



NOTICE OF AVAILABILITY OF SECOND 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 Second Recirculated Sections of the Final Revised Environmental Impact Report (REIR) for the Fanita Ranch project to revise the general plan consistency analysis based on the September 2024 order of the San Diego Superior Court. The Second Recirculated Sections of the Final REIR include revisions to the Preface and Land Use and Planning sections of the Final REIR and have been prepared to correct the deficiencies identified in the 2024 trial court's order.

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 REIR will be recirculated to ensure that the public has a meaningful opportunity to comment upon the changes to the Final REIR in accordance with State CEQA Guidelines Section 15088.5. The Second Recirculated Sections of the Final REIR include:

- Preface (Section 0)
- Portions Land Use and Planning (Section 4.10)
- Ruling, Judgment and Writ (Appendix S)
- Supporting Legal Memorandum (Appendix T)

Only the Preface (Section 0), portions of Land Use and Planning (Section 4.10) and supporting appendices are being recirculated. Sections 0 and 4.10 are shown in strikeout/underline where changes have been made. 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 REIR described herein. Following the close of the public review period, responses to comments on the Second Recirculated Sections of the Final REIR will be prepared.

The City has determined that the portions of the Final REIR including Recirculated Sections 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 REIR including Recirculated Sections.

Revised Project Description: The description of the Fanita Ranch Project has not changed from the Recirculated Sections of the Final REIR.

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.

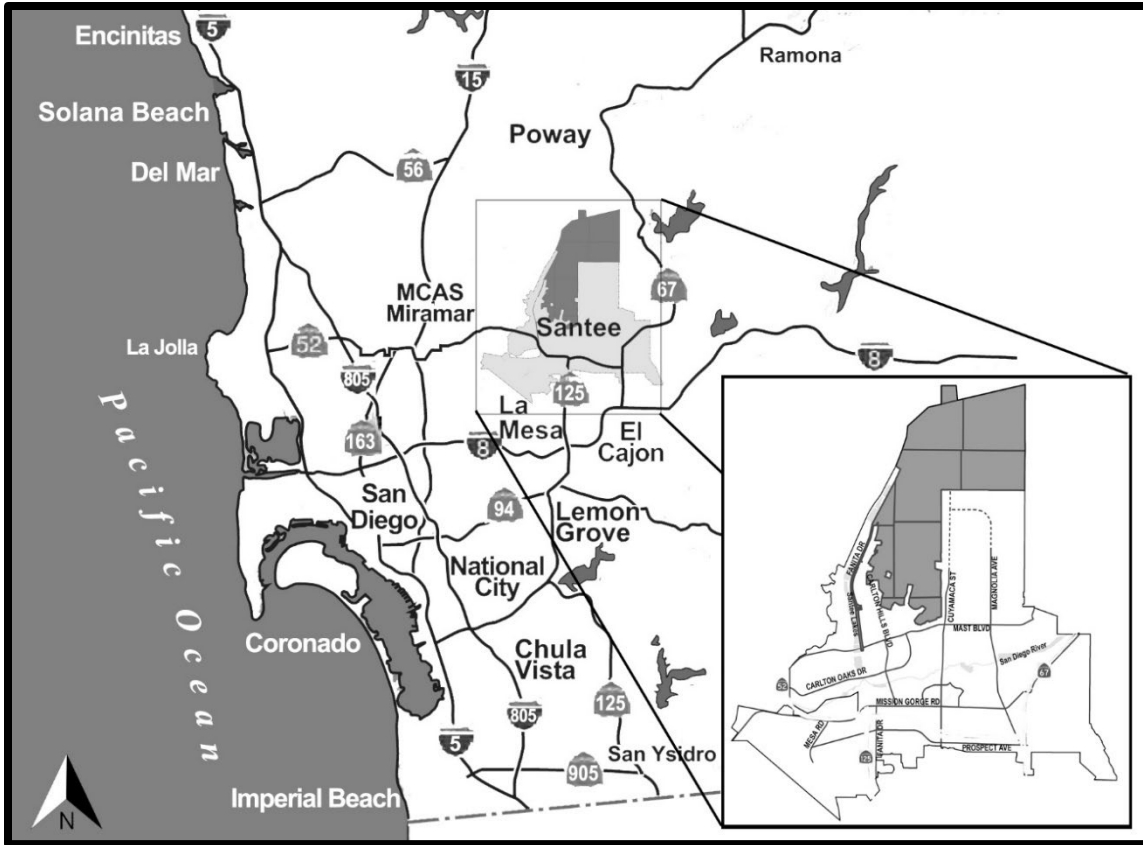
Case File: Environmental Impact Report ENV-2025-0003

Related Case Files: Vesting Tentative Map TM-2025-0001, Development Review Permit DR-2025-0001; Conditional Use Permits CUP-2025-0001, CUP-2025-0002, CUP-2025-0003 and EHP-2025-0001.

Applicant: HomeFed Fanita Rancho LLC

Project Location: 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 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.

Fanita Ranch Location Map



Document Availability: The Second Recirculated Sections of the Final REIR for the Fanita Ranch project can be reviewed during regular business hours at the following location:

City of Santee Planning & Building Department (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 Second Recirculated Sections of the Final REIR can also be downloaded from the City's website at <https://www.cityofsanteeca.gov/business/active->

projects-map.

Public Review and Comment Period: Written and electronic comments (file size should be a maximum of 10 MB unless a link is requested) addressing the Second Recirculated Sections of the Final REIR will be received by mail or email at the following address for a 45-day public review period starting on Monday, February 24, 2025 and ending on Thursday, April 10, 2025 at 5:00 p.m. (Pacific):

Sandi Sawa, AICP, Director of Planning & Building
Subject: Second Recirculated Sections of the Final REIR for Fanita Ranch
Planning & Building Department
City Hall, Building 4
10601 Magnolia Avenue
Santee, California 92071
Telephone: (619) 258-4100, extension 167
Email: ssawa@cityofsanteeca.gov

THE SECOND RECIRCULATED SECTIONS OF THE FINAL REIR 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>.

For additional information, please contact Sandi Sawa, AICP, Director of Planning & Building, at (619) 258-4100, extension 167, or ssawa@cityofsanteeca.gov.