

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/> San Diego County Clerk 1600 Pacific Hwy., Room 260 San Diego, CA 92101	FROM:	Public Agency/Lead Agency: City of Santee 10601 Magnolia Avenue Santee, CA 92071 Contact: Michael Coyne Phone: (619) 258-4100, ext. 160
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2020029092
Project Title: Lantern Crest Ridge II Project Addendum
Project Applicant (include address and telephone number): Michael Grant (Santee Senior Retirement Communities, LLC) 8510 Railroad Ave., Unit A Santee, CA 92071 Telephone: (619) 449-0249
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The project site is located at 11000 Sunset Trail, approximately 600 feet east of Graves Avenue. See attached map.
General Project Location (City and/or County): City of Santee/County of San Diego



Project Description: The original project, approved by the City of Santee City Council on September 9, 2020, included General Plan Amendment (GPA2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4) and Mitigated Negative Declaration (AEIS2018-2) for a 50-unit senior assisted care facility with structures up to three stories and 59 feet in height. The General Plan Amendment and Rezone changed the land use designation and zoning district of the subject property from the R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (Medium High Density Residential).

On October 27, 2021, the applicant, M. Grant Real Estate, Inc., submitted a request for a Major Revision to approved Conditional Use Permit (P2017-4) to enlarge a three-story congregate care facility approved for 46 units with 16 additional units (for a total of 62 assisted living units). The revised project would also remove two, single-story duplexes that would have provided four independent senior living units (villas). The proposed revisions would increase the number of residential units from 50 units to 62 units, resulting in a net increase of 12 residential units. The project site is a 2.74-acre vacant parcel of land located at 11000 Sunset Trail in the R-14 Zone (APN 384-142-04). The proposed congregate care facility would be connected to the adjacent Lantern Crest Ridge Phase I building via a new covered pedestrian bridge and would be integrated with the Lantern Crest Senior Living Community.

An Addendum to a previously adopted Mitigated Negative Declaration has been prepared for the revised project in accordance with the California Environmental Quality Act (CEQA). The Addendum assesses the potential environmental impacts of the revised project consisting of 62 units as compared to the environmental impacts assessed under the adopted MND for the approved project consisting of 50 units. The analysis provided in the Addendum demonstrates that the revised project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. All mitigation measures identified as part of the adopted MND remain sufficient in reducing environmental impacts to a less than significant level for the revised project.

On February 23, 2022, the City Council approved and adopted the Addendum to the MND, approved Major Revision MJR2021 to the Conditional Use Permit P2017-4 through Resolution No. 021-2022.


Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Michael Grant (Santee Senior Retirement Communities, LLC)
 8510 Railroad Ave., Unit A
 Santee, CA 92071
 Telephone: (619) 449-0249

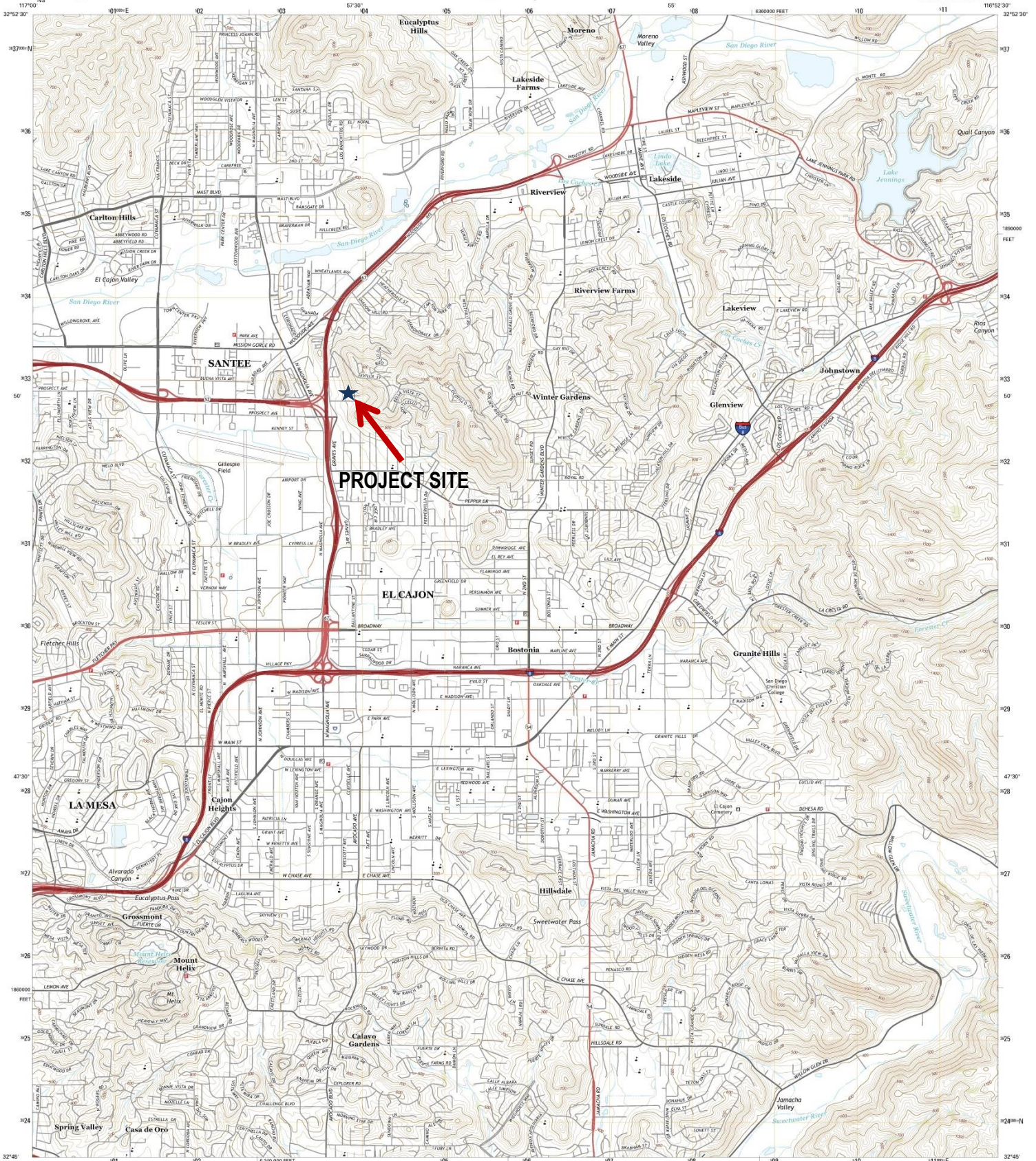
This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on February 23, 2022 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/> A Mitigated Negative Declaration was prepared for the original project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/> An addendum to the Mitigated Negative Declaration was prepared for this revised project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input type="checkbox"/> Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4.	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.

6. <input type="checkbox"/>	Findings [<input type="checkbox"/> were <input checked="" type="checkbox"/> were not] made pursuant to the provisions of CEQA.	
This is to certify that the Mitigated Negative Declaration and the Addendum to the Mitigated Negative Declaration are available to General Public at:		
	Custodian: City of Santee	Location: 10601 Magnolia Avenue Santee, CA 92071

Date: February 25, 2022	 <hr/> Signature Name: Michael Coyne Title: Associate Planner
Date Received for Filing:	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



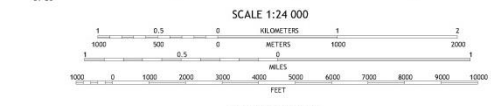
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projector and
1:100,000-foot ticks. Universal Transverse Mercator, Zone 11S
10:000-foot ticks. California Coordinate System of 1983 (zone 6)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NAD, May 2012
Roads: NED, 02/13, 2/24
Names: GNS, 2015
Hydrography: National Hydrography Dataset, 2012
Contours: National Elevation Dataset, 2006
Boundaries: Multiple sources, see metadata for the 1972
Public Land Survey System: BLM, 2011

UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid	YES
Magnetic Declination	YES



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	AWD
Interstate Route	US Route
	State Route

ADJOINING QUADRANGLES

1	2	3	1 Pointy
4	5	6	2 San Vicente Reservoir
7	8	9	3 El Cajon Mountain
			4 La Mesa
			5 Alpine
			6 National City
			7 Jomoli Mountains
			8 Dulaine

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.1.8

EL CAJON, CA
2015