



PUBLIC HEARING NOTICE

SANTEE CITY COUNCIL

Notice is hereby given that the **Santee City Council** will hold a public hearing on the following:

6:30 p.m.	Wednesday	September	23	2020
Time	Day	Month	Date	Year

In an effort to protect public health and prevent the spread of COVID-19, the public hearing will be conducted via webinar and telephonically. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsantee.ca.gov>.

CASE REFERENCE: Fanita Ranch Project,

Severest's Office of Planning & Research

SEP 14 2020

STATE CLEARINGHOUSE

Case File Nos. Environmental Assessment AEIS2017-1; General Plan Amendment GPA2017-2; Specific Plan SP2017-1; Zoning Ordinance Amendment / Rezone R2017-1; Vesting Tentative Map TM2017-3; Development Review DR2017-4; Conditional Use Permits P2017-5 and P2020-2.

SUBJECT: Consideration of applications to develop the Fanita Ranch site. The Fanita Ranch project proposes master-planned development on 2,638 acres consisting of up to 2,949 housing units comprised of detached and attached homes, commercial uses (up to 80,000 square feet), a school site, parks, a farm and a Special Use area. Approximately 1,650 acres would be preserved and managed in a Habitat Preserve. If the school site is not acquired for school use, the site may be developed with 59 units, for a total of 3,008. 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. A 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. Completion of two Santee General Plan Mobility Element streets (Fanita Parkway and Cuyamaca Street) are included in the proposed project.

At the public hearing, the City Council will be asked to consider the following actions:

1. Certify the Final Revised Environmental Impact Report (EIR) for the Fanita Ranch project, adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in compliance with CEQA, by Resolution (Case File No. AEIS2017-11); and
2. Approve General Plan Amendment (GPA2017-2) by Resolution to i) re-designate the project site from PD – Planned Development, R1 – Low Density Residential, and HL – Hillside/Limited Residential to SP – Specific Plan; and ii) modify pertinent text and maps to align with the development concepts of the Fanita Ranch Specific Plan; and
3. Introduce for First Reading an Ordinance for the Fanita Ranch Specific Plan to amend the Santee Municipal Code to i) amend the base zone districts from PD – Planned Development, R1 – Low Density Residential, and HL – Hillside/Limited Residential to SP – Specific Plan; ii) amend Chapter 13.04 ("Administration") and; iii) add Chapter 13.20 ("Specific Plan District") to Title 13 (Case File Nos. R2017-1 and SP2017-1); and
4. Approve Vesting Tentative Map (TM2017-3) by Resolution to subdivide the subject property into lots; and
5. Approve the Development Review Permit (DR2017-4) by Resolution to provide conditions for future development of the property; and

6. Approve Conditional Use Permits (P2017-5 and P2020-2) by Resolutions (2) to authorize the future development of two public parks located in the Fanita Ranch Commons Village (4.2-acre Public Neighborhood Park and 31.2-Acre Public Community Park); and
7. Introduce for First Reading an Ordinance to approve and authorize the City Manager to execute the Fanita Ranch Development Agreement between the City of Santee and HomeFed Fanita Rancho LLC.

The purpose of this notice is to give property owners in the vicinity of the subject property and other interested parties an opportunity to be informed of the proposal prior to action by the City Council. The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure. A right to appeal a City Council decision is governed by the Code of Civil Procedure Section 1094.5. At the subject hearing any interested party may participate and be heard.

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. 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. See attached map.

ASSESSOR PARCEL NUMBERS: 374-030-02; 374-050-02; 374-060-01; 376-010-06; 376-020-03; 376-030-01; 378-020-46, 50, 54; 378-030-08; 378-210-01; 378-210-03, 04; 378-210-10, 11; 378-220-01; 378-381-49; 378-382-58; 378-391-59; 378-392-61, 62; 380-031-18; 380-040-43, 44.

EXISTING GENERAL PLAN LAND USE DESIGNATIONS:

PD – Planned Development, R1 – Low Density Residential, and
HL – Hillside/Limited Residential

EXISTING ZONING:

PD – Planned Development, R1– Low Density Residential, and
HL – Hillside/Limited Residential

PROPOSED GENERAL PLAN LAND USE DESIGNATION: SP – Specific Plan

PROPOSED ZONING: SP – Specific Plan

ENVIRONMENTAL STATUS: A Final Revised Environmental Impact Report (State Clearinghouse Number SCH#2005061118) will be presented to the City Council for certification in compliance with the California Environmental Quality Act (CEQA). Areas of significant and unmitigable impact that require a Statement of Overriding Considerations include Air Quality, Noise and Transportation. Additionally, construction/operation of new utilities and recreation facilities would result in significant unmitigable impacts in these three environmental issue areas.

ADDITIONAL INFORMATION: If you have questions about the proposal, want to submit comments, or wish to discuss the project with staff of the Department of Development Services prior to the hearing, you may contact the Project Planner, Chris Jacobs, at 10601 Magnolia Avenue, Santee, California, 92071-1222, phone (619) 258-4100, extension 182. You may also review the project file during business hours at the Development of Development Services: Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.

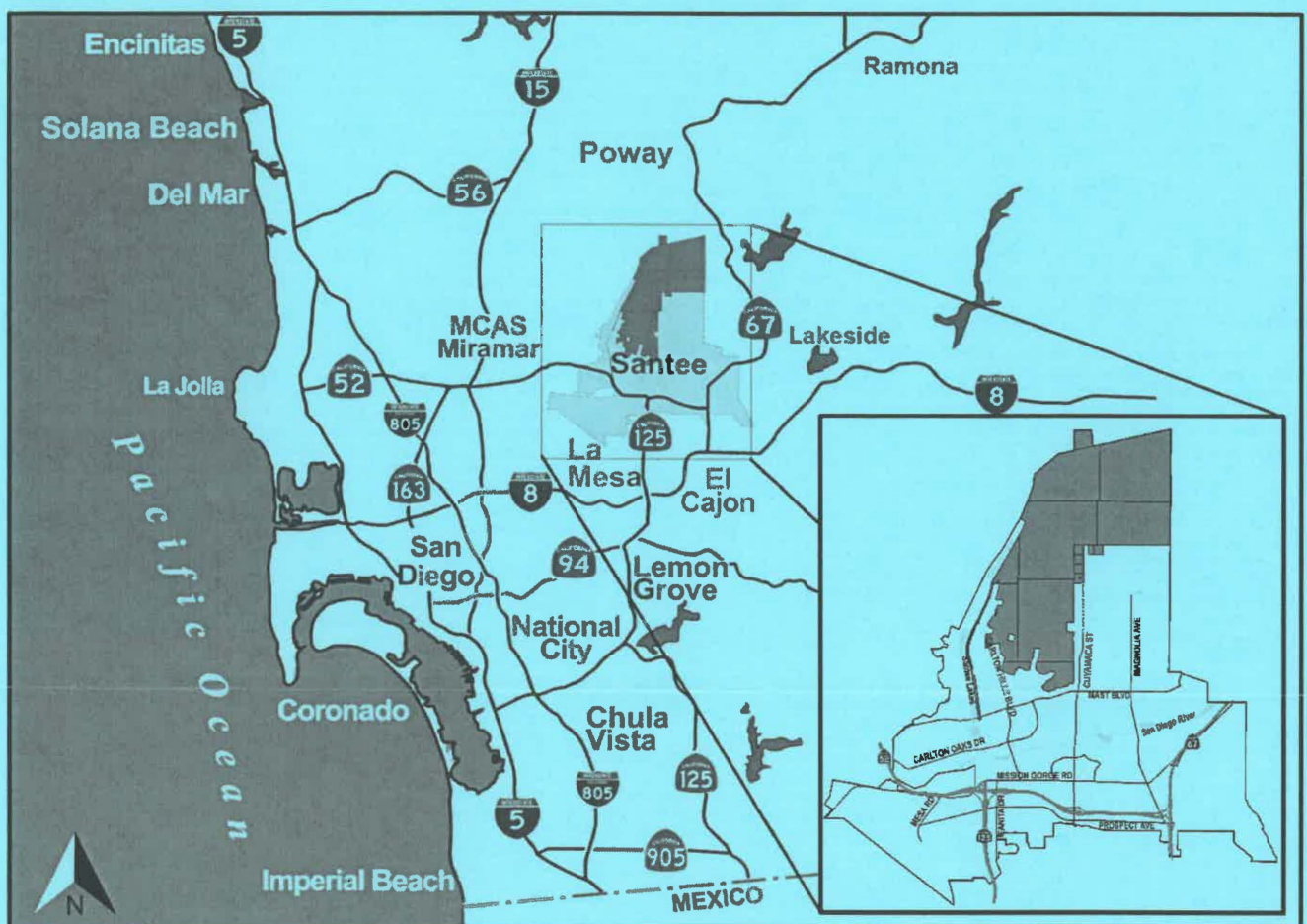
The City of Santee complies with the Americans with Disabilities Act. If you require reasonable

accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Santee at, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure Section 1094.6.

The September 23, 2020 meeting will be conducted pursuant to the provisions of the Governor's Executive Order which suspend certain requirements of the Ralph M. Brown Act. In an effort to protect the public health and prevent the spread of COVID-19, the City Council Meeting will be conducted via webinar and telephonically. Please check the City's website at www.cityofsantee.ca.gov for information on how to watch or listen, or participate in the City Council meeting.

Fanita Ranch Project Location Map



City of Santee • 10601 Magnolia Avenue • Santee, California 92071-1222 • (619) 258-4100