

Notice of Completion & Environmental Document Transmittal

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

SCH # 2005061118

Project Title: Second Recirculated Sections of the Final Revised EIR for Fanita Ranch

Lead Agency: City of Santee Contact Person: Sandi Sawa
 Mailing Address: 10601 Magnolia Avenue Phone: 619-258-4100 ext. 167
 City: Santee Zip: 92071 County: San Diego

Project Location: County: County of San Diego City/Nearest Community: Santee

Cross Streets: Northerly extensions of Fanita Parkway and Cuyamaca Street Zip Code: 92071

Longitude/Latitude (degrees, minutes and seconds): 32 ° 53 ' 24.8 " N / 116 ° 58 ' 45.6 " W Total Acres: 2,638 acres

Assessor's Parcel No.: APN 380-040-43, APN 380-040-44, APN 374-030-02, APN 374-050-02, APN 374-060 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR-52, SR-125, SR-67 Waterways: San Diego River

Airports: Gillespie Field, MCAS Miramar Railways: San Diego Metropolitan Transit System Trolley Schools: Sycamore Canyon School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Second Recirculated Sections of Final REIR 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 Plan

Development Type:

Residential: Units 2,949 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 80,000 Acres _____ Employees 450
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: 15-acre K-8 grade school
 Recreational: 78 acres of parks
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/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:

Planned Development (PD)

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

The Second Recirculated Sections of the Final Revised Environmental Impact Report have been prepared for the Fanita Ranch project to revise the General Plan consistency analysis based on the September 2024 order of the San Diego County Superior Court. The Second Recirculated Sections include revisions to the Land Use and Planning section of the Final Revised EIR to correct deficiencies related to General Plan inconsistency, as identified in the trial court's 2024 ruling, judgment, and writ. The Second Recirculated Sections also include appendices which consist of: 1) the trial court's ruling, judgment, and writ; and 2) a memorandum providing additional legal support and analysis for the discussion found in Section 4.10, Land Use and Planning. Pursuant to CEQA Guidelines Section 15088.5 (f)(2), the City requests that reviewers limit their comments to the second round of recirculated portions of the Final Revised EIR. Following the close of the public review period, responses to comments on the Second Recirculated Sections of the Final Revised EIR will be prepared. The City has determined that the remaining 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.

The Fanita Ranch project site is approximately 2,638 acres and is located in the northern portion of the City in eastern San Diego County. The description of the Fanita Ranch Project has not changed from the Final Recirculated Revised EIR. Discretionary actions include EIR Certification, Development Plan, Vesting Tentative Map, Development Review Permit and Conditional Use Permits. If approved, Fanita Ranch would be a 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. Habitat preserve would total approximately 1,650 acres.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input checked="" 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 Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. 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 Mtns. 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 checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 24, 2025 Ending Date April 10, 2025

Lead Agency (Complete if applicable):

| | |
|---|--|
| Consulting Firm: <u>Harris & Associates</u> | Applicant: <u>HomeFed Fanita Rancho LLC</u> |
| Address: <u>2375 Northside Drive, Suite 125</u> | Address: <u>1903 Wright Place, Suite 220</u> |
| City/State/Zip: <u>San Diego, CA, 92108</u> | City/State/Zip: <u>Carlsbad, CA, 92008</u> |
| Contact: <u>Diane Sandman</u> | Phone: <u>619-993-3561</u> |
| Phone: <u>619-318-0808</u> | |

Signature of Lead Agency Representative: *Marion B. Bry for Sandi Sawa* Date: 2/20/2025

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