

NOTICE OF DETERMINATION

TO:	San Diego County Clerk 1600 Pacific Highway, Suite 260 P. O. Box 121750 San Diego, CA 92112-1750 Phone: (619) 237-0502	FROM:	Public Agency: City of Santee 10601 Magnolia Avenue Santee, CA 92071 Contact: Chris Jacobs Phone: (619) 258-4100, ext. 182
TO:	Office of Planning and Research 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Click to enter Agency	
		Address: Click enter address	
		Contact:	Click to enter contact
		Phone:	Click to enter phone no.

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): 2004061029
Project Title: Castlerock (Resolution Requesting that the Local Agency Formation Commission of the County of San Diego Initiate Proceedings for the Weston Boundary Cleanup Reorganization)
Project Applicant (include address and telephone number): Pardee Homes (now Tri Pointe Homes), c/o Jimmy Ayala, 13400 Sabre Springs Parkway, Suite 200, San Diego, CA 92128; 858-794-2579
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): North side of Mast Boulevard between Medina Drive and West Hills Parkway in the City of San Diego, adjacent to the City of Santee boundary.
General Project Location (City and/or County): City of Santee, County of San Diego
Project Description:

In 2013, the City of Santee (“Santee”), the City of San Diego (“San Diego”), Padre Dam Municipal Water District (“Padre Dam”), and Pardee Homes (now Tri Pointe Homes) entered into an Annexation Agreement to set forth the terms and conditions upon which a property consisting of approximately 108.72 acres for the proposed residential development referred to as the Castlerock Project, now known as Weston (“Weston Property”), would be detached from San Diego and annexed into Santee, Padre Dam, and County Service Areas (“CSAs”) 69 and 135.

More specifically, on September 16, 2013 and October 1, 2013, the City of San Diego, as the lead agency for the Project under CEQA, took action to certify a Final Environmental Impact Report; adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; approve the Project; and approve an Annexation Agreement outlining the process to detach the territory from San Diego and annex it into the jurisdictional boundaries of Santee, Padre Dam, CSA 69 and CSA 135.

On October 9, 2013, the City of Santee, as a responsible agency under CEQA, approved the Annexation Agreement, made certain responsible agency findings under CEQA, and adopted Resolution No. 088-2013 initiating proceedings pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 *et seq.*) for the above-mentioned changes of organization. On November 5, 2015, the Local Agency Formation Commission (“LAFCO”) approved “The Castlerock Reorganization (City of Santee) RO13-99”, a reorganization that accomplished the annexations and detachments as well as related sphere of influence amendments involving Santee, San Diego, Padre Dam, and CSAs 69 and 135.

The Weston project is now fully developed. During the development process, it was determined that there were discrepancies between the tentative map included in the Annexation Agreement, and the annexation map ultimately adopted by LAFCO. Specifically, the vernal pool lot that was to remain in San Diego was unintentionally annexed into Santee and Padre Dam, and portions of Weston Road and Trailridge Avenue were split between Santee / Padre Dam, and San Diego. A corrective effort is needed to resolve these inadvertent boundary description errors in order to adhere to conservation easements, to ensure that the portions of Weston Road and Trailridge Avenue that are split between jurisdictions will be annexed to and become a part of Santee and Padre Dam’s boundaries and sphere of influence, and that the vernal pools and other portions of the San Diego Multi-Habitat Planning Areas are detached from Santee and Padre Dam, and annexed back into San Diego’s boundaries and sphere of influence.

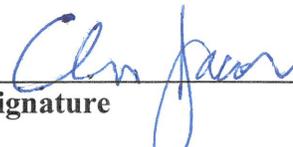
On January 26, 2022, Santee City Council adopted Resolution No. 007-2022 requesting that LAFCO initiate proceedings for the Weston Boundary Cleanup Reorganization. The territory within the boundary correction areas is uninhabited, and no residential development will occur within the boundary correction areas. The proposed reorganization does not involve any new water service, sewer service, fire protection service, or police protection service, and no physical changes would occur to the Weston Property warranting further environmental review. The Weston Boundary Cleanup Reorganization is solely a boundary clarification consistent with the project analyzed in the EIR and approved in 2013. No further CEQA review is required.

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.

Pardee Homes (now Tri Pointe Homes), c/o Jimmy Ayala, 13400 Sabre Springs Parkway, Suite 200, San Diego, CA 92128; 858-794-2579

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on January 26, 2022 and has made the following determinations regarding the above described project:

1.	The project [<input checked="" type="checkbox"/> will <input type="checkbox"/> will not] have a significant effect on the environment.
2.	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified for the underlying project by the lead agency, the City of San Diego, pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. The City of Santee as a responsible agency under CEQA considered the EIR.
	<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 type="checkbox"/> Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made a condition of the approval of the project.
4.	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
6.	<input type="checkbox"/> Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA (Sections 15091, 15093 and 15096).
7.	<input checked="" type="checkbox"/> Subsequent or supplemental environmental review by the City of Santee was NOT required. Pursuant to State CEQA Guidelines sections 15162 and 15163, there have been no changes in the Project approved by the City of San Diego, changes in circumstances, or new information since the City of San Diego certified the EIR and Santee considered the EIR as a responsible agency.
<p>This is to certify that the Final Environmental Impact Report with comments and responses and record of the Castlerock project approval is available to General Public at the following locations:</p> <p>City of San Diego, Development Services Department, 1222 First Avenue, San Diego, CA 92101.</p> <p>City of Santee, City Clerk's office, 10601 N. Magnolia, Bldg #3, City of Santee, CA 92071</p>	

<p>Date: January 27, 2022</p>	<p style="text-align: center;"></p> <hr/> <p>Signature</p> <p>Name: Chris Jacobs <small>Click to enter name</small></p> <p>Title: Principal Planner</p>
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Date Received for Filing: Click or tap to enter a date.

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

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk	FROM:	City of Santee Dept. of Development Services 10601 Magnolia Ave. Santee, CA 92071-1266 (619) 258-4100, ext. 182
	1130167 RECORDER/COUNTY CLERK'S OFFICE 1600 Pacific Highway, Suite 260 P.O. Box 121750 * San Diego, CA 92112-1750 Tel. (619)237-0502 * Fax (619)557-4155		FILED Ernest J. Dronenburg, Jr. Recorder County Clerk

TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 <input checked="" type="checkbox"/> 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814		OCT 11 2013 BY <u>C. Dueñas</u> DEPUTY
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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Castlerock		
State Clearinghouse Number:	Contact Person:	Telephone Number:
2004061029	Melanie Kush, City of Santee	(619) 258-4100, ext. 167
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): North side of Mast Boulevard between Medina Drive and West Hills Parkway, adjacent to the City of Santee boundary		
General Project Location (City and/or County): City of Santee		
Project Description: The Castlerock Project ("Project") includes two scenarios: the Annexation Scenario and the No Annexation Scenario. The Annexation Scenario includes the annexation of the Territory (as described in the EIR certified by the City of San Diego) from the City of San Diego to the City of Santee and Padre Dam Municipal Water District. The Annexation Scenario would result in the construction of a 430-unit residential development with 283 detached single-family residences and 147 single-family detached units clustered on larger lots (green court units), approximately 4.0 acres (gross) of public parks, 0.64 acre (0.49 acre usable) of pocket parks, a multi-use trail, and public streets and private driveways on the Project site. The remaining 94.89 acres of the property would be preserved as Multi-Habitat Planning Area (MHPA) open space. Under the No Annexation Scenario, the site would remain in San Diego's jurisdiction and would result in the construction of a 422-unit residential development with 282 detached single-family residences, 140 single-family green court units, approximately 4.0 acres (3.0 acres usable) of public parks, 0.50 acre (0.39 acre usable) of pocket parks, a multi-use trail, and public streets and private driveways and 94.73 acres of MHPA open space. The site is located within the East Elliott Community Plan Area and within the Mission Trails Design District. The site is designated for residential use and is zoned RS-1-8.		
On September 16, 2013 and October 1, 2013, the City of San Diego, as the lead agency for the Project under CEQA, took action to certify a Final Environmental Impact Report; adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; approve the Project; and		

approve an Annexation Agreement outlining the process to detach the territory from the City of San Diego and annex it into the jurisdictional boundaries of Santee, Padre Dam, CSA 69 and CSA 135 ("Annexation Agreement").

On October 9, 2013, the City of Santee, as a responsible agency for the Project under CEQA, approved the Annexation Agreement, made certain responsible agency findings under CEQA, and adopted a Resolution of Application requesting that the Local Agency Formation Commission of the County of San Diego initiate proceedings for the detachment of the Territory from the City of San Diego and annexation of the Territory into the jurisdictional boundaries of the City of Santee and Padre Dam Municipal Water District, County Service Area 69, and County Service Area 135.

Project Applicant: Pardee Homes, c/o Jimmy Ayala, 6025 Edgewood Bend Court, San Diego, CA 92130; 858-794-2579

This is to advise that the (Lead Agency or Responsible Agency) has taken the above described action on October 9, 2013 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"/> An Environmental Impact Report was prepared and certified for this Project by the lead agency, the City of San Diego, pursuant to the provisions of CEQA. The City of Santee, as a responsible agency under CEQA, considered the EIR.
	<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.
7.	<input checked="" type="checkbox"/> Subsequent or supplemental environmental review by the City of Santee was NOT required. Pursuant to State CEQA Guidelines sections 15162 and 15163, there have been no changes in the Project approved by the City of San Diego, changes in circumstances, or new information since the City San Diego certified the EIR.

This certifies that the location and custodian of the documents which comprise the record of proceedings for the Final EIR (with comments and responses) and Project are available to the general public at the following locations:

City of San Diego:
M. Blake
Office of Development Services Department
1222 First Avenue
San Diego, CA 92101

City of Santee:
City Clerk's office
10601 N. Magnolia Bldg #3
City of Santee, CA 92071

Date: <u>October 11, 2013</u>	<u>Traci Cleveland</u> Signature:
Date Received for Filing: _____	<u>Associate Planner</u> Title:

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

IN THE OFFICE OF THE COUNTY CLERK
San Diego County on OCT 11 2013
Posted OCT 11 2013 Removed _____
Returned to agency on _____
Deputy C. Dueñas

State of California—The Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# SD2013 0827
STATE CLEARING HOUSE # (if applicable) 2004061029

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SANTEE DEPT. OF DEVELOPMENT SERVICES			DATE 10/11/2013
COUNTY/STATE AGENCY OF FILING SAN DIEGO			DOCUMENT NUMBER *20130167*
PROJECT TITLE CASTLEROCK			
PROJECT APPLICANT NAME PARDEE HOMES C/O JIMMY AYALA			PHONE NUMBER (858) 794-2579
PROJECT APPLICANT ADDRESS 6025 EDGEWOOD BEND COURT	CITY SAN DIEGO	STATE CA	ZIP CODE 92130
PROJECT APPLICANT (Check appropriate box):			
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

- | | | |
|---|------------|--------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | \$2,995.25 | \$ <u>2,995.25</u> |
| <input type="checkbox"/> Negative Declaration | \$2,156.25 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Program | \$1,018.50 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ <u>50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | \$ _____ |

130167

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other CHK: 2680584

TOTAL RECEIVED \$ 3,045.25

SIGNATURE X C. Dueñas	TITLE Deputy
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Ernest J. Dronenburg, Jr.

COUNTY OF SAN DIEGO ASSESSOR/RECORDER/COUNTY CLERK



ASSESSOR'S OFFICE

1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

www.sdarcc.com

RECORDER/COUNTY CLERK'S OFFICE

1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 237-0502 * Fax (619) 557-4155

Transaction #: 305241620131011

Deputy: CDUENAS

Location: COUNTY ADMINISTRATION BUILDING

11-Oct-2013 15:26

FEES:

2,995.25 Qty of 1 Fish & Game Env Impact (2500) for Ref# 20130167

50.00 Qty of 1 Fish and Game Filing Fee for Ref# 2013 0827

3,045.25 TOTAL DUE

PAYMENTS:

3,045.25 Check

3,045.25 TENDERED

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