

TRANSCRIPTION OF SANTEE CITY COUNCIL SPECIAL MEETING

FANITA RANCH WORKSHOP

NOVEMBER 10, 2015

1 November 10, 2015

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4 MAYOR VOEPEL: That brings us to Item 2, Fanita
5 Ranch Workshop. Gee, do we have a staff report?

6 DIRECTOR KUSH: Yes, we do. Good evening, Mayor and
7 City Council. The purpose of this public workshop is to
8 provide an opportunity for the property owner of Fanita
9 Ranch to share efforts today on the future developments
10 of the property. This workshop is a forum for the
11 exchange of ideas. No vote is requested of the City
12 Council tonight.

13 So I will -- I will go into some slides that
14 have been prepared that -- it's an overview of Fanita
15 Ranch, it's location and what the General Plan says about
16 development of this site.

17 The General Plan is the City's statement of
18 intent as to the future physical development of the City.
19 The General Plan contains goals, policies and objectives
20 that shape development throughout the City. This
21 particular slide, the pictures of each land use map and
22 land uses are coded by color.

23 Fanita Ranch is blue, a color that depicts plan
24 development. Plan development, as a land use category,
25 is different from the usual categories we see with other

1 applications, like R2, R7. The plan development category
2 provides a very high level of development flexibility.
3 For example, this designation, as described, promote --
4 promotes mixed use. It promotes parks, employment,
5 commercial centers and residential development of varying
6 development density. Development here is expected to be
7 innovative and of an extremely high quality.

8 This slide positions Fanita Ranch in a region.
9 The property encompasses 2,600 acres in the northern
10 portion of the City, and represents a quarter of the
11 City's territory. It is a mere 20 miles east of the
12 Pacific Ocean and 50 miles from Downtown San Diego. A
13 slide like -- the -- the site, rather, like north of
14 State Route 52, East of I-15 and West of State Route 67.

15 Currently, there is no direct public street
16 access into the site. Fanita Parkway terminates at the
17 property boundary. Cuyamaca Street and Magnolia Avenue
18 both terminate at the edge of existing residential
19 development. Although, those white lines represent what
20 a future extension of those streets might look like.

21 The property, over the decades, has been the
22 subject of various development proposal, with the last
23 one proposed in '07, by the previously land owner,
24 Barratt American. In light of court decision and a
25 changing real estate market, HomeFed is considering how

1 best to move forward with development and turns now to
2 the 16 Guiding Principles for Fanita Ranch that are found
3 in the land use element of our General Plan.

4 These Guiding Principles have been carried
5 forward over the years, since 1984, and speak to various
6 elements, such as housing, open space, community focus
7 center, which means something like a library, police
8 station, street extension, trail, big development
9 planning, recreational amenities, business parks as
10 employment centers, and of course a development agreement
11 and cost directly assessment for the development of such
12 a large piece of property.

13 The full list of the Guiding Principles is
14 attached to your Agenda Statement, should you wish to
15 refer to the full context. But the presentation will now
16 be turned over to HomeFed to discuss some of these
17 principles and what they're thinking about as they move
18 forward. With that said, Jeff O'Connor is to approach
19 the podium and continue with the slide presentation. We
20 will continue moving the slides along for him.

21 MR. O'CONNOR: Thank you, Melanie. Good evening,
22 Council and Staff. My name is Jeff O'Connor. I work for
23 HomeFed Corporation, addressed in Carlsbad on -- on 1903
24 Wright Place.

25 Tonight, I would like to review three or four

1 of the Guiding Principles, as -- as Melanie outlined.
2 And followed by that, we'll take a look at a conceptual
3 footprint, some environmental aspects of the property,
4 and we will also talk about traffic. Then, after that,
5 we're here for questions. We have some of our
6 development team here and we would be glad to answer any
7 questions that you might have. Next slide, please.

8 So this is one of the existing Guiding
9 Principles. It talks about the different size of lots
10 that could be located at Fanita Ranch. And you see that
11 there's only three different sizes of lots. This -- this
12 creates a very narrow range of home sites, and what we
13 would like to do is we would like to update this to --
14 for consideration of having a more diverse mix of home
15 sizes and lots -- and lot sizes to incorporate, community
16 wise, sustainability for utility and energy use. Also,
17 implement California green standards. Generally, the
18 days are gone of unlimited water and wasting of natural
19 resources. We need to have smarter growth. Next one,
20 please.

21 This next slide shows the SDG&E power lines.
22 The next principle, after this slide, talks about the
23 development south of these -- of these power lines. Go
24 ahead and do the next one.

25 So there used to be developments south of the

1 power lines. We have decided to preserve this area. And
2 the existing principle talks about having 400-acre
3 regional park. Now, with the development moved to the
4 north of the power lines, the area is more than a 1,000
5 acres in that area. We would like to have biking,
6 hiking, walking, jogging trails, incorporate interpretive
7 elements along these trails, talk about the history of
8 Fanita, among other things. Obviously, we would like --
9 we need to phase these amenities so the entire city can
10 use them, and they need to be phased so that they get
11 built in the earlier stages of development. Next one.

12 This is an interesting one. This talks about
13 building a 6800-yard golf course, with a hotel conference
14 center complex. It also talks about if it doesn't wanna
15 be a golf course, we can go ahead and build a 200-acre
16 lake that uses pothole water. We would definitely like
17 to update this one. I did a little calculation. Golf
18 course, during the summertime, will use over half a
19 million gallons of water every day. That's enough water
20 to supply over a thousand homes with water.

21 200-acre lake, just the evaporation rate in the
22 summertime, when you have hot temperatures and dry wind,
23 will use over 600,000 gallons of -- of water just in
24 evaporation, and that's enough to supply close to 1300
25 homes.

1 So what we would like to do -- and it's not
2 that we're not gonna have any water features. The new
3 storm water regulations, as -- as many of us know,
4 incorporate awning systems and small lake systems into
5 the storm water design of the -- of the project, and we
6 are obviously gonna have -- have those as well.

7 So what we wanna do is we want to make sure
8 that we use smart growth, we have a healthy community,
9 for the enjoyment of all of Santee. The Development Plan
10 needs to include amenities that are sustainable, such as
11 a community farm, using water reuse, drought tolerance
12 landscape design and solar energy. We need to use our
13 resources in a smart way.

14 MAYOR VOEPEL: Question.

15 MR. O'CONNOR: Yes.

16 MAYOR VOEPEL: Community farm? What are you gonna
17 grow there? I mean, different things are becoming legal
18 in Santee, what could a --

19 MR. O'CONNOR: Well, we wanna make a profit, so that
20 would probably be the likely one. What we've done is
21 we've done research. We have a consultant from Ridge
22 (Unintelligible), up in Canada, and he has done this many
23 and many different parts of the -- of the United States,
24 and Canada, and he -- he can design a farm that will
25 supply the entire community with fruit -- fresh fruit and

1 vegetables, on probably somewhere between 15 and 30 acres
2 in -- in size. So -- and -- and we'd like to set up a
3 system where you can get on the internet, order your
4 fruit and vegetables in the morning and when you get home
5 at -- at -- in the afternoon, they're on your doorstep,
6 waiting for you. Next one, please.

7 The next -- the next two sides are traffic
8 related, and we're gonna talk about traffic. This is one
9 of the Guiding Principles. We're gonna talk about
10 traffic in several portions of -- of my talk here.

11 Principle No. 10 talks about the extension of
12 Fanita Parkway to -- from -- to the western part of
13 our -- our property.

14 Principle No. 11 talks about extending Cuyamaca
15 Street into our -- our property.

16 And then, No. 12 talks about various other
17 things, including extending Magnolia Avenue, possibly
18 having a road connection between the project and -- and
19 State Route 67.

20 What we would like to do, in updating this
21 particular -- these three particular principles, is we
22 may -- we need to make sure that the circulation works.
23 We're gonna -- we're going to complete a comprehensive
24 traffic analysis that will identify traffic constraints
25 and the solution.

1 Fanita Park -- these ones are similar to the
2 existing ones, where we are going to extend Cuyamaca and
3 Fanita Parkway. We're looking at extending Magnolia to
4 connect with Cuyamaca. That will give a better route to
5 State Route 67. And implementing a face plan to
6 alleviate congestion on SR-52 and Mast Boulevard.

7 We're gonna discuss this a little more in a few
8 slides. I've also talked to the City regarding
9 possibility of a fire access route between our project
10 and Eucalyptus Hills, down at possibly 67. We obviously
11 are very concerned with public safety and we need -- need
12 to make sure that -- that we're -- we're thinking that
13 through.

14 So the last one is, we need to design -- also,
15 we need to design community that reduces dependence on
16 single-occupancy vehicles. There's two ways to reduce
17 traffic congestion. One is, you increase the capacity
18 on -- on the road, such as the freeways. The other is,
19 that you decrease the number of vehicles on the roads.
20 That can be done by using carpooling, using a bus system,
21 using a -- a shuttle between Fanita and Town Center for
22 patrolling. Using more bikes for transportation and that
23 kind of thing. Next one, please.

24 We will talk a little bit more about the
25 traffic coming up. Okay. Let's talk about the

1 development footprint. We brought -- oh, there we go.
2 Next one.

3 So, in 1988, America Newland came up with a
4 plan that developed approximately 58 percent of the site,
5 leaving 42 percent open space. You can see the dark
6 areas of the development, and the light -- light areas
7 with the open space. It's somewhat of a scattered
8 design.

9 After that, Barratt American came in with
10 this -- with a different plan that showed, generally,
11 three development areas; one in the south, one in the
12 west and one in the northeast corner. This one had a
13 little bit more open space, about 44 percent, and it
14 still had these three development areas that were sort of
15 fragmented a little bit.

16 What we have done, and I mentioned this
17 earlier, is we have decided to not develop the southern
18 portion of the property. There's various reasons for
19 this that we'll talk about in -- in a few minutes, but
20 what our plan does is it -- it only develops in two
21 areas, on the westerly side and on -- on the easterly
22 side. This plan preserves two-thirds of the site, only
23 developing 33 percent. Open space is in the neighborhood
24 of 67 percent. So you really think we got a lot of work.
25 We have -- we have met with our environmental friends to

1 look at the footprint and how it should be situated on
2 the site, looking at habitat and wildlife movement. Next
3 one, please.

4 So this shows, again, the two development areas
5 in the north and the -- in the north of the project, with
6 the south being preserved. We want to put a trail system
7 network in that area. Go ahead, Marty.

8 So we have identified, with our biologist, and
9 the help of our environmental friends, where the high
10 quality habitat is on our site. As you can see, the
11 southern portion of that area is very high quality.
12 Also, between the two development areas is -- is high
13 quality, as is to the south and -- and the north.

14 What we -- what we wanted to do is one of the
15 other reasons we decided that it would -- might be a good
16 reason not to develop in the south is that it would put a
17 buffer between the existing development and -- and our
18 development.

19 These green lines, what they show is wildlife
20 corridor movement. So you can see what we've done is not
21 only have we taken the area of Fanita Ranch, but the
22 areas adjacent to Fanita Ranch and we have designed
23 our -- our -- our corridors accordingly. You can see how
24 the movement goes both north/south and east/west. It
25 goes to the east of our project, to the middle of our

1 project and out and, also, from the south, moving in the
2 north direction. Next one.

3 We've also spent a lot of time on the widths of
4 corridor -- of the wildlife corridors. And our corridors
5 are at least a thousand feet in most areas wide, and
6 often, they get up to close to 2,000 feet wide. Next
7 one.

8 Okay. Back to traffic. We touched on traffic
9 a little bit earlier, and we are gonna be spending a
10 significant time on traffic. We know it is a huge issue.
11 We just started this meeting a little bit late tonight,
12 because of -- of traffic, I'm assuming on 52. I drove 52
13 today. I drive it -- I -- I don't drive it that often,
14 but I try to drive it in peak times, so I can see exactly
15 what the residents of Santee are dealing with.

16 So anyway, this is a -- a picture. The star
17 is -- is Fanita Ranch. The -- the line in the middle,
18 with the three red dots is -- is SR-52. And what we are
19 doing right now is we are having a corridor study
20 prepared for -- between SR-52, between 67 and 805. That
21 corridor study is going to be done early next year. It's
22 going to identify the deficiencies in the road and -- and
23 solutions on how to alleviate those problems.

24 Also, the City is updating their circulation
25 plan right now, which I understand is supposed to be done

1 early next year. SANDAG, if you read earlier, I believe
2 it was last weekend, that they are pushing forward the
3 Quality of Life Initiative, which is supposed to be on
4 the ballot in November of 2016. That will raise money
5 for traffic congestion. And at one of those roads, my
6 understanding is that it will include SR-52.

7 So we really -- like I said, we are gonna spend
8 a lot of time on the traffic issue. We have our traffic
9 engineer on board. Matter of fact, he's here tonight.
10 We think that we can be part of a solution to fix traffic
11 in Santee, and we will show you how we're gonna do that
12 over the next few months as the traffic -- our traffic
13 study gets under way. Next one, please.

14 So fiscal analysis. We want to make sure that
15 Fanita Ranch is good for the City, financially, and
16 aesthetically, and we want to be part of the community.
17 We want to be good neighbors and good stewards of the
18 land.

19 Our fiscal analysis is going to look at the
20 existing revenue that the City is seeing from Fanita
21 right now, which is very small. We will also, with the
22 projected fiscal revenue from Fanita Ranch, will be after
23 it's built. There's obviously gonna be some city needs
24 that Fanita Ranch is gonna need. And we are -- are
25 looking at possibly subsidizing that through CFD or other

1 mechanisms to have -- not only have a fire station, but
2 also man the fire station. Possibly some additional
3 sheriff patrol in -- in the area as well.

4 And the last thing I wanna say is: We are
5 about to have a significant investment in Santee over the
6 next 20 years. We are gonna make a significant
7 investment, and we are looking forward to working with
8 staff and -- and the City Council. We're gonna have many
9 workshops in the future regarding Fanita Ranch. And now,
10 I will open up questions for public speaking. Thank you.

11 MAYOR VOEPEL: I got -- I got a couple comments
12 (Unintelligible) question. First comment is nothing new,
13 of course, and that is, you talked about the traffic, and
14 a lot of the concern is not necessarily just the Fanita
15 Ranch traffic, but all the other developments that have
16 been proposed.

17 And like, for instance, we have Castle Rock
18 that's been, you know, kind of pushed upon us by the City
19 of San Diego, and you know, not just our -- our own
20 projects that are being done here. What you're looking
21 at -- have you -- have you looked at these other projects
22 and do you think that the traffic mitigation that you're
23 working on could help put the traffic congestion from
24 those other projects?

25 MR. O'CONNOR: We -- we have -- we are reviewing

1 those now, and those will be part of our traffic study.
2 Our traffic study will have -- not only take traffic
3 that's generated from Fanita Ranch, it will have to take
4 the existing traffic, plus proposed projects or projects
5 that have recently been -- been approved.

6 MAYOR VOEPEL: Okay.

7 MR. O'CONNOR: But we'll take that all into
8 consideration.

9 MAYOR VOEPEL: Okay. And I know that the landfill
10 there has a -- a project they're supposed to be
11 completing by 2018, I believe, and that is to completely
12 redesign that intersection there. Have we talked to them
13 about how -- make sure the plans they have and the plans
14 that you would have would work together to even make it
15 better than what's proposed?

16 MR. O'CONNOR: Well, I hope that's the case. We've
17 looked at the intersection design from Mast Boulevard and
18 52 and -- and what the landfill is supposed to do and
19 we're having our traffic engineers look to make sure
20 that, that is the right thing to do. Maybe it can be
21 supplemented a little bit to make it even better.
22 We're -- we're doing that.

23 MAYOR VOEPEL: Okay. And then, you mentioned that
24 the talk with the environmental firms out there, have you
25 identified any -- any issues that have -- aren't going to

1 be resolved that we need to be aware of? Because you
2 know, the bottom line is: You work on these projects,
3 you spend, some cases, millions of dollars, and you end
4 up spending millions of dollars in court, because
5 something was flawed. And I -- I think I've said this
6 before is that, I want to make sure that whatever we do
7 goes beyond just the, you know, the -- that fine line
8 between flawed and, you know, correct, so that we -- you
9 know, so that we don't have to maybe go down that road
10 where a judge has to say, Let's flip a coin, today it's
11 flawed, tomorrow it's not.

12 MR. O'CONNOR: Right.

13 MAYOR VOEPEL: So I wanna make sure that we're doing
14 that, that we're identifying those issues.

15 MR. O'CONNOR: Well, that is definitely the goal.
16 We have met with some of the environmental groups. We'll
17 continue to meet with them. We have made some
18 significant changes to our -- our land plan, from those
19 meetings, and our goal is to have our EIR very extensive
20 and to cover everything and -- and not be
21 (Unintelligible).

22 MAYOR VOEPEL: Great. Thank you. That's all I
23 have.

24 COUNCILMEMBER HALL: Well, let's talk about the EIR.
25 As you know, you got an e-mail today. They're

1 challenging that. And I -- I -- it's almost like the
2 Charger's EIRs. They're saying it's not gonna pass,
3 basically. Any comments on that?

4 MR. O'CONNOR: Well, with the -- the previous EIR
5 from Barratt, it -- it had -- it was challenged on every
6 facet of the -- of the EIR. I think there was 24 or 25
7 items, and it came down to there was deficiencies in
8 three items. And not only are we gonna concentrate on
9 fixing those three items, but we're looking at all 25 to
10 make sure that, one, we covered everything and we improve
11 on a lot of those -- of those other items, including what
12 we think is -- is a improved footprint. We are
13 definitely taking those into account, we're studying
14 them, we're gonna get them (Unintelligible).

15 COUNCILMEMBER HALL: On the traffic to the --
16 they're opening up a new border checkpoint for the trucks
17 coming up through Mexico, and they're unloading them
18 right on the 125 and they're gonna be coming up --
19 straight up the 125 and the 52. Do we have any plans for
20 that?

21 MR. O'CONNOR: Well, that -- that will be taken into
22 account with our traffic study. And like I said, we have
23 Mr. Boarman here today. He might be able to elaborate on
24 some of that, if you'd like.

25 COUNCILMEMBER HALL: Probably be a good idea,

1 (Unintelligible).

2 MR. O'CONNOR: You want to talk a little bit, John?
3 Thank you.

4 MR. BOARMAN: My name is John Boarman. I'm with
5 Linscott Law & Greenspan, local traffic engineering firm.
6 We're just getting going, so I am aware of that. And the
7 traffic modeling that we do through SANDAG, we'll --
8 we'll take that into account, and Castle Rock and these
9 other projects.

10 So -- so cumulative the projects, making sure
11 you don't look at a project in a (Unintelligible) is a
12 big part of CEQA, big part of our traffic analysis, so
13 that -- that can be done.

14 COUNCILMEMBER McNELIS: All right. So yeah, we --
15 excuse me. We -- we've talked a few times about this,
16 but just make sure that we are all crystal clear: One,
17 no matter how many -- you -- you said to me before, I've
18 been beating you up, trying to get a real number of
19 units, a unit count out of you and you won't cough one
20 up, because you said you don't even know yet what the
21 true count is gonna be.

22 But I just want to make sure we're all super
23 clear that -- that this is not an overnight project. You
24 don't blink your eyes and we have 1,000 units or 2,000
25 units. I -- like I said, we don't know where you're

1 coming in at, but that doesn't happen overnight.

2 It's over -- what -- what period do you feel
3 this build out is going to take to, one to completion?
4 And I guess, actually, prior to that would be before --
5 how many years before the first -- the first homes are
6 being sold from the -- from the day, if -- if you get a
7 green line?

8 MR. O'CONNOR: Sure. Well, in the process that
9 we're -- that we're starting tonight, for the General
10 Plan Amendment, which will include an EIR, and we're
11 going to include that EIR with our project level EIR,
12 that process, I'm estimating is gonna take between two
13 and three years. During that time, we will start looking
14 at -- at final design, so that, when we get approval, we
15 can start construction relatively quickly after that.

16 Construction in the first phases -- it's gonna
17 be several phases for this project. We will have
18 probably a year or so, for the first phase of
19 construction. Maybe even a little bit more. Then, the
20 builders have to build the houses and people move into
21 them.

22 So I would say from this date right now, if
23 things go reasonably well, we're looking at four to five
24 years before the first resident will move in. And then,
25 like I said earlier, we have -- this is a 20-year

1 project. Maybe even more than that.

2 COUNCILMEMBER McNELIS: Okay. So with that in mind,
3 your corridor study that you're -- you're proposing right
4 now, once again, you're not looking? We're looking at
5 things that, over the next five to 20 years will
6 mitigate -- not only mitigate, but even possibly free up
7 more traffic space on 52 through the -- through the
8 bottleneck, kind of all the way around 125 to the 805; is
9 that accurate?

10 MR. O'CONNOR: Yes. And -- and generally, what's
11 happening right now with -- with -- on 52 and I've been
12 meeting with people that are doing the corridor study.
13 They've been updating (Unintelligible) from the City
14 and -- and myself. And I mean, there's -- what it's
15 gonna do is it's going to identify what the short-term
16 fixes can be, what the medium-term fixes and what the
17 long-term fixes are.

18 COUNCILMEMBER McNELIS: Can you define, "Short-term,
19 medium-term and long-term," --

20 MR. O'CONNOR: Yeah. I -- I think the short-term
21 ones could be as simple as re-striping some of the lanes,
22 re-striping some of the on-ramps, that kind of thing.

23 COUNCILMEMBER McNELIS: I apologize, I mean time
24 frame wise. What do you consider short-term? What do
25 you consider medium-term? What do you consider

1 long-term?

2 MR. O'CONNOR: Short-term, probably two to four
3 years.

4 COUNCILMEMBER McNELIS: Okay.

5 MR. O'CONNOR: Medium-term, up to maybe six or seven
6 years, and long-term, 10 years.

7 COUNCILMEMBER McNELIS: Okay. (Unintelligible).
8 Let's hear it for (Unintelligible).

9 VICE MAYOR MINTO: I -- I think that one of the
10 complaints that we get a lot of times is that, Well,
11 nobody told me about this. Nobody kept -- told the
12 community. I'm not within 500 feet of the property line,
13 so I don't get noticed about events going on.

14 Do you have or are you planning, perhaps, to
15 put up a website that people could go to and get updated,
16 regularly, on where you are in your process? I mean,
17 certain things probably can't be done on a daily basis,
18 obviously. Let's say that you complete a significant
19 portion -- like, for instance, the survey, and -- so the
20 people can go there and say, Okay, here's a survey.
21 Here's some of the questions that were asked and
22 answered. Or perhaps, maybe, a place where people leave
23 questions, because they may have seen or heard about
24 something different that maybe wasn't covered in the
25 survey.

1 And -- and the idea behind that, make sure that
2 everybody continues to get that opportunity to give their
3 input, regardless of whether it's, you know, quantity
4 established, environmental, you know, groups or -- or you
5 know, somebody else that just, you know, happened to
6 drive by one day and go, Huh, what can I do about that?
7 Or, What are they doing about that? You -- have you
8 consider that or --

9 MR. O'CONNOR: We -- we definitely have. We are a
10 public company, and if you get onto our website, you can
11 find out all the -- all the details about our company.
12 We're transparent. We want to have this process being
13 transparent, and we want to make sure that the public has
14 input and they know what we're doing.

15 VICE MAYOR MINTO: Well, I know that, you know, you
16 have a website for the company, but I mean, something
17 that would be specific to this so you don't have to, you
18 know, search through HomeFed Development website to get
19 answers or (Unintelligible).

20 MR. O'CONNOR: We -- we have separate websites for
21 each of our communities and the Fanita one will be -- is
22 being developed now.

23 VICE MAYOR MINTO: And then, I forgot to ask this
24 before, but you mentioned the -- the -- the storm drain
25 water, and all that stuff, and now, I understand that

1 the -- the -- the water district will be closely involved
2 in this, to make sure that we have questions answered
3 about whether there's enough water to sustain this
4 community, as well as the existing community, ongoing.

5 MR. O'CONNOR: Sure. Well, the -- the storm
6 water -- storm water is different than the pothole water.
7 And the storm water regulations, they are coming into
8 affect beginning of next year and they're changing a lot
9 and our engineers are -- are -- they're starting their
10 design and how it's -- how it's all gonna play out in --
11 for Fanita.

12 As for the water district, Padre Dam, we have
13 to do several analysis, including a water supply
14 analysis, to make sure that there's enough water to
15 supply our -- our community, and so we'll be working with
16 them on that.

17 VICE MAYOR MINTO: Okay. Thank you.

18 MR. O'CONNOR: You're welcome.

19 CITY CLERK: Okay. Mr. Mayor, we have some
20 speakers. We'll hear the in support first and then we'll
21 move to the opposed. And I have four speakers in favor
22 of the project. Our first speaker is John Olsen.

23 MR. OLSEN: I got here early for a change. Good
24 evening, City Council, Mayor, Staff. Some of the things
25 that -- that I heard tonight that are pretty exciting

1 about this project is that it's not something that's
2 gonna happen tomorrow or in five years. It's going to be
3 something that happens over a 20-year-period or so. And
4 if you're looking to build 2,000 houses or units in that
5 time frame, we're looking about adding
6 (Unintelligible) -- 150 to 200 cars a year to the -- the
7 current traffic situation. We're not looking to add
8 3,000 all at once. And over that time -- 20 years is a
9 long time -- things change. Some people will be added to
10 that traffic issue as they -- they get into the job force
11 and some people will be retired out or -- or move out of
12 that -- that same traffic issue.

13 So traffic is -- is a big concern for everybody
14 in the community, especially since we only have three
15 arteries that go north and south and two that go east and
16 west. So I can see it our (Unintelligible) prospect. So
17 I -- I can see where there's some concerns for -- for
18 traffic, but I'm -- I'm in favor of this project. Not
19 only will it -- it help us with our immediate -- the tax
20 benefits over that period of time, and the income
21 opportunities from all of those new people that are gonna
22 be moving into the communities. Some of the -- the tax
23 base will go up and, also, the property value of my home
24 will go up, because I'm assuming that these houses will
25 be nicer than the home that I have that was built in

1 1972. Home (Unintelligible), right?

2 UNIDENTIFIED SPEAKER: Was (Unintelligible)? Home
3 Point.

4 MR. OLSEN: Yeah, okay. So -- and then, the other
5 thing that I want -- hopefully some people consider
6 tonight is that this isn't an up or down vote tonight,
7 this is just what can we do. These folks have been
8 pretty -- pretty easy to -- to work with. In my former
9 job, I -- I met with them a couple times and I've seen a
10 couple of their presentations and they seem to be very
11 interested in making sure that the community has a voice
12 in what we're doing and I think that they're -- they're
13 being smart about it and they're -- they're asking, Hey,
14 what are you looking for in your community? Instead of
15 taking something and jamming it down their throat. So I
16 appreciate your guys' patience and -- and listening to
17 what I have to say and, also, to what they have to say.
18 Have a good evening.

19 CITY CLERK: Our next speaker is Mason Herron.

20 MR. HERRON: Thank you. As I grew up in East
21 County, I've had a chance to observe the Fanita debate,
22 up close, for a large portion of my life. The list of
23 positive things to say about Santee is already long and
24 growing by the day. The progress this City has made over
25 the past two decades has boosted our local economy,

1 providing an increase in the number of businesses and
2 amenities local residents have the opportunity to enjoy.

3 The result of that progress, however, is that
4 Santee is not the same city it was 20 years ago.
5 Demographics have changed. Economics have changed,
6 accordingly, before the discussion to consider changing
7 the General Plan.

8 In addition, (Unintelligible) of housing
9 doesn't mean the same thing it did 20 years ago. As a
10 member of the millennial generation, with friends who are
11 in that same generation, I can speak to the fact that my
12 peers see Santee as a great place to raise a family, with
13 good schools, low crime, and a community attitude that
14 can't be beat.

15 However, having been impacted by the realities
16 of drought, few of us are willing to care for lots that
17 are quarter acre in size, as is currently stipulated, and
18 (Unintelligible) a lot to the General Plan. We're
19 interested in environmental sustainable housing options
20 and we prefer active open space, instead of a golf
21 course.

22 It's for those reasons and others that I want
23 to thank the City Council for willingness to look at an
24 updated version of Fanita Ranch, one that maintains high
25 standards, provides (Unintelligible) of housing we need,

1 but one that awful -- also offers a range of products and
2 amenities the City needs for residents young and old.

3 However, I would encourage this plan to address
4 traffic throughout the City. Obviously, it's something
5 that's on the minds of everyone here, pretty much.
6 Traffic is already bad -- bad, and will only get worse
7 without a solution. I hope to see how Fanita can
8 contribute to its solution, and I'm curious to see what
9 kind of traffic improvement can be incorporated in the
10 eventual Fanita plan.

11 It's clear that the developer has been looking
12 at traffic studies already, the 52 corridor study he
13 mentioned. I -- that's encouraging. Traffic is clearly
14 the number one issue, and I hope that the developer
15 continues to look for solutions to this problem and
16 building a solution from step one to development. Thank
17 you very much.

18 MAYOR VOEPEL: Mason, I have a question.

19 MR. HERRON: Yes.

20 MAYOR VOEPEL: Now, you're a millennial, right?

21 MR. HERRON: Correct.

22 MAYOR VOEPEL: So one of my suppositions and
23 assumptions is that the millennials don't generate as
24 much traffic, because they Uber around. Do you ever
25 Uber?

1 MR. HERRON: All the time, whether in Santee or
2 Downtown or other areas. And Uber is -- Uber is trying
3 to do something where they're trying to become part of
4 the mainstream of traffic and transportation. But it's
5 not just Uber, it's also bikes and other transportation
6 options, too. It's stuff that, you know -- we're --
7 we're less car dependent than other generations, but it's
8 still something we're concerned about. Something we have
9 to deal with (Unintelligible).

10 MAYOR VOEPEL: Okay. Let me ask you another thing:
11 We come out with cars that drive themselves.

12 MR. HERRON: Yes.

13 MAYOR VOEPEL: Is that a big millennial deal, too?
14 I mean, I really don't understand you guys. I really
15 don't, so help me out.

16 MR. HERRON: Well, what -- you know, I think we'll
17 all be driving Teslas in about five years, but I know
18 everyone's trying to do the self--driving car.

19 COUNCILMEMBER DALE: Don't say all of us.

20 MR. HERRON: What's that?

21 COUNCILMEMBER DALE: Not all of us.

22 MR. HERRON: Okay. All of us, being -- referring to
23 millennials, at least. But you know, it's one of the
24 many different options that are on the table from the
25 future and something (Unintelligible) be watching with

1 excitement. It'd be nice to be able to zip around town
2 while being able to do work or other things and not
3 having to worry about traffic and collisions and all the
4 other fun stuff that comes with traffic.

5 MAYOR VOEPEL: Okay. So in your opinion, would you
6 figure, from a millennial viewpoint, that our -- the
7 parking requirements may drop with your generation?

8 MR. HERRON: I see that as definitely a possibility,
9 but not something we should assume or take for granted.

10 MAYOR VOEPEL: Okay. Thank you. Me, I'm driving a
11 donkey cart still.

12 COUNCILMEMBER McNELIS: In my experience, Uber
13 doesn't work too well for a family of six.

14 UNIDENTIFIED SPEAKER: Not yet.

15 COUNCILMEMBER McNELIS: Just saying. Think we still
16 gotta keep that in mind.

17 CITY CLERK: Our next speaker is Ben Stone, who will
18 be followed by Patricia Edmonson.

19 MR. STONE: Hi, my name is Ben Stone. I live at
20 7555 Linda Vista Road. I am a San Diego native, a small
21 business owner. I'm also a board member with the San
22 Diego Mountain Biking Association. We are an association
23 of about 850 members of -- I think have hit this year in
24 our membership drive. But we're representative of -- of
25 what is probably second largest user group in the County

1 of San Diego.

2 You know, I'm here tonight to represent our
3 members and to reiterate the importance of trails in the
4 communities that are being built throughout the county.
5 You know, I will say to HomeFed and -- and Jeff's credit,
6 they've been incredibly receptive to our comments and,
7 you know, our -- our outlook on -- on the area. You
8 know, it's -- you guys -- where this community's
9 positioned, you're gonna be east of Mission Trails, which
10 at some point, will have about 40 something miles of
11 pristine trail, primarily of interest to mountain bikers.

12 North, what I'm currently working on is the
13 Stow Trail connection to Sycamore Goodan Ranch, which
14 will lead into about another 12 to 20 miles of trail out,
15 if the County could connect up to the 67 and to the
16 transcounty trail, which will go across San Diego County.
17 You have the San Diego River Park trail to the southeast.

18 You know, and I think trail, and specifically,
19 you know, single-track trail, not just fire road --
20 although, that has it's place in the development as well.
21 You know, large pathways. But narrow trail is really --
22 this community, if it has it, will be an incredible asset
23 to the City of Santee. If you look around the state,
24 there are plenty of places that (Unintelligible) the --
25 the financial drive for the City is bicycle tourism.

1 On my own opinion here tonight, I'm not
2 representing San Diego Mountain Bike Association. I am
3 in favor of the amendments. I do like that the
4 suggestions are being taken about trail and the
5 development. Because you know, if I look around projects
6 I've worked on, or the state has purchased land -- if you
7 just look to the east -- Lakeside Downs was recently
8 purchased, with funds that had, you know, built into
9 them, a opportunity for public trails, and there are no
10 public trails on even existing byroads open to the
11 public. And these are funds from taxpayers, for people
12 like me, from the State of California, from Caltrans,
13 zero access to the public.

14 You know, so my -- my conflict is -- my biggest
15 concern is this property, for some reason, wasn't
16 developed -- it was purchased by the state. Like I see
17 on a daily basis or yearly, monthly basis, different
18 properties that are purchased by the State are provided
19 with zero access to the public option. And I can -- I
20 can rattle off a couple across the County if I -- I
21 wanted to, but you know, that's -- that's my biggest
22 concern, where I come from, and what I'm here to
23 represent this evening. Thank you.

24 MAYOR VOEPEL: Ben, I have a question for you.

25 MR. STONE: Sure.

1 MAYOR VOEPEL: As you're out there mountain biking,
2 do you come across issues with motorcycles trying to join
3 you on the trails? The reason why I ask that is because
4 if we -- as we create the trails and things, if we don't
5 do something, the -- keep -- keep motorcycles off, well,
6 you know, not everybody's responsible with the proper
7 equipment on a motorcycle, especially a small bike, like,
8 that would go on the trails, and it could cause fires.

9 MR. STONE: Right.

10 MAYOR VOEPEL: So, you know, not -- not trying to
11 say, Well, we don't wanna make trails, because we don't
12 wanna make access, you know, for, you know, fire
13 starters --

14 MR. STONE: Uh-huh.

15 MAYOR VOEPEL: -- but what you -- what kind of
16 experience have you seen or had that are dealt with of
17 people, you know, co-existing with --

18 MR. STONE: Well, I -- I think if you look at this
19 area of property right now, historically, it's had a lot
20 of ATV motor traffic going through it, and that's
21 generally because the terrain that it's open to the east
22 and there's a lot of ways of access. The southern --
23 southern -- southeastern entrance is -- is probably the
24 most often used.

25 You know, people being out there on the ground

1 is what, you know, dissuades the legal access. And you
2 know, the -- the problem you have is you need legal
3 trails for people to feel like they can pick up the phone
4 and call the sheriff when someone's doing something
5 wrong.

6 But you know, I -- I talked to the rangers at
7 Sycamore Goodan Ranch, to the north, and the -- you know,
8 I think, like, four months ago, they had two Jeeps come
9 straight up there. You know, Clark Canyon, which you
10 know, they spent millions of dollars trying to, you know,
11 bring back to pristine habitat and, you know, two guys
12 they're up there in the middle -- Sunday morning on
13 Jeeps, because they don't know where they are.

14 I mean, I don't think they necessarily knew
15 they were tearing into, you know, pristine habitat, but
16 you know, legal use will dissuade illegal access. And
17 I -- I've seen that on a number of projects we're working
18 with across the county. And we've worked with the
19 refuge, the San Diego Wildlife Refuge, the federal
20 governments, the POM, the California State Parks,
21 California Fish and Wildlife. And if you look around,
22 legal use, and having people legally on trails, on the
23 ground, is what dissuades that. And I think having
24 that -- sort -- sort of the longer answer -- but having
25 that -- you know, having people on the ground is what's

1 gonna dissuade people from illegal use.

2 MAYOR VOEPEL: Great. Thanks.

3 COUNCILMEMBER McNELIS: Actually, I'm just gonna
4 (Unintelligible) on a dovetail, exactly what he said, and
5 that is that the more -- the more people that we have up
6 there legally, the less likely we are to have others up
7 there illegally, because they can report them.

8 MR. STONE: Right.

9 COUNCILMEMBER McNELIS: Nobody that's on their
10 bicycle, dressed the same right now, is going to make a
11 phone call to drop the dime on somebody that's up there
12 on their motorcycle, because they weren't supposed to be
13 there either.

14 MR. STONE: Right.

15 COUNCILMEMBER McNELIS: But -- but when we open
16 these trails and actually give legal access to our
17 community to truly utilize the resources that we have in
18 our -- within our community, I think it's going to settle
19 down a lot of that -- a lot of that legal -- illegal
20 stuff. So you were speaking right to my point that I
21 wanted to make.

22 MR. STONE: And you will be -- literally, it will be
23 at a gateway to somewhere in the range of 60 to 70 miles
24 of single-track trail, which will probably be unique,
25 even to Southern California. Only place we have that

1 is -- is up and down with (Unintelligible) outside of
2 Mount Laguna, that area.

3 COUNCILMEMBER McNELIS: You're a little excited
4 about this, aren't you?

5 MR. STONE: Well, I get excited about trails. We
6 like, you know, the -- the idea of actually some public
7 input. We, for a long time, tried to provide input on
8 certain developments and it hasn't passed muster. But I
9 think people are realizing, you know, hiring sort of a
10 consultant to do a cookie-cutter approach to every
11 development isn't -- isn't what works. You know?

12 COUNCILMEMBER McNELIS: Thanks, Ben.

13 CITY CLERK: Our next speaker is Patricia Edmonson.

14 MS. EDMONSON: Hi, I'm Patricia Edmonson. I live at
15 9926 Leavesly Trail, in Santee. And I don't have a lot
16 to say. I just want to represent kind of the silent
17 minority -- or majority here that's for this project and
18 let everybody know that I'm really excited about it and
19 I'm for it. Thank you.

20 CITY CLERK: Before we move on to the opp --
21 speakers in opposition, I also want to mention that Allen
22 Carlisle with Padre Dam is here, available for questions,
23 should Council have any of him. I have three speakers in
24 opposition, but not wishing to speak, from Levi Goin,
25 Steven Lamoureaux and Elizabeth Frice. And then, our

1 speakers wishing to speak, in opposition, our first one
2 is Van Collinsworth, who will be followed by Ken Decker.

3 MR. COLLINSWORTH: Good evening, Council Members.
4 Van Collinsworth, representing Preserve Wild Santee. I
5 have a sense of deja vu. Does anybody else? The last
6 time you did this, wasn't it, like, three minutes and
7 talking about how great the project was and at the end
8 was, "Oh, but I don't want it anyways"? Not quite the
9 speech I remember, but we're -- we're getting close,
10 believe.

11 Let me start out, first, by bringing to your
12 attention that there is a letter from our Council, Kevin
13 Johnson, commenting on the -- the (Unintelligible), from
14 our position. We need a whole new environmental report
15 for the project. So -- and you know, one of the things I
16 wanted to do, because Kevin actually -- and his legal
17 team -- has done just tremendous work, on behalf of
18 Santee for more than 20 years now, and I've never had
19 to -- or taken the time to thank him and the legal team,
20 personally, for all the work and contribution that he has
21 put into this, so I want to do that tonight. So thank
22 you, Kevin Johnson, and the team for all the fine work,
23 because I think that work really is what puts us in the
24 position to have the opportunity that we have before us
25 today.

1 Now, of course, with that being said, we have
2 some difference of opinion on what that opportunity is.
3 Now, I -- I appreciate Jeff's pointing out that they want
4 to conserve the southern part of Fanita Ranch. And what
5 I would say is, I think that's great and I would
6 encourage them to go ahead and move that conservation up
7 to the northern portion of Fanita Ranch as well. So you
8 know, we're -- we're getting closer.

9 I guess a few points that I -- I wanted to
10 make, in terms of -- of opportunities is one of the
11 things that we're struggling with, and the City had on
12 the agenda a couple meetings ago was a plan of action
13 plan, what to do about that. And you know, we're --
14 we're looking at, of course, the big international
15 meeting in Paris on climate change and greenhouse gas
16 reductions. And that whole problem can't be solved,
17 unless we, at the local level, are doing important things
18 to solve it.

19 So just to tie this together, one of the -- the
20 opportunities with Fanita Ranch, and our own climate
21 action plan is that you can conserve Fanita Ranch and
22 store carbon there. And in fact, when you restore
23 habitat, you're actually doing more to -- to store
24 carbon. And by doing that, that could become an element
25 of your climate action plan that you could get credit

1 for. So I think that, along with community choice
2 aggregation, is something that you really should take a
3 close look at, in terms of climate action.

4 Of course, you know, obviously you would need
5 HomeFed to come on board for that opportunity. And I
6 guess there was a couple things, in terms of history that
7 I wanted to clarify, just 'cause I know some of the
8 information that was circulating. In -- in terms of
9 lawsuits on the projects, there's really only been one
10 lawsuit. That's the one that was on the project that was
11 approved most recently in 2007.

12 CITY CLERK: Three minutes.

13 MR. COLLINSWORTH: And --

14 MAYOR VOEPEL: Hold on, Van.

15 MR. COLLINSWORTH: Sure.

16 MAYOR VOEPEL: With Council concurrence, I would
17 like Van to continue speaking. We don't have that many
18 speakers, and he represents a large and (Unintelligible)
19 community; is that okay with everyone?

20 UNIDENTIFIED SPEAKER: (Unintelligible).

21 MAYOR VOEPEL: Please continue, Van.

22 MR. COLLINSWORTH: Thank you. And just clarifying
23 on the -- on the lawsuits, there's really only been one
24 lawsuit on the -- over the years, at least on the
25 project. And then, in terms of -- many are thinking

1 about the ballot initiatives and when I got sued by
2 developers. Those -- so there have been other lawsuits,
3 it just, this is the only one that's been on the project.

4 UNIDENTIFIED SPEAKER: Got it.

5 MR. COLLINSWORTH: Okay. And then, in terms of --
6 there's a perception by some folks that there's been a
7 project upheld at ballot. Actually, there's only been
8 one project on the ballot, that was in 1999, and that
9 project, of course, was reperenden -- reperended and
10 there was a landslide of two-thirds of the elect group
11 that voted against that project.

12 So one of the things that I would encourage, if
13 a project actually moves forward at some point, is that
14 the Council put that on the ballot for people to have
15 their voice heard. And I know at one point Mayor Voepel
16 actually made a promise to that affect. But I know
17 you're also looking for the new (Unintelligible), so I
18 don't know that you'll ever get to deliver that. But
19 anyway, I don't want to ramble on too much. Again, I
20 think the opportunity's there. Thanks for listening. If
21 you have any questions, I'd be glad to come back up.

22 UNIDENTIFIED SPEAKER: Thank you, Van.

23 CITY CLERK: Our next speaker is Ken Decker, who
24 will be followed by Jeff Kahn.

25 MR. DECKER: Mr. Mayor, City Council, Ken Decker,

1 9738 Settle Road, Santee. Yep, deja vu all over again.
2 I've been a resident of Santee since 1979, and I've seen
3 lots of changes. I remember -- I overlook Santee Lake,
4 so I remember when it wasn't even -- well, what was
5 originally Santee Lakes Boulevard, now known as Fanita
6 Parkway. Of course, I agree with most of what Van was
7 talking about and I'm a member of Preserve Wild Santee,
8 also.

9 The last time around, I think it was proposed
10 that Fanita Parkway would be widened in the area of what
11 we call our rim dwellers. I have some concerns about
12 that, because is that going to chop up my backyard, such
13 as it is? And -- or even worse, take my house away. I
14 do have those concerns. I don't think I'm gonna be
15 around here to watch 20 years of this project develop, if
16 it gets approved, but I still gotta look out for what's
17 going on. So thank you.

18 MAYOR VOEPEL: Thanks, Ken. Good to see you, too.

19 CITY CLERK: Jeff Kahn, who will be followed by
20 Sandy Kuntz.

21 MR. KAHN: Good evening. Thank you for your time
22 and your attention. I live in Santee. I've been here
23 for about five years. Originally from Los Angeles, and
24 we love Santee. It's a great community, and you couldn't
25 get me to move back to Los Angeles.

1 UNIDENTIFIED SPEAKER: (Unintelligible).

2 MR. KAHN: My poor mom lives there. It's just too
3 congested. I -- I'm a teacher. I commute to San Marcos.
4 It's a long commute. In the last year and a half, my
5 commute has grown substantially, primarily just to get on
6 the 52. And on the streets that merge into the 52,
7 they're all just becoming a parking lot and -- and
8 there's a lot of development in the works and these are
9 gonna be just adding to the congestion, and things are
10 just getting too dense. That's my concern.

11 And there's an (Unintelligible) affect and
12 it's -- it just -- it just seems to be building. So I'm
13 concerned about the long term of what our community's
14 gonna be like if there's too much density, and how could
15 it impact the quality of living here for everyone and our
16 city? So thank you.

17 CITY CLERK: Sandy Kuntz, who will be followed by
18 Vicki Call.

19 MS. KUNTZ: Hi. Good evening, Councilmembers and
20 Mayor. I'm Sandy Kuntz, and I live in the west side of
21 Santee. It's over by Mission Trails Park. And there's
22 already a lot of development proposed and approved, as
23 you know. In the west side of Santee we've got the
24 Castle Rock, we've got Pinnacle Peak. There's a Santee
25 50 coming up near where I live and it's -- I think we

1 just need it all to stop and take a breather, frankly.

2 I think, in my opinion, most Santee citizens
3 don't want further development. I believe that's the
4 majority. We're crowded. We're concerned with traffic.
5 There's fire use, with pollution. And there's enough
6 destruction of the natural lands. I -- I -- my vision
7 for Santee is a beautiful community, surrounded by the
8 lovely natural hills that we have, without the further
9 destruction of the hill.

10 I'd like to request the Mayor who -- I don't
11 know where he went -- and the -- the Council to protect
12 our quality of life by halting further development for
13 now and really, strongly looking at proposals, with an
14 eye on stopping. I think -- from what I heard from the
15 Council and the Mayor is that the City is in good shape,
16 financially, and that we're all proud of that. That's
17 what I heard before, when we were -- when everyone else
18 was going down the slough, that we were able to -- to be
19 okay. I don't think we need this trade-off for the
20 money. Thanks for your time.

21 CITY CLERK: Vicki Call, to be followed by Steven
22 Houlahan.

23 MS. CALL: I can't really see you without my
24 glasses, but I can't read these (Unintelligible). My
25 name is Vicki Call. I'm a 40-year resident in Santee and

1 I live at 10164 Peaceful Court. When I first moved
2 here -- I live in Carefree East Condominiums -- there was
3 a horse ranch behind me and I used to have to go to
4 Carlton Hills to get my groceries. And I'm not saying
5 that I would like to have a horse ranch behind me again,
6 although, I didn't mind it, but I feel like we are really
7 becoming overkill, just as Sandy mentioned this morning.

8 I took the time, and here's my little ticky
9 tacks that I put down. I took a short drive. I live in
10 Carefree East and there's a two-block distance from my
11 complex to Wood Park Park, and there are 82 houses, and
12 at noon time today there were a hundred -- let me see
13 here, 106 cars and trucks, five motor homes and several
14 boats. And that's just people who are still home,
15 potentially could be running errands. That's not to say
16 how many cars will be there tonight, when everybody has
17 returned home.

18 So to me, in reading, too, what's on the
19 agenda, all the potentialities, business, office park,
20 public parks, commercial development, schools, fire
21 station, library or post office, 400 -- some of this has
22 been changed tonight in the speech, but -- a 400-acre
23 regional park, mini parks, neighborhood parks, two
24 community parks, a sports park, a golf course, and then
25 extension of (Unintelligible) -- it sounds to me like we

1 have a mini city potentially being built north of our
2 community, and we are the final (Unintelligible) traffic,
3 and I have a great concern for that.

4 As it is, it takes me seven signals to get from
5 my house to 67 and eight signals from my house to Town
6 Center. So I feel that, you know, Santee's a hot
7 community. Six months in the year when hot, they're
8 irritable, so we're gonna have a lot of irritated people.

9 Also, when they talk about extending Magnolia
10 and Cuyamaca, we have two schools on Magnolia. I live
11 across from Santana High School. If you wanna be there
12 from 7:30 to 8:30 in the morning, good luck. And there
13 is also Rio Seco School on Cuyamaca. These are huge
14 traffic jams. Parents dropping their kids off, trying to
15 get to work, et cetera, et cetera. So I personally --
16 and I'll probably either be senile or dead by the time
17 this would be completed, but I still have a vested
18 interest. I have young nephews who live in this town,
19 and frankly, I love this community. Okay, thank you.

20 MAYOR VOEPEL: Thank you.

21 CITY CLERK: Our next speaker is Steven Houlahan,
22 who will be followed by Gloria Gerak.

23 MR. HOULAHAN: Hello, Mayor, Councilmen. Steven
24 Houlahan here, again. Glad to see you. And I live at
25 8824 Annandale Way, so kind of really close to West Hills

1 High School. I grew up in Santee. My parents brought me
2 here back in 1977. So I've seen a lot of change. Not
3 part of the millennial generation, but you know, part of
4 the X Generation, and it's been a huge change in the past
5 20 years and it -- it's been done right, but the specter
6 of Fanita Ranch just keeps coming back. It's like a
7 zombie. You just can't kill it. It comes back. It
8 comes back. It comes back.

9 I remember as a young man -- it started up when
10 I was, like, in my 20s. I'm like, Oh, wow, you know,
11 that -- that was really changed thing. Now, every nook
12 and cranny's got something shoved in there. There -- San
13 Diego's shoving Castle Rock over to the -- on our west
14 side. You know, we've -- we've mentioned already about,
15 you know, Pinnacle Peak. We were talking about that.
16 You know, we have some places where the young folks live,
17 apparently in those studio apartment.

18 But now we have this huge community, in the
19 middle of this fire plane that -- that burned down, you
20 know, was like the worst thing ever. You know -- you
21 know, like, armageddon. Now they're gonna be out there,
22 living -- it's gonna be armageddon for them one day.

23 Now we have this terrible water shortage. You
24 know, it's not going away. So you know, they're not
25 gonna be living in lush, green hills out there. And not

1 to mention the traffic. So traffic, traffic, traffic.
2 I -- I would love to hear some more from their traffic
3 expert, but I think we probably get a hundred traffic
4 experts here already. And unless you -- you know, you
5 can make it four lanes wide on each direction, they're
6 just gonna fill it, and it's just gonna be a parking lot
7 with four lanes.

8 So the south -- the south county -- or the
9 south bay crunch, you've been hearing a lot about that in
10 the news. That's what's gonna happen when you bring all
11 this stuff through. It's gonna be the east county
12 crunch. Everybody -- like, my friends, they drive up the
13 15, they're like, "Oh, my God, you live in Santee?"
14 The -- the -- the traffic goes all the way down to the
15 805. You know, everyone's coming -- from the 805 all the
16 way to the 52. The 15, in both directions. So it's just
17 getting -- it's just getting to be complete gridlock.

18 And you know what? Uber is probably a great
19 thing, but I can't Uber to work every day. I mean, you
20 know, I gotta get in my car, I gotta drive over there, I
21 gotta go to work, I gotta drive back. And then, you
22 know, I pay taxes, and that's why this body's here.

23 So you know, represent the taxpayers. We're
24 already here. We're in a good financial situation.
25 Don't drive us all out, because we can't drive over 52.

1 And I still hope you guys all take that 52 challenge.
2 Get out there and -- and take that. Not the 5 peak
3 challenge, but the 52 challenge. Go out there and drive
4 in front of West Hills High School, 8:30 in the morning,
5 and then go wait in line, all the way on the 52, with all
6 the trash trucks and then, you know, I guess coming from
7 the border next. It gets crazy. And I guess in the
8 summer we're all gonna be out there getting angry at each
9 other. So I -- yeah, trails, that's great. Put the
10 trails out there, not the houses, and -- and conserve the
11 area.

12 CITY CLERK: And our final speaker is Gloria Gerak.

13 MAYOR VOEPEL: Hey -- hey, Steven, would you agree
14 that whether you're millennial, Generation X or a baby
15 boomer, bottom line is, one day you're just plain old?

16 MR. HOULAHAN: I'm -- I'm feeling more like that
17 every day. Maybe I'm getting older and grumpier all the
18 time when I come over to talk, but you know, I just --
19 you know, I got -- I got young child that I gotta
20 support. And I love Santee. It's safe. All the shops
21 are great. Everything's been done correctly, so let's
22 stay on that course. Let's not veer off and now just
23 overdeveloping it and messing it all up. Thank you.

24 MS. GERAKE: My name's Gloria Gerak and I live at 975
25 St. Andrew's Drive and I'm -- I am on the corner of Mast

1 Boulevard and St. Andrew's, and I've been coming here for
2 20 years. And I'd like to ask you if this development --

3 UNIDENTIFIED SPEAKER: More than that.

4 MS. GERAKE: What?

5 UNIDENTIFIED SPEAKER: More than that.

6 MS. GERAKE: Yeah, I know. I -- I've lived in Santee
7 since, like, 1978. But I'd like to ask you: If this
8 development is so great for our city, why isn't it built
9 by now? Why have we been fighting and struggling over
10 this thing for the past 20 years? And it always come
11 down to open space, traffic and our quality of life. And
12 I would bet none of these people from HomeFed drive on
13 the 52 or on Mast Boulevard and deal with all of that
14 traffic and the noise and the pollution.

15 And I understand that, you know, building
16 wonderful things and having people buy our -- our
17 products here in Santee is wonderful, but if they can't
18 get to the stores, how wonderful could it possibly be?
19 My nephew bought a house in Lake Side. He grew up in
20 Santee and he says, "I can't stand the traffic here,
21 Auntie Gloria, so I'm going to Lake Side," but I'll still
22 come back here to shop.

23 You know, it -- you know, people from
24 (Unintelligible) coming here to shop and La Mesa and all
25 over and that's what they're supposed to do, but it takes

1 us 20 minutes to get around town to -- to get anywhere.
2 I had to go to -- I had a meeting at 8 o'clock in Mission
3 Valley and I had to leave my house an hour early, and it
4 took me 30 minutes, from my house, that I could walk to
5 in 15 minutes, down to the 52. It took me 30 minutes to
6 get there. And there's no other way around it. If you
7 go down on another street to get around, it's still the
8 same way.

9 I -- I just don't understand how they can
10 implement or alleviate congestion, when there's only so
11 many linear feet of road to drive. And the man from
12 SANDAG is nodding his head at me. I -- I can't even
13 imagine what it's gonna be like when Castle Rock is
14 built, how the people are gonna come out of there and
15 physically drive down the road. And the reason that I
16 know this is because I live on the corner of Mast
17 Boulevard and St. Andrew's Drive.

18 And according to the General Plan, the sound in
19 my backyard is supposed to be 60 decibels or below, and
20 60 decibels or below is probably nothing, compared to the
21 sound in my backyard. And on the weekends, it's worse,
22 because there's not as much traffic, so people race up
23 and down the street as fast as they can. I know the
24 sheriff has other things to do, but we raised the speed
25 limit so that people wouldn't speed and now they only go

1 faster. They don't pay any attention to signs that are
2 on the street.

3 I know I'm saying just the same old crap that
4 I've been saying for the past 20 years. It's the same
5 old stuff, but it's the same problem. You know, we have
6 a General Plan and, yet, every time it comes up for
7 development, the General Plan has to be amended. So why
8 do we have a General Plan?

9 CITY CLERK: Three minutes.

10 MS. GERAKE: Okay. I -- I will probably -- I will be
11 dead when this thing is done in 20 years, but I will
12 totally be (Unintelligible), that's for sure. Thank you.

13 CITY CLERK: No further speakers.

14 MAYOR VOEPPEL: Council, questions and comments? I
15 would like to ask Allen Carlisle, General Manager of
16 Padre Dam -- you're not getting off now to come forward.
17 I have a few water questions, and I'm sure a lot of
18 people do. Now, let me put you on the spot. And by the
19 way, Allen Carlisle has done a wonderful job at Santee
20 Lakes, as the General Manager, and for many years, in
21 Santee. So we consider him a friend and an ally. And
22 there's a difference between a friend and an ally;
23 friends, you have to be nice to. Allies, you can abuse.
24 So Allen, the question always is: We're in a drought, we
25 don't have enough water, California's drying up, how can

1 we do another project?

2 MR. CARLISLE: Mr. Mayor, Councilmembers, good
3 evening, first of all. Thank you for -- for having this
4 forum. I think this is great to have a -- an opportunity
5 for the community to come together and talk about issues
6 that are important to -- to our community. I'm a
7 resident here in Santee, I've been for 20 years, raising
8 my family here, because I love the community and care
9 greatly about it.

10 So that is a great question. And drought is
11 something that we believe that is going to be more
12 regular and more severe as we go through -- through time.
13 We think that perhaps there is some speculation that for
14 the last 150, 200 years that we were in a -- a wet cycle,
15 and that perhaps we're entering in a more normal cycle,
16 which is a dry cycle.

17 So we believe the -- the drought -- the
18 droughts that we are going to be experiencing are going
19 to be longer and -- and more severe. So what do we do
20 about that? Well, first of all, a couple things to
21 remember. First of all, Padre Dam is a retail water
22 agency. We rely on the San Diego County Water Authority
23 for our water. They are a wholesale provider. They are
24 charged, from the state legislature, to provide water
25 needed for current -- the current economy and population,

1 along with forecasted (Unintelligible).

2 So we rely on them. They have been in
3 partnership with SANDAG since 1992, with a formal
4 agreement to collaborate and coordinate long-range land
5 use, economic population forecasting data, long-range
6 water supply planning. So they work in concert together,
7 in terms of how they move forward and how they develop
8 water supply.

9 San Diego has done a phenomenal job with water
10 supply diversification. Better than most communities in
11 California. So much so -- if you could turn to that
12 slide -- I want to share with you this -- this graphic
13 that really provides the information. Oh, you gave it
14 away. Did you chuck my -- my PowerPoints?

15 So this is a 2015 San Diego County water
16 demand. This is how much water we need in San Diego
17 County. It's 523,000 acre feet of water. That's enough
18 to sustain the entire County of San Diego. So what do we
19 have coming in to -- to our region? Well, first of all,
20 we have local supplies, which is about a 27,000 acre
21 feet. We have the Colorado River transfers, about
22 180,000 acre feet. So this includes the -- the -- the
23 agreement that we have with the farmers in the Imperial
24 County to -- to file their lands and -- and bring water
25 to -- to San Diego, to our urban region.

1 It also, is part of the Coachella and All
2 American Canal Line, which San Diego County took on years
3 ago, and invested in. So that's about 180,000. We have
4 the V South plant that is coming online in December, next
5 month. So this -- this year, it will produce about
6 41,000 acre feet. At full production will be about
7 52,000 acre feet of -- of new, sustainable water. And
8 then, Metropolitan Water District, which is where County
9 Water Authority gets the majority of their water, that
10 (Unintelligible).

11 So as you can see, we only really have about a
12 one percent shorefall this -- this year in San Diego
13 County. So the question is: Why in the world are we
14 required to conserve 20 -- 20 percent? Well, in April,
15 the governor signed an executive order that required all
16 Californians to conserve at least 25 percent across
17 the -- the state.

18 So what the governor did is something that we
19 don't agree with, and that is, you painted the entire
20 state with the same brush, and he ignored communities,
21 like San Diego, that have done a phenomenal job of
22 diversifying our water portfolio. We did this, at great
23 expense. Our water prices have gone up over 160 percent,
24 and we did this so that we would have a sustainable,
25 reliable supply of water in our economy, and our way of

1 life would be protected. And now, we're in this drought
2 and the governor, for the first time in California
3 history, set an executive order that didn't allow us to
4 utilize these -- these sources of water that we had
5 created.

6 So it's okay this year, because we're able to
7 fill up our reservoirs. San Vicente and El Cap, and all
8 the other reservoirs in -- in town, but if we're required
9 to continue to conserve at the level that we don't need
10 to, there's gonna be a time where we're going to reach a
11 point where we're gonna be sending water down the stream,
12 right into the ocean, and -- and wasting that, and -- and
13 that's not gonna be well-received here in San Diego.

14 So it's a mixed message that I'm here, in front
15 of you, with -- tonight. And that is that, yes,
16 California is in a drought, and I know there's no
17 question about it. The snow pack last year was the
18 lowest in recorded history, and it's alarming to be in to
19 the entire state. We have our -- our source of water
20 from the Colorado River, the most litigated river in the
21 world, with seven states and the country of Mexico buying
22 for that water.

23 Our -- our supplies are not reliable and that's
24 why we're utilizing local supply development, D Sound,
25 portable reuse. But again, this is -- being an

1 innovator, again, in recycled water and creating a
2 portable water supply for our community that could equate
3 up to 30 percent of Santee's water use right here in --
4 in -- in Santee. So we are diversifying, but we have
5 this mandate from the state that says we -- we must -- we
6 must conserve. So that is a long answer to that
7 question, and I apologize, Mayor.

8 UNIDENTIFIED SPEAKER: What was the question? What
9 about the question?

10 MR. CARLISLE: I know, I know.

11 MAYOR VOEPEL: No, it's a great answer. Do we have
12 enough water? Question to Bill Maertz, our Director of
13 Community Services: What percent are we using, in town,
14 for purple pipe and recycled water from Padre Dam?

15 MR. MAERTZ: Oh, in our -- our park system now, we
16 have over 90 percent of all parks. Our park -- irrigated
17 park land is on recycled water.

18 MAYOR VOEPEL: See, there it is. 15, 20 years ago,
19 this City Council, under Jack Dale's leadership, put in
20 purple pipe. I mean, it was far reaching.

21 Another question: So Fanita Ranch comes in.
22 Right now, we're getting ready to go into Palomino, and
23 we'll probably be just drowning in the water for the next
24 year or two. As we go through these cycles, what can
25 Padre Dam do to make sure that a project like Fanita

1 Ranch or Castle Rock, or any darn project, will have the
2 water?

3 MR. CARLISLE: Well, again, we will always rely on
4 the San Diego County Water Authority for the majority of
5 our water. So we rely on a regional approach for -- for
6 water supply. However, Padre Dam's uniquely positioned
7 to create a new local water supply and that is what we'll
8 reuse. That is our advanced water purification project
9 that is currently being demonstrated right at our -- our
10 (Unintelligible) water recycling facility. We're very
11 proud of that.

12 Santee was a pioneer in water recycling back in
13 1960, and we have an opportunity to be pioneers and
14 quotable reuse here today. And so, we are hopeful that,
15 that project proves to be successful, and we think it
16 will. It can create up to 30 percent of our water supply
17 needs right here, hopefully, in -- in Santee.

18 So that is one way that -- that we, as a local
19 retail agency can help further along. That doesn't mean
20 that -- that we have water to waste. We need to rethink
21 how we're utilizing our water. Back, not too long ago,
22 we were using water at -- at the rate of about 160
23 gallons per person, per day. We're at under 100 now, and
24 we think that could go over, and perhaps it should.

25 I remember the days when I was a kid growing up

1 in El Cajon and we would let the -- the hose run right
2 down the -- the sidewalk, without even thinking about it,
3 and those days are -- are long gone. And I think that
4 the way that we landscape, the way that we utilize water,
5 we need to conserve even more and that's gonna be
6 difficult.

7 MAYOR VOEPEL: Allen, last question, then you're off
8 the hook, unless Council has a question. I really admire
9 Israel. 92 percent of their water now is recycled.
10 Could we ever get to that point?

11 MR. CARLISLE: Well, sure, at -- at a great expense.
12 It's still imported water. It -- it -- it's still the --
13 the most -- the most affordable means of getting water
14 into our -- into our region. So we become accustomed to
15 very inexpensive water. But as those supplies become
16 restricted, and there are issues with those supplies,
17 we're gonna have to create supplies, like
18 (Unintelligible), that cost about twice as much to
19 produce.

20 UNIDENTIFIED SPEAKER: (Unintelligible).

21 MAYOR VOEPEL: If this is inexpensive, oh, my gosh.

22 MR. CARLISLE: Yeah. Right? Absolutely. You're
23 absolutely right. Our -- our -- our water bills have
24 gone up 160 percent, countywide, over the last 10 years.
25 It's -- it's dramatic. And it's because of the -- the --

1 the investments that we've made. And that's why we're so
2 angry with Sacramento for really creating a situation
3 where we had stranded assets. These investments that
4 we've made, we cannot use. We cannot put that water into
5 our system at -- at the -- the sign of a -- of a -- of a
6 governor's pen. And that's -- that's a -- that's
7 maddening to us here.

8 COUNCILMEMBER DALE: That's hard to
9 (Unintelligible).

10 MR. CARLISLE: I get it. I get it.

11 CITY CLERK: No further speakers.

12 MAYOR VOEPEL: Public comment? Do we have any
13 speakers for general public comment?

14 COUNCILMEMBER DALE: I -- somebody was talking about
15 the -- seeing all the different dates on Fanita Ranch and
16 I think -- I think I've been involved in just about all
17 of them. And I -- I can remember a time, 30 years ago,
18 when I thought the future of our city depended upon the
19 completion of 52, Town Center and Fanita Ranch, and you
20 guys remember, had to retreat, and I thought, I'm not so
21 sure about that anymore.

22 Somebody mentioned that you can -- you can just
23 (Unintelligible) as you grow up with the city, that
24 we're -- we're -- if we are -- we (Unintelligible) a
25 little bit. And so if we purpose -- we go through -- I

1 know we're not making any decisions and we're not
2 deciding anything, but I think we need to explore. Just
3 what exactly is city's capacity? And it's not something
4 you get the space to build houses, but the -- it's -- and
5 it's not just only going to work, but it's also going to
6 the grocery store and it's going to the park and it's
7 going to schools and, you know, those things. And the --
8 and it's just not people live here, it's the trucks that
9 come through this (Unintelligible) and -- and all -- and
10 all those different things.

11 The -- and so I -- I -- I've kind of come to
12 the -- to the conclusion, as we explore this, that we
13 need to have economic study done on Fanita Ranch and what
14 it's gonna look like, economically, for the future. Say
15 the next 20, 30, 40 years. Perhaps we should do the same
16 thing if we don't build it.

17 The -- I can tell (Unintelligible) in SANDAG.
18 I can tell you this region's gonna grow a million people
19 between now and 2050. We're gonna grow some 500,000 jobs
20 and 300 units, living units. 84 of them are gonna be --
21 84 percent of them are gonna be attached. 60 percent of
22 the growth comes from within, you know, our -- our kids.
23 The -- but I -- and -- and was -- and you know, there's
24 the idea that we will -- if -- if you stop growth, it
25 won't come. It -- it still does. You know,

1 (Unintelligible) people coming from (Unintelligible)
2 stuff like that.

3 But I think that the -- we're here about the
4 future of water and things like that. There's -- as he
5 said, it's unreliable. And -- but the one thing I can
6 tell you, we're growing a million people. This region's
7 growing a million people. And what our participation in
8 that is going to decide what it's gonna be like for my
9 kids and, frankly, my grandkids.

10 The -- and so over the -- the many years we've
11 explored this, and things have happened since we first
12 started talking about Fanita Ranch, that other
13 developments have come to town and we've -- we generated
14 revenue from places we -- we didn't think it was -- it
15 was gonna come or was more. And -- and so I think we are
16 able to just kind of reevaluate what we're thinking.

17 So we're -- we're talking about this process,
18 I -- I -- I think it would be appropriate for us to look
19 at that. And yeah, there's a golf course at one time on
20 there and there's a lake and they were both my ideas.
21 And at the time, with the golf course, that was a thing
22 people were doing. And the reason for that is that, if
23 you look at a bell-shaped curve for our development in
24 this town -- what -- what's the house? Three and two.
25 Three bedrooms, two baths, right? Six, 7,000 square

1 foot. And we -- one of the reasons we approved that
2 thing couple weeks ago is because they were very small
3 units. And quite frankly for -- like my kids, when
4 they -- when they graduated from college, they wanna get
5 into the market and it's something they could afford.

6 And so, we were talking Fanita Ranch at the
7 time. It was -- we -- whether the fire department goes
8 to a house, at that time cost a couple hundred thousand
9 or a half a million, it -- it -- or what's that value of
10 house -- cost us the same, but we get more property tax.
11 And we were looking for people with disposable income
12 to -- to spend in Town Center. But like you heard from
13 Gloria and other people is that it's happened. They
14 stayed in the house where they were. And so now we still
15 do have the disposable income for -- for -- because we've
16 been successful in our careers and our kids are gone.
17 And -- and so many things have changed in that fashion.

18 We talked about water, electric -- it seems to
19 me that we're -- we're dealing with electricity a lot and
20 the ability for SDG&E to provide it. And we -- we all
21 work together to stop that -- that disaster that we want
22 to put into -- at the -- at the (Unintelligible) channel.
23 But that, again, comes into just where exactly is our
24 city's capacity.

25 Now, I understand we're (Unintelligible) and we

1 simply don't build houses does not mean that all these
2 problems are gonna go away, 'cause we're just a piece of
3 the bigger puzzle. But there are some things that are
4 affected by -- by -- by the growth. And so I'm not here
5 to say Fanita Ranch is a bad idea. I'm not here to say
6 it's a good idea. I'm not saying (Unintelligible) open
7 spaces are good or bad. But I've come to the conclusion
8 that we should look at them in a parallel course. And
9 as -- as we listen to people and explore this and see
10 what the benefits of each one is and then we get to the
11 final end, like, hypothesis is the -- the right answer,
12 will reveal itself, frankly. So --

13 CITY CLERK: Okay. Any further Council comments on
14 this item?

15 COUNCILMEMBER McNELIS: Yeah, I -- I just did the
16 math on what -- on Jack's stats there. That's 22,222
17 people a year for the next 45 years coming in surplus in
18 the -- in -- in the county. I don't -- this project --
19 in fact, any project that -- that gets started, green
20 lighted, we say you go today -- any project that we would
21 try and green light today still wouldn't see the light of
22 day or see wouldn't see the first home being built for at
23 least 18 months to 24 months.

24 That surplus -- that surplus is getting larger
25 and expanding upon itself every single day, because for

1 the last eight years, we haven't built anything. We
2 haven't built anything in this community. We haven't
3 built anything in San Diego County. That's the reason we
4 have such a huge deficit. It's a reason we have such low
5 inventory in real estate. It's the reason we're paying
6 such exorbitant prices for housing in our county. One of
7 many reasons. I don't forget the sunshine
8 (Unintelligible). I get that. But -- but that's --
9 that's it. It's a finite resource. There's only so much
10 and -- and we haven't built in -- in a very long period
11 of time.

12 So I -- I just wonder what -- what -- where --
13 where are they gonna go? Where are my kids gonna go? I
14 mean, I got -- I got a lot of years before they're
15 buying -- you know, they're (Unintelligible) of housing.
16 But they may be staying at my place, yeah, 'cause we're
17 not building anything for them to afford to move into
18 in -- in town and I find that sad.

19 COUNCILMEMBER DALE: (Unintelligible) one other
20 thing that glad to be -- it is true that SANDAG is being
21 studied about putting something on a ballot that would be
22 used to build, and speed up, transportation projects.
23 Right now, the widening of 52 is part of the 2050
24 Regional Transportation Plan, for managed lane -- one
25 managed lane each way. Managed lane and control lanes

1 HOV lanes, that type of thing.

2 Right now, it's time needs to be done somewhere
3 between 2045 and 2050. So if you -- and so that --
4 you're gonna -- gonna be hearing about things like that
5 seven to get 78 done, to get the purple line from South
6 Bay to Claremont -- to Claremont area. Also, 67's
7 being -- is -- is -- is being considered (Unintelligible)
8 speed it up. But as we -- as we think about this, I
9 guess it's the -- it's not only what, but where, but
10 when.

11 MAYOR VOEPEL: All right. Okay. I'd like to thank
12 all the citizens for their input. HomeFederal, you did a
13 great job with the proposals and the presentation. Van
14 Collinsworth and all of our environmental friends --
15 first off, I've never heard a developer call the
16 environmentalist environmental friends. This is kind of
17 exciting to me.

18 And this simply states that Santee is a very
19 cohesive community and we work together. Sometimes
20 apart, but ultimately, we all come together for the good
21 of the community. So HomeFed, if you could continue
22 being sensitive to everyone's needs, and we'll be working
23 on this and working on this and working on this. We've
24 already worked on it over 30 years. Okay?

25 That concludes all the items listed on the

1 agenda. This meeting is now adjourned to Wednesday,
2 November 18th, 2015.

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C E R T I F I C A T E

I, Krisha Alatorre, a transcriber and court reporter for Barrett Reporting, do hereby certify:

That said tape recordings were listened to by me and were transcribed into typewriting under my direction and supervision; and I hereby certify that the foregoing transcript of the tape recordings is a full, true, and correct transcript, to the best of my ability.

I further certify that I am neither counsel for nor related to any party to said action, not in any way interested in the outcome thereof.

In witness whereof, I have hereunto subscribed my name this 28th day of August, 2020.



Krisha Alatorre

CSR No. 13255