



DEPARTMENT OF DEVELOPMENT SERVICES

NOTICE OF EXEMPTION

<input checked="" type="checkbox"/>	TO: Office of Planning and Research ceqasubmit.opr.ca.gov	FROM: City of Santee (Public Agency) Department of Development Services
<input checked="" type="checkbox"/>	County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	Address 10601 Magnolia Avenue Building 4 Santee, CA 92071

1.	Project Title:	Fanita Ranch Essential Housing Project (EHP2021-1)
2.	Project Applicant:	City of Santee 10601 Magnolia Ave. Santee, CA 92071 (619) 258-4100
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	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. Please see attached map.
4.	(a) Project Location – City: Santee	(b) Project Location – County: San Diego
5.	Description of nature, purpose, and beneficiaries of Project:	This is a certification of the Fanita Ranch Project as an Essential Housing Project in accordance with Ordinance No. 592, which would boost housing production and improve housing affordability in order to achieve the goals set forth in the City's Housing Element (Sixth Cycle: 2021-2029). The Fanita Ranch Project proposes a community consisting of approximately 2,949 residential units under a preferred land use plan with school, or 3,008 units under a land use plan without school, up to 80,000 square feet of commercial uses, parks, open space, and agricultural uses. Development on the Project site would be clustered into three villages in order to designate approximately 63 percent of the site as Habitat Preserve. The natural open space outside the development areas would be dedicated to the City's Multiple Species Conservation Program for long-term protection and management as a Habitat Preserve.
6.	Name of Public Agency approving project:	City of Santee



7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Melanie Kush, Director of Development Services
8.	Exempt status: (check one)	
(a)	<input checked="" type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input type="checkbox"/> Not a project.	
(c)	<input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input type="checkbox"/> Categorical Exemption. State type and section number:	
(e)	<input type="checkbox"/> Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/> Statutory Exemption. State Code section number:	
(g)	<input checked="" type="checkbox"/> Other. Explanation:	See explanation No. 9, below.
9.	Reason why project was exempt:	The determination of the Development Services Director to certify a project as an Essential Housing Project is a ministerial action that is exempt from CEQA in accordance with Public Resources Code §21080(a) and (b)(1) and CEQA Guidelines section 15061(b)(3).
10.	Lead Agency Contact Person:	Melanie Kush, Director of Development Services
	Telephone:	619-258-4100, extension 167
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13.	Was a public hearing held by the lead agency to consider the exemption? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Signature: *Melanie Kush* Date: 12/27/2021 Title: Director of Development Services

Signed by Lead Agency Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Project Location Map

