

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Lantern Crest Ridge II Project

Lead Agency: City of Santee Contact Person: Michael Coyne
Mailing Address: 10601 Magnolia Avenue Phone: (619) 258-4100 ext. 160
City: Santee Zip: 92071 County: San Diego

Project Location: County: Santee City/Nearest Community: Santee
Cross Streets: Sunset Trail and Graves Avenue Zip Code: 92071
Longitude/Latitude (degrees, minutes and seconds): 32° 49' 58.82" N/ 116° 57' 33.32" W Total Acres: 2.74
Assessor's Parcel No. 384-142-04 Section: _____ Twp. _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: SR-67 and SR-52 Waterways: _____
Airports: Gillespie Field Railways: _____ Schools: Pepper Drive Elementary School

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH #) _____ Draft EIS Other: _____
 Mit Neg Dec Other _____ FONSI _____

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

- Residential: Units 50 Acres 2.74 Transportation: Type _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed In Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other _____

Present Land Use/Zoning/General Plan Designation

General Plan: Low Density Residential (R-1A); Hillside Limited Residential (HL). Zoning: Low Alternative Residential (R-1A); Hillside/Limited (HL)

Project Description: *(please use a separate page if necessary)*

Applications for a General Plan Amendment (GPA 2018-1), Zone Reclassification (R2018-1), Conditional Use Permit (P2017-04), and Environmental Initial Study (AEIS 2018-2) for the development of a 50-unit senior residential development on a 2.74-acre vacant parcel. The development would consist of a three-story, 46-unit senior care facility and four independent senior living units (contained within two duplex villas). The project would provide 16 parking spaces and 62,863 sq. ft. of drought-tolerant landscaping.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<input checked="" type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>11</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>9</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Food Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date February 27, 2020

Ending Date March 27, 2020

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.
 Address: 1927 Fifth Avenue
 City/State/Zip: San Diego, CA 92101
 Contact: Nick Larkin
 Phone: (619) 308-9333 ext. 144

Applicant: Michael Grant, Advantaged Asset Acquisitions I

Address: 8510 Railroad Avenue, Unit A
 City/State/Zip: Santee, CA 92071
 Phone: (619) 449-0249

Signature of Lead Agency Representative:  Date February 27, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.