



# **PUBLIC HEARING NOTICE**

## **SANTEE CITY COUNCIL**

Notice is hereby given that the **Santee City Council** will hold a public hearing on the following:

6:30 p.m.	Wednesday	June	11	2025
<b>Time</b>	<b>Day</b>	<b>Month</b>	<b>Date</b>	<b>Year</b>

The public is invited to attend in person. The meeting will be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

**SUBJECT:** The Fanita Ranch project, a certified Essential Housing Project, proposes master-planned development on 2,638 acres consisting of up to 2,949 housing units comprised of detached and attached homes, commercial uses (up to 80,000 square feet), a school site, a fire station, parks, a farm and a Special Use area. Approximately 1,650 acres would be preserved and managed in a Habitat Preserve. If the school site is not acquired for school use, the site may be developed with 59 units, for a total of 3,008. 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. A 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. Completion of three Santee General Plan Mobility Element streets (Fanita Parkway, Cuyamaca Street and Magnolia Avenue) are included in the proposed project.

At the public hearing, the City Council will be asked to consider the following actions:

1. Certify the Final Recirculated Revised Environmental Impact Report (EIR) including the Second Recirculated Sections for the Fanita Ranch project, adopt Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program in compliance with CEQA, by Resolution (Case File No. ENV-2025-0003, AEIS 2022-4, AEIS2017-11); and
2. Approve Vesting Tentative Map (TM-2025-0001) by Resolution to subdivide the subject property into lots; and
3. Approve the Development Plan and Development Review Permit (DR-2025-0001) by Resolution to provide conditions for future development of the property; and
4. Approve Conditional Use Permits (CUP-2025-0001 and CUP-2025-0002) by Resolutions (2) to authorize the future development of two public parks located in the Fanita Ranch Commons Village (31.2-acre Public Community Park and 4.2-acre Public Neighborhood Park) and Conditional Use Permit (CUP-2025-0003) by Resolution to authorize the future development of a fire station.

**APPLICANT:** HOMEFED FANITA RANCHO LLC

**LOCATION:** The Fanita Ranch project site is 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, Cuyamaca Street and Magnolia Avenue 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. See attached map.

**ASSESSOR PARCEL NUMBERS:** 374-030-02; 374-050-02; 374-060-01; 376-010-06; 376-020-03; 376-030-01; 378-020-46, 50, 54; 378-030-08; 378-210-01; 378-210-03, 04; 378-210-10, 11; 378-220-01; 378-381-49; 378-382-58; 378-391-59; 378-392-61, 62; 380-040-43, 44

**ZONING/LAND USE DESIGNATION:** Planned Development (PD)

**ENVIRONMENTAL STATUS:** A Final Recirculated Revised EIR (State Clearinghouse Number SCH#2005061118), including Second Recirculated Sections of the Final Revised EIR will be presented to the City Council for certification in compliance with the California Environmental Quality Act (CEQA). Areas of significant and unmitigable impact that require a Statement of Overriding Considerations include Air Quality, Noise, Recreation, Transportation, and Utilities and Service Systems.

The purpose of this notice is to give property owners in the vicinity of the subject property and other interested parties an opportunity to be informed of the proposal prior to action by the City Council. The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure. A right to appeal a City Council decision is governed by the Code of Civil Procedure Section 1094.5. **At the subject hearing any interested party may appear and be heard.** The meeting will be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

**ADDITIONAL INFORMATION:** If you have questions about the proposal, want to submit comments, or wish to discuss the project with staff of the Planning & Building Department prior to the hearing, you may contact Sandi Sawa, AICP, Planning & Building Department Director/City Planner at 10601 Magnolia Avenue, Santee, California, 92071, phone (619) 258-4100, extension 167 or e-mail [ssawa@cityofsanteeca.gov](mailto:ssawa@cityofsanteeca.gov).

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raised during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

## Fanita Ranch Project Location Map

