

TRANSCRIPTION OF SANTEE CITY COUNCIL MEETING

FANITA RANCH WORKSHOP

ITEM 9

MAY 8, 2019

1 May 8, 2019

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3
4 MAYOR MINTO: All right. That takes us to Item No.
5 9, which is a Fanita Ranch Workshop. Our Development
6 Services will be giving a presintinat -- presentation
7 this evening, followed by a brief summary by City
8 Manager.

9 CITY MANAGER BEST: Thank you, Mr. Mayor, members of
10 the Council. I'd like to frame this as an overview so
11 that staff can proceed, when they have the opportunity,
12 straight into a workshop.

13 The Fanita Ranch project has a very long
14 history in the City of San -- Santee, basically, since
15 incorporation. A number of various forums have moved
16 forward on that property that's proposed for the Fanita
17 Ranch project that everybody in this room here is aware
18 of at this point in time.

19 Because of that long history, there's been a
20 huge amount of public perception and public opinion, that
21 has formed over time, and there's new opinions and new
22 perceptions that are being formed continually. In that
23 regard, the scope of the project has changed, vis-a-vis,
24 the number of different owners and the different
25 developers who have been involved with the project over

1 the past 40 years, effectively.

2 The City of Santee desires to have increased
3 and continually increased transparency related to this
4 project. There's a lot of ways people can get
5 information about the Fanita Ranch project. We want to
6 make sure that the factual information is available for
7 our community and for our City Council.

8 Perhaps, because of the scope of the project,
9 we want to move forward with even more transparency than
10 we would on any other smaller residential project. If
11 it's only a fourplex that's going in a neighborhood,
12 we're probably not gonna do a series of public workshops
13 on that. We'll follow the standard process. But given
14 the scope of this project, and the amount of intense
15 public opinion, and desire to want to know what's
16 happening with it, we want to make sure tonight that we
17 start a process of getting information out to the
18 community.

19 At this point in time, the City is continuing
20 to process the Fanita Ranch project, based upon current
21 law in place, at this time, at the request of the
22 developer, current law allows for the City to continue to
23 move as forward, recognizing the risk that the developer
24 may be incurred, relative to the project, based upon the
25 General Plan initiative that's planned on being on the

1 ballot in November of 2020.

2 So there's a recognition of the risk that this
3 developer is moving forward with. Everything they're
4 doing now may be different after 2020. There may be
5 different rules in place. But based upon the rules in
6 place now, we're continuing to process the project, based
7 upon current laws and current requests of the developer.

8 There is no action required of the City Council
9 this evening. This is truly just a workshop. It's a
10 workshop to allow for the City Council to get their first
11 look, official look, at the Fanita Ranch proposal since
12 it's become an actual, completed application. It's not
13 the same project it was 10, 15 or 20 years ago. There's
14 a different developer and a different project, and this
15 City Council has not seen the current project, in its
16 current form, since the application has been submitted.

17 This is only a workshop. It is not any action
18 intended for tonight. There won't be any -- any motions
19 by the City Council. There won't be any action tonight.
20 It's only for information purposes, for our residents,
21 for our community and for the Council.

22 It's intended that this will be the first, in a
23 series of workshops, particularly, regarding the scope of
24 the project and, again, the amount of public desire to
25 want to know information about the project. Staff is

1 looking at a series of open workshops that we can have
2 over the next several months, regarding various facets of
3 the project.

4 Tonight -- my favorite phrase for tonight's
5 presentation is: This is Fanita Ranch fact and fiction.
6 It's to tell you what's in the application, what it
7 includes, what it doesn't include. Allow for the
8 community to hear that, to have questions. Allow for the
9 Council to hear that and have questions. Allow for the
10 developer to have a chance to make his comments as well,
11 relative to any advocacy, just as those who support or
12 oppose a project can advocate.

13 Staff is here to present the facts, and just to
14 provide factual information for the community. And in
15 that, there's a number of months, perhaps much longer
16 than that, of processing that needs to move forward. We
17 would look at an opportunity to bring forward various
18 items relative to this project so that the community and
19 the Council can continue to be informed, so that when
20 there does become, assuming that there is at some point
21 in the future, an opportunity for the City Council and
22 the need for the City Council to take any action on this
23 project, that they would be fully informed and the
24 community would be fully informed.

25 So there's information on the City website.

1 There's other ways to get information on an ongoing basis
2 about the project. Staff is gonna go over the
3 information and the proposal that's in the current,
4 completed application, and the process that the project
5 is in, going forward, to make sure that everybody
6 understands what it is and what it isn't, and has a
7 chance to provide some commentary on that.

8 So at this point in time, given those outlines,
9 to make sure everybody knows there's no action tonight,
10 it's just information, I'd like to ask our Development
11 Services Director, and effectively, our City Planner, to
12 provide information and inform us all about the current
13 status of the Fanita Ranch project.

14 MAYOR MINTO: Melanie, before you get going, we have
15 20 speaker slips. And so, if we go at three minutes per,
16 that means that that'll be over 60 minutes of testimony
17 or questions from the community. Let me ask this
18 question: Has everybody that wants to speak put in a
19 speaker slip?

20 VICE MAYOR HOULAHAN: No.

21 MAYOR MINTO: Okay. What I'm doing, at this time,
22 is closing the -- once we start our testimony and the
23 speakers, no other speaker slips will be accepted. And
24 does the Council agree to that? Okay. And so, what
25 we'll do tonight, then, is we'll allow three minutes, per

1 person, to speak. The idea was that if we had, like, 30,
2 then it was gonna be two minutes per person, because we
3 don't wanna be here til one o'clock in the morning.

4 And, also, if you have put in a speaker slip,
5 you don't want to speak, that's okay, 'cause you could
6 always mark on there that, I don't want to speak.
7 Just -- you can say whether or not you, you know, oppose
8 or something, but we're really not in opposition or favor
9 tonight, so to speak. It's a workshop.

10 And if you want to say what the person in front
11 of you said, do us a favor, raise your hand and say, What
12 that guy said, What that gal said, because then that way,
13 we can all get out of here at a decent time tonight.
14 So -- and -- but if not, and you wanna come up and say
15 the same thing, have at it, because we want to hear what
16 you have to say.

17 CITY CLERK: Mayor Minto, we're at 21 now.

18 MAYOR MINTO: 20 -- okay. I'm good with that. All
19 right. Let's go ahead and have the presentation and
20 speaker slips are no longer going to be accepted now on
21 this item. Thank you.

22 DIRECTOR KUSH: Thank you, Mayor. Our presentation
23 will be longer than three minutes.

24 MAYOR MINTO: Somehow I thought you would say that.

25 DIRECTOR KUSH: Nineteen slides, two of which are

1 humorous to try and lighten the -- the mood of the room.
2 So with that, our City Planner, Principal Planner, John
3 O'Donnell, will walk us through the components of this
4 very large project.

5 PRINCIPAL PLANNER O'DONNELL: Good evening,
6 Honorable Mayor and Councilmembers. The purpose of
7 tonight's workshop is to describe and provide information
8 on the Fanita Ranch project. This follows on a previous
9 workshop, held in 2015, which described the existing
10 General Plan Guiding Principles for development of that
11 area. And a November 2018 scoping meeting that was held,
12 in accordance with the California Environmental Quality
13 Act.

14 This is part of the City's effort to ensure
15 that all residents are aware of the project and are fully
16 informed. Since late last year, the plans and associated
17 documents have been made available on the City website,
18 and at the Development Services Department front counter
19 for public review.

20 As the City Manager mentioned, this will be one
21 of several workshops devoted to the specifics of the
22 Fanita Ranch project. Tonight, we intend to describe the
23 project and the submitted development applications.
24 Future work -- workshops will focus on specific
25 project-related topics, such as traffic, fire protection,

1 biological resource protection, among others. Note that
2 representatives from the property owner, HomeFed Rancho
3 Fanita, LLC, are here tonight to answer any questions.

4 This is the existing General Plan land use map
5 for the City of Santee. The area highlighted in the red
6 oval is the Fanita Ranch area, which is designated for
7 plan development and General Plan land use element. This
8 PD designation provides for a mixed-use development
9 potential, including employment, parks, commercial,
10 recreational, various densities of residential
11 development, pursuant to a development plan entitlements
12 being approved by the City Council.

13 This designation was intended for select
14 properties within the City, where a variety of
15 development opportunities may be viable, and where the
16 City wishes to encourage innovative and very high-quality
17 development, in a manner which may not be possible under
18 standard land use designation and the corresponding
19 zones.

20 The City's first General Plan of 1984 of the
21 Fanita Ranch area was identified as an area that would be
22 developed, along with a Specific Plan, to provide
23 integrated working and living environment. A Specific
24 Plan is a tool authorized by the California Government
25 Code to allow for systematic implementation of the

1 General Plan for all or part of the area covered by that
2 General Plan. This area was changed to a plan
3 development designation, but either way, it was
4 envisioned that these parcels would be developed in a
5 holistic manner and not subdivided and developed in a
6 piecemeal method. The Applicant has submitted a change
7 back to the Specific Plan, among other development
8 applications.

9 In August of 2017, the Applicant submitted
10 applications for the project, which includes a General
11 Plan Amendment, an application for a Specific Plan, an
12 application to change the zone classification, a
13 Tentative Map application and a Development Review
14 Permit. An environmental review of the project must be
15 conducted in accordance with the California Environmental
16 Quality Act. This will be discussed later.

17 Fanita Ranch is a 2,365-acre site, denoted by
18 the yellow boundary in the graphic. Note on the -- on
19 the graphic as well, this development will be accessed
20 through extensions of Fanita Parkway here, Cuyamaca, and
21 extensions to Magnolia.

22 This is the proposed overall site plan.
23 Development is clustered in three general areas, which
24 we'll discuss later. The first one is Fanita Commons.
25 Just south of that is the Orchard Village. And to the

1 east -- northeast is the Vineyard Village. In addition,
2 there's a special use area to the south of the -- the
3 project. As again, these will be discussed later. A
4 total of 76 percent of the property will be used for open
5 space, habitat preserve, parks and farm land.

6 So each of those three northern areas, the
7 Fanita Commons, the Orchard Village and Vineyard Village
8 contain a village center district -- that's kind of shown
9 up here -- which allows for a mix of residential,
10 commercial, civic and recreational uses, in a walkable,
11 mixed-use configuration. Residential densities range
12 from 10 to 15 -- said 10 to 50 dwelling units per acre.
13 And some of the building types that would be allowed in
14 that area are attached, semi-detached and detached
15 clustered homes.

16 Outside the Village Center, in the Orchard and
17 Vineyard area -- Vineyard Village area, are medium
18 density residential, which allows for densities ranging
19 from 8 to 25 units per acre. And low density, shown
20 here, which allows a density of 4 to 10 dwelling units
21 per acre.

22 So overall, by the numbers, the application
23 requests, 2,949 dwelling units, and then divide it up
24 into the Village Center area, the active adults, medium
25 density and low density. However, note, that the

1 Specific Plan would allow some flexibility on the type
2 and placement of the units within the various villages,
3 as long as the total number of dwelling units is not
4 exceeded. In addition, 80,000 square feet of commercial
5 use is proposed.

6 Well, the first one I'd like to talk about is
7 Fanita Commons, which is seen as the center gravity of
8 the project. The purple area is the village center,
9 which is the mixed-use area, mixed-commercial
10 residential. Also, in this area is an active adult area,
11 which we'll talk about in a -- in a moment. There's a
12 31-acre community park, a school area, which is on a
13 15-acre site open space area, dividing it from the
14 Orchard Village to the south. And then, along the east,
15 both of these areas, is the farm land, agricultural area.

16 This is the active adult area, which I may
17 qualify here shortly. But it's a 30.68-acre site.
18 Potentially, as the application came in for 455 active
19 adult units there, which would result in a density, about
20 14.5 units per acre, which is kind of mid-range of this 5
21 to 25 units per acre, in the Specific Plan.

22 Just south of there is -- is the community
23 park, 31.4 acres. Park would be operated by the City and
24 available to all residents of the City. Park would be a
25 combination of active and passive activities to include

1 sports fields, playgrounds, picnic areas and walking
2 paths.

3 Proceeding further south, in the Fanita Commons
4 is the 15-acre school site shown in the cross
5 (Unintelligible) here. This would be K-8 grade school.
6 Both the Applicant and the City are supportive of the
7 school in this area. The final decision on whether the
8 school gets built will be made by the Santee School
9 District. If the school is not constructed, an
10 additional 55 additional units would be added, bringing
11 the total to 3,008 dwelling units for the project. So
12 we're evaluating the project at the 2,949 level and the
13 3,008 dwelling units.

14 South of the village is the Orchard Village.
15 Again, you have this village center, mixed-use area in
16 the center, surrounded by medium density, residential,
17 shown in this orange, and low density res -- residential
18 in the yellow areas. Each village has a -- at least one
19 or two neighborhood parks, ranging from two to four acres
20 in size. Note, the farm land, we'll talk about next.

21 Just to the east, the Orchard Village area and
22 the Fanita Commons area is the 36-acre portion that would
23 be designated for agricultural land uses. An active
24 farm, similar to the Coastal Roots Farm, in Encinitas, is
25 anticipated. This would include community gardens, farm

1 to table farmer market -- farmer -- farmer's markets,
2 student education and student farming.

3 Further to the northeast is the Vineyard
4 Village, which is connected to the two other villages
5 through roads here, not shown on the graphic. Again, a
6 Village Center area, with a mixed-use residential,
7 commercial component, with medium density surrounding it
8 and low density residential in the yellow. These light
9 green areas are open space, darker green areas are a
10 combination of parks. A combination of the neighborhood
11 parks and mini parks throughout these areas.

12 So when I grew up, we had these long movies
13 that would extend more than three hours and we used to
14 get an intermission. We get a picture and some bold
15 music.

16 MAYOR MINTO: Is this how you get from one
17 development to the next or --

18 PRINCIPAL PLANNER O'DONNELL: Yeah. So we're gonna
19 take a shift here and we're gonna move south. But this
20 is not the 52 bridge over San Diego --

21 MAYOR MINTO: The proposal.

22 PRINCIPAL PLANNER O'DONNELL: This is a bridge on
23 the river, Kwaay.

24 MAYOR MINTO: On the river, Kwaay.

25 PRINCIPAL PLANNER O'DONNELL: The special us area.

1 Down on the south of the project is 33 and a half acres.

2 UNIDENTIFIED SPEAKER: This, John.

3 PRINCIPAL PLANNER O'DONNELL: It's shown in the
4 light blue here. It was originally grated for city park.
5 Over some geotechnical issues at the time, made the site
6 unsuitable for park development. The Specific Plan
7 identifies this as a potential solar farm, RV -- RV and
8 boat storage area, agriculture or nursery or plant
9 storage. An access, generally, would be through the
10 terminus of Carlton Hills Boulevard. If you screen from
11 the surrounding neighborhoods through preplan
12 (Unintelligible) and so forth. And just note that this
13 green area, along the periphery of the Fanita Ranch
14 project is the brush management zone that HomeFed cuts
15 down the weeds, annually.

16 COUNCILMEMBER HALL: How wide are these?

17 PRINCIPAL PLANNER O'DONNELL: Pardon me?

18 COUNCILMEMBER HALL: How wide is it?

19 PRINCIPAL PLANNER O'DONNELL: How wide?

20 COUNCILMEMBER HALL: Man -- management.

21 PRINCIPAL PLANNER O'DONNELL: It's -- I think it's a
22 hundred feet from the residents or from the property
23 line. Continue on to parks. There are 72 -- 72 acres of
24 parks, including the pre-mentioned 31-acre community
25 park. There are eight neighborhood parks, ranging,

1 again, from two to four acres in size, and 31 mini parks.

2 Note that the 31 acre is -- community park
3 would be operated by the City, available to all City
4 residents. But the eight neighborhood parks and the 31
5 mini parks would be maintained by HOA, but would still be
6 available to all City residents through a public access
7 easement that would be placed over them.

8 Trails. There's trails interior to
9 development, connecting the development. And connections
10 with the regional trail system that would support
11 regional and county-wide trail systems.

12 The City determined that Environmental Impact
13 Report or EIR would be required. EIR is a detailed
14 statement, prepared under CEQA, describing and analyzing
15 significant environmental effects of a project, and
16 including a discussion on ways to avoid or mitigate such
17 effects. There are over 20 something topics ranging from
18 aesthetics to wildfire that are evaluated in a EIR. I
19 know the list is long, but they would include biological
20 resources, air quality, but all these issues will be
21 addressed in the EIR. Picture to the right is probably a
22 thin EIR.

23 The EIR process involves work with all City
24 departments, consultation with outside agencies, such as
25 Padre Dam, Municipal Water District, U.S. Fish and

1 Wildlife Agency, surrounding jurisdictions, MCS Miramar,
2 Caltrans, among others. There are periods set aside for
3 public and agency review in common. It's an
4 understatement to say the EIR is complex and
5 time-consuming, as we will discuss in the next slide.

6 So this is the California Environmental Quality
7 Act process. As the EIR process begins with a Notice of
8 Preparation, with a 30-day review period, to identify
9 areas that the EIR must analyze. During the public
10 review period and scoping meeting, we received over 150
11 comments.

12 As shown by the yellow triangle, we are here.
13 This is -- and we're now preparing the -- the project and
14 the Draft EIR for public and agency review, sometime in
15 the winter of 2019. And that'll be another chance for
16 public input and -- and public agency input and comment
17 on the -- the document. And we take those comments,
18 prepare a Final EIR and then bring the project back,
19 before the Council, sometime in the Summer of 2020.
20 There will be a hearing notice sent to all interested
21 parties, and then we'll have a public hearing on -- on
22 the environmental document first, and then the -- the
23 project.

24 Well, not part of the project, and subject to
25 its own environment -- environmental review, HomeFed has

1 committed to the above improvements on State Route 52.
2 These will be completed before the occupancy of the first
3 dwelling unit. This would include adding an additional
4 on-ramp lane at -- at Mast. Adding one westbound lane
5 from Mast to 15. Adding a eastbound auxiliary lane, from
6 the 15 to Santo, where it would drop. And then, add
7 another eastbound lane on the San Diego River Bridge.

8 So this workshop is to provide an overview of
9 the project. There's still much work to be done. As an
10 active member of the community, keep abreast of this
11 project by visiting the City website, especially for
12 notices of future workshops. Check social media or visit
13 your friendly people at Development Services to review
14 the submitted plans. This concludes my overview. Much
15 like the Blues Brothers, we endeavor to keep everyone
16 in -- informed of the project status. This is my, FY 19
17 purchase. I'm hoping to get -- I'm -- I'm hoping to get
18 it by Tim, but he's pretty sharp. That concludes my
19 brief.

20 MAYOR MINTO: Thank you. All right. Do you want to
21 go to speaker slips first?

22 VICE MAYOR HOULAHAN: Mr. Mayor, if you don't mind,
23 I'd actually like to -- if the developer would like to
24 make any additional comments to that, I'd like to hear
25 from there before we go to speaker slips.

1 MAYOR MINTO: All right. Do you have any specific
2 questions?

3 VICE MAYOR HOULAHAN: I do.

4 MAYOR MINTO: Okay.

5 VICE MAYOR HOULAHAN: But I'd like to hear --

6 MAYOR MINTO: All right.

7 VICE MAYOR HOULAHAN: -- from them, rather than --

8 MAYOR MINTO: Okay. Who's gonna represent you
9 tonight? Okay. Come on up, Jeff O'Connor.

10 MR. O'CONNER: Good evening, City Council. John,
11 excellent job. Thank you very much. My name is Jeff
12 O'Connor. I'm representing Fanita Ranch. Our place of
13 business is in Carlsbad. I've been -- I'm only gonna
14 take about five minutes. If you have questions for me,
15 I'd be glad to -- to answer them. I just want to take a
16 few minutes here. I've been monitoring social media. I
17 wanted to clear up a few things.

18 First item is -- is a school. There's been
19 some social media out there (Unintelligible) those guys
20 aren't gonna build a school. We are building the school.
21 We're negotiating with the school district right now.
22 It's gonna be approximately 750 people, and it's gonna be
23 located in our -- in our town center. A school, in this
24 type of community, is a huge amenity. We don't want
25 mothers and fathers to have to drive their kids halfway

1 across the -- the town to take their kids to school.
2 We'd rather have them hold them by the hand, walk them to
3 school every morning and pick them up when they're done.

4 However, if, for some reason, that the school
5 is not needed, 30, 40, 50 years from now, we need -- part
6 of our CEQA analysis is we have to figure out what might
7 go there if the -- if the school's no longer needed. So
8 what we've done is we have -- we're analyzing to add 57,
9 58, 59 homes in -- in any -- in -- in the case that the
10 school is not needed in the future. But we are building
11 a school, and it's a big amenity for us.

12 MAYOR MINTO: I have a question on that.

13 MR. O'CONNOR: Yes, sir.

14 MAYOR MINTO: When you say that, "In case,"
15 you're -- you're required to do something like this, is
16 that because the law requires you to have that plan in
17 the future or is that just something you're -- you're
18 doing, in case something happens?

19 MR. O'CONNOR: Well, I -- I think it's also
20 protecting the City. If -- if the school goes away, you
21 don't want us to build a landfill or build something that
22 the City really doesn't want. So we're -- we're telling
23 you what could be done and then we're analyzing it as
24 part of our EIR.

25 Same thing for the community farm, for

1 instance. If the community farm doesn't -- doesn't --
2 it's gonna happen, but if it -- if it somehow goes away,
3 what -- what do we build there? What is gonna be built
4 there? If we negotiated with the City, then just gonna
5 be open space. No homes will be built there. It will
6 turn into a park or some kind of open space. And it's
7 the same thing. You need to outline that in the -- in
8 the EIR.

9 MAYOR MINTO: Okay. Thanks.

10 MR. O'CONNOR: Real quick, about fire --

11 VICE MAYOR HOULAHAN: Oh, Jeff, since he jumped in
12 there, on the school part, so part of the presentation
13 from Planner O'Donnell was that the Santee School
14 District would be determining whether or not the school
15 was needed. If, for some reason, the Santee School
16 District says, We frankly, even with this new
17 development, we can't sustain another school, is the
18 school still gonna be built or --

19 MR. O'CONNOR: Well, there -- there -- there's two
20 alternatives right now and -- and the -- our Plan A is
21 we're gonna build a school. Plan B is if the -- if the
22 school district says, Hey, we don't want another school
23 in -- we don't want a school in Fanita Ranch, we would
24 rather take the school fees the developer pays and
25 upgrade or expand the existing nine schools and we'll

1 take the -- and we'll house the students there. But our
2 plan is to have -- is to have a school in Fanita Ranch.

3 VICE MAYOR HOULAHAN: So if there's no school,
4 it's -- it's because the Santee School District is
5 mandating that they cannot maintain another school?

6 MR. O'CONNOR: That's correct.

7 VICE MAYOR HOULAHAN: It's not HomeFed or Fanita
8 Ranch?

9 MR. O'CONNOR: Correct.

10 VICE MAYOR HOULAHAN: Okay. Thank you.

11 MR. O'CONNOR: Okay. Fire protection. Fire
12 protection is a huge issue everywhere, including Santee.
13 We are providing a fire station in the Town Center. We
14 are preparing a very extensive fire protection plan that
15 has a fuel mod -- modification zone in the fire prone
16 areas. Mostly in the north -- northeast section, 150
17 feet wide, instead of the usual 100 feet wide.

18 COUNCILMEMBER HALL: Well, the State's gonna
19 probably raise that, after all these fires coming up. So
20 I would like to see 200 or more, because frankly, I know
21 that's a little tough, but it's just, you know, running a
22 tractor down a little further, frankly.

23 But the reality is -- is -- is -- and we've had
24 this discussion, insurance companies require 300 to 1,000
25 feet minimum, and it's getting harder and harder to write

1 insurance in the State of California right now. So you
2 need to make sure that when you do this, that we don't
3 have a problem with the fires. I understand the houses
4 are better, everything is great and they don't catch on
5 fire anymore, but the reality is, life happens. And so,
6 I would like to have you guys look at -- going further
7 out than 150 feet.

8 MR. O'CONNOR: We -- we will definitely do that.
9 And you are right, we are building our homes out of
10 non-combustible materials. We're also providing many
11 areas where the firefighters can get to the open space,
12 between houses, so they can fight the fires. We have an
13 evacuation plan that will allow efficient and effective
14 evacuations in -- in any emergency, and it's in
15 compliance with the County Office for emergency services
16 evacuation planning. We are, like I said, we're using
17 the most non-combustible materials, and we're also using
18 non-combustible landscape materials.

19 One of the other things that we're doing, and I
20 know -- I know a lot of the -- the residents of Santee
21 are -- are worried about this: We are actually providing
22 a fire break between the existing homes and our
23 southern -- our southern perimeter. Those homes are
24 generally built 40 years ago or so. We're actually
25 providing a fire break that's a mile and a half wide with

1 our new development. So the fire would have to go
2 through our development, which it's not gonna be able to
3 do because of all of our fire prevention procedures in
4 order to get to the existing homes. So those homes are
5 gonna be much more safer then than they are now.

6 Traffic. Traffic is a huge issue as well.
7 Maybe the number one issue. Fanita -- if Fanita Ranch
8 doesn't get built, the traffic's gonna get a little worse
9 every year. More homes being built in La Mesa, in El
10 Cajon and eastern -- East County, just gonna bring more
11 traffic. Okay? We are the first developer that has ever
12 obligated ourselves to do improvements to 52. These are
13 extensive improvements. They're gonna cost between \$30
14 and \$40 million, but we're obligating ourself to do
15 those.

16 We just heard recently that -- that the --
17 SANDAG has said, "Sorry Trans Net dollars, we're gonna
18 pull them all back and just -- and use -- use them for
19 mass transportation." That doesn't affect us, because we
20 were never using Trans Net dollars to begin with. We're
21 funding this ourselves. We are anticipating that we are
22 gonna get some local and federal -- sorry, state and
23 federal funding to supplement this.

24 The federal government, in particular, they
25 really look highly to a private developer putting money

1 into public infrastructure, such as a freeway, and they
2 are more apt to -- to give us a matching funds on that.
3 So that's what we're doing. Every -- every one of the
4 items that John showed in his slide, those are gonna be
5 done before the first person moves in. It's gonna create
6 four times more capacity than Fanita Ranch is ever gonna
7 use. And the cool thing about that is, on day one, when
8 we have the improvements done, but we don't have any
9 residents yet, 100 percent of the capacity that we
10 generate is going to the -- every resident in Santee,
11 'cause we won't be using any capacity. After 20, 25-year
12 build-out, we're still -- we still have four times more
13 capacity than what we're gonna -- what we're going to
14 generate by our project.

15 And what does that do? It doesn't make traffic
16 worse. It doesn't make it the same. It actually makes
17 it better than it is now. We have done simulations that
18 show that the cue on Mast Boulevard goes down almost to
19 nothing on day one, when the improvements are in, but we
20 don't have houses built. And when our project is done,
21 the cue is half of what it is today.

22 We are doing public transportation as well.
23 That's gonna be all outlined in our EIR and our Specific
24 Plan. We're gonna have a shuttle system that goes
25 between our Town Center and the -- and the Santee Town

1 Center, where the trolley is. We're also gonna have a
2 ride share program.

3 We're looking at having co-work spaces. Those
4 are basically buildings that are built in our town
5 center. So let's say that there's four or five employees
6 in -- in Fanita Ranch that work at Qualcomm, instead of
7 driving all the way to Qualcomm, they would go to our
8 Town Center and they would have an office there with
9 conference room and computer systems.

10 Trails. Trails are important as well. We want
11 to -- we're trying to build a healthy community,
12 sustainable community. If -- if there's -- right now, we
13 have a 35-mile trail system that we have set up. We have
14 to get it approved through the wildlife agencies. Not an
15 easy task, but we're up to it.

16 One thing that I want people to understand is
17 if Fanita Ranch doesn't get built, there's no trail
18 system and there's no people gonna be allowed on -- on
19 Fanita Ranch. It's gonna be -- no one's gonna be able to
20 go in there. We want the citizens to enjoy Fanita Ranch
21 as well as our -- our residents, so we want to build a
22 fantastic trail system.

23 Biology. We are protecting over two-thirds of
24 the site, staying away from Sycamore Creek, the
25 gnatcatcher areas, preserving as much as we can. We're

1 50 -- we're developing 50 percent less than the
2 previous -- previous developer.

3 Finally, fiscal responsibility. What we are
4 doing is we are creating \$3 million in excess revenue to
5 the City, every year, on build-out. That can go in the
6 General Plan. It can be used for -- interestingly
7 enough, it can be used for -- for fire department, for
8 increased security from the sheriff. It will -- it can
9 also go -- I mean, 20 years from now, the employees in
10 the City of Santee, they're gonna -- they're gonna want
11 raises. Well, this can go and help pay for -- for more
12 raises for -- for City Staff, and like I said, fire
13 and -- and police. We're also paying over \$125 million
14 in fees that can go into various things for the City.

15 Anyway, this is gonna alleviate budget
16 shortfalls. This is gonna be good for the City. And I'm
17 here to answer any other questions you might have.

18 MAYOR MINTO: Okay. Thank you, Jeff.

19 MR. O'CONNOR: All right. Thank you.

20 MAYOR MINTO: Speaker slips.

21 CITY CLERK: Van Collinsworth. Excuse me, before
22 you start, can we have the next three speakers come stand
23 up so that we don't waste time, people walking up. Dan
24 Bickford, Karen Schoeder and Mike Aiken. Stand off to
25 the side.

1 MAYOR MINTO: Thanks.

2 MR. COLLINSWORTH: Good evening, Council. Van
3 Collinsworth, with Preserve Wild Santee. I'll start off
4 by saying we disagree with what our friend Jeff said. I
5 won't rebut all of that. At this point, there's plenty
6 of time to do that. I do want to start out by reminding
7 people with a little bit of history.

8 There was a project, of similar size, 2,988
9 units. That project was defeated in a landslide.
10 Two-thirds of Santee voters said, No, we don't want this.
11 Other history, the project in 2007, which was about 1395
12 units, that project lost in court on fire, on water and
13 endangered species issues. Of course, we have qualified
14 initiative for the ballot, which would affect Fanita
15 Ranch, as well as other projects that don't comply with
16 the City's General Plan.

17 So we think it's pretty clear, I mean, that
18 people don't want this project. You know, other than a
19 Facebook post, I didn't even advertise this meeting, and
20 you can see it's full. We have a full meeting. You
21 know, I think, in certain respects, people are -- are
22 tired of dealing with this issue, and there is an
23 alternative. It's right up above the -- the City right
24 now, as an example. The Cheyenne Ranch project has been
25 conserved. Lakeside Downs just across the -- the line.

1 Basically, through the Reppy Program, military buffer
2 program came up with 50 percent of the money. That was
3 basically done without any money from the City.

4 So you know, there is an alternative. There's
5 a way out. That can make the developers a lot of money.
6 Won't make them as much money as a housing project, but
7 we think that's what the people want and that's the best
8 way to go. And I don't know if you -- I'm willing to
9 look at it from a little bit broader perspective, with
10 the last minute that I have.

11 We had a report come out this week. Scientists
12 around the world came together and did a -- released an
13 assessment on where we are in the world right now, and
14 we're facing a biodiversity crisis. We've altered, in
15 some way, three-quarters of the surface area of the
16 planet. Unfortunately, we are collectively like Locusts.
17 We are devouring the planet. We can't keep doing the
18 same things that we've been doing. We have to transition
19 to something different at this point. And while Fanita
20 Ranch may seem, you know, small, in that perspective, we
21 are part of that equation. And we're talking about a
22 million species that this report is talking about being
23 on the verge of being wiped out. So between climate
24 problems and the way that we impact the land as a -- as a
25 species.

1 So we need to start doing things differently,
2 and that's part of the reason why I was happy the City
3 was doing a climate action plan. I could go on and on,
4 as you know, so I'll just stop here, and if you have
5 questions, I would be glad to answer.

6 CITY CLERK: Dan Bickford.

7 MR. BICKFORD: Thank you, Mayor, Councilmembers,
8 Staff. I want to applaud the City Staff for their work
9 in bringing this workshop. I'm sure you'll hear tonight
10 all the fear mongering about how the development's gonna
11 destroy open space, put thousands and thousands of car --
12 additional cars on our streets and thousands of people in
13 harm's way due to fire. In truth, the 2007 approved
14 plan, which they could start today, without going through
15 all this drama, developed 982 acres and left, roughly,
16 1400 acres of open space and parks.

17 Today's vision, the developer is moving to a
18 higher density, lower footprint. Who could argue about
19 leaving 2,000 acres of protected space forever? Then
20 we'll come back in another year or two years and say,
21 Let's develop another 500. That open space will be ours
22 forever.

23 In truth, the Highway 52 morning traffic mostly
24 comes from points east and south. Our morning Mast
25 Boulevard traffic will only worsen without Fanita Ranch.

1 This developer is, before placing one shovel in the
2 ground, already working on a solution for Highway 52.
3 Fanita Ranch developers will definitely remain important
4 players, as the 52 upgrades are completed. And that the
5 Highway 52 Coalition is working hard to fund.

6 In truth, fire is everyone's concern, putting
7 much Santee in its entirety, including this building
8 right -- the -- the land that this building stands on was
9 once high fire danger area. What happened? Development
10 happened. Houses and asphalt and fire hydrants and fire
11 codes, makes it so the fire can't sweep through here.
12 Well, it has a hard time sweeping through here. That, to
13 a certain extent's, gonna happen at Fanita Ranch.

14 A horrifying example of -- of the -- the --
15 the -- the -- the fire is Paradise. Only 18 percent of
16 the homes survived up there. But if you look deeper into
17 the data, 51 percent of the houses built after 2009
18 survived that fire. And there's speculation that --
19 and -- and it's further data coming out that would
20 probably show that had those -- the other homes -- had
21 the other homes maintained their fire boundaries, they
22 probably could've survived also.

23 I believe City Staff is working fearlessly in
24 making sure the developer is providing all the
25 infrastructure needs for the project -- for a project of

1 this size. Santee will benefit from the development, in
2 relief of the crushing 52 backup, additional parks and
3 recreations, advanced fire protection and bring in an
4 estimated three million a year to the general fund.
5 Thank you.

6 CITY CLERK: Karen Schoeder.

7 MS. SCHOEDER: Hello, Mayor and City Council and
8 Staff and audience. My name is Karen Schoeder, and I can
9 only speak from my personal experience. I'm a 28-year
10 Fanita Ranch homeowner, and I have been evacuated out of
11 two fires. And what I know is that fires aren't static,
12 they're dynamic. We don't know what they're gonna do.
13 But I experienced, I believe it was 50-mile-an-hour Santa
14 Ana winds, and I don't know how high the flames were.
15 They were probably a hundred feet. And thank God that
16 they set backfires and we were able to be saved.

17 The second time, I think it was in '07, one of
18 those palm trees that's kind of dead, Mexican, caught on
19 fire and two neighbor ladies saw that and they saved our
20 neighborhood. They got out the hose and they put it out.
21 We would've lost our neighborhood. We don't know. Fires
22 are dynamic and there's no predicting what the next one
23 will do.

24 In terms of, it is a very high fire danger
25 zoning. And like Ronn Hall mentioned -- I just heard

1 today on the news that the -- the California wildfire
2 claims is up to \$12 billion, billion dollars. If I was
3 gonna buy a home in Fanita Ranch, I would want a list,
4 Who are the preapproved insurance companies that are
5 gonna write that new policy? I -- I question what that's
6 gonna be.

7 And there is no north route out of the
8 property. Government land and open space, there is no
9 north route. It's gonna go Fanita Parkway, it's gonna go
10 Cuyamaca and it's gonna go -- head down to Mast, and I
11 have a concern about that.

12 I was encouraged by what Mr. O'Conner said
13 about putting a mile and a half -- mile -- I believe he
14 said a mile-and-a-half wide fire break. I think that is
15 really smart and I am encouraged and reassured by that.

16 But again, it's just my personal experience,
17 but with, you know -- and again, there's a reason why
18 this property has never been developed. If it was easy,
19 somebody would've done it by now. I've lived here since
20 '91 and I know they were talking about it before I even
21 moved in. It's -- here we are, 2019, nothing's happened.
22 I assert there's a reason. The reason is, it's really
23 not meant to be developed.

24 The zoning alone, I -- I'm not a fire chief,
25 but just -- I know about the wind patterns and the

1 canyons and this and that and the slopes and the grades,
2 it just -- it's a squirrely area, and I just don't
3 believe it's meant to be developed. And I don't know
4 what the answer is. I know the City needs to develop.
5 And I do believe that HomeFed is doing the right thing,
6 and the best that they can, what they have to work with.
7 I just don't think that this property should be
8 developed. Thank you.

9 CITY CLERK: Mike Aiken. And if I can have the next
10 three speakers please stand up. Michelle Perchez,
11 Michael Ranson and Janet Garvin.

12 MR. AIKEN: Good evening. My name is Mike Aiken.
13 I live on Ramsgate Way. I'm a long-time resident here in
14 Santee. Probably mostly the last 25 years lived here.
15 Like -- like (Unintelligible) said, I'm also a retired
16 police officer, and one of the biggest lessons I learned
17 in my 28-year career was to make sure you get all the
18 facts. Hear both sides before you arrest any -- any --
19 make any decisions. As a police officer, a lot of those
20 decisions we made really affected people's lives. And
21 decision, like we're looking at today, affects the future
22 of our City.

23 I want to commend the City Staff, and the City
24 Manager made some great comments. The transparency is
25 very, very good. We gotta get -- we gotta fight the

1 misinformation. There's so much wrong information going
2 around on these Facebook chat rooms, for lack of a better
3 term. And I would implore all of our community members
4 to take the time and go to one of these HomeFed community
5 meetings and listen to what they got to say. There's a
6 lot of misinformation out there. The -- the traffic, the
7 fire, the environmental things are the big ones. But if
8 you go to them, they'll -- they have a great presentation
9 they put on, and it really kinda clears the air. It
10 takes the wind out of your sails if you're going there
11 thinking that, Oh, the 52's gonna be horrible. But in
12 reality is, they're putting a lot of money in to fix
13 those kind of issues, before any houses are even being
14 built.

15 So as a citizen of Santee, I support this
16 project. And I also think that I've made an informed
17 decision before I rushed any judgment on that. Thank
18 you.

19 CITY CLERK: Michelle Perchez.

20 MS. PERCHEZ: Good evening, everyone. I'm sure
21 there's a lot of great people in this audience, everyone.
22 But I'm really not gonna buy what a developer says. And
23 they're just out to make money, obviously. Everything
24 sounds great. I mean, I'm like, Wow, that sounds so
25 impressive. But when it comes down to it, right, it's

1 all about money.

2 Honestly, I don't want Fanita Ranch at all. I
3 don't think that's the best use of that particular
4 property, and I know I'm not alone. Two reasons why,
5 that have been mentioned before: Wildfire, we don't want
6 it. Wildlife, we do want it. That's why we live here in
7 Santee. It's a beautiful place to live, right? We want
8 that -- that wonderful, beautiful, intact, habitat.

9 So for the people who are making the ultimate
10 decision, which are the Councilmembers, I have some
11 advice for you: Number one, listen to your citizenry,
12 and really listen to the last speakers. Like, you know,
13 keep an open mind. Well, I have listened to everything
14 the developers have said, and it sounds great, but I
15 really have an issue with some of the things that say,
16 Well, if this gets built, and maybe it won't get built.
17 That's a big one for me. So listen to your citizenry.
18 Also, stick to the General Plan. Quit amending the
19 General Plan. If you're going to just amend the General
20 Plan at any whim, then just get rid of it to say, we
21 won't have one.

22 Other thing that's a concern of mine, towards
23 the Councilmembers, is to quit taking campaign money from
24 your developer friends. Right? It looks bad. You can
25 say whatever you want about it, but it looks bad.

1 Keep an open mind and try to be
2 forward-thinking. Right? You know in your soul that the
3 status quo is not going to work in the near future even,
4 so think outside the box.

5 In conclusion, your choices with what to do, in
6 regards to this project and others, they will be
7 difficult, of course, but citizens will appreciate your
8 willingness to grow and have courage to listen to us.
9 Thank you.

10 CITY CLERK: Michael Ranson.

11 MR. RANSON: Thank you very much. Mr. Mayor,
12 Council and -- and City Staff, thank you very much, that
13 was a great presentation. And I appreciate all the times
14 I call and e-mail, getting answers back really quick,
15 quite frankly, so great job.

16 I just want to say that my wife and I moved
17 here to Santee five years ago, a little over five years
18 ago, and we purchased a home that overlooked Santee
19 Lakes. Our backyard is Fanita Parkway, with a huge
20 easement that is about, if this is approved, to become a
21 three-lane or possibly four-lane road. We purchased the
22 home knowing that would happen, and I want to say that
23 I'm in support of Fanita Ranch, because I think that
24 growth in Santee is going to happen and we can't just say
25 no to growth.

1 So I think that the decision is not about
2 how -- it's not -- it's about how we will grow and will
3 we control the growth. And will it be controlled by a
4 community or will it be taken from us by our state
5 government? As you know, Governor Newsome is already
6 suing some cities for underdevelopment, and has put
7 others on notice that we all need to contribute to
8 solving the housing needs in our state.

9 I genuinely believe that the decision for
10 Santee residents is not if we will grow, but how do we
11 want to grow. Do we want to choose a housing project
12 that offers improvements to the 52 Freeway, a new school,
13 a working farm and 2,000 acres of new, public open space
14 preserved forever, with 35 miles of new trails? Or do we
15 want the state government, potentially, forcing us to
16 build thousands of infill units, near public transit,
17 meaning the Santee Trolley Square?

18 I know we've talked about this before in
19 council meetings, and if you could talk about it more and
20 particularly, Councilmember Hall, if you wouldn't mind,
21 it's my understanding that the state can basically tell
22 us to build units within one-mile radius of -- half mile.
23 Okay. So that's even little bit higher density, quite
24 frankly.

25 So I personally would prefer a well-planned

1 housing development, like Fanita Ranch, over high-density
2 units in our town center. I sincerely hope that other
3 Santee residents will participate in these workshops,
4 will research the project and consider that saying no to
5 Fanita Ranch might be the same as saying yes to
6 high-density developments in our Town Center. Thank you.

7 CITY CLERK: Janet Garvin. If I can have the next
8 three speakers, Eric Lucie, Evelyn Andrade-Heymsfield and
9 Lynda Marrokal, stand up, please.

10 MS. GARVIN: Hello, City Councilmembers. Janet
11 Garvin here. I am a resident in Fanita Ranch, also. I
12 was fortunate, maybe, not to have been here in 2003. I
13 know my neighbors fought, with garden hoses, behind their
14 property, where the proposed solar farm is supposed to
15 be.

16 I'm very concerned -- highly concerned about
17 living in and being in a high fire risk hazard area. And
18 that's not gonna change with the development of Fanita
19 Ranch. In spite of the developer's "Mitigations," that
20 they have proposed.

21 I'm also very concerned about the traffic, of
22 course, and especially with fire, about the ability to
23 evacuate the area with three roads, when it won't be only
24 Fanita Ranch project that goes there, but everybody else
25 that lives in the area has to evacuate as well. So I'm

1 concerned about that. I'm concerned about the loss of
2 wild space in the -- in the area, overall, and the
3 environmental impact that will have. I'm concerned about
4 the impact on recreational areas, particularly, like
5 Santee Lakes, which is right next door to this area as
6 well.

7 I am concerned about, overall, a lack of vision
8 on the part of people about what the climate crisis is
9 gonna do to us. And while everybody complains about the
10 lack of public transportation and having traffic issues
11 on the 52, nobody talks about what our vision for the
12 future needs to be in order to mitigate greenhouse gas
13 and climate change. Urban sprawl does nothing for that.
14 It's a strain on resources for the City, and while he
15 says there'll be \$3 million in revenue to the City,
16 maybe, maybe not. The City is gonna be responsible for
17 maintenance of all those infrastructure areas that -- for
18 years to come.

19 So just, overall, I am opposed to Fanita Ranch
20 in any, shape or form. Thank you.

21 CITY CLERK: Eric Lucie -- Lucie.

22 MAYOR MINTO: Can you clarify what's your last name
23 and pronounce --

24 MR. LUCIE: Lucie. Yeah. Hi, City Council, Mayor,
25 Staff. Appreciate the presentation. Very nice job.

1 Again, my name is Eric Lucie. I'm a city resident here
2 since 1988. I've got mixed emotions on the development
3 of it. In one respect, I understand the property owner
4 that has it, they've got this situation, they wanna
5 develop it. But being a resident of Santee, and I get
6 around all over the county and I see -- when I drive in
7 to Santee, a really beautiful valley that has nice
8 hillsides and very pleasing to drive into. You get
9 around the rest of San Diego and you're losing that. So
10 I'm a little challenged there.

11 But as a resident -- and I live on
12 Strathmore -- and I have some concerns about the
13 construction that's gonna happen, if it does happen, how
14 that's gonna be mitigated. How the City of Santee is
15 gonna look out for me, as a resident, with that
16 construction happening. The noise that's gonna happen
17 with the traffic that comes. There will be a big impact.
18 Right now, I have no real traffic behind me. But I will
19 have what may be 25,000 cars a day coming. So what's
20 gonna be done to look out for me as a resident here, and
21 the other folks?

22 When Westin was developed, Castle Rock, those
23 folks on Madida, they seem like they really weren't given
24 a lot of consideration for the development that happened.
25 So I know folks had solar panels that they had lost use

1 of. They got a mountain put right behind them that
2 originally wasn't gonna -- they didn't understand was
3 gonna be like that. So what is the City of Santee gonna
4 do to look out for residents when it comes to this?
5 Thank you.

6 CITY CLERK: Evelyn Andrade-Heymsfield.

7 MS. ANDRADE-HEYMSFIELD: Good evening. Before I go
8 into why I oppose this project, I do want to ask that if
9 it does move forward, as the developers seem pretty
10 confident that it will, is the City capturing the
11 increase in the land value for the upzone? And if the
12 City will be benefiting, financially, from that increase?

13 I want everyone to know, like, I support
14 private property rights, but to the extent that they
15 start infringing on the rights of the community. The
16 zoning that was created for Fanita Ranch is extremely
17 outdated and does not recognize the challenges and
18 realities that we are facing today.

19 To me, this is not just about traffic. It's
20 not just about fire prevention. We are facing a climate
21 crisis. We are already seeing the effects. As Van
22 mentioned, the UN recently released a report revealing
23 that human activity is causing the extinction of over one
24 million species. We are seeing entire ecosystems
25 declining, and we have to do everything in our power to

1 stop and mitigate the disastrous impacts of the climate
2 change. Building a 3,000-home urban sprawl development
3 will not -- will just make the problem worse and is
4 taking us in the wrong direction.

5 I wanna mention I've seen the presentation by
6 HomeFed, multiple times. It's a beautiful and impressive
7 project. I would love to live there. But my generation
8 is dealing with the decisions that have been made by our
9 predecessors that have resulted in this climate crisis.
10 And we have to think about our planet's future before we
11 build more housing -- or as we build it.

12 Urban sprawl has many negative consequences for
13 residents and the environment, such as higher water and
14 air pollution, increased traffic jams, increased car
15 dependency, increased runoff into rivers and lakes,
16 decrease in social capital, and loss of natural habitats,
17 wildlife and open space, as well as harmful affects on
18 human health, including higher rates of obesity, higher
19 blood pressure, hypertension and chronic diseases.

20 Let me be clear: I am not anti-development. I
21 recognize, more than anyone, and many of my peers
22 understand, that we are facing a housing crisis and we
23 need more affordable housing. But the majority, if not,
24 all of this project is not affordable housing. We don't
25 need more urban sprawl being built. What we do need is

1 infill development near public transit. And I know
2 people don't like that. It's not popular, but we can't
3 do what is popular anymore. We have to do what's best to
4 save our planet, to ensure that we have a thriving and
5 resilient community for all.

6 CITY CLERK: Lynda Marrokal. If I could have the
7 next three speakers stand up. Charlie Plavi, Sandy
8 Schielke and Cody Billock.

9 MS. MARROKAL: Good evening, Staff and Council. My
10 name is Lynda Marrokal. I have been a resident here
11 since 1957. My parents came in 1946. Now, if I had the
12 came logic as some of you --

13 MAYOR MINTO: Lynda, please speak to the Council.

14 MS. MARROKAL: -- of some of the people in this
15 room -- when Carlton Hills developed, that was our old
16 stomping grounds. All those homes were rolling hills,
17 but we had to make room for families to build a community
18 in the city of Santee. Now, the last 10 years, this city
19 has hardly grown, if you look at the numbers. Why? We
20 don't have enough housing.

21 So I am for Fanita Ranch going in. I'm for
22 the -- the open space, the 76 percent being, you know,
23 unused, used for everyone, versus being up there on the
24 side of a -- a hill that we can't access or enjoy. And
25 it is private property. People don't understand. People

1 that buy land, it belongs to them. It's private land.
2 It's private property. That person takes on the
3 insurance, the -- the taxes. That's their property.

4 So developers have had a bad name, in time, and
5 we've seen a lot through Santee, but I think this group
6 is actually a good company, and these are good
7 developers, and they have our best interest. With fixing
8 the 52, with giving us the ability to have parks. 2,000
9 acres being deemed as, you know, untouchable land for the
10 animals and everything to live, you know, for the
11 environment, we do need this housing.

12 It's been going on the merry-go-round. It's
13 time to get off and just accept that, you know,
14 something's gotta go up there. We have to have some kind
15 of homes where residents of Santee to move up to or even
16 just to have our -- our family be able to buy a home or
17 come in to Santee. There's three different, you know,
18 levels of housing that's being offered in this project.
19 I feel this would be a really good fit, if it's allowed
20 to go through. So I am for it and Santee loves Fanita
21 Ranch. Thank you.

22 CITY CLERK: Charlie Plavi.

23 MR. PLAVI: Good evening, Council. I'm Charlie
24 Plavi, and I'd like to say that the -- SANDAG really
25 threw a wrench into this. I mean, they -- they pulled --

1 they're -- they're shifting that money from highway
2 construction to mass transit.

3 UNIDENTIFIED SPEAKER: (Inaudible).

4 MR. PLAVI: Yeah, okay. It's proposed. But let's
5 face it, if that -- if that happens, even in half of
6 that, it's gonna throw a wrench into this whole deal.
7 That -- that's the one thing that I wanted to emphasize.
8 30 million, that's not gonna get it done. We all know
9 that it's gonna cost a lot more than that, to -- to -- to
10 deal with 52. And we're gonna need that money, and it's
11 probably not gonna be there for a very long time.

12 With respect to the traffic on Mast, I don't
13 understand why we don't take that bike lane out and build
14 a path for the bikes, next to the sidewalk, and turn that
15 into a three-lane road now. Why are we waiting for the
16 developer to have to pay for it, when we should be
17 dealing with that ourselves? And I understand that part
18 of that is gonna be down there on the San Diego side, so
19 we're gonna have to -- some negotiation with them to --
20 to make that happen, but we can make that road a
21 three-lane road right now.

22 With respect to the fire issue, I've been here
23 since '83, and I've had the helicopter drop retardant in
24 my backyard. The fire break that's existing right now,
25 the developer's talking about a larger swath for the new

1 development. They're not doing anything to mitigate the
2 problem with existing homes for the Santee residents now.
3 That's not in the plan at all. So I'm suggesting that
4 they increase that -- that fire break for the current
5 residents, as part of the proposal.

6 Also, the -- what was it, the other thing? Oh,
7 yeah, the parking issue. They're talking about these --
8 this trail system that's gonna be going around. And
9 everybody knows that people with their bikes and the
10 hikers are all gonna want to get to those trails via the
11 northern most dead-end streets at the top of the -- of
12 the city. And there's barely enough parking for the
13 residents now, and when you have these people coming up
14 there -- and they're gonna be knocking the fences down,
15 climbing over them, throwing their bikes over and
16 climbing over the fences, if they have to, to get into
17 that property, so they don't have to go all the way
18 around to get to the top, to get to the trail system.

19 One last thing, and that is this special use
20 area. What's that mean? What is this special use area?
21 I know we're talking about having a trailer storage and
22 that sort of thing up there, but I still don't know what
23 that is. Thank you for your time this evening.

24 CITY CLERK: Sandy Schielke.

25 MS. SCHIELKE: Councilmembers, Mayor, Staff,

1 everything's being scattered, what people are saying,
2 what they're thinking. And you -- you want us to be
3 fully informed, you're saying, but you don't listen to
4 our objections to this development. We voted on it over
5 and over and over, and a lot of the false information you
6 are hearing is coming from the developer.

7 I'm a little worried about how you're gonna get
8 a positive, correct EIR, when you haven't even told us
9 what you're gonna do about industrial and commercial.
10 And the land -- I looked at this before I went to a
11 meeting -- the land that they're saying that they're
12 preserving is in parcels. No mountain lion can live in
13 that. No bobcat's gonna live there.

14 And why are we allowing workshops for this
15 developer, for them to keep on trying to convince you,
16 and us, that this is a good idea? We are paying you to
17 run this city to do things for us. There's a whole slew
18 of -- of slips I could bring here of problems in our city
19 that need to be addressed.

20 We don't need to help an outside developer put
21 in something that we know is bad for us. Widening 52,
22 come on, people, think. You're all smart. Our -- is
23 adding a little access road gonna do anything about the
24 40,000 cars that are coming through? No. They're still
25 gonna be here, and everybody's not going to 52, they're

1 going downtown to shop. They're going other places to
2 live.

3 You cannot put this big of a development in and
4 say, It's gonna be great. We're gonna grow our own food.
5 We're all gonna stay right here and it's gonna be fine.
6 I'm not even gonna be able to go in my backyard, there's
7 gonna be 40,000 cars down there.

8 So why are we giving this developer this
9 option? This land could be preserved. If they're going
10 to develop it, all of these embellishments, they're not
11 realistic. Thank you for your time.

12 CITY CLERK: Cody Billock. If I can have the next
13 three speakers, please. Patrick Bunch, Janet McLees and
14 Denise Lotta, stand up.

15 MR. BILLOCK: All right. My name's Cody Billock.
16 I'm a life-long resident of Santee, and graduate of West
17 Hills and SDSU. I -- I -- I think it's important to note
18 that I voted for many of the City Councilmembers and the
19 Mayor, and I think that they're very -- generally, very
20 good people.

21 But with that being said, I wonder if the
22 Councilmembers have the best interest of the cit --
23 citizens of Santee at heart. Specifically, because I --
24 I notice that many of you have clear financial interest
25 in the approval of the home development. Mr. Ronn Hall

1 sells home insurance. His lovely wife, Virginia, is a
2 real estate agent. Miss Laura Evans is the general
3 manager at San --

4 MAYOR MINTO: Hold on a second. I need to keep you
5 on target with what we're talking about tonight --

6 MR. BILLOCK: Yeah.

7 MAYOR MINTO: -- and not bringing up issues that are
8 not pertaining to this.

9 MR. BILLOCK: They're -- they're -- they're
10 completely relevant, because -- and I -- I'd appreciate
11 it, sir, if you would just let me finish my three
12 minutes, or two minutes.

13 MAYOR MINTO: Well, as long as it's not a personal
14 attack on Councilmembers.

15 MR. BILLOCK: It's -- it's -- it's -- it's
16 important, because it -- it impacts their -- their --
17 their vote. If they have financial interest, these are
18 important things that the -- that the citizens of
19 Santee --

20 MAYOR MINTO: Okay. But you're bringing up things
21 that there's no evidence to that. We have about four
22 more workshops, and what I'd like for you to do is come
23 back with evidence to that. Because if that is -- if you
24 have evidence that they have financial gain from it, then
25 they can't even be on the dais when we hear this.

1 MR. BILLOCK: Well, what I'm saying is that they're
2 gonna -- there's -- there's clear -- they're gonna
3 benefit from -- from -- from these developments and
4 there's -- it's clear. I mean, I don't understand --
5 and -- and honestly, I have two minutes. I mean, if you
6 can't listen to -- to me talk for two minutes --

7 MAYOR MINTO: Well, you -- you -- you will have --
8 you'll have --

9 MR. BILLOCK: -- that I don't think you're gonna be
10 able to convince the people of Santee that this is good
11 for them. And I don't think you should try to silence me
12 when I have three minutes to talk. I mean, I think --

13 MAYOR MINTO: You'll --

14 MR. BILLOCK: -- it would be better if you just let
15 me -- let me talk and that's it.

16 MAYOR MINTO: You know what? When I interrupt, it
17 holds your time, so you'll have as much time as I give
18 you. You don't worry about that part of it. Okay. What
19 I'm trying to tell you is that you're really making
20 allegations that should go to the City Attorney. When
21 you believe that they are going to gain -- anybody's
22 gonna gain, financially, 'cause we're not allowed to gain
23 financially. You see what I'm saying?

24 UNIDENTIFIED SPEAKER: (Unintelligible).

25 MR. BILLOCK: Okay.

1 MAYOR MINTO: And that -- that's the point. And --
2 and that's a whole different issue than what we're doing
3 tonight. This is a workshop, to make presentation and
4 ask questions about what the project is, not to come up
5 and make accusations. You see where I'm going with that?

6 MR. BILLOCK: Can -- can I -- can I -- can I just
7 finish a different point then?

8 MAYOR MINTO: Absolutely.

9 MR. BILLOCK: Okay. So -- so --

10 MAYOR MINTO: And -- and I'll give you -- I'll give
11 you a whole 'nother three minutes, even, to do that --

12 MR. BILLOCK: That -- that's fine, but --

13 MAYOR MINTO: -- this evening.

14 MR. BILLOCK: -- I'll just note that this: That
15 the -- the homes that went, across from West Hills, that
16 the developers, you know, they made -- they made promises
17 for that, too, and that there was that -- you know,
18 there's the idea that there's only supposed to be six
19 feet of hill behind those homes. And I think the way
20 that, that was incorporated into the City was, generally,
21 really shady. I found it shady. And I don't think --
22 I -- I think the reason why I'm being silenced right now,
23 and is directly connected to -- to these types of --
24 of -- of corporate interests that are in our -- our City.
25 And I don't think you're putting -- and I think your --

1 your opposition to my -- my speech is -- is evidence of
2 that, that, you know, you're not putting us citizens
3 first, you're putting, you know, the businesses first.
4 But with that being said, since I can't make the rest of
5 my point --

6 MAYOR MINTO: You know what?

7 MR. BILLOCK: -- (unintelligible) time.

8 MAYOR MINTO: Let me make something very clear.

9 Okay? I respect exactly what you're saying, and I want
10 to hear what you're saying, except, it's in the wrong
11 context of tonight's meeting. Because if you believe
12 that somebody's doing something wrong, we have to address
13 it.

14 MR. BILLOCK: Well, it's not -- let me be clear: I
15 don't think -- I don't wanna say that I think Mr. Hall or
16 Miss Evans or Mr. McNelis are bad people. I -- I know
17 them. I actually like -- I like Mr. Hall. Okay? That's
18 not what -- I'm not saying that they're -- it's like an
19 object, like -- like personal --

20 MAYOR MINTO: Well --

21 MR. BILLOCK: No, let me just -- let me -- let me
22 just say. Let me clarify what I'm trying to say. I'm
23 not trying to say that -- that -- that -- that there's,
24 you know, blatant corruption. That's not what I'm
25 arguing. I'm just saying that if you can -- if you

1 have -- if you're gonna --

2 MAYOR MINTO: But an insinuation is an allegation.

3 MR. BILLOCK: Well, every -- it's a human -- it's a
4 human -- I think it's a natural, human thing. If you're
5 gonna benefit from -- from -- from these things,
6 financially, there's a opportunity. Maybe you might be
7 more -- more willing --

8 MAYOR MINTO: Yeah, all right.

9 MR. BILLOCK: -- to -- to vote yes on these
10 propositions.

11 MAYOR MINTO: I understand that. And that's --

12 MR. BILLOCK: And I think --

13 MAYOR MINTO: That's why it's not allowed. And if
14 our City Attorney believes that is gonna happen, he's not
15 gonna allow it, and he's going to make an investigation
16 into it. Is that right, Sean?

17 CITY ATTORNEY HAGERTY: Right. You -- you can't
18 participate if you have a financial interest.

19 MAYOR MINTO: Right. So you know what? Now, I'm
20 more than happy to sit down, chat with you about it,
21 because that's a concern. I mean, if you really believe
22 that's gonna happen, that's a real concern of mine.

23 MR. BILLOCK: Yeah. It -- it is a concern of mine.
24 And -- and look, I -- I don't mean to make it, you know,
25 really personal. That's not what I'm trying to say.

1 MAYOR MINTO: But that is pretty personal, you have
2 to admit.

3 MR. BILLOCK: Yeah, I -- I know, but -- it is, I
4 know, and I'm trying to -- to make it as easy as I can.

5 MAYOR MINTO: Okay. You know, let's talk about this
6 off-line and --

7 MR. BILLOCK: Okay.

8 MAYOR MINTO: -- and see if we can hash it out.
9 'Cause if you're con -- I wanna make sure that you get
10 the answers to your questions. I just wanna make sure
11 it's done in -- in a way that doesn't present allegations
12 or things of that nature. But if we can work them out
13 and come back and get the same questions asked and
14 answered, then we'll do that, in a public forum, 'cause
15 I'm okay for that.

16 MR. BILLOCK: Okay. I'll just say one -- one thing,
17 since I did vote for most of you, if this measure goes
18 through, then it's a no-go, but that's -- that's it for
19 me.

20 CITY CLERK: Patrick Bunch.

21 MR. BUNCH: Hi, my name is Patrick Bunch. I grew up
22 here in Santee. I'm not a recent transplant that's just
23 tried to come in here the last year and change things
24 around. Went to Hill Creek, went to Santana High.

25 Regarding the subject of Fanita Ranch, it is no

1 longer a question of should or will it happen. It is now
2 a question of when. Because the reality is, Fanita Ranch
3 is gonna be developed whether the City Council and
4 residents want it or not. Due to the housing crisis,
5 both the Governor and the legislature are beginning to
6 aggressively push housing on reluctant cities.

7 Ironically, that the Democrat governor and a Democrat
8 legislature that are pushing this, who are the same party
9 of the people that are opposing Fanita Ranch, so you see
10 the irony there.

11 Governor Newsome has already pledged more than
12 3.5 million homes to be built, under his watch, to combat
13 the housing crisis. There are more than a hundred bills
14 before the California legislature that addresses this,
15 and a large share of them would crack down on communities
16 that don't do their part by facilitating the construction
17 of new homes.

18 The choice of building homes is now being taken
19 from cities and given to the state. We're seeing that in
20 the news all the time. So we can either build it now or
21 fight the state and lose. Then, when the state starts to
22 take away our control of it, when they start to chip
23 away, it'll become much higher density and not nearly as
24 high-end. Also, it's highly unlikely, then, that the
25 state will provide the road and highway improvement

1 funding that comes with the current development proposal.

2 That said, I strongly feel that we should build
3 it now, while we still have some control over how it's
4 developed. Thank you.

5 CITY CLERK: Janet McLees.

6 MS. McLEES: Hi, Councilmembers, Staff. Thanks for
7 the presentation. There seems to be an exaggerated
8 narrative floating around Santee, faster than the cars on
9 52. It says that we must fill our fire prone and
10 pristine northern hills with homes, because tough guy
11 Newsome is out to get us if we don't. Really? You know,
12 I'm not scared of him. I'm surprised everyone else seems
13 to be. I look down the hill, I see new homes. And where
14 I used to have (Unintelligible), homes to go there. I
15 look up as I -- I wait and wait near the 52, on Mast, by
16 West Hills. New homes. My point is that just some of
17 the homes going up in my little slice of Santee I've
18 spoken about. I'm sure that you all have homes going in
19 near you.

20 In closing, we can't put our pedal to the metal
21 on the 52, so let's stop Fanita Ranch as we continue to
22 grow without that. We have plenty of housing going in
23 throughout the city. Thank you very much.

24 CITY CLERK: Denise Lotta. If I could please have
25 the next three speakers, John Olsen, Justin Schlaefli and

1 Theresa McCarthy, please stand. Denise Lotta is next.

2 MS. LOTTA: Who am I talking to? I'm just letting
3 you know I'm not talking, but --

4 MAYOR MINTO: Okay. We got that. Thank you.

5 CITY CLERK: John Olsen.

6 MR. OLSEN: Hi. Hi, Mayor, Council. My name is
7 John Olsen. I live on Lake Canyon Court in Santee. It's
8 my understanding that the Fanita Ranch project is already
9 in the General Plan for 1500 or so homes and that the --
10 the property owner has the rights and the ability to
11 build that property right now, on that property, if
12 they'd like to. And the only infrastructure that they
13 would be required to build would be connecting roads from
14 the new developed -- from the new buildings or new
15 development to connect to our existing roads. Hopefully
16 that's correct. If not, then I haven't been paying
17 attention for the last 10 years here.

18 It's also my understanding that Governor Brown
19 allowed projects that are already on the books to be able
20 to be increased by 30 percent, so they would take that
21 1500 or so houses and build another 500 or so and get
22 close to 2,000 houses that they could build, right now,
23 without any infrastructure improvements.

24 I think -- what I'm hearing tonight is that
25 they're asking to increase that number of homes so that

1 they can offset some costs. Of course they'll make some
2 money, they're in business. That's what they do. But
3 the property owner is looking to increase the number of
4 homes that they can build from today and asking for
5 permission or -- or approval to build an additional 900
6 or so homes, so that they can provide the kind of
7 community that we've seen throughout San Diego County.

8 My son moved into a community, not built by
9 this developer, but by another developer that's very
10 similar. They have a working community garden. The
11 restaurants actually get the food from that garden and
12 they make a big deal out of it. They have nice community
13 parks. They have a great infrastructure and amenities in
14 that area. Unfortunately, it's in Arizona, because there
15 aren't enough houses for my son to be able to live in
16 Santee or in San Diego County.

17 So I think we have a supply and demand issue.
18 Under full disclosure, I'm a real estate agent. I
19 probably won't make any money if Fanita Ranch is built.
20 Maybe I'll sell a house or two, because somebody wants to
21 sell their house and move to Fanita Ranch, but I'm not
22 gonna personally profit from that. I don't plan to, but
23 if I do, it's just gonna be the luck of the draw.

24 So what I'm hearing tonight is they can already
25 build something less than desirable. They want to build

1 something that is desirable and provide of added value to
2 the rest of the community by expanding the 52 and
3 providing some other amenities that will help us out in
4 our community. I think that's all I got. I'll leave the
5 last 30 seconds for you guys. Thanks.

6 CITY CLERK: Justin Schlaefli.

7 MR. SCHLAEFLI: Good evening. I wanted to start off
8 by thanking City Council and City Staff for putting on
9 this information session. I know a lot of people in
10 Santee have been curious about this project, wondering
11 what's going on, getting the update in the process, and
12 the timeline, and an understanding is -- is beneficial.
13 And I think these workshops coming up, especially item
14 specific workshops. Hopefully we can dive into some of
15 the details and make a much more informed decision. And
16 that's why I'm here tonight is to better understand the
17 project and I look forward to the upcoming workshops to
18 understand more. Particularly, with respect to certain
19 issues, which are, perhaps, more important to the
20 community, certainly more important to me than others.

21 Just on this project overview, though, that we
22 got tonight, there's a lot to love. There's -- there's
23 some to be nervous about, but there's a lot to love. The
24 amount of open space, that sounds like we're getting a
25 lot towards the goal that Van Collinsworth was up here

1 talking about. He wants open space there. There's a lot
2 of open space in this plan. There's a lot to love there.

3 Reaching our housing goals. The RHNA numbers,
4 they're really gonna hit us. And if we're not matching
5 them -- and I don't even know that this keeps up with the
6 new numbers that are gonna be imposed on us, our new
7 allocation, I would love to learn more about that, so
8 I'll be looking for that, upcoming.

9 But hearing about co-work spaces, a shuttle,
10 parks, trails, those are all great things and I think
11 they're gonna be an asset to Santee. We have to do
12 something with this area. The property owner has the
13 right to propose whatever they want, and so, it's up to
14 the Council and it's up to the community to decide
15 whether that makes sense.

16 But there is one big issue, and that is
17 traffic. And it's been in the headlines. It's been
18 mentioned a lot tonight. We're all watching what's
19 happening with SANDAG. There's a lot of nervousness that
20 they're gonna shift, they're gonna abandon the promises
21 that they made to voters and they're gonna shift a lot of
22 road money towards other priorities and we'll never get
23 the 52 fixed. I know that the Mayor and Councilmembers
24 and public have been champagning an effort with the 52
25 Coalition to get things done and get money moved up. But

1 what's going on with SANDAG makes me question whether
2 that's gonna happen.

3 And I look at Fanita Ranch and I say, Well,
4 they're doing -- they're proposing a lot on the 52. I
5 think it really will make a difference. I look forward
6 to learning more details, but I kinda go back to one of
7 my heroes, Ronald Reagan, who had a great phrase, "Trust,
8 but verify."

9 So as we learn the details and we see the
10 conditions of approval, I wanna see this -- this pretty
11 picture, these lanes that they wanna add, I wanna see how
12 that's done and I wanna see that, in writing, and I wanna
13 see the commitment. Not, Oh, the Santee School District
14 may not build a school, so we might have a backup plan.
15 I wanna see that those road improvements are going to be
16 done, and then they can -- in my mind, I feel much more
17 comfortable with an increased allotment on this site and
18 more homes. That is the big issue. I think that's the
19 big issue for most of Santee. And so, I'm gonna look at
20 it. Trust, but verify. I'm looking for more
21 information. Thank you.

22 CITY CLERK: Theresa McCarthy. Theresa McCarthy.

23 MS. MCCARTHY: Hello. My name is Theresa McCarthy.
24 I am here to leave comments in absolute opposition of
25 Fanita Ranch. I feel no empathy towards the group of

1 investors and land prospectors and their associates and
2 affiliates that have made a gamble in our backyard. They
3 will leave, we will stay. You, as our City Council, are
4 here in order to make decisions and plans for what best
5 serves the community that remains here, that has been
6 paying taxes here, that lives here and takes that route
7 to work and home every single day of their lives. And I
8 ask that you recognize that, first and foremost.

9 I also feel there's a political element related
10 to what is going on here, and I am hard of hearing so I
11 do not know whether this issue has been broached yet. So
12 if it has, I'm sorry for repeating. But there is an
13 exchange of money going on between the business that is
14 putting forth this application and this project. And I
15 would like to know, and be rest assured, that our City
16 Council that is trusted with making the proper -- the
17 moral decisions about what serves this community best, is
18 free of any apparent of conflict of interest, if not,
19 actual conflict of interest, by having accepted funds for
20 their campaigns from any part of this project
21 application. And if any have, that they would be recused
22 from this process. That is the only legitimate way that
23 I think this community could believe that they are being
24 considered first and foremost.

25 My time is almost up. There was other stuff

1 that I needed to say. Ah, this, and I'm gonna say it
2 anyway, if I may.

3 MAYOR MINTO: Go ahead.

4 MS. MCCARTHY: We were provided with a diagram of
5 the timeline for the process through Fall or Summer of
6 2020, and I think it would behoove the Council, in the
7 best interest of the community that you represent, to
8 post that, very legibly, at Mast, and -- and the various
9 main routes, in and out of town, so that those community
10 members that are so busy raising their families, earning
11 a living, sitting on that freeway, are aware that this is
12 what is happening, this is the timeline for it, and so
13 they know that they can contact the City Council, where
14 they have a -- a contact to the City Council to inquire,
15 rather than wait for Mr. O'Conner, I believe it is, to
16 invite them to have something to eat at the golf course.
17 Okay. Something impartial. Something --

18 MAYOR MINTO: Thank -- thank you. Thank you.

19 MS. MCCARTHY: -- you know, like that.

20 MAYOR MINTO: Thanks.

21 MS. MCCARTHY: Okay? Thank you very much for your
22 time.

23 CITY CLERK: Final speaker is Jeff O'Conner.

24 MR. O'CONNER: Good evening, again, City Council and
25 Staff. I've been writing notes for the last hour or so,

1 and so I'd like to go through some quick answers from
2 some of the people that asked -- asked questions. First
3 of all, the word NIMBY, Not In My Backyard.

4 We have designed our project, as you can see up
5 on the TV's here, that we have no homes down on the
6 southern portion, which the previous developer did. That
7 means that the closest home to any existing resident that
8 we're gonna build is more than 2,000 feet, almost a half
9 a mile. We need to move Santee forward. We need to
10 provide work force housing. Evelyn made a comment about,
11 We need affordable housing. I don't know what she thinks
12 affordable housing is. We call it subsidized housing.

13 Subsidized housing means that you build a house
14 for less than what it costs to build and you have to
15 subsidize that with the work force housing, which makes
16 that housing more expensive. We need work force housing
17 for our community. When you have work force housing,
18 places for people to work, businesses thrive in your
19 community. When businesses don't thrive in your
20 community, they leave.

21 Fire. Someone brought up the point about palm
22 trees. We're not gonna have any palm trees in Fanita
23 Ranch. Our -- our -- our -- our landscape palette is
24 native. Does not include palm trees, for that one
25 reason. The General Plan was amended 16 years ago, was

1 the last amendment to the General Plan.

2 We're -- this -- we, the developer, are working
3 with City Staff. We've been working with the City Staff
4 for over four years, and we're gonna continue working
5 with City Staff. That was unlike what happened to
6 Westin. Westin was a strange situation, where Westin was
7 actually in the City of San Diego, and it's now in the
8 City of Santee, so they process all their plans through
9 the City of San Diego, and that's why City Staff and City
10 Council wasn't aware of exactly what they were doing.
11 We're not doing that. We are transparent. We're dealing
12 with City Staff and City Council the whole way.

13 Someone brought up a -- a point on Mast
14 Boulevard having three -- having three lanes. The
15 problem with Mast Boulevard is it's not under capacity.
16 The problem is, the cars can't get on Westbound 52 fast
17 enough because of the bottleneck on that ramp. We're
18 fixing that ramp. We're gonna have two lanes on that
19 ramp, continue all the way in the freeway, and so those
20 lanes go all the way through. That's why the -- the cue
21 on Mast Boulevard goes down.

22 Trail parking access. We are working with the
23 residents on the southern side for trail access. Some
24 people want trail access so they can walk out their front
25 door, go -- go to the trails. Some people don't, because

1 they don't want cars from other people parking there, so
2 we're working with them right now. We might have some
3 kind of key or card, gate that -- that only the residents
4 have. We're trying to work through that now. But
5 mainly, we're gonna have parking on our site, within
6 San Elijo -- within Fanita Ranch for residents -- or --
7 or residents of Santee that wanna use our -- our --
8 our -- our trail system.

9 Lastly, there was a question on the special use
10 area. The special use area, no housing units are gonna
11 be built there. It's about 30 acres. What we're trying
12 to do is create a green community. Green community means
13 that we're gonna have solar panels on every single roof,
14 but that doesn't create enough electricity for every
15 single unit, 100 percent. So we're subsidizing it with
16 having a solar farm, probably in the 10-acre range, to
17 subsidize the power that we need.

18 So we're trying to get to a zero electrical use
19 community. We're gonna have RV parking, because there's
20 a huge need for RV parking in -- in Santee. And -- and
21 we're gonna put solar panels on top of the canopies that
22 would cover the RV parking to -- to increase the solar
23 power as -- as well. That's all I have. Thank you very
24 much.

25 MAYOR MINTO: Thank you. Council, comments or

1 questions? Ronn.

2 COUNCILMEMBER HALL: Well, first comment is the
3 insult that I was given about I'm profiting from this,
4 but --

5 MAYOR MINTO: No, don't go down that road.

6 COUNCILMEMBER HALL: Okay. Most of my business does
7 not come from companies like that. I get my business
8 from realtors. I get my business from escrow officers.

9 MAYOR MINTO: Ronn --

10 COUNCILMEMBER HALL: All right.

11 MAYOR MINTO: -- stick to the project.

12 COUNCILMEMBER HALL: Thank you. I will.

13 MAYOR MINTO: Don't go down that road. Thank you.

14 COUNCILMEMBER HALL: You know, the one thing about
15 the -- that was brought up, too, was 52. SANDAG kind of
16 went into detail the other day on how they're gonna make
17 this grand new plan, and the bottom line is, you know,
18 it's not done yet. The grand new plan may not ever
19 happen. They may end up having a new director before
20 they get a grand new plan. So we have to look at -- we
21 have to fix the 52. This may or may not do it, so don't
22 get me wrong. I'm not making a decision either way on
23 it. But the bottom line is: We have to fix the 52 to
24 get people off Mast Boulevard.

25 SANDAG, and the State of California -- I don't

1 know where some of the -- the people are, especially when
2 they say, Well, we can't -- you know, we -- we have to
3 build. It -- it literally is a requirement. It's not
4 like it's our choice. We're being told we have to build.
5 Now, we can put 3400 low income housing in there
6 tomorrow, and there's not anything that we could do about
7 it. Literally. State of California said, You're gonna
8 do that. That's, Have a nice day, you're gonna do it.
9 We can -- they can do a lot of things right now. They
10 can put a seven-story building on Trolley Square and say,
11 Okay, you know, tear down the Barnes & Noble, we're gonna
12 put a seven-story condo associate -- or apartment
13 building there and they can pretty much get away with
14 that, because that's the law.

15 So when we look at these things, there's a lot
16 of things that are happening that people really aren't
17 paying attention to. And we have to look at the total
18 picture. We have to look at what the State of California
19 is doing to us. So when you're watching the news at
20 night, really pay attention to the State of California,
21 what Gavin Newsome says and what everybody's saying up
22 there. Listen to what SANDAG's saying. Listen to a lot
23 of these things that they're saying, because they're
24 dictating our city. There's laws in there right now -- I
25 was hoping John would go into them a little bit -- that

1 are basically saying, you know, trying to take all -- all
2 our rights away from our cities.

3 There's three of them. I -- I've read one
4 today, and I haven't really looked at it, so I won't
5 quote it too far, but basically, it says, they could put
6 one cannibus operation for every -- I think it was two
7 liquor stores. So how would you like to have that going
8 in Santee? And that's a law coming down from the State
9 of California. So we need to really pay attention.
10 This -- SANDAG has come back and said 171,000 houses have
11 to built in -- in San Diego. I don't know where we're
12 gonna put them. They seem to think we could put them
13 there. But that's coming down from, again, from the
14 State of California. They're demanding that we do these
15 things.

16 So we can sit here and -- and raise our hands
17 and say, no, no, no, or we can have all this stuff shoved
18 down our throat, and we have to look at it from both
19 point of view. You can have it where you're saying, No,
20 I don't want it here, and then all the sudden, right next
21 to your house is a seven-story building saying, Okay,
22 we're gonna put these things here.

23 I know for a fact people have come to me and
24 said they wanna put things over on the other side.
25 Michael Grant's trying to put -- put in a -- a rule now,

1 just some -- some -- which is Lantern Crest, and they're
2 having trouble even doing that. So there's a lot of
3 things going on in the state, in the city, that we have
4 to pay attention to. And by "We," I don't mean this --
5 this we, I mean your we.

6 MAYOR MINTO: Steven.

7 VICE MAYOR HOULAHAN: Well, I just wanna thank
8 everybody for sitting through the last few hours of
9 testimony. I know it's -- it's difficult and there's --
10 there's definitely two very strong sides present. I
11 still have concerns regarding fire that have been brought
12 forward. The -- the idea of a -- of a very large fire
13 break, I don't -- I don't wanna think of the project as
14 the actual fire break, but that's my biggest fear.

15 With the Paradise Fire and -- and the
16 discussions around that, it's -- you can make things fire
17 resistant, however, you can't make things fireproof. And
18 there may not be any palm trees put there by the
19 developer, but likely, they may come in the future. And
20 the way they go down that little Sycamore Creek, they
21 just climb their way up there any way. So fire's a huge
22 concern. I want to make sure that any future residents
23 are safe. Likely, the entire city would be evacuating at
24 once.

25 And so, there are some concerns about that

1 number of cars dumping onto the surface streets. That
2 (Unintelligible) nicely in the traffic, so would love to
3 see those traffic improvements, those potential traffic
4 improvements that were presented. And the \$30 million
5 price tag, I had questioned that in the past. However,
6 when you take into consideration the movement of the bike
7 lane that they're actually -- the concrete's already
8 there. So maybe that'll happen and maybe it will help us
9 or maybe -- maybe we'll just fill it up with more cars.

10 So -- however, there aren't a whole lot of
11 traffic improvements to the heart of Santee itself.
12 Cuyamaca Street, in particular, between Mast and Mission
13 Gorge Road, there's gonna be a lot of development in that
14 area. It's -- it's a challenge. It's a challenge just
15 to get through Santee. Just to get across town could be
16 upwards of 15 minutes of a drive now, especially to get
17 to City Hall, since we're so far back here in -- in this
18 valley.

19 Some talk about City Hall. You know, City Hall
20 is in a fire -- a high danger fire zone and come this
21 summer, likely, there will be fires. Likely, there may
22 be fires coming through Santee or likely through the
23 proposed development. I think we need to be cognizant of
24 that. We did have a lot of rain this season, and likely,
25 that will cause a lot of fuel growth. And so, we really

1 have to be careful, so -- about those -- those particular
2 issues.

3 The other issue is, just (Unintelligible) of
4 people. You know, it's -- we got -- we have the General
5 Plan Protection Initiative qualified for 2020.
6 Apparently, this plan's gonna move forward regardless,
7 and apparently, we're gonna be having some sort of big
8 showoff in 2020. Something's gonna happen. So -- but
9 I -- I think it should go to a vote of the people. I
10 really do. I think that the Council should allow that to
11 occur. I think that it should go to that political
12 process.

13 But there are excellent points about growing.
14 We -- the City does have to grow. So everybody's who's
15 saying the City has to grow, you're right. You're right.
16 And there -- there absolutely is -- I -- I don't think
17 that there's anybody here that's saying we want zero
18 growth. We have to grow.

19 However, when we talk about the growth that is
20 being mandated by the State of California, most of that
21 growth is being mandated in the city centers, near, say,
22 the trolley. In fact, if you look at the General Plan,
23 the plan's already there for high density over by the
24 Cameron YMCA area in Santee -- the Town Center Park. So
25 those plans will go forward, regardless of Fanita Ranch

1 or not. Those high-density developments will likely be
2 built. It's already zoned that way.

3 And so, those are the sorts of things that
4 these -- there were 10 anti-NIMBY laws that were passed
5 last year. But look at these laws yourselves and -- and
6 quit misinforming each other. So those laws do not apply
7 to Fanita Ranch, because it doesn't have those -- those
8 affordable or subsidized housing aspects there. And
9 also, it's not near the trolley. So yeah, they can force
10 it within about a half mile of the trolley. They likely
11 will. It's gonna probably happen. But those sorts of
12 fear tactics are, again, misinforming people, and that's
13 what causes all this, you know, this back and forth
14 action.

15 So let's just get all on the same page, as far
16 as what -- what are the real laws. Now, there may be new
17 laws coming that maybe say that you have to have a
18 marijuana dispensary for every four liquor stores. That
19 has nothing to do with Fanita Ranch. The State of
20 California has many laws and many mandates that they pass
21 down to the City, but we can't just throw our hands up
22 and say, Well, that's it. I guess we gotta
23 disincorporate. We got too much of this, too much of
24 that. No. Let's work through our problems. Let's let
25 it go to the political process and we'll hash it out

1 then. I'll leave it at that. Thank you.

2 COUNCILMEMBER McNELIS: Buckle up. Go ahead, give
3 him a round of applause. So I'm -- I'm addressing a
4 number of comments that were made, and I'm gonna start
5 with the comment that was just made. The high-density
6 areas that are already on the books for the City of
7 Santee still do not meet the State mandates for -- for
8 the City of Santee to meet it's housing element.

9 So to say that, Well, we're already got
10 high-density housing and that's already gonna happen, so
11 this really -- we don't have to worry about this, it's
12 completely and totally false and untrue. All the housing
13 that we're talking about, including the high density in
14 town center, including the maximum proposed amount of
15 housing that Fanita Ranch wants to develop still does not
16 meet, fully meet, the State's mandate of Santee's portion
17 of the housing element. It does not.

18 So if we have the ability to take advantage of
19 this area, in the City of Santee, and do a development
20 that at least provides us a good portion of it, but more
21 importantly, takes up a good portion of it and keeps the
22 other section, the almost 80 percent of that development
23 area in open space, so that the State of California
24 cannot come back later and force us to use that for more
25 high-density, affordable, low income, whatever you wanna

1 call it, housing. That's the bigger issue here on this
2 project alone.

3 I heard it said that this -- I've heard it said
4 by one person, in particular, many times now, that they
5 specifically defeated the previous project, because this
6 previous project was -- it was defeated by fire, water
7 and endangered species issues. That is not the case.
8 That is not what it was defeated by.

9 It was defeated, because they ran out of money,
10 because the economy changed. They lost their -- their
11 funding and couldn't even respond to the allegations or
12 to the findings or -- let me rephrase that -- the
13 questions by the court on those issues. They neglected
14 to respond. It wasn't that it was defeated by it. They
15 neglected to respond, because they ran out of money and
16 could not re -- and just did not respond. They let it
17 go.

18 UNIDENTIFIED SPEAKER: (Inaudible).

19 COUNCILMEMBER McNELIS: They did not. So --
20 somebody else said that -- that this -- this was not
21 supposed to be there, it was never -- this project was
22 actually part of -- Fanita Ranch has been around, as a
23 development, in the County, even before the City of
24 Santee was incorporated.

25 In fact, somebody had showed me a -- a map --

1 there was supposed to be somewhere -- it was, like,
2 30,000 military homes that were going to be built in that
3 development area, back in the '50s or -- '50s or -- '40s
4 or '50s. This was -- this was going to be the military
5 housing area for the County of San Diego and they were
6 all 900 to 1100-square-foot homes.

7 That's -- this -- it was always in the City's
8 General Plan. The reason that it wasn't developed, to
9 date, is because unlike other developments that have
10 happened in the City of Santee, this has always been a
11 master plan community. Meaning, the whole thing is
12 approved all at the same time, with all units, not just
13 20, 100, 50, whatever it may be. It's -- whatever the
14 whole development is, it's a master plan community and
15 that was what -- even the forefathers of Santee had
16 always envisioned this to be the jewel of Santee at some
17 point, and be developed as a master plan community, so
18 it's all cohesive, done at the same time and brings
19 Santee together.

20 I keep hearing people say, Well, that's just
21 what they say, that's not what they're really gonna do.
22 "They," being the developer. That's not the way the real
23 world works. We don't let people just say something and
24 then, Well, you just don't -- don't worry about it, we
25 won't call -- this is contract. This is contract law.

1 So whatever they say, the City of Santee is going to have
2 in contract. They will not be able to provide occupancy
3 to any homes in the City of Santee without the extension
4 and expansion of the 52 to the point that they have
5 obligated themselves to do, if that's what ends up
6 getting approved. It is contract law. It's not, Well,
7 they told us they'll give us their best effort. That's
8 not the way it works.

9 A General Plan was brought up, but a General
10 Plan should be adjusted every five years. The City of
11 Santee hadn't done it in over 15. Why? Because the cost
12 to do it, frankly. There was -- there's a large cost to
13 do it. It just takes a lot of money, takes a lot of
14 Staff time and, frankly, it seemed like -- well, anything
15 that pops up, the Council would be able to adjust,
16 maneuver and make what the Council felt was the right
17 decision for the community.

18 Shame on the Council. Shame on the Council for
19 not having done it every five years, because in 15 years,
20 a lot has changed. Not just in our community, but in the
21 world things have changed. We thought certain parts of
22 Santee were going to be all for office and -- medical
23 office buildings, biotech. That's what we thought was
24 coming here. We were -- we -- we bet on it and we zoned
25 things for that. It never came. We built it, they

1 didn't come. Things change. Technology changes.
2 Fifteen years ago, there was no iPhone. You don't know
3 what to do with yourselves now without an iPhone. Okay.
4 I don't know what to do with myself now without an
5 iPhone.

6 UNIDENTIFIED SPEAKER: Fortnite.

7 COUNCILMEMBER McNELIS: Things -- things change, and
8 so should the General Plan. That's what we should've
9 been doing. Now we're being handcuffed to not be able to
10 do that and that's just -- that's -- that makes it
11 impossible for a city to grow, develop, and prosper in a
12 prop -- in a proper manner.

13 Fire. The acres of dead brush and areas that
14 are currently -- that currently represent the area called
15 Fanita Ranch, that is fuel to fires that will -- that
16 currently could attack the houses that are already in the
17 City of Santee. More importantly, there's no roads.
18 There's no paved roads up through all that property up
19 there.

20 So if a fire does happen up there, it builds
21 and builds and builds and eats up all that fuel and comes
22 at the City of Santee with a vengeance. By having a
23 development, such as this, with the fire breaks, with the
24 major, defensible space, and with roads where our fire
25 apparatus can get up there and defend, it makes the

1 project safer for the community of Santee as a whole. To
2 say that having an open space with all that brush and
3 debris, as fuel, makes Santee safer, I don't even
4 understand how that's possible. Our fire department
5 can't get there. We have one brush truck. Chief, how
6 many -- how many fire apparatus do we have, other than
7 the brush truck?

8 FIRE CHIEF: We have three (Unintelligible).

9 COUNCILMEMBER McNELIS: So three engines and a truck
10 company. So if we have roads, we have four times the
11 capacity to defend ourselves than without having roads.

12 Let's see here. The property is private
13 property and always -- always has been on the books to be
14 developed. I kind of already said that. Not
15 developing -- not developing this property does not
16 reduce the population of the planet.

17 To say that -- that building this is just
18 bringing more people into the -- into our population and
19 utilizing more resources is disingenuous. It does not --
20 the -- the population's there or else there will be
21 nobody to occupy the houses. This does not increase the
22 population of the planet. So building -- however,
23 building homes that are green, that are eco friendly will
24 help reduce the carbon footprint of our -- of our City.
25 And you heard the developer talk about being a zero

1 electricity-using development. That's admirable.

2 I already talked about development will not be
3 allowed on the 52 -- or until -- until -- I'm sorry,
4 development will not be allowed -- ownership will not be
5 allowed until the 52 is widened. That is contractual.
6 There will be a half -- one-and-a-half-mile fire break
7 for current residents.

8 Open -- oh, somebody talked about the way that,
9 you know, a mountain lion or something won't be able --
10 nobody's gonna live there. This project was actually
11 worked on by the Sierra Club, utilizing the actual
12 natural corridors of all of the -- all the species of
13 animals that go through there and keep making sure --
14 that's the reason that they're on the ridges, rather than
15 in the valleys, which would be cheaper to build on, and
16 easier for them to build on. It's on the ridges, because
17 it allows for -- for the animals to -- to maintain their
18 natural corridors of where they follow through and --
19 and -- and path through that area already, without
20 disrupting them and their migration paths.

21 Somebody brought up Westin. Westin, once
22 again, still -- I can't believe we're still saying
23 this -- Westin was not approved by the City of Santee.
24 That was a San -- City of San Diego project. That was
25 San Diego land. It was annexed by the City of Santee so

1 we could at least get the property tax revenue from that,
2 being that we were going to be required to provide safety
3 services to them. It was developed. It was approved.
4 It was allowed by the City of San Diego, not the City of
5 Santee.

6 And somebody said 40,000 cars are gonna be on
7 our road. I just did quick math. I'm a math kind of
8 guy. So 40,000 cars, divided by 3,000 homes, means
9 there's 13.33 cars for every single home in that
10 development, and they're all gonna be on the road at the
11 exact same time. It's just math, guys.

12 And I think last is, there -- Councilmember
13 Hall touched on this a little bit. There is a state
14 mandate that the City of Santee, as well as every other
15 city, meet it's required housing element quota. Whether
16 we want to believe this or not -- whether we want to
17 believe this will or will not be enforced, is irrelevant.
18 We've already seen it being enforced in cities like
19 Huntington Beach. We're -- we -- we of the City of
20 Santee have seen other state mandates get enforced by --
21 they literally just take our money when they took away
22 redevelopment. It was seven million dollars, just gone
23 like that. More importantly, what they are now doing is
24 saying, Well, we just won't give you your portion of
25 certain fees that you're typically entitled to if you

1 don't meet the criteria set before you.

2 So we either take control of our own destiny or
3 we wait for it to be dictated to us by another entity.
4 And that other entity is not gonna do it in a way that
5 makes it look pretty, because they don't see that from
6 Sacramento. They don't see Santee from Sacramento. We
7 see it right here, right now. It's over -- what was
8 that, over a half a mile between any existing house in
9 the City of Santee and this development, as it's stated
10 right now.

11 We don't know that -- this is not a finished
12 project. There's still a whole lot of work to be done,
13 but just based on what we're hearing thus far, I'm -- I'm
14 happy to hear the direction the developer's going. I
15 hope they continue to work with the community and -- and
16 dial it in a little bit more and -- and we get everything
17 we can out of it. But I'm -- I'm happy to hear that --
18 I -- I really do believe it. They've listened, better
19 than any other project, thus far, with the needs of the
20 community and the future growth of the City of Santee.
21 So thank you.

22 MAYOR MINTO: All right.

23 COUNCILMEMBER KOVAL: All right. Well, this is a
24 work -- it's okay. This is a workshop and it's the very
25 first one, so my approach to tonight was to be kind of

1 brief, because there's a lot more to learn about the
2 project. So I wrote down some notes, in consideration of
3 that, because I can get chatty and my -- I can wonder all
4 over the place. Like, yeah, sure.

5 There are some passionate opinions, on both
6 sides of this topic. I understand that. I think we all
7 understand that the land is privately owned and zoned for
8 development and the 2020 ballot initiative doesn't change
9 that. We are lovingly and sometimes jokingly called the
10 La Jolla of the East.

11 Fanita Ranch, as currently zoned, in my
12 opinion, is a Santa Fe of the South. The housing
13 development is larger homes on large lots. So I don't
14 know if that's the right fit for the community as it's
15 currently zoned, and that's why these workshops are
16 important to me.

17 I'd like to see what architectural concepts are
18 imagined in this development. Is there a way to
19 incorporate the granny flat concept into the main unit
20 design for multi-gener -- multi-generational living? Is
21 there a way to build home offices as part of the design
22 to promote a teller -- telecommuter work force? I do see
23 a need for an active 55 community. I'm almost 55, so I'd
24 like to give up my Santee home, with my large Santee
25 backyard and have something smaller to maintain.

1 And I would like to see work force housing as
2 part of the plan. I don't think it's a good idea to
3 create resident -- residential segregation by cramming
4 all affordable or work force or low income housing in one
5 part of town. And I've said that before. And currently
6 zoned -- that's how it's currently in the General Plan
7 and I don't agree with that.

8 So how can we leverage this development to
9 solve transportation issues and do what future
10 generations need in housing? I look forward to the
11 future workshops, and I would like to see three, in
12 particular. One, specifically about fire, because that
13 is a big concern with the community. And I would like to
14 have fire experts talk to us about that. I'd like to see
15 one on the EIR and I'd want one for noise and traffic.
16 Thank you.

17 MAYOR MINTO: Thank you, Council. Here -- here's
18 the way I -- I look at this is, first of all, I have
19 avoided going to all of the charrettes that were placed
20 out in the community by the developer, because I want to
21 be able to have an independent, you know, thought process
22 as it's being presented to the Council. So this is the
23 first time I've actually seen this plan.

24 And one comment, and I -- I know you guys might
25 not agree with me, but the General Plan has been updated

1 within the last 16 years. As a matter of fact, the law
2 allows for a General Plan to be updated four times a
3 year. Every time anybody has come to Council with a
4 change and a plan that is there, it's amended, and the
5 law was created to allow that, because the people that
6 created that law realized that things do change.

7 I know that where I live, they build it pretty
8 much with wood face on all the buildings. And today, you
9 know, that's not necessarily the best look for a
10 community. Could be shale on the face of the buildings,
11 but if we stayed with what we proved 16 years ago, for
12 instance, then we would never have a change in how our
13 community looks, that's why the law allows us to make
14 these amendments.

15 So make no mistake, this General Plan has been
16 amended. Okay? It just -- well, we didn't just -- we
17 didn't create a all brand new one, because you don't have
18 to. It might be a good idea, but you don't have to,
19 'cause the law allows us to make those amendments.

20 I remember the first time I talked to the home
21 builder and I was really kind of wondering, Are they
22 crazy for buying this property? Because so many attempts
23 have been made and -- and so many failures on being able
24 to push this through. And like other home builders
25 they've said, Oh, but we have the plan. And so, you

1 know, God bless them for believing they have the plan.

2 And so what I asked, also, is that they work
3 with the environmental community, and try and work this
4 out so that not everybody gets everything they want. And
5 so, I understand that was done to the point of where
6 there was a impasse. And I'm sorry to see there was an
7 impasse. But you know what? Our job now is to make sure
8 that any impasse that is created is mitigated. Okay?

9 I remember talking to them about the Highway 52
10 and the concerns of the community. 'Cause believe it or
11 not, we do listen to what the community says. Not only
12 that, but we're part of this community. We have to also
13 use that highway, and we have to use the surface streets
14 and we're impacted, just like everybody else.

15 And what I said, believe it or not, that I want
16 to see something done and I want to see it done before
17 you have anybody out by your house. And wouldn't you
18 know, they come back with this plan say, Okay, this is
19 what we're gonna do. And so that's something that I can
20 appreciate.

21 It's important to know that just because you
22 may not be interested in seeing this, or any other
23 development done in our city or any other city, doesn't
24 mean that the home builders are the demons. You know,
25 they're the ones that build those homes. You know, 50 to

1 100 years ago, you might get a village come together and
2 build a home for a new resident in town. That doesn't
3 happen anymore. Somebody has to build the homes.

4 Used to put up a church -- the whole community
5 would build a church or build a school. That doesn't
6 happen anymore. Today, the people that are building our
7 communities are building homes, churches, schools, fire
8 stations, police stations, sheriff stations and on and on
9 and on, including the parks that we enjoy.

10 The places where we have our concert series.
11 You imagine if that wasn't built by a home builder or a
12 business builder or a commercial builder? We wouldn't
13 have those things going on today. So they're not demons.
14 They're just people in business trying to create
15 communities for all of us.

16 And I personally will not approve anything
17 until I see the absolute best product. And if it's not
18 the best product, I'm not gonna approve it. And I don't
19 care if they contribute to my campaign or not, and I've
20 made that very clear. Not gonna happen. So to come into
21 this Council and think that we all have a preconceived
22 idea of what we're going to do is actually not fair to
23 the Council. Some of you said very clearly tonight that
24 you trust your Council, that you elected us to make the
25 best decisions possible. And we can't throw out the law

1 and just say, because emotionally, I do not wanna see
2 development, so you're not gonna get one. The law
3 doesn't allow for me to do that, because then I violated
4 the law.

5 So what I've seen here tonight is very
6 interesting. I look forward to the next four -- at least
7 four more projects -- workshops that we're gonna do. And
8 I think we're gonna drill down into what we're actually
9 talking about tonight.

10 So what I would like to do is ask those who --
11 especially those who are opposed to this project, to at
12 least latch onto something that you can, you know, sink
13 your teeth into and bring to us and describe to us, based
14 on facts, why it's bad, because that's what's gonna
15 change my mind.

16 There was a speaker earlier, talked about my,
17 you know, law enforcement career. And you know what?
18 I -- I had to -- had to deal with facts. I couldn't just
19 take somebody to jail just because I didn't like the way
20 they looked. I had to prove a case. And that's what I'm
21 asking you, prove a case. Because we're in what they
22 call a quasi -- quasi-judicial position. That means we
23 have to listen to facts and make a decision or render a
24 decision based on facts, not emotion. And so, if you can
25 bring me the facts, then I'm going to render my decision

1 based on that. And so that's what I really would like to
2 appreciate. And I know that there are people that do
3 bring us facts and others, emotion. And I -- and I
4 understand the emotion. I really do. I've lived in
5 places where I didn't want them to do things and I even
6 came before Council and said, "Don't do this." Then,
7 unfortunately, I got in this position, I realized, Well,
8 that wasn't the best way of handling it. So please do
9 that.

10 Unless there's no more comments, we're gonna
11 consider this workshop closed. And thank you very much
12 for your time tonight. I really appreciate it.

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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