

NOTICE OF DETERMINATION

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| TO: | <input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) <input checked="" type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814 | FROM: | 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 |
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SUBJECT: Filing of Notice of Determination in Compliance with § 21108 or 21152 of the Public Resources Code.

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| <p>Project Title: Fanita Ranch Project (SCH# 2005061118)</p> |
| <p>Project Applicant: HomeFed Fanita Rancho, LLC, 1903 Wright Place, Suite 220, c/o Jeff O’Connor (760-918-8200), Carlsbad, CA 92008</p> |
| <p>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.</p> |
| <p>General Project Location (City and/or County): City of Santee</p> |
| <p>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.</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 farming and wellness as the theme for the Project. The</p> |


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 (collectively, "September 23 Approvals"). On September 23, 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. A separate Notice of Determination for the September 23 Approvals was filed with the Office of Planning and Research on September 24, 2020 and with the County Clerk on October 2, 2020 ("Previously Filed NOD").

On October 14, 2020 at a regularly held public meeting of City Council, the City of Santee conducted a second reading and adopted 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 (collectively, "October 14 Approvals"). This Notice of Determination is applicable solely to the October 14 Approvals and is not intended to replace, repeat or supersede the Previously Filed NOD.

This is to advise that the City of Santee as Lead Agency approved the October 14 Approvals, as defined above, on October 14, 2020 and made the following determinations regarding the Project:

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| 1. | <input checked="" type="checkbox"/> | The Project will have a significant effect on the environment. |
| 2. | <input checked="" type="checkbox"/> | 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. | <input checked="" type="checkbox"/> | 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. | <input checked="" type="checkbox"/> | A Statement of Overriding Considerations was adopted for the Project. |
| 5. | <input checked="" type="checkbox"/> | 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: 10-15-20 | |  Principal Planner Signature/Title: |



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/10/19) Previously DFG 753.5a

RECEIPT
 37-2020- 0709
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2005061118

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTEE LEAD AGENCY EMAIL DATE 10/02/2020

COUNTY/STATE AGENCY OF FILING San Diego County DOCUMENT NUMBER 2020-NOD-0121

PROJECT TITLE FANITA RANCHO PROJECT SCH# 2005061118

PROJECT APPLICANT NAME HOMEFED FANITA RANCHO LLC PROJECT APPLICANT EMAIL PHONE NUMBER 760-918-8200

PROJECT APPLICANT ADDRESS 1903 WRIGHT PLACE SUITE 220 CITY CARLSBAD STATE CA ZIP CODE 92008

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
 Environmental Impact Report (EIR) \$3,343.25 \$ 3,343.25
 Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ 0.00
 Certified Regulatory Program document (CRP) \$1,136.50 \$ 0.00
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
 County documentary handling fee \$ 50.00
 Other \$ 0.00

PAYMENT METHOD:
 Cash Credit Check Other TOTAL RECEIVED \$ 3,393.25

SIGNATURE X AGENCY OF FILING PRINTED NAME AND TITLE San Diego County CARLOS TERAN, Deputy

Payment Reference #: CHECK #2939 AND #2940
 RECEIVED
 OCT 7 2020
 Dept. of Development Services
 City of Santee