone: (619) 258-4100, ext. 182
-----	--	-------	---

TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) N/A Address:
-----	--	---

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 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 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 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): Santee, County of San Diego		
Project Description: On September 14, 2022, at a regularly held public meeting of the City Council, the City of Santee adopted Resolution No. 112-2022, certifying the Final Revised Environmental Impact Report ("EIR") (SCH #2005061118) for the Fanita Ranch 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 most recently approved by the City on September 23, 2020. The earlier approvals and the EIR for those approvals were subject to litigation and ultimately rescinded by the City on May 25, 2022 pursuant to a March 3, 2022 order of the San Diego County Superior Court, which found the EIR inadequate on the issue of wildfire and evacuation analysis. Recirculated Sections of the Final Revised EIR were prepared for the Project to revise the wildfire and evacuation analysis based on the Court's order. The Recirculated Sections also include revisions to the Project Description and Land Use and Planning sections of the Final		

Revised EIR because the Fanita Ranch project has been certified as an Essential Housing Project pursuant to the City's Essential Housing Program and no longer requires or seeks a General Plan Amendment, Specific Plan, Rezone, or Development Agreement.

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 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 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 14, 2022 City Council meeting, the City of Santee also adopted Resolution No. 113-2022 approving Vesting Tentative Map (TM2022-1), Resolution No. 114-2022 approving Development Plan and Development Review Permit (DR2022-4), Resolution No. 115-2022 approving Conditional Use Permit P2022-1, Resolution No. 116-2022 approving Conditional Use Permit P2022-2, and Resolution No. 117-2022 approving Conditional Use Permit P2022-3.

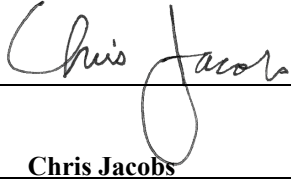
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use 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 September 14, 2022 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: Chris Jacobs, Principal Planner, City of Santee, Development Services Department (619) 258-4100 x182	Location: 10601 Magnolia Avenue, Santee, CA 92071

Date: <u>9/15/22</u>	
	Signature
	Name: <u>Chris Jacobs</u>
	Title: <u>Principal Planner</u>
Date Received for Filing: _____	

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

Project Location Map

