



NOTICE OF AVAILABILITY Of Recirculated Sections of the Final Revised Environmental Impact Report for Fanita Ranch (SCH# 2005061118)

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 Recirculated Sections of the Final Revised Environmental Impact Report (EIR) for the Fanita Ranch project to revise the wildfire and evacuation analyses based on the March 2022 order of the San Diego County Superior Court. The Recirculated Sections of the Final Revised EIR also include revisions to the Project Description and Land Use and Planning sections of the Final Revised EIR because the Fanita Ranch project has been certified as an Essential Housing Project pursuant to the City's Essential Housing Program and, accordingly, no longer requires (and is no longer seeking) a General Plan Amendment, Specific Plan, Rezone, or Development Agreement. The Recirculated Sections of the Final Revised EIR have been prepared to correct the deficiencies identified in the trial court's order and address the modified discretionary actions.

Recirculated Public Review: Pursuant to CEQA, if revisions to the EIR are limited to chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified (State CEQA Guidelines section 15088.5(c)). It has therefore been determined that portions of the Final Revised EIR will be recirculated to ensure that the public has a meaningful opportunity to comment upon the changes to the Final Revised EIR in accordance with State CEQA Guidelines Section 15088.5. The Recirculated Sections of the Final Revised EIR include:

- Preface (Section 0)
- Portions of Project Description (Section 3.0)
- Portions Land Use and Planning (Section 4.10)
- Wildfire (Section 4.18)
- Fire Protection Plan (found at Appendix P1)
- Wildland Fire Evacuation Plan (Appendix P2)

Only portions of the Project Description (Section 3.0), and Land Use and Planning (Section 4.10) are being recirculated, as shown in ~~strikeout~~/underline where changes have been made. The Preface (Section 0), Wildfire (Section 4.18), Fire Protection Plan (found at Appendix P1) and Wildland Fire Evacuation Plan (Appendix P2) have been replaced and are being recirculated in their entirety. Pursuant to State CEQA Guidelines Section 15088.5 (f)(2), the City requests that reviewers limit their comments to the recirculated portions of the Final Revised EIR described herein. Following the close of the public review period, responses to comments on the Recirculated Sections of the Final Revised EIR will be prepared.

The City has determined that the portions of the Final Revised EIR that were not found deficient will not be recirculated as they have been through the CEQA process and have withstood legal challenge. The City will not seek or entertain any further comments on unrevised portions of the Final Revised EIR.

Revised Project Description: The description of the Fanita Ranch Project has not changed from the Final Revised EIR except that discretionary actions have been revised and the Magnolia Avenue extension from its existing terminus at Princess Joann Road to Cuyamaca Street – which was originally

proposed with the project and evaluated in the Draft EIR and First Errata to the EIR – has been added back into the 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). Discretionary actions include EIR Certification, Development Plan, Vesting Tentative Map, Development Review Permit and Conditional Use Permits.

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 AEIS2022-4

Related Case Files: Vesting Tentative Map TM 2022-1, Development Review Permit DR2022-4; and Conditional Use Permits P2022-1, P2022-2, P2022-3.

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 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.

Document Availability: The Recirculated Sections of the Final Revised EIR for the Fanita Ranch project can be reviewed during regular business hours at the following locations:

City of Santee Department of Development Services (Building 4)
City of Santee Clerk's Office (Building 3)
10601 Magnolia Avenue, Santee, CA 92071

Santee County Library
9225 Carlton Hills Boulevard, Santee, CA 92071

Electronic copies of the Recirculated Sections of the Final Revised EIR can also be downloaded from the City's website at <https://www.cityofsanteeca.gov/services/project-environmental-review>.

Public Review and Comment Period: Written and electronic comments addressing the Recirculated Sections of the Final Revised EIR will be received by mail or email at the following address for a 45-day public review period starting on Friday, June 10, 2022 and ending on Monday, July 25, 2022 at 5:00 p.m.:

Chris Jacobs, Principal Planner
Subject: Recirculated Sections of the Final Revised EIR for Fanita Ranch
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 RECIRCULATED SECTIONS OF THE FINAL REVISED EIR ARE 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

