



NOTICE OF AVAILABILITY Of a Draft Revised Environmental Impact Report for Fanita Ranch (SCH# 2005061118)

JUN 05 2021

STATE CLEARINGHOUSE

Notice is hereby given that the City of Santee (City) as the lead agency, in accordance with the California Environmental Quality Act (CEQA), has prepared a Draft Revised Environmental Impact Report (EIR) for the Fanita Ranch project. The Fanita Ranch project is considered a project under CEQA (Guidelines Section 15378), and the City has discretionary authority over the project (CEQA Guidelines Section 15357).

Proposed Project: Fanita Ranch would be a master planned community consisting of up to 2,949 housing units with a school, or 3,008 units without a school, up to 80,000 square feet of commercial uses, parks, open space, and agriculture uses. Development would be clustered, preserving approximately 63 percent of the site (approximately 1,650 acres) as Habitat Preserve. Development would be distributed into three villages. Each village would be defined by its location, unique physical characteristics, and mix of housing types and uses. In addition, the application identifies a Special Use Area located in the southwest corner of the site. The proposed onsite trail system would connect to existing offsite trails in Sycamore Canyon Open Space Preserve, Goodan Ranch Regional Park, Mission Trails Regional Park, and Santee Lakes Recreation Preserve. Improvements to three Santee General Plan Mobility Element streets (Fanita Parkway, Cuyamaca Street, and Magnolia Avenue) would occur to improve and connect the existing segments of these roadways to the Fanita Ranch project site.

The Santee General Plan identifies Fanita Ranch as Planned Development (PD). A General Plan Amendment would be processed concurrently with a Specific Plan to designate the Fanita Ranch project site with a Specific Plan (SP) land use designation. Additional discretionary actions include EIR Certification, Zone Reclassification, Development Agreement, Vesting Tentative Subdivision Map, two Conditional Use Permits and Development Review Permit.

Based upon the analysis and conclusions in the Draft Revised EIR, the project would result in potentially significant, unavoidable environmental impacts related to: i) air quality; ii) noise; iii) recreation; iv) transportation; and v) utilities.

The project would result in potentially significant impacts that would be reduced to less than significant with implementation of mitigation measures related to: i) air quality; ii) biological resources; iii) cultural and tribal cultural resources; iv) geology and soils (including paleontological resources); v) greenhouse gas emissions; vi) hazards and hazardous materials; vii) noise; and viii) transportation.

The site is not listed as a hazardous waste and substance site pursuant to Section 65962.5 of the Government Code. This includes, but is not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section.

Case File: Environmental Impact Report AEIS2017-11

Related Case Files: General Plan Amendment GPA2017-2, Specific Plan SP-2017-1, Zone District Amendment R2017-1, Vesting Tentative Map TM 2017-3, Development Review Permit DR2017-4; and Conditional Use Permits P2017-5 and P2020-2.

Applicant: HomeFed Fanita Rancho LLC

Project Location: 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.

Consistent with current Coronavirus Disease 2019 (COVID-19) restrictions, the Draft Revised EIR for the Fanita Ranch project can be reviewed by appointment only during regular business hours at the following locations:

City of Santee Department of Development Services
City of Santee Clerk's Office
10601 Magnolia Avenue, Santee, CA 92071

Electronic copies of the Draft Revised EIR can also be downloaded from the City's website at <http://www.cityofsanteeca.gov>.

Written and electronic comments addressing the Draft Revised EIR must be received by mail or email at the following address starting on Friday, May 29 and ending on Monday, July 13, 2020 at 5:00 p.m.:

Chris Jacobs, Principal Planner
Subject: Fanita Revised Draft EIR
Department of Development Services
City Hall, Building 4
10601 Magnolia Avenue
Santee, California 92071
Telephone: (619) 258-4100, extension 182
Email: cjacobs@cityofsanteeca.gov

THE DRAFT REVISED EIR IS SUBJECT TO SECTION 21167.6.2 OF THE PUBLIC RESOURCES CODE, WHICH REQUIRES THE RECORD OF PROCEEDINGS FOR THIS PROJECT TO BE PREPARED CONCURRENTLY WITH THE ADMINISTRATIVE PROCESS; DOCUMENTS PREPARED BY, OR SUBMITTED TO, THE LEAD AGENCY TO BE POSTED ON THE LEAD AGENCY'S INTERNET WEB SITE; AND THE LEAD AGENCY TO ENCOURAGE

WRITTEN COMMENTS ON THE PROJECT TO BE SUBMITTED TO THE LEAD AGENCY IN A READILY ACCESSIBLE ELECTRONIC FORMAT.

The record of proceedings may be accessed at <http://www.cityofsanteeca.gov>.

To make an appointment or for additional information, please contact Chris Jacobs, Principal Planner, at (619) 258-4100, extension 182, or cjacobs@cityofsanteeca.gov.

Fanita Ranch Location Map

