

TRANSCRIPTION OF CITY OF SANTEE

VIRTUAL CITY COUNCIL MEETING

ITEM 6

SEPTEMBER 23, 2020

September 23, 2020

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MAYOR MINTO: Let's go to Item No. 6. And Item No. 6 is a Public Hearing for the Development of Fanita Ranch, Final Revised Environmental Impact Report, General Plan Amendment, an Ordinance Establishing the "Specific Plan" Zone District, Approving a Zone District Amendment to Amend the Base Zone District from "Planned Development" to "Specific Plan" and Adopting the Fanita Ranch Specific Plan, Vesting Tentative Map (TM2017-3), Development Review Permit, Conditional Use Permits for Public Parks, and an Ordinance Approving and Authorize City Manager to Execute a Development Agreement Between the City of Santee and HomeFed Fanita Rancho, LLC.

And before we move on, I just want to talk about a few things. I do have an opening statement tonight, regarding the hearing. And I want to make sure that we all understand that there's transparency and openness here in the process.

And I want to make sure that everyone understands that in considering this item, the Council has to follow specific public hearing rules, because it is being asked to exercise both its legislative and quasi-judicial responsibilities. And I -- in just a

1 moment, I'm going to speak a little bit more about that.

2 So the public hearing, like all public
3 hearings, will occur in two phases. The first includes
4 the presentations by Staff and the project applicant,
5 followed by the public comments. At that point, the
6 public participation portion of the hearing is over.

7 The second phase of the hearing is for Council
8 to deliberate and perform our legislative and quasi --
9 quasi-judicial functions of consideration of the
10 application and making a decision. Once I close public
11 comment, there will be no additional public comment.

12 One thing that I'm also going to do is when we
13 go to the actual presentation by Staff and experts and
14 consultants, I'm going to ask the Council to move off of
15 camera and mute your microphones. Although, I do want to
16 caution you that you do have to stay in the meeting and
17 you do have to hear all of the evidence -- hear all the
18 testimony and see the evidence.

19 The reason for doing this is because,
20 obviously, some people have a little bit smaller screen
21 than others, and we want to make sure that the
22 presentation is as large as it can be on everybody's
23 screen so that they have an opportunity to see what is
24 actually being said.

25 Once that's done, then, I think we will take a

1 break; and that'll be about a five-minute break, and
2 then, we will take public comment. At the end of public
3 comment, we will also take another break. And then, we
4 will go into Council questions and deliberations.

5 At any time you're off camera, and you have a
6 question, activate your microphones, come on and ask the
7 questions, though, 'cause we want to make sure that
8 Council gets the questions in that we need to get in.

9 So now, for those of you who are viewing this
10 meeting and wish to make a public comment, you may do so
11 by sending an e-mail to our City Clerk at
12 cityclerk@cityofsanteeca, excuse me, .gov. That's
13 cityclerk@cityofsanteeca.gov -- that's all one word --
14 with the name that you are registered with to view
15 tonight's meeting and the item you wish to speak on. The
16 City Clerk will call your name when it is your time to
17 speak.

18 At this time, Annette, how many speakers do we
19 have on Item No. 6?

20 CITY CLERK: At this time, Mayor Minto, we have 45.

21 MAYOR MINTO: Forty-five?

22 CITY CLERK: Yes.

23 MAYOR MINTO: So -- so tonight, what we will also
24 do, before we go to public comment, is we will -- that
25 break will allow you to adjust your -- your comments,

1 because -- because of the number of speakers, we are
2 going to allow one minute for comments tonight. One
3 minute, otherwise, we will be here until the wee hours of
4 the morning, and I don't think anybody wants to do that.

5 We want decisions to be made, while everybody
6 is still somewhat fresh and has a lot of the information
7 still in their minds. So that way, when we take our
8 break, you'll all be able to get an opportunity to make
9 some adjustments.

10 Please note that this is the only way to make a
11 public comment. You must follow this process to have
12 your voice heard tonight. Because there will be many
13 consultants, experts and staff who need to be part of
14 this presentation, and because it will be longer than our
15 normal Council presentations, then, we are definitely
16 gonna go off camera. So I just wanted to reiterate that.

17 It is my hope tonight the City Council will act
18 on this item. However, I will be closer -- closely
19 monitoring how things are proceeding and will discuss
20 options with the City Council as the night progresses.

21 The intent is to take action tonight, but if
22 necessary, depending on the time, the Council may
23 consider adjourning the meeting to another day, which
24 could be as early as tomorrow.

25 And I'm going to make a couple other comments

1 now, and then I'm going to ask the City Man -- City
2 Attorney to make a comment, also.

3 So one thing that I want everyone to know is
4 that your Council tonight, we are decision makers and we
5 must base our decisions on the facts that are presented
6 to us, as part of the quasi-judicial process, just as a
7 court bases its decision on evidence presented at a
8 trial. Public hearings are often the forum where all the
9 evidence is presented. The procedure must employ -- that
10 we employ must be fair and accord for all applicants and
11 any other interested person, in this matter, a meaningful
12 opportunity to prepare, be heard and rebut any evidence.
13 The process must include many safeguards.

14 And when I talk about facts of evidence, this
15 is what I mean. The record upon which a decision is made
16 is often made up of more than just facts. Evidence may
17 also be considered. An example of evidence would be an
18 expert opinion, offered by a specialist or consultant.
19 The expert's conclusion is usually an opinion drawn from
20 the expert's view of the facts. A local agency may
21 reasonably rely on such opinions in making its final
22 decision or determination.

23 Another example of evidence is the testimony of
24 surrounding residents, expressing support or concern,
25 even though their opinions may not be supported by

1 independent facts in the record.

2 And then, I just wanted to make some more
3 comments about the Environmental Impact Report and the
4 California Environmental Quality Act guidelines. And I'm
5 pretty sure that this is all gonna be covered in our
6 presentation tonight, but I wanted to make some of those
7 comments myself.

8 So Melanie, and crew, if -- if I'm saying
9 anything that you are going to say again, also, I
10 apologize for any repetition, but I thought this was
11 important enough to be said.

12 The California Environmental Quality Act
13 guidelines, also known as CEQA, requires a
14 decision-making agency balance, an applicable -- the --
15 and -- and applicable -- as applicable, the economic,
16 social, technological, legal or other benefits of a
17 project against unavoidable environmental risk when
18 determining whether to approve a project.

19 This revised Environmental Impact Report, also
20 known as an EIR, is an informal document -- I'm sorry, is
21 an informational document. The purpose of the EIR is to
22 identify the potentially significant affects of the
23 proposed project on the environment. The EIR indicates
24 how those significant consequences can be avoided or
25 reduced to lessen the -- the significance.

1 Furthermore, it identifies any significant, unavoidable,
2 adverse impacts that cannot be mitigated below a level of
3 significance.

4 Moreover, it further identifies reasonable and
5 potentially false -- feasible alternatives to the
6 proposed project, to avoid or substantially lessen any
7 significant, adverse, environmental affects associated
8 with the proposed project.

9 The CEQA lead agency, and in this case, the
10 City, is required to consider the information in the
11 revised EIR, and any other relevant information the
12 administrative record in making its decision on the
13 proposed project.

14 The re -- revised EIR does not determine the
15 ultimate decision made regarding the proposed project.
16 Nevertheless, CEQA requires the City Council to consider
17 the information in the revised EIR before the approval of
18 the proposed project, and make findings regarding each
19 significant effect identified in the revised
20 Environmental Impact Report.

21 The revised Environmental Impact Report was
22 circulated to responsible and trustee -- trusting -- and
23 trustee agencies, with jurisdiction over the resources
24 affected by the proposed project, including local, state
25 and federal agencies, and interested parties and

1 individuals.

2 In reviewing -- reviewing the revised EIR,
3 reviewers should have focused on the sufficiency of the
4 document in identifying and analyzing potentially
5 significant effects on the environment and avoiding or
6 mitigating the significant impacts of their proposed
7 project.

8 The revised EIR will be used by the City
9 Council to evaluate the environmental implications of
10 adopting the proposed project. If certified, the revised
11 ER -- EIR will be relied upon by responsible agencies,
12 with permitting or approval authority over the proposed
13 project.

14 Thank you very much, Councilmembers and public,
15 for allowing me to make that statement. I wanted to make
16 sure that we were all on the same page and thinking the
17 same about our duties tonight, as quasi-judicial hearing
18 officers, and the legislative process that we also have
19 to go through, because we are doing both legislative and
20 quasi-judicial during this.

21 So at this time, I will like to turn this
22 meeting over to Shawn, to make some comments.

23 CITY ATTORNEY HAGERTY: Thank you, Mayor and Members
24 of the Council. I appreciate the opportunity to make a
25 few preliminary comments as you commence this important

1 hearing.

2 Let me just say that throughout this process,
3 leading up to tonight, there have been many different
4 assertions, made publicly, at your prior meetings and in
5 public comment, about the ability of -- of each one of
6 you, for one reason or another, to participate in the
7 decision that's presented for you tonight.

8 As is my duty as the City Attorney, I've worked
9 with each of you to help you assess those assertions, and
10 to make your individual decision about whether you have
11 an ability to participate in tonight's meeting.

12 As you know, ultimately, that's an individual
13 decision that each of you has to make, but as a City
14 Attorney, I work with you to help protect the overall
15 interest of the City, as a legal entity and the validity
16 of the decision that's made, whatever that decision is.

17 So as part of that effort, the City Attorney's
18 office has worked to obtain written advice from the State
19 Fair Political Practices Commission regarding
20 participation in tonight's meeting. Specifically, the
21 FPPC has provided three advice letters that are relevant,
22 and I want to just summarize those really quickly for --
23 for the public tonight.

24 In October of 2019, the FPPC issued what's
25 called the -- The Koval Letter, which addresses the Vice

1 Mayor's employment with Padre Dam. There had been
2 assertions made, previously, that because she was an
3 employee of Padre Dam, and the relationship between the
4 project in Santee Lake, that Vice Mayor could not
5 participate. The -- the FPPC has issued an advice
6 letter, to the Vice Mayor, saying that your employment --
7 or her employment with Padre Dam does not prohibit her
8 from taking part in the decisions related to the project.

9 Similarly, on -- in June of 2020, the FPPC
10 issued what's called The Hall/McNelis Letter. This
11 letter advises that neither Councilmember Hall's work as
12 the owner and operator of an insurance brokerage that's
13 located in Santee, nor Councilmember McNelis' employment
14 by a retail mortgage lender that has originated home
15 loans in the City, neither of them are prohibited from
16 taking part in the decision related to the project for
17 those reasons, which had previously been asserted as
18 reasons for -- for recusal from the project.

19 And then, finally, with regards to
20 Councilmember Houlahan, in July of 2020, the FPPC issued
21 The Houlahan Letter, and this letter advises that
22 Councilmember Houlahan's role, as a proponent of the
23 General Plan Protection Initiative, does not prevent him
24 from taking part in the decision related to the project.

25 More recently, and in fact, earlier this week,

1 my office received correspondence that was also sent
2 separately, as least as we understand it, to the FPPC,
3 asserting that the Mayor, The Vice Mayor and
4 Councilmembers Hall and McNelis had to recuse from
5 tonight's decision.

6 Initially, the first assertion was that those
7 individuals had to recuse because of Government Code
8 Section 84308. And then, additionally, the complaint
9 also made reference to the deletion of the Magnolia
10 Extension from the project, as it relates to
11 Councilmember McNelis.

12 On September 22nd, my office provided a
13 response to the complainant, indicating that the FPPC had
14 its own process. The FPPC would process the complaint
15 under its own procedures, and nothing that I say here
16 today addresses what the FPPC will do. That's a separate
17 and distinct process.

18 However, in my response, I did note that
19 Government Code Section 84308 does not apply to elected
20 officials, such as the Mayor, the Vice Mayor and
21 Councilmembers.

22 In my response, I also noted that the project
23 before you tonight does not include the Magnolia
24 Extension. That project feature has been removed by the
25 applicant and is not part of the project. And the

1 reasons for that are stated in the letter that's provided
2 to you as part of the attachment to the Staff Report.

3 But because of the applicant's decision to
4 remove that extension completely from the project, that
5 decision of Magnolia Extension is not, and cannot be,
6 before you tonight for your decision. So that -- I need
7 to be very clear, and the public should be very clear
8 about that. That is not part of the project, and it
9 cannot be part of the project that you are considering
10 tonight.

11 The -- the second errata to the -- the
12 environmental document makes that clear. And basically,
13 it deletes all references to the Magnolia Extension from
14 consideration, by the decision of the applicant.

15 Since that is no longer part of the project,
16 and it's not before you tonight, the extension itself,
17 and any impacts on anyone's financial interest, is not
18 relevant and is not a consideration for tonight.

19 Because the allegations in these complaints are
20 also related to campaign laws of the City, under the
21 newly-revised Municipal Code, the Council has approved a
22 position of an independent election Council.

23 Consistent with that action, my office referred
24 the complaints to that independent election Council.

25 That Council has provided an opinion on the applicability

1 of Government Code Section 84308. And then, a written
2 opinion has determined that, that section does not apply
3 to elected officials, and therefore, is not a basis for
4 recusal for tonight's decision.

5 So as I noted at the outset of my comments,
6 each of you has to make your own decision about
7 participation in any decision that comes before the City
8 Council, including tonight's decision.

9 But based upon the FPPC decisions that we have
10 helped the Councilmembers and the Vice Mayor obtain,
11 based upon the law and the facts that I've just
12 discussed, based upon the complete removal of the
13 Magnolia Extension from consideration from the project,
14 and based upon my understanding of the facts that I've
15 been provided with, as the City Attorney, I am not aware
16 of any facts or circumstances that would require any of
17 the Councilmembers and the Mayor to recuse from tonight's
18 meeting.

19 So I just wanted to make that clear at the
20 beginning. Obviously, there can be comments related to
21 that, but that is my -- my conclusion and thank you for
22 the opportunity to provide that information to you.

23 MAYOR MINTO: All right. Thank you very much,
24 Shawn, for that. And without further ado, Melanie, you
25 want to start us off on this presentation?

1 Councilmembers, go ahead and mute your mics and please
2 turn off your cameras.

3 DIRECTOR KUSH: Good evening, Mayor, Vice Mayor
4 Koval and City Council Members. Before I -- I say
5 anything more, I'd like to thank my staff. I have been
6 given the privilege of presenting this application to you
7 and the public tonight, but I want everyone to know that
8 this was a combined effort, with all divisions in the
9 City of Santee, including the Finance Department, and
10 within our own Department of Development Services, our
11 Engineering Staff, our Traffic Engineers, our Planners,
12 our Admin Staff and that -- and -- and Engineers in
13 Capital Improvement Program. So thank you very much
14 to -- to all of them.

15 With that, I will begin the presentation.
16 Since City incorporation, in 1980, subject property has
17 remained un -- unsub -- unsubdivided and intended
18 for master plan development. It has always been
19 designated either Specific Plan or Plan Development, with
20 similar goals and objectives. HomeFed's project for the
21 development of Fanita Ranch differs from previous
22 proposals. Its design focuses on wellness and
23 sustainability features.

24 For example, the project incorporations
25 agrarian lifestyle amenities, a community farm, orchards,

1 vineyards and gardens throughout the community. It
2 incorporates active lifestyle amenities as well, with
3 parks and trails throughout the site. It also represents
4 a compact development footprint that optimizes land use
5 and allocates open space over half of the property.

6 A decision by the City Council on the project,
7 if to approve, will take several actions of the City
8 Council, all of which have been prepared for tonight's
9 public hearing, in the form of resolutions and
10 ordinances. Before we get into the details of the
11 project description and entitlements, I would like to
12 introduce you to the key technical experts who have been
13 involved, all along, in the project's preparation and
14 environmental analysis. Next slide, please.

15 The EIR was prepared by Harris & Associates, a
16 local environmental consulting firm, specializing in
17 CEQA, air quality, biological resources, greenhouse gas
18 emissions and noise analysis. The Harris team is led by
19 Senior Director, Diane Sandman, who is on the -- the
20 camera now. She serves as the Project Manager for the
21 Fanita Ranch EIR. The Harris team prepared the Draft and
22 Final EIR, the Noise Technical Study, and performed a
23 peer review of the water study, sewer study and water
24 supply assessment.

25 Other -- other key professions include civil

1 engineering, Hunsaker & Associates, led by Chuck Cater
2 and his team. And while not necessarily to be on camera,
3 other engineering firms; Geocon, Michael Baker
4 International, REC Consultants, and Freeman Associates.
5 Next slide.

6 And once again, among our professional experts,
7 traffic was -- the traffic analysis was conducted by John
8 Boarman, the Linscott, Law and Greenspan.

9 Noise, the -- the -- the team member is Sharon
10 Toland, with Harris & Associates. She did the acoustical
11 modeling and analysis.

12 Biology analysis was -- was conducted by -- led
13 by Brock Ortega of Dudek.

14 Wildfire analysis in -- in the sense that we're
15 going to be presenting a Fire Protection Plan, Wildland
16 Fire Evacuation Plan, Construction Fire Prevention Plan,
17 prepared by -- under the -- under Michael Huff, his team
18 and Michael Huff. So there he is. Thank you, everyone.

19 Tribal -- next slide, please. Tribal -- okay.
20 Our next -- our next list of consultants are identified
21 here: Air Quality, Greenhouse Gas and Energy, under the
22 team of LSA Associates and Michael Hendrix. Hello,
23 Michael Hendrix.

24 And Cultural Resources. The Tribal Cultural
25 Resources Analysis led by Breana Campbell-King. Hello.

1 Thank you, all. All right. All right.

2 So that -- that is a highlight of all of the
3 profe -- most of the professional team that we worked
4 with. Next slide, please. Okay.

5 It has -- this slide demonstrates that we've
6 had extensive public notice throughout this application
7 review process. There have been notices of preparation
8 for the EIR, that began in November of 2018. And we've
9 had four City Council Workshops since 2019, focused on
10 various topics that first identified the merits -- the --
11 the application components, followed by pres -- workshops
12 on transportation, followed by parks, trails and open
13 space, and followed by public safety and fire protection.

14 The revised EIR was made available for public
15 review at the end of May, and notices have been
16 published, mailed and e-mailed to interested parties and
17 stakeholders and agencies. Next. Next slide.

18 This aerial is a representation of the site's
19 placement from a higher level. The property abuts
20 existing Santee neighborhoods, along its southern
21 perimeter, Sycamore Estates and Scripps Ranch are
22 situated to the north, in the City of San Diego. And to
23 the east is the Eucalyptus Hills neighborhood, in the
24 County of San Diego. Next slide.

25 A closer look at the site shows that it is

1 located in the northern quadrant of the City, if you
2 will. It is 2,638 acres in size, representing a quarter
3 of the City, approximately, and is the largest land
4 holding remaining in the City today. Next slide.

5 This is a photograph taken from the air,
6 capturing development in Santee in the early 1950s. You
7 will note here, the beginning of Mission Gorge Road
8 development, and the Willowgrove Avenue tract homes that
9 are -- are point -- we point to in this slide.

10 Carlton Hills is recognizable in picture, and
11 the row of houses, along Carlton Hills Boulevard, in the
12 upper portion of the picture. Fanita Ranch lies to the
13 north.

14 So for brief history, in 1885, Hosmer P. McKoon
15 purchases 9,500 of Rancho El Cajon and names it Fanita
16 Rancho, in honor -- honor of his wife, Fannie.

17 In the 1950s, the Carlton Company purchases
18 4,300 acres of Fanita Rancho and develops the southern
19 portion with the tract homes.

20 The remaining Carlton Company holding, which is
21 the 2,638-acre project site, is now under the ownership
22 of HomeFed Fanita Rancho, LLC. Next slide, please.

23 So this is a -- an overview of the layout of
24 the project application. As you will note, there are
25 three villages located in the northern portion of the

1 site. The villages are named Fanita Commons, Orchard
2 Village and Vineyard Village.

3 There will be a proposed 2,949 homes, comprised
4 of both single and multiple-family dwelling units. And
5 to give you a breakdown, it's approximately 59 percent of
6 the 2,949 homes will be multi-family and the remaining 40
7 percent would be the single-family prototype.

8 Proposed, also, is 80,000 square feet of
9 commercial space, a community farm, a K-8 school site, a
10 fire station, with a law enforcement office, a 1,650-acre
11 habitat preserve, representing 63 percent of the site,
12 and an approximate 35-mile network of trails, and a
13 Special Use Area that is located on the southern portion
14 of the site, highlighted in blue. Next slide.

15 So the open space component is a pretty large
16 portion of the project application. The open space areas
17 that are shown in this slide are colored in gray and they
18 represent primarily the fuel modification zones or FMZs,
19 as we say for short, and these are located around the
20 project perimeter, the development footprint.

21 This also consists of slopes, adjacent to
22 streets, and within the villages, the trail heads, the
23 water quality basins and the riparian corridors in Fanita
24 Commons. The water tank and the pump station lots
25 dedicated to and maintained by Padre Dam.

1 The -- the green area is the habitat preserve.
2 It is outside the development footprint and will be
3 managed on the Preserve Management Plan. This area
4 includes undisturbed areas and revegetated slopes. Next
5 slide, please.

6 So this slide, in color, identifies the four
7 phases that are proposed by the applicant, in order to
8 develop this site. This -- the applicant has indicated
9 that it should take between 10 and 15 years to build the
10 project.

11 Therefore, the project-related impacts would
12 also be phased over this time frame. Roadway
13 improvements, for instance, would be required along the
14 way, as required, to counter the effects of added trips
15 to the road segments and intersections. And there will
16 be more on this later on in the presentation, by our
17 consultants.

18 The actual commencement of site grading would
19 be tied to compliance with a variety of mitigation
20 measures stipulated in the Environmental Mitigation and
21 Monitoring Program. Next slide.

22 So we'll just talk about Fanita Ranch Specific
23 Plan. This Specific Plan is a document, which will
24 implement the land use and development regulations of the
25 site. It has landscaping and lighting standards. It has

1 architectural standards. It has requirements for park,
2 recreation and open space. It contains sustainability
3 features of the project, and it also contains a chapter
4 on mobility.

5 It is important to just recognize that this
6 document will be the overarching vision for the
7 development of this property. Mobility deserves mention,
8 and that will be on my next slide, please. Next slide.
9 Okay.

10 So mobility in this Specific Plan addresses
11 complete street designs. These -- "complete streets" is
12 a term that represents a -- a full embracing of all modes
13 of transportation. It's not just all about the vehicle
14 anymore. It's about cycling and walking as well. The
15 plan will promote neighborhood electric vehicles and ride
16 sharing use, bicycle stations in village centers,
17 passenger loading zones and charging stations also in
18 village centers.

19 As the project builds out and the customer base
20 rose in -- in this community, public transit service
21 could very well be established in the villages. The
22 mobility element, therefore, contains very -- a variety
23 of multi-per -- multi-purpose pathways, connecting all of
24 the villages, and an agmeander trail, which connects the
25 farm to the school, parks and the villages. Next slide.

1 So among the decisions to be made tonight is an
2 amendment of the General Plan and -- and -- and it's
3 simply described this way. It is currently designated
4 Plan Development in our General Plan today, and the
5 applicant has requested that this amendment change the
6 designation to Specific Plan. And as a result, the
7 concurrent changes to our Municipal Code, to the base
8 district zone maps, will indicate the same change. It'll
9 go from Plan Development to Specific Plan.

10 As I briefly mentioned in the beginning, the --
11 the goals -- policies and objectives that are contained
12 in Plan Development and Specific Plan are -- are very,
13 very similar, and so the change does not seem to -- will
14 not materially change intent of the development on this
15 site. Next slide.

16 So again, among the -- among the approvals
17 tonight, before you, will be the approval of the Vesting
18 Tentative Map. The Vesting Map confers a right to
19 proceed with the development in substantial compliance
20 with the City's Ordinances, Policies and Standards.
21 Conditions of Approval include requirements for final
22 street improvement plans, grading plans, dedications of
23 land and storm water compliance.

24 The Tentative Vesting Map will support the
25 Specific Plan development standards for lot sizes and

1 dimensions. It will establish the Landscape & Irrigation
2 Standards, including the Fuel Modification Zones. And in
3 the Vesting Tentative Map is a Condition of Approval
4 related to the improvement to State Route 52, by HomeFed,
5 prior to the occupancy of the first dwelling unit. And
6 there will be more said about the improvements to 52
7 later in the presentation. Next slide, please.

8 So the Development Review Permit Resolution is
9 essentially there to -- to ensure that the development
10 exemplifies the best professional design practices. This
11 is no different from any other development review, permit
12 application and resolution that we -- we bring forward to
13 the City Council. And this -- this is intended to ensure
14 that the development is designed to comply with the
15 intent of the General Plan and the Fanita Ranch Specific
16 Plan.

17 So as a result, Conditions of Approval will
18 include things like: The implementation of the
19 Mitigation, Monitoring and Reporting Program that is
20 connected with the Environmental Impact Report. It
21 requires the creation of a account Master Homeowner's.
22 It requires a development of a Public Information Program
23 and of course the -- the identification of Development
24 Impact Fees is always included in the Development Review
25 Permit. Next.

1 The Conditional Use Permits that have been
2 prepared for tonight reflect the -- the requirements for
3 the -- the development and acceptance of two public parks
4 within the development site. One is a community park,
5 which is 31 acres in size, and one is a neighborhood
6 park, 4.4 acres inside -- in size. These parks will
7 include ball fields, youth soccer fields.

8 They will include other things, like a
9 community center and a community park. It will include
10 children's play areas, basketball and pickleball -- ball
11 courts, at the discretion of the Community Services
12 Director, multi-purpose turf areas, a dog park, group
13 picnic areas and so on and so forth. The applicant will
14 be highlighting this later on in his portion of the
15 presentation. Next slide, please.

16 So the Development Agreement will -- is also in
17 the packet tonight for consideration. The Development
18 Agreement will be adopted by ordinance, and the
19 Development Agreement contains several terms. I'm not
20 listing them all, but these are the highlights.

21 The applicant is requires to construct, staff and
22 equip a permanent fire station in -- in -- on the
23 property. The applicant is required to construct, and
24 dedicate to the City, a community park, with a community
25 center and the neighborhood park that I just mentioned.

1 It -- the requirement to expand existing or
2 provide a new aquatic facility feature on the -- on the
3 subject site is -- is also incorporated in the agreement.
4 The State Route 52 improvements are defined in the
5 Development Agreement. \$5 million is -- is offered for
6 transportation infrastructure, to ease traffic
7 congestion, which is -- which is funding that may be used
8 at the City's discretion.

9 There is an open space dedication and habitat
10 management associated with this application, that will
11 build upon the City's open space preserve plan. \$2.6
12 million towards affordable housing and another \$2.6
13 million towards an off-site Capital Improvement Program
14 Project.

15 At this point -- next slide -- I am going to
16 turn this over to our environmental professional team,
17 and Diane Sandman will go through the Environment Impact
18 Report information. Thank you, Diane.

19 MS. SANDMAN: Thank you, Melanie. Good evening,
20 Mr. Mayor and esteemed Councilmembers. I will be giving
21 a high-level overview of the EIR and our technical
22 experts will be available for questions later.

23 The Fanita Ranch Final Revised EIR is comprised
24 of four volumes. Volumes I and II are the Draft Revised
25 EIR and Appendices that went out for public review, from

1 May 29th to July 13th, 2020. The Draft Revised EIR
2 addressed all of the environmental issue areas required
3 by the California Environmental Quality Act, or CEQA.
4 Thirty-four technical studies and appendices were
5 prepared, that provide substantial evidence in support of
6 the EIR's conclusions. Next slide, please.

7 Volume III is comprised of responses to
8 comments received during the public review period, and
9 changes made to the text and appendices, a Draft Revised
10 EIR, as a result of the comments received. Timely
11 comments are those received within the public review
12 period of May 29th to 5:00 p.m. on July 13th, 2020.

13 The changes to the EIR constitute corrections
14 and clarifications, but do not change the conclusions of
15 the Draft Revised EIR. The comments received did not
16 result in new, significant information or impacts or an
17 increase in the severity of impacts addressed in the
18 Draft Revised EIR.

19 As Volume III was nearing completion, the
20 extension of Magnolia Avenue was removed from the
21 project. Volume IV of the EIR was prepared to determine
22 the environmental effects of the removal of this project
23 feature. The analysis was supported by supplemental
24 technical studies, which concluded that no increase in
25 impacts would occur. Next slide, please.

1 The following slides address key environmental
2 topics. The EIR is supported by a biological resources
3 technical report prepared by Dudek. Significant impacts
4 are identified to sensitive species, habitats, wetlands
5 and wildlife corridors. Twenty-one biological mitigation
6 measures are required, including a Preserved Management
7 Plan that preserves over 1600 acres in perpetuity.

8 With mitigation, all biological impacts are
9 reduced to a less than significant level. The EIR is
10 supported by four Cultural and Tribal Cultural Resources
11 technical studies prepared by Atkins & Rincon Associates.

12 Significant impacts are identified to
13 archaeological, tribal cultural resources and human
14 remains. Eleven cultural and tribal mitigation measures
15 are required, including avoidance of some of the
16 sensitive on-site resources. With mitigation, all
17 cultural and tribal cultural resources impacts are
18 reduced to a less than significant level. Next slide,
19 please.

20 The EIR is supported by an Air Quality
21 Technical Report and Health Risk Assessment prepared by
22 LSA Associates. Significant impacts are from the project
23 not being consistent with the regional air quality
24 strategy. The project would result in a significant
25 increase in criteria-pollutant emissions and the project

1 would expose sensitive receptors to substantial pollutant
2 concentrations.

3 Ten mitigation measures are required, including
4 electric vehicle charging stations. With mitigation, the
5 impact to sensitive receptors would be reduced to a less
6 than significant level. With mitigation, the conflict
7 with air quality plans and cumulative increase in
8 criteria pollutants would be significant and unavoidable.
9 Next slide, please.

10 The EIR is supported by three geotechnical
11 investigation reports and a Phase I Environment Site
12 Assessment prepared by Geocon Consultants. A
13 paleontological resource assessment was prepared by the
14 San Diego Natural History Museum. Significant impacts
15 are identified for geo -- geology soils, paleontological
16 resources and hazards from on-site groundwater well.
17 Mitigation is required and all three impacts are reduced
18 to a less than significant level. Next slide, please.

19 The EIR is supported by a Greenhouse Gas
20 Technical Report prepared by LSA Associates. Significant
21 impacts are identified for the generation of greenhouse
22 gas emissions and consistency with applicable greenhouse
23 gas reduction plans.

24 Mitigation measures are required, including the
25 provision of "all-electric" homes and the installation of

1 rooftop solar panels. With mitigation, all greenhouse
2 gas impacts are reduced to less than significant, and the
3 project is consistent with a sustainable Santee Plan.

4 Next slide, please.

5 The EIR is supported by a Noise Technical
6 Report prepared by Harris & Associates. Significant
7 impacts are identified for construction noise and
8 vibration, operational noise and traffic noise. Nine
9 mitigation measures are required, including the
10 installation of noise barriers along major roadways, as
11 shown in this picture.

12 With mitigation, construction noise and
13 vibration and operational noise impacts are reduced to a
14 less than significant level. However, traffic noise on
15 Fanita Parkway and Cuyamaca Street would remain
16 significant and unavoidable after mitigation. Next
17 slide, please.

18 The EIR is supported by a Traffic Impact
19 Analysis, Vehicles Miles Traveled Analysis and
20 Transportation Demand Management Plan prepared by
21 Linscott, Law and Greenspan Engineers. Significant
22 impacts are identified for construction traffic,
23 operational traffic and vehicle miles traveled or VMT.

24 The construction traffic impact is mitigated to
25 a less than significant level, with a construction

1 traffic control plan. The operational traffic impacts
2 require implementation of 29 mitigation measures. Some
3 impacts are mitigated to less than significant and some
4 are significant and unavoidable after mitigation.

5 The Vehicle Miles Traveled impact would be
6 reduced through implementation of a transportation demand
7 management program. However, the impact would be
8 significant and unavoidable. Next slide, please.

9 The EIR is supported by a water service study,
10 sewer study and water supply assessment, prepared by
11 Michael Baker Associate -- Associates and approved by
12 Padre Dam Municipal Water District. A private,
13 residential water system memorandum was also prepared by
14 Dexter Wilson Engineering. Significant impacts are
15 identified for the construction or expansion of
16 recreational facilities in new or expanded utilities or
17 service systems.

18 Applicable mitigation measures, from other
19 topics, are required. However, significant and
20 unavoidable impacts would occur, due to the significant
21 and unavoidable impacts to air quality, noise and
22 transportation, as previously mentioned, from
23 construction of recreational facilities and utilities and
24 service systems. Next slide.

25 The EIR is supported by a wildland fire

1 evacuation plan, construction fire protection plan and
2 fire protection plan prepared by Dudek. The EIR
3 evaluated the project's impacts to an adopted emergency
4 response plan or emergency evacuation plan, potential to
5 exacerbate wildfire risk and significant risks associated
6 with post fire slope stability.

7 The fire protection features of the project
8 meet or exceed code requirements, including
9 ignition-resistant landscaping and structures, fuel
10 management zones, and the on-site fire station. The EIR
11 concluded that the project would result in a less than
12 significant impact on wildfire. Next slide, please.

13 The EIR evaluated a reasonable range of
14 alternatives that would reduce some or all of the
15 significant impacts identified for the proposed project.
16 The five project alternatives include the No Project/No
17 Build alternative, the No Project/General Plan
18 Consistency alternative, the Modified Development
19 Footprint alternative, which consolidates development to
20 the south, the No Fanita Commons Reduced Project
21 alternative, and the No Vineyard Village Reduced Project
22 alternative. This table shows the comparative merits of
23 the project alternatives.

24 That concludes my summary of the EIR, and I'm
25 going to turn it over to John Boarman, with Linscott, Law

1 and Greenspan Engineers, and Mike Huff, with Dudek, to
2 present additional information on the topics of traffic
3 and wildfire.

4 MR. BOARMAN: Thank you, Diane. Again, my name is
5 John Boarman. I'm with Linscott, Law & Greenspan. We're
6 a local transportation engineering firm. I'm a
7 registered civil engineer and a registered traffic
8 engineer in the State of California.

9 We certainly know how important traffic is for
10 this project. I'm sure a lot of people listening right
11 now to the issue, and we take it extremely seriously.
12 We've been working on the -- on the study for a long
13 time.

14 On the first slide -- I'm just gonna spend a
15 few minutes overviewing the traffic study. I'm here to
16 answer questions, you know, throughout the evening.

17 This just gives a breath of the analysis we
18 did. All those little circles are all the intersections
19 that we analyzed. We analyzed every major intersection
20 in the City of Santee. We analyzed intersections in the
21 County of San Diego, the City of San Diego and -- and in
22 Caltrans jurisdiction. So it was a very, very
23 wide-ranging analysis. Next slide, please.

24 This just gives you an idea of the scenarios we
25 analyze. Again, it's very comprehensive looking at both

1 near term and long term. We start with existing
2 conditions. You know, we're the people that put the
3 tubes on the roads that you've all driven over and we
4 have people at the intersections, counting cars. We add
5 the project on top of the existing conditions.

6 We account for cumulative projects, the
7 projects not looked at in a vacuum, in terms of traffic.
8 We do include many, many cumulative projects that -- that
9 could be built in the next few years and would also add
10 traffic. And then, we do a long-term built-out of a city
11 analysis, with and without the project.

12 And then, all scenarios were analyzed with and
13 without an on-site school, which changes traffic patterns
14 a little bit. So lots of scenarios analyzed in the
15 study. Next slide, please.

16 You certainly don't need to see -- understand
17 all these numbers, but I did think it was important to
18 talk a little bit about the trip generation. This is a
19 very common question, maybe the number one question on
20 people's minds: How much more traffic will be added to
21 the street system?

22 At the end of the day, we do use SANDAG trip
23 rates. These are -- these are rates that have been
24 established, for a long time, on how much traffic a home
25 generates, how much traffic a park generates, retail, and

1 at the end of the day, it's some 26,000 trips a day.
2 That's 13,000 in, 13,000 out.

3 And I think it's important -- about nine
4 percent of that is during the peak hours, so not a super
5 heavy amount of it. And maybe, most importantly, as well
6 is that this traffic doesn't all happen overnight, as you
7 could probably gather.

8 So at a 10 to 15-year built-out, it's about
9 2,000 trips per year, as we build up to the final, you
10 know, 12 to 15 years out, the 26,000. So it's a very
11 gradual amount of new traffic, which I think is important
12 for the decision makers and the public to understand.
13 Next slide, please.

14 And my last slide is just showing the
15 improvements that the project is doing, where the impacts
16 are, the -- the gold circles are intersections where
17 there's a significant impact, where we're recommending
18 improvements.

19 Also, the red is the roadway segments where
20 improvements are recommended. This includes SR-52. It
21 includes the 52/Mast interchange. Mast, at West Hills.
22 So it's a very comprehensive list. I think Diane said
23 about 29 traffic mitigation measures that we recommended.
24 So that, I'll turn it over to Mike Huff to continue our
25 presentation.

1 MR. HUFF: Thank you, John. Mayor, Councilmembers,
2 I'm Michael Huff, Director of Dudek's Fire Protection
3 Planning Team. The Dudek team that prepared the Fire
4 Protection Plan, Construction Fire Prevention Plan and
5 the Evacuation Plan include fire protection planners,
6 like myself, retired fire marshals, firefighters and
7 foresters. We work throughout California, in numerous
8 fire agency jurisdictions, and we have completed hundreds
9 of approved fire protection plans.

10 My team has spent over four years working with
11 the Santee Fire Department and project team. I've had
12 numerous meetings and multiple document reviews and
13 coordination to address fire safety.

14 The FPP includes comprehensive fire environment
15 evaluation. The format that we use identifies the
16 wildfire potential, the site plan and any vulnerabilities
17 and how the project will address them and meet or exceed
18 the codes. The FPP prepared for this project is more
19 comprehensive, and based on improved codes and science,
20 compared to the previous project's FPP.

21 The evaluation includes analysis of the site
22 terrain, fuels, weather, alignments, ignition sources and
23 fire history, amongst other -- others. And from this
24 information, we prepare fire behavior models. That,
25 with -- when combined with experience judgment, informs

1 the safety features that are -- are prescribed for the
2 site.

3 Note that none of the FPP or evac plan
4 conclusions rely upon the Magnolia Avenue Extension.
5 Magnolia Avenue would still be available during
6 evacuations should evac -- evacuation managers determine
7 it was needed.

8 The Dudek team advised the project site plan
9 over the last four years, including decisions like where
10 FMZs should be wider than required, amongst others.
11 Provided guidance and restricted the development plan
12 in -- in some -- some locations. Slide 2.

13 The fire safety features prescribed for Fanita
14 Ranch are not new. They are proven methods to protect
15 communities, developed out of years of after-fire save
16 and loss assessments, then codified because they work.
17 Where the code wasn't considered restrictive enough, the
18 FPP goes beyond and requires more restrictive features.

19 It's important to understand that fire hazard
20 severity zones were established, not to identify areas
21 that should not be developed, but to trigger the
22 implementation of a higher level of fire safety. This
23 project provides all of the code-required fire safety
24 features and goes beyond the code for key items, like
25 ember resistance and defensible space.

1 Comparisons of Fanita Ranch or any other master
2 plan fire-hardened community in San Diego County, to the
3 Wildfires occurring throughout California in the West
4 over the last few years and currently, are not comparing
5 apples to apples.

6 This type of plan, fire-hardened community,
7 where every detail is analyzed and planned and maintained
8 over time, could not be equated to wildfires occurring in
9 different fuel types, with older, fire-vulnerable
10 structures, with no coordinated maintenance efforts.
11 Next slide.

12 The project's fire protection plan details
13 areas where the project exceeds code requirements. I'll
14 point out a few. The first one is a fire station,
15 on site, resulting in fast emergency response to all
16 emergencies. Extended fuel modification zones were
17 needed to provide defensible space that is two and a half
18 times as wide as the tallest adjacent flame blanks.
19 Tight control of landscapes, through landscape review
20 process. And -- and two times per year, annual
21 inspections of all fuel modification zones and landscape.

22 The FMZ is also provided for neighboring
23 communities on the project's perimeter, the communities
24 that include older and more vulnerable structures, will
25 have a permanent, defensible space along their edge. And

1 a -- and a wildfire evacuation plan was prepared to raise
2 resident awareness. Next slide.

3 The evacuation plan is consistent with existing
4 emergency operations plans for the County and the City of
5 Santee. Evacuations are fluid events. San Diego County
6 Sheriff's Department would manage evacuations, and they
7 have a successful track record of moving people during
8 large evacuations.

9 The Fanita Ranch evacuation plan is focused
10 through the HOA's outreach on raising resident awareness
11 and preparedness. This will increase efficiency and aid
12 evacuation managers during an event. With the various
13 fire protection features provided the Fanita Ranch,
14 detailed within the FPP, the CFPP and the -- the Wildland
15 Fire Evacuation Plan, we are confident that this project
16 is appropriately hardened and provides appropriate
17 protections for its location. I'll be available for
18 questions, if there are any that arise. Thank you.

19 DIRECTOR KUSH: Okay. Next slide. Next. Thank
20 you. Thank you, Mr. Huff. Appreciate it. Okay.

21 This -- this slide is -- is the beginning of the -- the
22 round-up from City Staff. I wanted to say a couple of
23 things about Fanita Ranch.

24 The development of this property, as a
25 comprehensive master planned community, was described in

1 the City's very first General Plan. Staff has worked
2 diligently, with the applicant, over the five years that
3 we've had this application, and we believe that it's
4 the -- a -- a good application for approval. It is a
5 high-quality project that brings to -- brings together
6 back to the land and look to the future philosophies,
7 with farming and close ties to the land and the sharing
8 economy now and into the future.

9 The development is located such that hillside
10 views are preserved. The network of parks and trails
11 will allow welcome access to the project's amenities, and
12 will be assured by public access easements for
13 recreational purposes in perpetuity.

14 The project provides a wide variety of housing
15 types, attractive to different household incomes. It
16 will provide open space, a significant amount of open
17 space. It will contribute to our open space preserve.
18 And it represents a single largest dedication of open
19 space in this City -- in the City's history.

20 With regard to parks, the project will add
21 approximately 78 acres of park land. Thirty-five acres
22 of which will be comprised of the two public parks I
23 mentioned. And 43 acres are comprised -- of other parks
24 that will also be fully accessible to the public at
25 large.

1 There will be a community center and the
2 community park. That will be anywhere from 7,000 to
3 10,000 square feet in size. There is a robust network of
4 trails. It will provide city residents with access to
5 this area, which is currently fenced off and off limits
6 to the public. It includes a farm. It includes a fire
7 station, as mentioned by Mr. Huff. It -- it includes a
8 state-of-the-art fire protection plan.

9 And with that, I'd like to roll into the
10 recommendations, by Staff, moving forward with the next
11 slide. The recommendation begins with the con -- opening
12 and closing the public hearing, conducting it, of course.

13 Secondly, certify the Final Revised
14 Environmental Impact Report for Fanita Ranch, and adopt
15 the findings of fact, a Statement of Overriding
16 Considerations, and a Mitigation Monitoring and Reporting
17 Program, in compliance with the California Environmental
18 Quality Act, per the attached resolution. And next
19 slide.

20 Approve the General Plan Amendment by
21 Resolution. That's GPA2017-2. Introduce for First
22 Reading, the Ordinance that amends Chapter 13.04 and adds
23 Chapter 13.20, titled Specific Plan District to Title 13
24 of the Municipal Code, and adopting the Fanita Ranch
25 Specific Plan. Next slide.

1 Approve the Vesting Tentative Map (TM2017-3) by
2 Resolution. Approve the Development Review
3 Permit (DR2017-4) by Resolution. Approve the two
4 Conditional Use Permits, 2017-5 and 2020-2 by
5 Resolutions. And lastly, introduce for First Reading the
6 Ordinance approving and authorize the City Manager to
7 execute the Fanita Ranch Development Agreement.

8 So this -- I will now turn this portion over --
9 the presentation that will be given by Jeff O'Connor of
10 HomeFed. So that presentation comes next.

11 MR. O'CONNOR: Thank you, Melanie. Good evening,
12 Mayor, Vice Mayor and City Council. My name is Jeff
13 O'Connor and I am Vice President of HomeFed Corporation.

14 So how long have I been working on Fanita?
15 Well, I began working on Fanita Ranch when my daughter
16 was 10 years old. She is now a Junior in college. No
17 project has gone through more planning review study than
18 Fanita Ranch. It is the most green, sustainable plan San
19 Diego County has ever seen.

20 We have listened to citizens, staff and
21 Councilmembers, leading us -- leading to the
22 unprecedented agreement to improve 52 before one home is
23 occupied. So -- so thank you, Staff, and our entire team
24 for the hard work over the last five or six years. And
25 I'd like to particularly thank Jerry, who, I don't know

1 how you do that IT stuff, but it was phenomenal tonight.
2 Thank you very much for setting all that up.

3 So with that said, I have a short presentation
4 to go through the key points of Fanita Ranch. After
5 that, our team will be here to answer questions, so let's
6 get started. Next slide, please, Jerry.

7 So in Santee, we have the chance to improve
8 traffic. Next slide. There are several ways we can do
9 this. One is improving SR-52 and the other one is
10 improving local streets. I'm gonna talk about the SR-52
11 improvements first and the local streets a little bit
12 later. Next slide, please.

13 So SANDAG has not -- does not have a plan to
14 upgrade SR-52 until the year 2050, 30 years from now.
15 Next slide. There are three main traffic challenges with
16 SR-52.

17 The first one -- next slide -- is the westbound
18 direction on SR-52 in the morning. Traffic backs up onto
19 Mast Boulevard and it -- it takes a long time to get from
20 Mast Boulevard all the way to the 15. Next one, please.

21 Similarly, eastbound traffic from -- traffic
22 coming over the hill in the evening, three lanes go to
23 two lanes, right at Mast Boulevard, and it causes a big
24 backup. Next one.

25 Maybe the worst of all is in the morning,

1 trying to get onto 52 while you're driving westbound on
2 Mast Boulevard. Right now, in the morning, the traffic
3 backs up past Santee Lakes. Next one.

4 So how -- what are the proposed improvements
5 for SR-52? First one, we are going to create an
6 additional westbound lane, from Mast Boulevard, all the
7 way to I-15. And in addition to that, we are going to
8 move the bike lane to the eastbound direction, where it
9 was originally proposed. Next one.

10 This is what westbound 52 looks like today.
11 Next one. We'll be adding an additional westbound lane,
12 as you can see in green. Next one. So what does that
13 do? Today, the traffic from Mast Boulevard, to get from
14 Mast Boulevard to 15, on 52, takes about 24 minutes.

15 So 15 years from now -- and we pick 15 years,
16 because that is approximate build-out of our project.
17 Fifteen years from now, without Fanita Ranch or the
18 traffic improvements on -- on SR-52, the -- the time
19 takes up to 41 minutes, from 24 minutes.

20 However, in 2035, 15 years from now, with
21 Fanita Ranch, and with the traffic improvements on 52,
22 the time goes from 24 minutes down to 18 minutes. And
23 I'd just like to make another comment, that, that is when
24 all the homes are built on 52, and the traffic
25 improvements are in. But we're doing all the traffic

1 improvements on 52 prior to the first home being
2 occupied.

3 Therefore, for the first five, six, seven
4 years, there will not be that many people living in
5 Fanita Ranch, so most of the traffic improvements will go
6 to the existing residents of Santee. Next one, please.

7 Now, let's look at the eastbound direction.
8 Eastbound direction, like I said, is a bottleneck right
9 about Mast Boulevard, where the freeway goes from three
10 lanes to two lanes. Next one.

11 So what we're doing is we're adding a lane over
12 the San Diego River Bridges. This shows two lanes now,
13 which is existing today. Next slide. And with our
14 improvements, we're adding an additional eastbound lane,
15 so there will be no bottleneck at Mast Boulevard. Next
16 one.

17 What this does is it takes the existing traffic
18 today, at 18 minutes, and without any of the traffic
19 improvements in 2035, that goes up to 21 minutes.
20 However, with Fanita Ranch and the SR-52 improvements,
21 the traffic time goes from 18 minutes down to 12 minutes.
22 Next one.

23 So now let's look at Mast Boulevard. Mast
24 Boulevard, right now, in the morning, traffic backs up
25 past Santee Lakes. However, Mast Boulevard is not the

1 problem. Mast Boulevard is not underdesigned. And we
2 know that, because in the evenings, when the traffic is
3 coming back to Santee, if you get off at Mast Boulevard
4 and drive east, in the evening, the traffic is not backed
5 up, because there's enough capacity on -- on Mast
6 Boulevard.

7 In the morning, the problem is, is the traffic
8 cannot get onto the freeway fast enough. Why is that?
9 Next slide, please. That is because that on-ramp, right
10 now, has two lanes to begin with, but they merge into one
11 lane before they get on the freeway. That's what causes
12 the backup. That backs traffic up all the way to Santee
13 Lakes. Next one, please.

14 So what we are doing is we're adding an
15 additional lane, on the on-ramp, that continues onto the
16 freeway, getting rid of the bottleneck on that on-ramp.
17 Next one.

18 Right now, the traffic is at least 16 minutes
19 to get onto the freeway from Mast Boulevard. Without
20 Fanita Ranch or the traffic improvements, that time
21 doubles. However, once our improvements are done, the
22 time frame goes from 16 minutes all the way down to 11
23 minutes, eliminating a big amount of that -- of that
24 backup. Next one.

25 So once again, what are we doing? We are

1 adding a new westbound lane from Mast Boulevard to I-15.
2 We are adding a lane on the on-ramp at Mast Boulevard,
3 and we are also adding a lane to get rid of the three
4 lanes to two-lane bottleneck at the San Diego River
5 Bridge in the eastbound direction. Next one.

6 So let's talk a little bit quickly about the
7 Fanita Ranch land plan. Go ahead. Next one. Back in
8 2007, this was the design plan at the time. You can see
9 it takes up the majority of Fanita Ranch. Approximately
10 60 percent or so was developed. Next one.

11 What we have done is we have consolidated or a
12 land planned to the northern section. The white is the
13 existing old plan that was back in 2007, and the color
14 part is our new proposed plan. So you can see how much
15 smaller the footprint is. Next one.

16 Seventy-six percent of our project is green
17 space. Next one. In addition to the reduced footprint,
18 we have 35 miles of trails. These trails are going to be
19 for hikers, for bikers, for walkers. We're trying to
20 have trails for everyone. What we're trying to do is we
21 are having a -- a healthy community. We're trying to get
22 people out of their houses, using their bikes, walking,
23 instead of driving. Next one, please.

24 So let's talk about a couple of the amenities.
25 This is the 25-acre farm. It's located in our town

1 center. We'll see that location a little bit later.
2 This farm will have a -- an event barn. Will have
3 vegetable crops, orchards, vineyards. We'll also have a
4 farmer's market that anybody in Santee will be able to
5 come and buy produce. And we will also have a
6 farm-to-table restaurant in our town center. Next one,
7 please. Melanie talked about our 36-acre community park
8 in our town center. Next one.

9 Again, really quickly, you'll have sports
10 courts, sports fields, some lit, some not lit.
11 Definitely have a dog park and there will be a passive
12 park that is about 80 to 100 feet above the town center
13 that will have 360-degree -- degree views of Fanita
14 Ranch. Next one.

15 So once again, our improved plan, we have 76
16 percent of the project is open space habitat preserve,
17 parks and agriculture. Only 17 percent, or 340 acres,
18 will be used for residential. This is part of our
19 sustainable plan. Next one.

20 So let's talk a little bit about public safety.
21 This has been talked about with Mike Huff a little bit
22 before, but it's very important. Next one. There are
23 four major parts to our public safety plan. There they
24 are listed: A fire station, our ignition-resistant
25 buildings, our brush management plan and our evacuation

1 routes. Next one.

2 So our fire station will be located in our town
3 center. It will be built by Fanita Ranch. It will be
4 staffed by taxpayers' dollars, from Fanita Ranch, and it
5 will be equipped by Fanita Ranch. It will have a brand
6 new fire truck, a brush truck and a brand new dalmatian.
7 Next one, please.

8 We have ignition-resistant buildings. These
9 are state-of-the-art construction materials that are
10 going into our buildings. They will have non-flammable
11 roofs, boxed eaves, use of -- of stucco and brick, dual
12 pane windows. They'll all have interior fire sprinklers,
13 and we'll have low-combustion vegetation around the
14 homes. Next one.

15 Our Brush Management Program is much wider than
16 most. It's up to 165 feet wide. You can see here that
17 it's 65 foot is -- is irrigated in the high-fire areas.
18 One hundred foot non-irrigated. And in the central area,
19 there's a 10-foot bench that will be used, in case of
20 emergencies, that the fire department can use. Next one.

21 So let's talk about evacuation routes.
22 Evacuation routes are very important to Fanita Ranch.
23 The two main evacuation routes that we have are Fanita
24 Parkway and Cuyamaca. Next one. Let's talk about Fanita
25 Ranch first -- or Fanita Parkway first.

1 So Fanita Parkway will have one lane going
2 northbound, into our community, but it will have, during
3 evacuations, two lanes exiting our property. Next one.

4 This is what it will look like in the northern
5 parts of the community. You can see one lane going in
6 and two lanes coming out. Now, as we get closer to
7 Fanita -- to Mast Boulevard, there will be two lanes in
8 both directions. Next one, please.

9 Now let's look at Cuyamaca. Similarly, with
10 Cuyamaca, we have one lane going northbound, and during
11 an emergency, there will be two lanes southbound, in the
12 northern part. As you get down -- let's look at the next
13 slide, please. As we get down towards Mast Boulevard, we
14 will actually have the ability to open a third lane
15 during emergencies in the southbound direction. So it'll
16 have two in the northbound direction and three in the
17 southbound direction. Next one, please.

18 So recapping our -- our major evacuation
19 routes, we'll have two lanes southbound in Fanita
20 Parkway, one lane northbound, as you get into our
21 development, but two lanes in each direction, near Mast
22 Boulevard.

23 Similarly, on Cuyamaca, we will have two lanes
24 southbound, two lanes northbound, near Mast Boulevard,
25 and then, one lane northbound and always two lanes

1 southbound, in the emergency situation, on Cuyamaca. As
2 you get closer to Mast Boulevard, we'll be able to open a
3 third lane in the southbound direction. Next one,
4 please.

5 So I just wanna take a look at this real quick.
6 This is Cuyamaca Street. You can see this is the
7 existing. And you could see two lanes northbound right
8 now, one lane southbound. And you can see how wide the
9 median is and you can even see how most of the trees are
10 on the -- on the right-hand side of the median. That is
11 because it was always -- excuse me -- designed to be a
12 four-lane road. So next one, please.

13 This is how it will look in the future, where
14 the road does not get closer to the houses, but the
15 median gets narrower and a -- and a new lane is created,
16 where the old median was. Next one, please.

17 So evacuation route summary. I already
18 summarized that, where we have the two evacuation routes,
19 Fanita Parkway and Cuyamaca. Two lanes out, two lanes
20 in, near Mast Boulevard, and then we drop one lane in the
21 northbound direction, as we get closer to our project.
22 Next one.

23 So master plan communities, how do they pay
24 their way? This is very important, because you don't
25 wanna saddle a city with a financial burden, after you

1 build a master plan community. So let's pay a little bit
2 of attention to this. These are the tax -- annual tax
3 revenue that would be coming from Fanita Ranch. They're
4 property taxes, property tax in lieu of vehicle
5 registration fees, there's sales tax. Those total eight
6 and a half million dollars or so, and these are
7 projections, but these are very close numbers that will
8 come in every single year.

9 However, Fanita Ranch, the residents will be
10 using some of that eight and a half million dollars. So
11 on the left-hand side, you can see what we will be using.
12 Approximately 1.7 million for fire and another 1.7
13 million for law enforcement. We have Development and
14 Community Services at \$1.2 million, and then there's
15 various other items that -- that we -- we'll be spending
16 money on as well.

17 However, after you take all those into account,
18 there's a surplus of approximately \$3.4 million. Now,
19 the City is going to use two million of that \$3.4 million
20 to maintain landscaping and -- and public streets within
21 the City. That still leaves a net, every single year, of
22 \$1.4 million, and that is not at -- at our build-out of
23 our community. It doesn't happen right away. It
24 gradually goes up, until we have our -- our community
25 built out and will net \$1.4 million to the City -- City's

1 general fund every year. Next one.

2 So now, let's take another look at taxes paid
3 every year. The school districts will get \$10 million
4 every year, just from our community. \$5 million goes to
5 the elementary schools, almost \$4 million to high schools
6 and a million and a half to the -- to the local community
7 colleges. That happens every year, just from our
8 residents. Next one, please.

9 We do -- we also have one-time fees paid --
10 paid by Fanita Ranch. These are not one-time fees that
11 get paid on day one. They're generally paid when we pull
12 a building permit over the life of our project. So the
13 water authority gets \$16 million. These are a huge
14 amount of fees. The Padre Dam gets more than \$43,000.
15 The City of Santee gets \$50 million, and those fees
16 include traffic fees, public facility fees, building
17 permit fees, inspection fees, processing fees, that kind
18 of thing.

19 Local schools, we pay a school fee, per square
20 footage of every home that we build to the local school
21 district. That totals over \$27 million. Those all
22 totaled up to approximately \$144 million. Next -- next
23 one.

24 So let's talk about some of the road
25 improvements that Fanita Ranch will be doing. We will be

1 doing \$31 million to improve city streets. And those are
2 off-site. Those are not any of the streets that are on
3 Fanita Ranch. Those are the off-site streets that we
4 will be improving throughout the City.

5 In addition to that, we are working in
6 conjunction with the 52 Coalition to spend more than \$40
7 million to improve SR-52. That money will be coming with
8 the help of the SR-52 Coalition. We'll be going to
9 Sacramento to see if we can get grants and money. We
10 will also be going to Washington to the -- to look -- or
11 to ask the federal government for grants as well.

12 So far, Fanita Ranch has put \$5 million into
13 SR-52. We are planning on putting another \$5 million to
14 get us to where our construction plans are complete,
15 ready for construction. And then, like I said, working
16 with the 52 Coalition, who already has secured
17 approximately \$6 or \$7 million from SANDAG, we'll be
18 working with them to raise the additional money to get 52
19 built. Once again, 52 gets built before the first
20 resident moves into Fanita Ranch. Next one.

21 So this is a summary of all the different
22 revenue sources for the City. Next one. Okay. Let's
23 talk real quickly about some of the homes in Santee, in
24 Fanita Ranch. Next one. Let's start with Fanita
25 Commons. Next one.

1 Fanita Commons will have 445 age-qualified
2 homes. This allows grandparents to live in proximity to
3 their kids, so they can take care of their grandchildren,
4 take them to school, bring them home from school, help
5 them with their homework when their parents are -- are
6 working. Next one.

7 Most of the homes in the -- in the town center
8 area are attached homes. These are actual pictures of
9 homes that HomeFed Corporation has built in the past.
10 Next one.

11 Let's look a little bit now at Orchard Village,
12 to the south of the town center. Next one. This one is
13 split between some single-family homes and multi-family
14 homes and we have pocket parks throughout this
15 neighborhood and all the neighborhoods. We have a total
16 of 40 parks. Some are small. A lot of them are -- are
17 at trail heads, where the trails start or finish, but
18 there's always a park, some kind of park, within 500
19 yards of -- of every home in Fanita Ranch. Next one.

20 This is a nice picture of a single-family home.
21 You can see the nice backyard taking advantage of the
22 views. Next one.

23 Let's finally take a look at Vineyard Village.
24 There's two ways in and out of Vineyard Village, and as
25 the name would say -- next one -- you drive through a

1 vineyard or an orchard on the way up to your home. Next
2 one.

3 It'll be about 610 attached homes in Vineyard
4 Village. Next one. They'll be -- there will also be
5 over 750 single-family homes. There's larger lots up
6 there. Some of these homes could be 4,000, 5,000 square
7 feet. And you can see how we've taken advantage of
8 outdoor living. San Diego County has some of the best
9 climate in the world, and we wanna get people, like I
10 said, out of their houses, being healthy and enjoying
11 their backyards. Next one.

12 So these are the right homes for Santee. I
13 wanna take a couple of minutes to describe this last one,
14 this last slide. If you notice, in the bottom left-hand
15 corner, there's a blue area. Melanie talked a little bit
16 about that as a Special Use Area. Well, this is very
17 important. What we're trying to do is we are trying to
18 get Santee to be one -- or Fanita Ranch, sorry, to be 100
19 percent renewable energy.

20 How are we going to do that? Well, we are
21 going to have solar panels on every residential unit.
22 Solar panels on the commercial units and retail units,
23 where we can, including the school, and some buildings in
24 the park.

25 We are supplementing that with an approximately

1 10- to 12-acre solar farm, located in that bottom left
2 corner. That will supplement Fanita Ranch, further, to
3 get to 100 percent renewable energy use. It won't be
4 visible to any residents. It will be down, off of --
5 trying to remember the name of it -- Carlton Hills Drive
6 and -- and it will supply additional power to Fanita
7 Ranch.

8 So with that said, Jerry, I would like to turn
9 it back over to the Mayor, I think, or to Melanie.

10 DIRECTOR KUSH: Thank you, Jeff O'Conner. What I
11 will do now is summarize the actions that were presented
12 before the applicant's presentation, as a reminder. So
13 if we could go to Slide 43, Annette or Jerry, that would
14 be appreciated. Okay. Oops.

15 So this is a summary slide, again, that lists
16 all of our Staff recommendations, which will be to
17 conduct and close the public hearing, certify the EIR,
18 approve the General Plan Amendment, Introduce for First
19 Reading, those Amendments to Title 13 and adopt the
20 Specific Plan for Fanita Ranch, approve a Vesting
21 Tentative Map, approve the Development Review Permit and
22 the two Conditional Use Permits and introduce, for First
23 Reading, the Development Agreement with HomeFed Fanita
24 Rancho, LLC.

25 And this -- this concludes the com -- next

1 slide is the -- the -- the picture of Fanita Ranch and
2 this concludes the combined presentation of the City
3 Staff and the applicant. I'll now turn it back over to
4 the Mayor. Thank you.

5 MAYOR MINTO: Well, thank you very much, Melanie,
6 for a very comprehensive look at Fanita Ranch. And thank
7 you to the experts and to the applicant for your
8 testimony tonight in the evidence that you've all
9 presented to us. We're gonna now prepare for public
10 comment.

11 So at this time, I would like to take about a
12 five-minute recess. And so, Annette, if you can put us
13 on a timer, I will see all of you back here shortly for
14 public comment. Thank you very much.

15 (Recess.)

16 MAYOR MINTO: I want to welcome everybody back. And
17 as we're all coming back online here, once again, if you
18 wish to speak on this item tonight, you may do so by
19 e-mailing the City Clerk, and you can do that
20 cityclerk@cityofsanteeca.gov, cityclerk@cityofsantee.gov,
21 and include the name you registered with tonight to sign
22 into this meeting and that you wish to speak on Item No.
23 6 and --

24 COUNCILMEMBER McNELIS: Mr. Mayor.

25 MAYOR MINTO: Yes.

1 COUNCILMEMBER McNELIS: It's cityofsanteeca.gov.

2 MAYOR MINTO: Oh, did I say something otherwise?

3 COUNCILMEMBER McNELIS: Yeah, just missed the C-A
4 part.

5 MAYOR MINTO: Okay. Sorry about that. That is
6 cityclerk@cityofsanteeca.gov. And so the Clerk will call
7 your name when it's time to speak. We do have an awful
8 lot of speakers here tonight, and so please be patient as
9 you wait for your turn to speak. This is the required
10 process to have your voice heard tonight, so please
11 follow this process and be respectful of everyone, so
12 that they get their turn to speak.

13 Once again, because of the number of comments,
14 I am limiting the time allowed to each speaker to one
15 minute. Reorganizing speakers may have prepared longer.
16 I hope that you'll be able to get your one minute in and
17 whatnot.

18 Once we finish with this section, we'll take
19 another five-minute break. So thank you very much,
20 Councilmembers. And are we ready -- ready to call the
21 speakers, Annette?

22 CITY CLERK: Yes, sir. We're ready.

23 MAYOR MINTO: Thank you.

24 CITY CLERK: So the first -- first speaker I have is
25 Josh Schroder.

1 MR. SCHRODER: Yes, hello. Thank you so much for
2 hearing me tonight. My family and I recently moved to
3 the City of Santee at the beginning of the year. We were
4 enamored by the idea of do more, do east, very excited
5 what the City has in the pipeline for doing more.

6 Fanita Ranch is going to do more. They're
7 going to do more for the biggest complaint from current
8 residents, congestion on the 52. Fanita Ranch is going
9 to put \$15 million towards easing the congestion on the
10 52. They're gonna do more for the environment.

11 People who would normally move to Temecula and
12 Riverside, while still working in the County of San Diego
13 can now move to Santee and not travel as far. Do more
14 for protecting the open space by dedicating 75 percent
15 that's preserve. Do more for hiking and recreation, with
16 35 miles of trails. Good luck running, walking and all
17 that. I know I won't be able to.

18 And 78 acres of park. They're gonna do more
19 for the funding of City of Santee. Estimated \$15 million
20 in added revenues per year. Do more for future residents
21 by building homes that they can live in and help continue
22 to grow this great City.

23 I recognize that you're gonna hear from people
24 who want you to vote no on this project. Please keep in
25 mind that they're wanting -- they've already received

1 their more and they're asking you to do less.

2 CITY CLERK: Okay. Next speaker I have is Phillip
3 Penuco.

4 MR. PENUCO: Yes. This is Phillip Penuco. I'm a
5 resident of 32 years with Santee. I have two sons who
6 are unable to buy homes here in Santee. We need
7 something affordable. I'm a hundred percent for Fanita
8 Ranch. Traffic is never gonna go away. It'll always be
9 with us, just like death and taxes. I support Fanita
10 Ranch. Thank you. That's my -- that's all.

11 MAYOR MINTO: Thank you.

12 CITY CLERK: Okay. The next speaker, Van
13 Collinsworth.

14 MAYOR MINTO: Are you there, Mr. Collinsworth?

15 MR. COLLINSWORTH: Can you hear me?

16 CITY CLERK: Yes.

17 MAYOR MINTO: Yes. Go ahead.

18 MR. COLLINSWORTH: Van Collinsworth. First, I urge
19 rejection of the project. It would be unconscionable and
20 negligent to place thousands of new residents in a known
21 fire hazard zone, while climate fires are ravaging the
22 west. Climate breakdown will bring even greater
23 extremes.

24 Second, elimination of the Magnolia Avenue
25 escape route is a significant part of tonight's decision.

1 Therefore, Councilmember McNelis is required to recuse
2 himself, regardless of whether the applicant has removed
3 the escape route from the preferred alternative.

4 Third, I'm revising my written request for
5 recusal of City Councilmembers that have accepted,
6 solicited or directed funds from Fanita Ranch
7 participants. While these are facts, the City Attorney's
8 Office has provided case law that would appear to exempt
9 Councilmembers from codes cited.

10 Therefore, I am revising my request for recusal
11 to request, based upon ethical grounds. It is simply not
12 ethical to accept funds from those that are requesting
13 favorable project decisions. We don't allow judges to
14 accept funds from those who have cases before them, so
15 why should we allow City Council decisions to be
16 compromised by participant contributions. To be --

17 MAYOR MINTO: Thank you.

18 CITY CLERK: Okay. The next speaker we have is Mary
19 Hyder.

20 MS. HYDER: Who?

21 MAYOR MINTO: Are you there, Ms. Hyder?

22 MS. HYDER: Yes. I'm here. Okay. I'm a 35-plus
23 year resident of Santee. I am not satisfied what the
24 applicant replies to my hot-button issue of traffic when
25 my EIR comment had the following replies in regards to

1 the Mast Boulevard/State Route 52 to West Hills Parkway
2 Section. "The mitigation cannot be assured, and
3 therefore, the impact would be significant and
4 unavoidable."

5 The other comment I had was, "Other agency, not
6 the City, and the City is without jurisdiction to ensure
7 the construction of the recommended improvements." The
8 traffic specialist noted the same results this evening.
9 The applicant is betting that the City Council represent
10 the Final EIR and other documents to (Inaudible) this
11 project through, irregardless that the project will cause
12 a significant impact on the environment.

13 And for -- and for those of us that need to
14 commute, this will result in unconscionable traffic
15 snags. This project, if rubber stamped by the City
16 Council, will impact the lives of every resident of
17 Santee and our visitors. Please do not approve this
18 project, but rather, but it out to a vote, with all of
19 its warts, to the citizens of Santee. Thank you.

20 MAYOR MINTO: Thank you.

21 CITY CLERK: Okay. The next speaker is Karen
22 Schroder. Karen, you ready?

23 MAYOR MINTO: Ms. Schroder, are you there?

24 CITY CLERK: Okay. We'll come back to her. Let's
25 go to the next one, Phil Edwards.

1 MR. EDWARDS: Hello. Thank you for allowing me to
2 speak. I am a over 30-year resident of East County.
3 Raised my kids. They went to Santee schools. I own a
4 business here in Santee, and property, and I 100 percent
5 would love to see the Fanita Ranch development.

6 Jeff O'Connor's presentation was very thorough.
7 This has been an obviously greatly-studied project, and
8 now's the time for the City to act and approve this
9 measure. Fixing State Route 52 will impact every person
10 of Santee and East County, for the positive. I encourage
11 your vote for yes. Thank you.

12 CITY CLERK: Next speaker I have is Michelle
13 Perchez. Ready?

14 MAYOR MINTO: Yes.

15 CITY CLERK: Michelle, you need to unmute yourself.

16 MS. PERCHEZ: All right. So it's gonna be hard to
17 cut down three minutes worth into one minute, but I'll
18 give it a try. So this project should not be approved.
19 It would destroy more of what makes Santee great, its
20 hometown charm and wildlands, forever, in perpetuity.
21 What do we get in return?

22 The residents that are here get more people,
23 more traffic that's unmitigated, more noise that's
24 unmitigated, more lines, longer lines, higher taxes to
25 support this project and the threat of wildfire

1 devastation. Jeff O'Conner uses the logic of Let's build
2 even more, fix even more traffic. Does that make sense
3 to you?

4 Let's destroy more habitat to fix the habitat
5 that we have. Does that make sense to you? It does not
6 make sense to me. Also, Councilmembers McNelis and Koval
7 have stated publicly that citizens should have the right
8 to vote on this project. The only way that, that can
9 happen is to suspend the vote until after the election.
10 I strongly recommend to -- to Council to vote -- to
11 suspend the vote at this time. Thank you.

12 CITY CLERK: Okay. Our next speaker is Colleen
13 Cochran. Go ahead.

14 MS. COCHRAN: Oh, okay. Colleen?

15 CITY CLERK: Yes.

16 MS. COCHRAN: Let the citizens vote on whether they
17 want amendments to their General Plan. Let them have a
18 say about whether their City turns into one big ratchet,
19 gated development complex. I sent a letter and a
20 comment -- a comment letter regarding the EIR. I would
21 like to discuss the responses you offered me.

22 In my comment letter I stated that the Fanita
23 Ranch project conflicts with the Santee General Plan.
24 Your response stated the obvious. You basically said, We
25 are going to make an amendment to the General Plan, and

1 that is precisely what I am against, a General Plan
2 Amendment that will allow for the monstrous Fanita Ranch
3 project to be built.

4 Most citizens throughout Santee do not want the
5 Fanita Ranch development. They do not think it will
6 benefit their lives, in any measure, to have another
7 school, another library, and a new place to get a bite to
8 eat.

9 What they want is clean air, a beautiful view,
10 diverse, thriving wildlife and less traffic. Through the
11 General Plan Protection Initiative, the people have made
12 it clear they want a say in whether their General Plan is
13 amendment -- amended.

14 MAYOR MINTO: Thank you. Thank you, Colleen.

15 CITY CLERK: Next speaker I have is Anne Rebuffati,
16 Rebuffati.

17 MAYOR MINTO: Can you state -- can you state your
18 name.

19 MS. REBUFFATI: That's okay. Anne Re -- Rebuffati.

20 CITY CLERK: Thank --

21 MAYOR MINTO: Thank you.

22 MS. REBUFFATI: Okay. Thanks. I talked to you on
23 July 22nd. I want to reiterate why I oppose this
24 project. I'm here again today, because of Colleen
25 Cochran and her article in the Santee -- the Ocean Beach

1 Rag, stating this is not a positive plan and she sites
2 all the reasons why what you're doing will be detrimental
3 to the Santee residents, including our children's futures
4 and wildlife habitat.

5 A few reasons that speak to me include
6 unbearable traffic, loss of wildlife, traffic, loss of
7 hiking trails, traffic, loss of plants and trees,
8 traffic, fire hazard, loss of quality of life and 15
9 years of construction. Do any of you live in the area
10 that will be disrupted for 15 years?

11 Shame on you if you vote this in and ignore the
12 residents of Santee. This Council and all Councils are
13 voted into office to represent the citizens and to
14 protect the quality of their life, not to protect the
15 quality of the Council's bank accounts. As I concluded
16 last time, please put the brakes on this plan. Thank you
17 very much.

18 CITY CLERK: Okay. The next speaker I have is
19 Cynthia Wooten.

20 MS. WOOTEN: Hello. I want to, first of all, echo
21 Van Collinsworth. And I want to echo Michelle Perchez,
22 what she -- what they have said. And I'll speak on some
23 other issues, because those are very important issues.

24 But I do agree, also, that why not let the
25 Fanita Ranch -- why not let some Santee residents vote?

1 There's gonna be the Measure N, in November. Waiting til
2 then will let the Council know whether or not the voters
3 wanna weigh in, in the General Plan Amendment, such as
4 Fanita Ranch before they happen. Beginning the project
5 before then has the appearance of stealth, at worst, and
6 at Beth -- best, it's not fair to the residents it
7 represents.

8 Also, I wanted to speak to Section 3.3.1.10,
9 hab -- habitat preserve. It states that the project
10 applicant will be responsible for the preparation -- for
11 the preparation of the Preserved Management Plan and the
12 funding for the long-term management plan and the
13 monitoring of this habitat. So I don't understand how
14 much funding would be there for the long-term.

15 MAYOR MINTO: Thank you. Thank you, Cynthia.

16 CITY CLERK: The next -- the next -- next speaker is
17 Ben Stone.

18 MR. STONE: You can hear me all right, Council?

19 MAYOR MINTO: Yes.

20 MR. STONE: Hello, Council and Honorable Mayor.
21 Thank you for the opportunity to speak tonight. My name
22 is Ben Stone. I'm the Trails Coordinator for the San
23 Diego Mountain Biking Association, native of San Diego
24 County. I have found the applicant to be very open to
25 feedback from the public. SDMB is incredibly supportive

1 of the proposed trails plan, trails standard and language
2 around implementation of the trails in this plan.

3 We believe the project in front of you today
4 has an equal balance conservation, with limited impacts
5 from public access to the preserve. The trails contained
6 within the preserve are designed with best practices,
7 consistent with land managers across the U.S. and San
8 Diego County.

9 The Management Plan outlined within this
10 document is a road map to success for the ongoing
11 management of the preserve and the species we all hope to
12 protect within it. There are voices speaking tonight for
13 wildlife, fire, traffic, botany, biology, schools, labor,
14 infrastructure, and we are the continued voice speaking
15 for trails. Thank you very much.

16 MAYOR MINTO: Thank you.

17 CITY CLERK: The next speaker I have is Bob
18 Garrison. Okay. The next speaker I have is Scott Walsh.

19 MR. WALSH: Hello. My name is Scott Walsh and I am
20 in full support of the Fanita Ranch project. I have been
21 a local of Santee my whole life, so I drive on the 52
22 every day, to and from work, and it's gotten so much
23 worse over the years. I've tried going down Mast and
24 just nothing works, so these freeway enhancements are
25 huge. They would be saving the residents and myself up

1 to 15 minutes, in commute time, which is great.

2 And then, I am also a 25 year old, so the
3 project has homes that are geared towards new home buyers
4 and empty nesters, which is great, seeing that I can
5 possibly afford a home and live in Santee, with my
6 family, instead of moving farther north, which is great.

7 And then, the open space is also awesome. With
8 35 miles of trails, people can live happier, healthier
9 lives and do an activity outside, without fearing COVID,
10 and this project is great and I appreciate you guys
11 listening to me. Thank you.

12 CITY CLERK: The next speaker is Evelyn Andrade.

13 MS. ANDRADE: Hi. My name is Evelyn Andrade and I'm
14 urging you to please vote no on Fanita Ranch. We are in
15 a climate crisis and scientists are sounding the alarm.
16 We cannot continue to build sprawl development projects
17 that are making the problem worse.

18 Sprawl projects have higher water and air
19 pollution, increase traffic fatalities and jams,
20 increased car dependency, increased runoff into rivers
21 and lakes and loss of natural habitats, wildlife and open
22 space, as well as harmful effects on human health,
23 including higher rates of obesity, high blood pressure
24 and chronic diseases.

25 Our region's highest rate of emissions comes

1 from transportation. And as stated in the presentation,
2 there are significant and unavoidable impacts of vehicle
3 miles traveled. While our state burns and as the Valley
4 Fire here in San Diego still continues, and with the
5 recent fire in Santee, it is irresponsible to put 3,000
6 homes in a high fire hazard severity zone.

7 I'm not anti-development. We need infill
8 housing that adapts to our current environmental needs,
9 gets people out of their cars and ensures a thriving and
10 resilient community for all, and this project is not it.
11 Sprawl developments are bad for the environment and will
12 only make the climate crisis worse. Please vote no on
13 this project.

14 MAYOR MINTO: Thank you.

15 CITY CLERK: The next speaker, Stacey Green.

16 MS. GREEN: Hi.

17 CITY CLERK: Just (Inaudible) -- okay, perfect.

18 MS. GREEN: Hi. Good evening. My name is Stacey
19 Green, and I thank you for the opportunity to speak
20 tonight. I encourage you to vote yes on this project.
21 We are in the midst of a housing crisis here in San
22 Diego. And as someone who has been part of real estate
23 development for over 25 years, we have reached a
24 crescendo. We need to support smart growth developers
25 and we need to support financially strong and

1 well-thought-out development plans, not only for this
2 project, but future projects to come.

3 HomeFed has a history here in San Diego County,
4 with one project that I was personally involved in, San
5 Elijo Hills. It was a 20-year build-out. They've proven
6 that they are capable of building these types of
7 projects.

8 And I wholly support you to please implore you
9 to vote yes on this project, some more housing, support
10 smart growth development. And more importantly than
11 ever, invite developers to present smart plans that
12 invest in the infrastructure. Something in this crisis,
13 financial world we're living in today is much needed.
14 Thank you so much for your time.

15 MAYOR MINTO: Thank you.

16 CITY CLERK: Okay. Can we try Karen Schroder again.
17 Karen, if you're there, you can unmute yourself.

18 MS. SCHRODER: Can you hear me?

19 CITY CLERK: Yes, perfect.

20 MAYOR MINTO: Yeah.

21 MS. SCHRODER: Okay. HomeFed's rationale for
22 deleting the Magnolia Extension to allow Councilman Rob
23 McNelis to be able to vote on a project. McNelis failed
24 to report his conflict of interest, annually, since
25 Fanita Ranch was submitted in 2018. The City failed to

1 disclose conflict of interest in all City documents. I
2 request the City Council, at this meeting, declare what
3 these conflicts of interests are.

4 The current EIR still has the Magnolia
5 Extension, because the rest of the EIR is written as of
6 August. In Volume IV, Magnolia Extension is added,
7 without any cross-reference, to the rest of the EIR.
8 According to Chapter 1, there is no Volume IV.
9 Therefore, there is no deletion of Magnolia Extension.
10 Therefore, McNelis still has a conflict of interest.

11 This mistake happened, because the rest of the
12 EIR, included the introduction, was untouched. Only
13 Volume IV was added in September, without updating
14 Chapter 1.

15 This hearing should be postponed and
16 rescheduled, because it's omitted Volume IV, second
17 errata in Chapter 1, introduction to the Final Revised
18 EIR 1.1, Final Revised EIR organization. The public
19 would only see Volumes 1 and 2 for changes as being
20 minor. The City must --

21 MAYOR MINTO: Thank you very much, Karen.

22 CITY CLERK: Okay. The next speaker I have is Patty
23 LaBouff.

24 MAYOR MINTO: Are you there, Patty?

25 CITY CLERK: You just need to unmute yourself.

1 MS. LaBOUFF: Hello.

2 MAYOR MINTO: Hi, there. We can hear you.

3 MS. LaBOUFF: Thank you. I am opposed to this
4 public hearing being scheduled today. I continue to
5 believe the elimination of the Magnolia Extension is
6 significant, and the City was obligated to recirculate
7 the amended EIR.

8 I also am opposed to the request for a General
9 Plan Amendment that increases density to 3,000
10 residential units. This is more than a 50 percent
11 increase in the population than this district is zoned
12 for.

13 This project crams over 8,000 people into a
14 very high severity fire-risk zone, with only two main
15 streets to evacuate them all. It's too many people.
16 Fanita Ranch sprawl is bad housing policy. The project
17 needs to narrow its footprint and reduce density and
18 vehicle miles traveled. Thank you for your no vote.

19 MAYOR MINTO: Next.

20 CITY CLERK: The next speaker I have is Gene
21 Emmonds.

22 MAYOR MINTO: Are you there, Gene?

23 CITY CLERK: You can just unmute yourself, you can
24 speak. Okay. So we'll come back to that. Let's go to
25 Alexander Contreras.

1 MR. CONTRERAS: Hello, and thank you, Mayor and City
2 Council for giving me the opportunity to speak tonight.
3 My family has lived in Santee for the past 20 years. We
4 moved out here when I was entering middle school, for the
5 renowned school system and comfortable countryside
6 neighborhoods. We are a family of small business owners
7 and primarily work outside of Santee.

8 We understand the 52's traffic congestion, as
9 it is a part of our daily life. We would love to
10 continue living here to enjoy the numerous trails, parks
11 and neighborhoods we have come to know as home. I feel
12 Fanita Ranch offers us a way to support those dreams.

13 We have studied the proposed plans and listened
14 to the countless discussions and the bigots and we
15 believe the plans offer a solution to the traffic
16 problems that now exist. The farm Fanita Ranch offers
17 will be a stimulating and educational opportunity to
18 return the lost charm that brought many to Santee.

19 As a future homeowner myself, I hope to one day
20 call the community of Fanita Ranch my home as well. We
21 believe now, when our dreams for Santee's future can be
22 realized, that Fanita Ranch is the way forward. We
23 strongly support Fanita Ranch. Thank you very much for
24 letting me speak tonight.

25 MAYOR MINTO: Thank you.

1 CITY CLERK: Okay. The next speaker I have is Mark
2 Howell.

3 MR. HOWELL: Good evening. My name is Mark Howell.
4 I have been a resident of various East County cities for
5 the past 45 years. In improving property, like Fanita
6 Ranch, it makes sense to think outside the box. I liken
7 it to the design of the newly-completed So-Fi Stadium in
8 L.A., with its capacity built for multiple events and
9 forward-thinking innovated -- innovative designs.

10 In addition to the sustainable home designs
11 planned for Fanita Ranch, I support the inclusion of
12 expanded open space and habitat preserves, along with the
13 fire mitigation plans and designs, and the discretionary
14 funds for the City to address localized traffic issues,
15 as compared to the General Plan options.

16 I have watched Santee grow over the years to
17 include wonderfully developed commercial properties and
18 nicely-designed recreational facilities. Now it's time
19 to provide new housing options to address the needs for
20 diverse family groups. I look forward to the opportunity
21 to purchase a home in the long-plan Fanita Ranch
22 development, when built out over the next 10 to 15 years,
23 and will continue to support this forward-thinking plan.
24 Thank you.

25 MAYOR MINTO: Thank you.

1 CITY CLERK: Next speaker I have is Bob Cummings.

2 MR. CUMMINGS: Hi, can you hear me?

3 CITY CLERK: Perfect.

4 MAYOR MINTO: Yes.

5 MR. CUMMINGS: Mayor Minto and Santee Council --
6 City Council Members, my name is Bob Cummings and I'm
7 speaking to provide my support of the development of
8 Fanita Ranch. This new subdivision will be an amazing
9 enhancement to the City of Santee, and will provide great
10 infrastructure improvement, as well as much needed
11 housing to the City.

12 I know the developer's done all the right
13 things, especially in community outreach to ensure the
14 on- and off-site design and improvements are exactly what
15 the neighborhood needs. I urge you to support this
16 well-designed master plan community. Please vote yes for
17 this project. Thank you.

18 CITY CLERK: The next speaker I have is Janet
19 Garvin. Just unmute yourself.

20 MAYOR MINTO: Are you there, Janet?

21 MS. GARVIN: Who did she say?

22 CITY CLERK: There you go. Go ahead and speak.

23 MS. GARVIN: Who did she call?

24 MAYOR MINTO: Janet Garvin.

25 CITY CLERK: Janet Garvin.

1 MS. GARVIN: Oh, I didn't hear her call my name.

2 I'm sorry.

3 MAYOR MINTO: Is this -- is this Gene?

4 MS. GARVIN: This is Janet Garvin here. Thank you.

5 MAYOR MINTO: Oh, go ahead, Janet.

6 MS. GARVIN: Okay. I didn't hear her call my name.

7 Thank you. Starting. I'm, again, voicing strong
8 opposition to the approval of Fanita Ranch project. The
9 bottom line is: This project will put citizens in
10 danger, will cause significant and unavoidable damage to
11 the environment, most notably, in terms of traffic, and
12 will change the natural landscape forever.

13 I'm disheartened by the disingenuous move the
14 City to push the vote before November, without allowing
15 the public to vote, which would be required when the
16 General Plan initiative passes.

17 I'm concerned that the Mayor and Koval and
18 McNelis don't recuse, because of taking donations from
19 the developers. If you guys -- Mayor Minto, you
20 mentioned this is quasi-judicial. If you were judges,
21 the donations would be called bribes. I see the real
22 picture here. You don't really care what we say. Your
23 minds are already made up. You're going through the
24 motions. You've -- your votes are bought and paid for.
25 Prove me wrong, please.

1 MAYOR MINTO: Thank you, Janet.

2 MS. GARVIN: Thank you.

3 CITY CLERK: Okay. The next speaker I have is
4 Austin Cameron. You -- you just need to unmute yourself.

5 MR. CAMERON: Okay. Thank you, City Council. My
6 name is Austin Cameron. I'm the President of TC
7 Construction company. My family has been in Santee for
8 four generations, living and doing business here.

9 I'm just in complete amazement by the fact that
10 this project -- project is 2,445 acres, and only 423 of
11 the acres are being used to develop homes and shopping
12 centers. The entirety, the remainder of the project,
13 over 2,000 acres, is gonna be able to be enjoyed by
14 bikers, hikers, mountain bikers, and this land has not
15 been available to the public, to this date. It's fenced
16 off, as you guys talked about earlier.

17 It's gonna be able to be utilized and enjoyed
18 by the entire community. I've seen the -- the last two
19 year -- or last two iterations of this project trying to
20 get developed and I'm in support of Fanita Ranch.

21 MAYOR MINTO: Thank you.

22 CITY CLERK: Next speaker I have is Jason Torbeck.

23 MR. TOREBECK: Hello, Council. As a -- as an
24 18-year-resident of Santee and a 45-year-resident of East
25 County, I am in full support of Fanita Ranch. I'm really

1 looking forward to the exciting new housing opportunities
2 that are both energy efficient, all the property taxes
3 that are gonna go to benefit the City of Santee, as a
4 whole. The parks and sports areas that Fanita Ranch will
5 have are definitely in tune with the rest of Santee. As
6 was said earlier, Council, let's do more. I'm in support
7 of Fanita Ranch. Thank you.

8 MAYOR MINTO: Thank you.

9 CITY CLERK: Okay. The next speaker I have is Dan
10 Bickford. Dan Bickford.

11 MR. BICKFORD: Hello. And in case it's lost in the
12 clutter, traffic backs into our city streets, because
13 Highway 52's backed up. Fix 52 and ease traffic on the
14 city streets. It's that simple. Fanita -- Fanita Ranch
15 will bring the much-needed improvements to Highway 52 and
16 it's the only option that we have right now.

17 If your mantra is traffic, traffic, traffic,
18 how can you be against this project? Steve Houlahan
19 himself -- himself described how well-maintained fire
20 break works. Fanita Ranch provides safe fire breaks one
21 and a half times the -- the -- the size of required
22 and -- the required fire break. And additionally, will
23 employ cutting-edge fire safety in the building of the
24 homes. Fanita Ranch is about 2600 acres of private
25 property and where there's -- there's some improved -- or

1 unimproved trails, but after it, there's 35 miles of
2 improved trails. It's gonna be 2,000 acres of -- of
3 parks, farms, open space with --

4 MAYOR MINTO: Thank you, (Unintelligible) -- thank
5 you very much.

6 MR. BICKFORD: -- the open space will be here
7 forever.

8 MAYOR MINTO: Thank you very much.

9 CITY CLERK: Okay. The next speaker I have is
10 Patrick Hale.

11 MR. HALE: All right. I'm in favor of the project.
12 However, the EIR, does not seem to provide the proper
13 study on the impact this will have to Mast Boulevard.
14 Unlike other major roads, the majority of entrances to
15 homes on Mast, within the corridor, from Carlton Oaks to
16 Cuyamaca, are facing the street and have no way to reduce
17 traffic noise per current codes.

18 In the financial ranch -- or Fanita Ranch
19 video, they mention everyone will look for a shortcut.
20 With this understanding, the current plan could inhibit
21 commuters to exit off the 52, onto Mast, then extend
22 down, past Fanita, to Cuyamaca, making a significant
23 impact to over 1500 residential homes in this corridor.
24 Taking out the Magnolia Extension will increase this
25 issue further. Additional procedures need to be taken to

1 slow down traffic along residential roads, like Mast
2 Boulevard, especially between areas where no commercial
3 zoning or homes that front a major street, such as the
4 areas between Carlton Oaks Boulevard and Cuyamaca.

5 By adding speed humps and reducing the speed
6 limit to 35 miles per hour, you can help reduce the
7 traffic on these neighborhood roads and push drivers to
8 main entrance roads, with a larger number of commercial
9 zones, like Cuyamaca, or areas with lower residential
10 impact --

11 MAYOR MINTO: Thank you very much for your
12 testimony.

13 CITY CLERK: Okay. The next speaker I have is Allen
14 Jones. Allen Jones.

15 MR. JONES: Yes. Good evening, Mayor and Council
16 Members. Thank you for allowing me to speak in favor of
17 Fanita Ranch. We are very familiar with the SR-52 and
18 the headaches associated with the same.

19 HomeFed, in conjunction with Fanita Ranch is
20 offering -- offering to add money to the project to fix
21 the problem with 52. Fanita Ranch is a healthy,
22 "Good-for-the-environment," project that will help
23 schools in Santee with millions of dollars each year.

24 You'll have more open spaces, trails, parks
25 that everyone wants. Or the alternative, we can do

1 nothing and continue to weather the ongoing nightmare of
2 SR-52 and forgo the monies provided by the project to
3 improve our schools and City. Respectfully, and I'm in
4 favor of and I'm asking you to vote in favor of Fanita
5 Ranch. Thank you.

6 MAYOR MINTO: Thank you.

7 CITY CLERK: Next speaker I have is Sean-Paul
8 Chambers.

9 MR. CHAMBERS: Hello, Mr. Mayor and Councilmembers.
10 My name is Sean-Paul Chambers. I just want to convey my
11 support for the Fanita development. When I look around
12 and see the current developments in Santee and compare it
13 to the Fanita plan and compare it to what I've seen in
14 Sky and Chula Vista and San Elijo Hills and San Marcos, I
15 definitely see Fanita as being a holistic plan to -- to
16 get Santee towards a healthy and sustainable growth. So
17 thank you for your time and please vote yes.

18 CITY CLERK: Next speaker I have is Santee resident.
19 Go ahead.

20 SANTEE RESIDENT: Hello. I have lived in Santee for
21 40 years. Please vote no on Fanita Ranch. We do not
22 need any more homes in Santee. First, the EIR stated
23 transportation impacts from the project are significant
24 and unavoidable. Does the developer already have
25 authorization from SANDAG to make the described SR-52

1 improvements? How can we be assured the SR-52
2 improvements will be made? If the extension of Magnolia
3 was removed from the project, why wasn't the project
4 scope reduced as well?

5 Second, placing over 8,000 new residents --
6 residents in a high fire hazard zone is irresponsible. I
7 remember the Cedar Fire in 20 -- 2003. The hills within
8 the proposed project were on fire. When, not if, the
9 next fire comes through, do you want that loss of
10 property and life on your conscious? For this reason
11 alone, it should be rejected.

12 Finally, please don't take away Santee
13 residents' voice by acting on this project prior to the
14 General Plan initial vote. You know that your
15 constituents have concerns. Let them vote first. Please
16 don't try to sneak this in before letting them vote.
17 Please vote no on Fanita Ranch. Thank you.

18 CITY CLERK: The next speaker I have is Lynda
19 Marrokal. Lynda Marrokal.

20 MS. MARROKAL: Can you -- can you hear me?

21 CITY CLERK: Yes. Go ahead.

22 MS. MARROKAL: I'm -- hello. I'm speaking again.
23 I'm a long-time resident, and I think this is a dream
24 community that's coming in and I think that Santee
25 deserves this. We have waited 40 years. Almost the same

1 we waited for our library. Maybe with this fees that are
2 gonna come in, and the money and revenue that this
3 project brings to us, we'll be able to achieve that dream
4 of a library. We're gonna get a community center, which
5 we waited a long time for, too.

6 I'm so in favor for this and I can't wait. And
7 I know that it's going to bring housing and opportunities
8 and simulate what we need to substain our City. So we
9 really need this project and I hope and pray that each
10 one of you vote yes on this. We have waited too long and
11 it is time now. It's a time to think of these people and
12 their families and move up housing. And I just can't
13 wait for this project and I'm so happy. And please think
14 about it. We need this.

15 MAYOR MINTO: Thank you very much for your
16 testimony, Lynda.

17 CITY CLERK: The next speaker I have is Nicole
18 Wyman, Wineman.

19 MS. WINEMAN: Hi. My name's Nicole Wineman, and I
20 run a local Santee business that has 90 employees. I am
21 in favor of this project. I currently have employees
22 that cannot live in the city that they work in. And I
23 know we talk about traffic. Traffic is a problem all
24 over San Diego. It's not unique to Santee and it's not
25 unique to the 52. There will be some positive side

1 effects. People are working from home. This is a
2 sustainable community. We may, in fact, see people be
3 able to work and live in the same community, and that
4 will keep them off the roads.

5 We don't know what the future will hold, we
6 just know that we need housing, and I don't want to move
7 my business out of Santee, because I have employees that
8 I'm losing to Riverside and Temecula and other areas
9 where there is entry-level and move-up housing and new
10 schools for their kids to attend. I am in favor of this
11 project and I urge you to be courageous and approve it.
12 Thank you.

13 MAYOR MINTO: Thank you.

14 CITY CLERK: Next speaker I have is Justin Schl --
15 Schlaefli.

16 MR. SCHLAEFLI: Thank you. Can you hear me?

17 MAYOR MINTO: Yes.

18 MR. SCHLAEFLI: Great. Thank you, Mayor and
19 Council, for this opportunity to speak. I think I've
20 made my enthusiasm for this project clear over the past
21 several meetings. I truly do believe that this project
22 will be an asset for the City and will contribute to a
23 solution on the 52 Freeway.

24 As a Santee resident, I am not just frustrated,
25 but I am angry at the obstructionist and extortionist

1 actions of small special interest group, which has robbed
2 the City of great projects, like Carl Strauss and held
3 other projects hostage. That ends tonight and it must
4 end tonight. We must send a message. We need to move
5 this project forward. This project has been pending for
6 decades and it's time to have the courage to vote and
7 move this project forward.

8 It's been on the books in one form or another
9 since the original General Plan. The citizens have voted
10 again and again on this. It's a perennial campaign
11 issue. I know it was an issue in the last several
12 campaigns. This special interest makes -- group makes it
13 an -- makes it an issue in every campaign. So the
14 citizens have spoken. It is time to move this project
15 forward. Please support this project. Thank you.

16 CITY CLERK: The next speaker I have is Gloria
17 Gerak.

18 MAYOR MINTO: Gloria (Inaudible).

19 CITY CLERK: Gloria.

20 MS. GERAK: Here. Hi. This is Gloria. The removal
21 of Magnolia Extension is significant enough to warrant
22 recirculation of the EIR. It was removed so Mr. McNelis
23 could vote. Why was this done at the last minute with
24 the subterfuge of adding those dollars to 52? We are not
25 stupid. Why wasn't this an issue before? Mr. McNelis

1 didn't just move his -- to his current residence. This
2 change is not only dangerous, in the event of fire, a
3 fire you know will happen, as in 2003. But it wrecks of
4 a backroom deal that everyone is in on, except the
5 citizens of Santee.

6 In 2003, we were trapped with only Magnolia and
7 Fanita as a way out. With an increased population, all
8 hitting Mast Boulevard or Cuyamaca, what will happen?
9 HomeFed has eliminated an escape route for thousands of
10 people. This change is significant enough that
11 Mr. McNelis should recuse himself from the vote.

12 Please vote no or suspend the vote until Santee
13 can have a voice on the density. I'm a 44-year resident
14 and business owner in Santee. Thank you.

15 CITY CLERK: Next speaker I have is John Campbell.
16 Okay. The next speaker I have is John Olsen.

17 MR. OLSEN: Sorry. It takes a second to figure out
18 how to use it. I need some geriatric IT help here. Can
19 you hear me?

20 MAYOR MINTO: Yes.

21 MR. OLSEN: Hello. Awesome. Okay. I support this
22 project. I'm a real -- real estate agent. I just want
23 to let everybody know that up front, so they can start
24 talking about me on Facebook and how I'm gonna get a free
25 house for this. I'm not gonna make any money on this

1 project. I think Fanita Ranch is good business for the
2 City. I think it's good for the quality of life for the
3 residence. I think it's good for traffic.

4 I'm glad that this presentation today was able
5 to dispel a lot of the myths, lies and BS that's out
6 there, and I hope that you vote for this project. The
7 only thing that I see missing from this whole
8 conversation is we need a special blue Tesla charging
9 station added. Thank you.

10 MAYOR MINTO: Thank you.

11 CITY CLERK: The next speaker I have, Michael
12 Ranson. I think he's having issues there. What about
13 Kent Aden? Kent. Let's try Pat Sedder. Pat Sedder,
14 just unmute yourself.

15 MS. SEDDER: Good evening. Can you hear me?

16 MAYOR MINTO: Yes.

17 CITY CLERK: Yes.

18 MS. SEDDER: Good evening. My name is Pat Sedder,
19 and thank you, Mayor, City Council and esteemed guests.
20 I have lived in East County for over 40 years. My
21 husband and I purchased a home, in Santee, about 10 years
22 ago, for my son and his wife, then, to live in. And my
23 husband has worked in Santee for over 33 years. I have
24 been looking forward to -- to the development of Fanita
25 Ranch for this entire time. I am in full support of

1 this, for the -- for the following reasons. I believe
2 this is a model example of responsible development
3 planning, with consideration of fitting into Santee's
4 plans, goals for the property.

5 Number two, historically, East County gets
6 shorted in our housing development and new properties.
7 We have crumbling, 60-plus-year-old houses among Santee's
8 available homes, and this would be a model development,
9 almost a crown jewel in Santee's cap. Number three, it
10 will make --

11 MAYOR MINTO: Thank you.

12 CITY CLERK: Okay. So let's try Sharon Guerrero.

13 MAYOR MINTO: Are you there, Sharon?

14 CITY CLERK: Okay. So let's try Kent Aden. Kent,
15 just unmute yourself, please. Go ahead and speak.

16 MAYOR MINTO: Are you there, Kent? Go ahead and
17 speak.

18 CITY CLERK: Okay. So we'll come back to that one.
19 Let's try Chris Ross -- Rossink. Go ahead.

20 MR. ROSSINK: Thank you. Thank you, Mayor and
21 Council. I represent one of the largest manufacture
22 employers in North San Diego County. This developer,
23 HomeFed, has built a similar project, adjacent to our
24 manufacturing campus, in the community San Elijo Hills
25 and San Marcos. This project -- project provided

1 neighborhood for workforce housing, which is desperately
2 needed in San Diego County. San Elijo Hills created a
3 sought-after sense of community, tie in local dining and
4 retail that we all benefit from.

5 It also revitalized local schools, providing an
6 influx of tax dollars and capital that all local students
7 now benefit from. We're lucky to have a project in front
8 of us like Fanita Ranch. This appears to be another well
9 thought out, responsible housing solution, which doesn't
10 really come around often. I urge you to support this
11 project, as it will be a gem to the City of Santee, our
12 local schools and local manufacturers. Thank you.

13 CITY CLERK: Okay. The next speaker I have is Janet
14 McLees. Janet McLees.

15 MS. McLEES: Hi. I'm here. Hello, everyone. Thank
16 you for your hard work and the presentation and my
17 minute. Only Mayor Minto and Councilmember Hall should
18 choose to vote for this project now. This must be so,
19 because McNelis stated, on air, that he is, and I quote,
20 "100 percent behind the citizens of Santee voting for
21 Fanita Ranch." Unquote. Councilmember Koval was equally
22 adamant in press interviews that she would not vote until
23 after the November results, quote, "Let the voters decide
24 in 2020."

25 MAYOR MINTO: Thank you.

1 CITY CLERK: Okay. The next speaker I have is Mark
2 Roaker. Mark, just --

3 MR. ROAKER: Yes.

4 CITY CLERK: Okay. Go ahead.

5 MR. ROAKER: Can you hear -- yeah, my name's Captain
6 Mark Roaker, 30-year Navy veteran. I own my own business
7 here in Santee and a proud Santee resident. My primary
8 concern is traffic, as many others have, is as per the
9 EIR, which I've actually read -- it's long, but I've read
10 it -- there are 13 significant traffic issues.

11 That, by the -- by the report's own admission
12 are, quote, "Significant and unavoidable." And I'd ask
13 you to look at Section 4.16 TRA 6, 9, 10, 13, 14, 16, 19,
14 20, 21, 22, 28, 29, 30. That's an e-mail I sent to
15 Mr. Jacobs.

16 Each section, and again, there are 13 of them,
17 identify a significant traffic issue. However, by the
18 reports -- the -- the -- however, the report provides no
19 solution to any of the 13. They identify -- identify
20 these as, quote, "Significant, but unavoidable."
21 However, I submit they are avoidable by voting no on the
22 current proposal as -- as it exists.

23 Bottom line is: Why would we approve a plan,
24 that by the plan's own admission, will result in
25 multiple, significant traffic issues? I (Inaudible)

1 consider a scaling back of this project. Thank you.

2 CITY CLERK: Okay. Can we try Doug Hicks. Doug
3 Hicks.

4 MR. HICKS: Yes. Good evening, Council. My name is
5 Doug Hicks, and I'm a member of the Southwest Regional
6 Council of Carpenters, resident of East County and I live
7 and work in the area of the project. We oppose the
8 project and request the City Council advise the City --
9 City to re -- revise and recirculate the project's
10 Environmental Impact Report.

11 The project does not adopt all feasible
12 mitigation measures to mitigate the project's significant
13 and unavoidable greenhouse gas impacts, as well as air
14 quality impacts. The project's EIR features a deficient
15 project description that fails to adequately describe the
16 project, because there's no specific proposal for the
17 site, and instead, the EIR proposes a number of different
18 build scenarios with indefinite descriptions.

19 The City defers the formulation of mitigation
20 measures for hazardous materials, impacts, noise and
21 aesthetics. Furthermore, the City should seriously
22 consider requiring affordable units to be built on the
23 project site and require implementation of additional
24 labor standards, local hire and prevailing wage. Thank
25 you.

1 CITY CLERK: Okay. Next speaker, Sharon Guerrero.
2 You're good to go.

3 MS. GUERRERO: Hello. Can you hear me?

4 CITY CLERK: Perfect.

5 MAYOR MINTO: Yes.

6 COUNCILMEMBER HALL: Sure.

7 MS. GUERRERO: Can you hear me?

8 MAYOR MINTO: Yes.

9 COUNCILMEMBER HALL: Yes.

10 MS. GUERRERO: Okay. Fanita Ranch is not going to
11 fix Highway 52, because it will add 26,000 commute trips
12 per day. Our road system needs to be fixed first, before
13 we start adding another 3,000 housing units. Everyone
14 should be looking at the Santee Municipal Code, Title 13.
15 Looking back at open space, our (Unintelligible) City
16 planning (Unintelligible) open space, our legible
17 resource protection parks and areas precluded from major
18 developments, because of live constraints and habitat. I
19 see no compelling reason to change that plan.

20 The Environmental Impact Report has concerning
21 issues related to traffic, noise and air pollution. I'm
22 concerned about Mayor Minto and City Councilmembers
23 accepting money during election campaigns and
24 fundraisers, housing developers. I have a problem with
25 elected officials and housing developers obtaining a

1 significant financial gain at the expense of Santee
2 residents. Go tell yourself it's legal to testify poor
3 decision making. It's my understanding that Steve
4 Houlahan and Samm Hurst are the only two people on
5 Council or running for Council that have not accepted
6 campaign money or fundraisers from housing developers.
7 Please correct me if I'm wrong.

8 CITY CLERK: Next speaker I have is Michael Ranson.
9 Michael.

10 MR. RANSON: Thank you. I have e-mailed you my
11 complete comments, but at this time, I just wanted to let
12 you all know that I will be directly impacted by the
13 expansion of Fanita Parkway. Fanita Parkway will be
14 increased in size and capacity, as well as move closer to
15 my home. I really do not like the idea of this
16 happening, but I am putting more value on the future of
17 Santee than on my own personal impact.

18 As a result of many years of involvement with
19 the development process, I absolutely support the
20 potential and prosperity that Fanita Ranch will bring to
21 Santee. I support the promised traffic solutions brought
22 by Fanita Ranch. I support the amenities of the parks,
23 farm, orchards and 35 miles of safe, public trails in
24 over 2,000 acres of preserved open space. I also support
25 the firefighters, and the dalmatian, who will work out of

1 the new, state-of-the-art fire station in Fanita Ranch.

2 Most of all, I support a decision to continue
3 vision of Mr. McCune and Carlton Company and deliberately
4 grow our City into a community where my grandchildren can
5 raise their own children with safety, quality of life
6 amenities and continued economic prosperity. Ask you to
7 vote yes.

8 MAYOR MINTO: Thank you. Thank you, Michael.

9 CITY CLERK: Okay. The next speaker I have is Gene
10 Emmonds. Gene, if you're there and you can unmute
11 yourself. Okay. Let's try Doug Hicks. Doug. You just
12 unmute yourself.

13 MAYOR MINTO: Who is the speaker?

14 CITY CLERK: I'm sorry, Mayor Minto, we called that
15 one. The next one is Ammar Campa-Najjar. Ready.

16 MR. CAMPA-NAJJAR: Yes. Can you hear me?

17 MAYOR MINTO: Yes.

18 MR. CAMPA-NAJJAR: Hi, everybody. I'm a local small
19 business owner. I was born, raised and live in East
20 County currently. I do share the concerns of residents
21 on this project. It's gonna be one of the most
22 significant decisions the City Council makes, so I hope
23 you'll take into account the concerns, the legitimate
24 quality of life and safety issues that have been raised
25 before us today. I had to evacuate from the Valley Fire

1 three weeks ago and those -- the prospects of not being
2 able to evacuate is real and should be taken into
3 account.

4 But as your next congressman, I'm committed to
5 working with the City to seek solutions to fixing the 52
6 and bring federal resources to help solve these problems.
7 California already pays more federal taxes than any other
8 state in the union. Every year, we put into the system
9 more than we get out of it, and my commitment is that we
10 will get federal funding for infrastructure to deal with
11 the 52 and other congestion issues. Thank you.

12 MAYOR MINTO: Thank you.

13 CITY CLERK: The next speaker I have is Leslie
14 Handa. Leslie. You ready?

15 MS. HANDA: Hello, respected member of the Santee
16 City Council. Thank you for this opportunity to speak
17 today. My name is Leslie Handa and I'm an ornithologist,
18 and I am a 10-year resident of East County.

19 According to the World Wildlife Fund, the
20 world's wildlife population has fallen by an average of
21 68 percent between 1970 and 2016, due to altering natural
22 habitat to human use, which is what the Fanita Ranch
23 project proposes.

24 Fire, in the State of California, due to
25 climate change, has destroyed 3.7 million acres and it is

1 likely that the fires may have a negative impact on
2 wildlife, as we've seen from the catastrophic fires in
3 Australia that had an estimated loss of three billion
4 animals.

5 Climate change impacts go beyond greenhouse
6 gases and will impact each wildlife species differently.
7 If the Fanita Ranch project moves forward, it is now
8 contributing to the additional loss of habitat, on top of
9 the recent loss of 3.7 million acres in the state, and
10 will further reduce habitat for wildlife already dealing
11 with impacts from climate change. Thank you very much.

12 CITY CLERK: The next speaker I have is Paul
13 Holloway.

14 MR. HOLLOWAY: Oh, yeah. Thank you for letting me
15 talk. Can you hear me?

16 MAYOR MINTO: Yes.

17 MR. HOLLOWAY: Thanks. I'm a resident of Prospect
18 Fields. More responsible infill development, which I
19 think is exactly the opposite of what this is. I've
20 heard people talk about how it takes -- you know, it --
21 it's in the middle of a -- of a -- of wet -- you know,
22 like, the vernal ponds and, you know, those are
23 especially threatened habitats in East San Diego County,
24 and we need to preserve those. Unfortunately, the
25 four-by-fours in this area -- I'm a mountain biker and

1 I've been there -- through there a few times, when I used
2 to live out that way, and you know, they've destroyed
3 that. So I -- I just don't think having 8,000 people in
4 there is a way to save that.

5 And -- and -- and in Paradise, we had five
6 ways -- they have five ways out. There's only two. We
7 need to -- need to excuse the vote and vote at a later
8 time so that, you know, we have three ways, at least.

9 MAYOR MINTO: Thank you.

10 CITY CLERK: Next speaker is Valerie Rawlings.
11 Valerie.

12 MS. RAWLINGS: Hi, this is Valerie Rawlings. Thank
13 you for allowing me to speak. Can you hear me?

14 MAYOR MINTO: Yes.

15 MS. RAWLINGS: Oh, okay. I've been listening to a
16 lot of the pros and cons and I have to admit, after the
17 presentation, it's a very impressive development. I -- I
18 like the forethought that went into it and -- and -- and
19 that. But my problem is, the fact that our General Plan
20 is being asked to be amended from PD to SP and I don't --
21 I don't think that's right.

22 And I don't think the traffic issues are gonna
23 be fixed with the proposals to 52. He had some good
24 ideas, but with that bridge, I don't see how you're gonna
25 be able to widen 52 and add another lane, 'cause that

1 bridge is about as wide as it can be, and it's a pretty
2 significant bridge. And in order to widen it, there's
3 environmental impacts with Mission Trails down below. So
4 I see my time is --

5 MAYOR MINTO: Thank you, Valerie.

6 CITY CLERK: The next speaker I have is Frank
7 Landis. Frank.

8 MR. LANDIS: Can you hear me?

9 MAYOR MINTO: Yes.

10 CITY CLERK: Yes.

11 MR. LANDIS: Good. Mayor Minto, Council Members,
12 thank you for taking my comments. My name is Frank
13 Landis and I'm the Conservation Chair for the San Diego
14 Chapter of the California Native Plant Society and I have
15 a PhD in Botany.

16 I strongly urge you to not approve this
17 project. It has problems that I commented on a letter I
18 sent you yesterday, and others, besides these problems
19 relate to native plants, wildfires and climate change.
20 State policy is that CEQA documents must be organized in
21 a manner that is meaningful and useful to the public.
22 The EIR did not follow that policy, especially with the
23 new alternative piecemealed in the FEI errata volumes, in
24 multiple memos. The EIR's biology section is a mess.
25 The plans to remap was not published in the EIR, so we

1 cannot tell which survey area was surveyed when, to see
2 if they surveyed the right habitat, at the right time, to
3 find any rare plants that was growing there.

4 Also, if they had followed the CEQA rules, the
5 survey started in 2018, they would've at least surveyed
6 for recently listed species. The decision to rely on
7 2004 data was based on opinion, not on substantial
8 evidences required by CEQA. Then there's the issue of
9 wildfire. Basic CEQA question is whether a project would
10 expose people or structures directly or indirectly to a
11 significant risk of loss, injury or death involving
12 wildland fires, and this question was not answered with
13 substantial evidence. Following the fire -- California
14 Fire Code will not make the project safe.

15 MAYOR MINTO: Thank you very much, Frank.
16 Appreciate that.

17 CITY CLERK: The next speaker I have is Robert
18 Turner. Robert Turner.

19 MR. TURNER: Hello?

20 MAYOR MINTO: Hello. We can hear you.

21 MR. TURNER. Oh, perfect. Hello, everyone. First
22 off, I would encourage you to visit the Preserve Wild
23 Santee website to see that most of the comments in
24 opposition to this project were, in fact, scripted prior
25 to anyone coming up. As a long-time member of Preserve

1 Wild Santee, I have, unfortunately, seen their reasoning
2 and propaganda pushed on me.

3 I'm sorry, but as a resident of San Diego
4 County, I have seen that San Diego's growing regardless
5 and people will move to our City. We need to make sure
6 this is done in a smart and conservative way that doesn't
7 threaten to make our great City into a slum, and I am
8 alarmed that we are blocking any sort of development,
9 because that is exactly how we start to get multiple
10 family dwellings packed into a small, tiny area, and I
11 hope -- I really hope that you guys do approve this
12 project, because we need to be smart about how we grow.
13 Thank you.

14 CITY CLERK: The next speaker I have is Kevin
15 Loomis. Kevin. You just need to unmute yourself.

16 MR. LOOMIS: Oops, sorry. Now you can hear me,
17 right?

18 MAYOR MINTO: Yes.

19 COUNCILMEMBER HALL: Yes.

20 MR. LOOMIS: Thank you very much for your time. My
21 name is Kevin Loomis. I am the President of the San
22 Diego Mountain Biking Association and a nearby 28-year
23 resident. We support the trails plans for Fanita Ranch,
24 with 35 miles of sustainable trails. SDMBA has worked
25 closely with Fanita Ranch to design and help locate where

1 these are, and we're very excited about this opportunity.
2 These trails will connect throughout San Diego, starting
3 south, with Mission Trails, to the north of Goodan Ranch,
4 as well as the transcounty trail system, which opens up
5 hundreds of miles of trail.

6 Also, these connections will not offer amazing
7 trail, but a critical commuting experience for residents
8 looking to use a bike to get to work. These trails
9 actually become a tool to combat climate change the City
10 and State are desperately pursuing.

11 Too often, we hear promises which never
12 materialize. Jeff O'Conner has been a strong partner,
13 instrumental in opening a connection and conjunction with
14 trail users, military, County and Santee. This
15 connection connects us to Goodan Ranch. Partners like
16 this simply don't tell us what they will do, but they
17 show us in advance. I support this project.

18 MAYOR MINTO: Thank you.

19 CITY CLERK: The next speaker I have is Tina Dicen.
20 Tina.

21 MS. DICEN: Hello. Good evening. Yes. Thank you
22 for the opportunity to speak. I wanted to just say that
23 the proposed property site is behind my home, in the
24 beautiful hills of Santee. When, not if, but when the
25 next fire happens, traffic impact will threaten my life,

1 and the lives of my family. Exiting the area, with the
2 amount of other traffic, trying to exit, will be ugly.
3 How is it fair to risk my life and the lives of my family
4 so more housing can be built? It's not fair. Don't just
5 go through the motions on this. Please vote no. Thank
6 you.

7 MAYOR MINTO: Thank you.

8 CITY CLERK: The next speaker I have is Herber
9 Moore.

10 MR. MOORE: Yes, thank you. I'm a 25-year resident
11 of Santee. All the traffic models are not recognizing
12 what commuters from other communities will do once these
13 improvements to the 52 are completed. Their car
14 navigation systems will automatically reroute them to the
15 52 and it will clog right back up. Water, water, water.
16 When completed, Fanita Ranch will ensure that in times of
17 drought, I will have even less water. Drought is coming.

18 UNIDENTIFIED SPEAKER: I, I, I.

19 MR. MOORE: What I hear tonight, people who don't
20 live in Santee approve of this -- of this project. This
21 vote tonight smells like the land grabbed the City
22 Council with the Westin subdivision, the amended
23 property, to provide a numer -- numerous homes, starting
24 at \$700,000. That's not move-up housing. Please let the
25 citizens of Santee have their voices heard in November.

1 Please vote no on this project.

2 CITY CLERK: The next speaker I have is Tommy Hough.
3 Tommy.

4 MR. HOUGH: Thank you very much. And thank you for
5 the opportunity to speak tonight. I must admit, I'm
6 really surprised that at this moment, in which the State
7 is experiencing some of the largest, most extraordinary
8 wildfires in our history, that Santee would consider such
9 a project and do so in a community that has limited
10 access in and out.

11 As far as traffic goes, adding a lane or lanes
12 to Route 52 will never whittle away traffic and will add
13 neither safety, nor convenience. If adding lanes and
14 widening freeways were indeed the answer, in support of a
15 sprawl-based controversial housing project that was of
16 dubious nature 30 years ago, then Los Angeles would be
17 the easiest City to get around in, in the world.

18 Santee already has something that many
19 communities in our county would love to have. Santee has
20 the San Diego Trolley and Santee has the opportunity to
21 do housing and building, correctly, in a way that doesn't
22 harm resources or put lives at risk. Thank you for your
23 time. Please vote no on this.

24 CITY CLERK: The next speaker I have is Ben Johnson.
25 Ben.

1 MR. JOHNSON: Thank you for the time. Thank you,
2 Mayor and City Council Members. My wife and I just
3 actually recently moved to Santee last year. One of the
4 main reasons that we moved here and purchased a home was
5 the quiet nature of -- of the area.

6 Actually, we live near Ganley Road, where a lot
7 of the mountain bikers park. And so, I find their
8 comments -- I'm -- I'm -- I'm -- I'm puzzled by it, to be
9 honest with you. I -- I wonder if it's because they're
10 threatening to close Stowe Trail if this doesn't get
11 passed or if there's something else going on. But I --
12 I'm hoping that you guys will let this go to the vote in
13 November, you know, and trust your fellow neighbors to
14 make a decision that they think is best for their
15 community.

16 I'm not really sure why it needs to be voted on
17 tonight. I know a few people have mentioned the Magnolia
18 change, but I -- and I'm not -- I'm not -- I don't know
19 all the details to it, but it seems like it's a big
20 enough change that this could be reconsidered and the
21 case made stronger by HomeFed, why this was done and --

22 MAYOR MINTO: Thank you very much.

23 CITY CLERK: Okay. The next speaker is Kent Aden.
24 Kent, if you just unmute yourself.

25 MAYOR MINTO: Are you there, Kent?

1 CITY CLERK: Okay. Let's try Gene Emmonds one last
2 time, and then that's it for our speakers, Mayor Minto.

3 MAYOR MINTO: Okay. Thank you.

4 CITY CLERK: Gene Emmonds. That's it, Mayor Minto.

5 MAYOR MINTO: Okay. Thank you very much. Well, I
6 want to thank everybody for your patience in getting us
7 through this. At this time, I'd like to ask the
8 applicant if they would like to answer any of the
9 questions or have -- do you have answers to any of the
10 questions that were asked tonight?

11 MR. O'CONNOR: I do, sir.

12 MAYOR MINTO: Thank you. Please come on the camera.
13 Welcome back.

14 MR. O'CONNOR: Thank you, Mayor and City Council. I
15 won't take very much time. I have two or three comments.
16 First of all, there was several comments about the un --
17 the significant and unmitigated traffic issues, where
18 there's several throughout our EIR. There -- there's a
19 reason why they're listed like that.

20 The un -- the unmitigated significant traffic
21 issues that -- that are listed in our EIR, they are all
22 outside the City's jurisdiction. So they have to be
23 listed in the EIR as significant and unmitigated. We are
24 fixing -- we are addressing and fixing all of them,
25 except for two minor ones in a are in the City of Sand --

1 or in the City of Santee, but all the other ones, we
2 are -- we are taking care of. They have to be listed
3 as -- they have to be listed as significant and
4 unmitigated, but they are being mitigated.

5 The next one is there -- there -- there was
6 questions on we're never gonna fix 52. How is the
7 developer going -- gonna do -- gonna -- gonna guarantee
8 that? Well, we are fixing 52. It's in our development
9 agreement. We have to do the improvements to 52 before
10 we have anyone move in. It's a signed contract with the
11 City, it's recorded, and anybody can get a copy -- copy
12 of it.

13 The last comment I have is regarding sprawl
14 development. We are -- this is not sprawl development.
15 We are a mere 10 miles from Kearney Mesa, the
16 unemployment center, 20 miles from downtown. If this --
17 if Fanita Ranch doesn't get built, more people will move
18 to Temecula.

19 There's over 200,000 people, every day, that
20 travel from Temecula to San Diego County. The reason
21 they do that is because there's no affordable houses in
22 San Diego, so they all have to move -- move to Temecula
23 or East Boulevard or other -- other areas, a long way
24 away from the town -- from their employment areas. This
25 increases GHG gases, increases people's commute time. It

1 doesn't decrease them. Fanita Ranch is ideally located
2 close to employment centers. I don't have any further
3 comments, but I want to thank everyone for their time
4 tonight. And we have our team here, if you have any
5 questions for us. Thank you.

6 MAYOR MINTO: Thank you. So at this time, I'm going
7 to close the public comment and we will go to a
8 five-minute break, and then we will come back for Council
9 comments and questions. Can you put a timer on us,
10 Annette.

11 CITY CLERK: Yes, sir.

12 (Recess.)

13 MAYOR MINTO: Welcome back. You know, during live
14 meetings, we should try these breaks, also. That's kinda
15 nice to get up and walk around for just a moment. So --
16 so what I'm going to do now is open Council comments and
17 I'm gonna call on you in order, as the way you appear on
18 my screen, that way it's, you know, that way nobody goes
19 before anybody else or gets to jump in.

20 And so, when we finish our Council comments and
21 ask our questions, then we will be asked to deliberate on
22 this further, by either make -- making a motion to accept
23 the recommendations, move this to another time or a
24 variety of things. So we'll be making notes. I know
25 Annette will be making notes and whatnot. So let's see.

1 Okay. First up on my list is Ronn.

2 COUNCILMEMBER HALL: We have two computers here, so
3 I'm trying to get the right mouse to unmute myself. So
4 I -- I honestly was pretty undecided on this. I don't
5 really -- I -- I've had some problems with it. I'm not
6 happy. I sent out five questions the other day. One of
7 them was the MTS is not -- there's no bus service up
8 there. They want to work on a self-contained area where
9 there's no bus service.

10 So my thought on that was we need to have a
11 general area there to -- for the buses and Ubers and
12 everything, Lyfts to show up and just have a central
13 area, like we do down in town center. So that was one of
14 the items I did.

15 I -- I wasn't happy with the -- with the TRAs.
16 Either I got a lot of explanation on it, but I wasn't
17 happy with those. But I think what's really got my
18 concerned is -- I did a what if question. And basically,
19 the what if question is: What if this doesn't go through
20 and what if it does go through?

21 So the what if, if it doesn't go through, there
22 is a standing rule right now that -- or a standing vote
23 right now that we could actually put in 1300 -- I think
24 it's 1380 is what Shawn's answer to me was -- units.
25 They can just walk in and put in 1380 units. And after

1 that 1380 units, they can add ADUs on top of those. So
2 apparently up to four, from what I understand.

3 So even if HomeFed didn't deal with this and
4 they sold it, we're looking at 1380 units, plus, say they
5 did two per -- per -- ADUs per lot, you're at 4,140 units
6 by the time you're through. So that's 1380 times two,
7 plus the 1380, and you're at 4,100. We have no benefit
8 out of that, on top of it. There's no traffic
9 improvements. There's no 52 money. There's no community
10 money. There's no community parks, or very few community
11 parks. There's no sheriff staffing. There's no fire
12 station.

13 A lot of this stuff would not be available
14 without it. So I'm kinda in a catch 22 on this, where
15 it's like, do I really want to turn this down and then
16 lose everything we have? Or do I want to take it,
17 reluctantly, and have the ability to -- to at least get
18 something out of it? And -- and we are getting something
19 out of it.

20 My concern with the TRA part, and the fixing of
21 the 52 is -- and this will be a question to -- to Jeff or
22 to our attorneys. John -- John, you and I sit at SANDAG
23 quite a bit and we've seen the money removed already. So
24 any money we get, are they gonna steal that money,
25 meaning SANDAG, and take that money away? Not

1 necessarily they can take away the money from HomeFed,
2 because they'll have that tied in there, but just not do
3 the improvements.

4 So if they don't do the improvements, and
5 the -- and they say, no, we're not interested, sorry, you
6 know, and we get our -- our votes together and we get,
7 you know, 11 to 8 or 11 to 9 vote and then all the sudden
8 they do a weighted vote and we lose again, where do we
9 stand at that point?

10 So I guess the -- the -- my concern is, I'm
11 glad to see we've locked down the HomeFed, at that point,
12 where they can't build a house until then, but we're in a
13 situation now where we really could run into some
14 problems if it's -- if the what if happens. So that's my
15 concern is just they -- they could come in and build more
16 units and we get nothing out of it.

17 So that's one of -- the other one was the
18 library. It's like, why didn't anybody even ask for a
19 library? You know what I mean? We got the County now.
20 We've got -- you know, Diane's gonna be leaving. We got
21 two -- either one of two people coming in. It's time to
22 build a library. And as I said, the County -- it's
23 called a County library for a reason. The County needs
24 to build a library. But if we can get HomeFed to say,
25 Hey, we have a place for your library, that might make it

1 a lot easier to do these things.

2 So I think that should be included in there, is
3 to look into it. Again, Jeff can suggest that, if he
4 likes, but I don't wanna get too detailed, 'cause it's
5 already 10 o'clock, basically, and I'm sure everybody
6 else has more questions than I do, so I'm just gonna let
7 that go as is. So those are some questions that need to
8 be answered though.

9 MAYOR MINTO: Okay. You know what? Matter of fact,
10 I'm pretty sure that Jeff and Staff are making notes of
11 the questions that are being asked, so maybe we can go
12 through and get the questions and then have them come
13 back, and if necessary, do another follow-up. How's that
14 sound?

15 COUNCILMEMBER HALL: (Unintelligible) over to Shawn
16 and Marlene, so they have these questions and there is an
17 answer. That's kind of the answer that I got is they can
18 come in -- the library, it's like, you know, they didn't
19 really have an answer to the library.

20 But basically, they did say the applicant would
21 need to submit a new application. The City would
22 significantly restrict, under the law, for denying or
23 conditioning project. The general Barratt plan basically
24 said 1380. The increase is -- if you do the ADU or
25 affordable housing, they could do 2,000 affordable

1 housing, whichever they like. And then, we don't have
2 the money for the affordable housing. But at that point,
3 they could just come in and build these things. No
4 school, no nothing. No sheriff's building. No sheriff's
5 staffing. No firefighter staffing, and the schools in a
6 problem.

7 MAYOR MINTO: Okay. Thanks. Rob.

8 COUNCILMEMBER McNELIS: All right. So been -- yeah,
9 you know we've been -- this has been around for a minute
10 and just been doing research on different items that I
11 had a feeling would come up, and one of the biggest,
12 obviously, is -- is -- is traffic. And I heard a lot of
13 people -- lot of people give testimony with regards to,
14 there's no way that Fanita's going to actually build the
15 52 or extend the 52, it's never gonna happen, all that
16 good stuff.

17 But the reality is that it is -- it is in our
18 Development Agreement and there's -- there is no way
19 around it. They -- we -- we cannot -- we're precluded
20 from even issuing a certificate of occupancy prior to the
21 expansion of the 52, as designed in our Development
22 Agreement, as and -- and the expansion and the widening
23 of the on-ramp there at Mast Boulevard, amongst all the
24 other infrastructure items that have to -- that have to
25 go down.

1 So with that in mind, if they were do this,
2 they were to do all the infra -- they're gonna have to --
3 they're front-loading all the cash. They're
4 front-loading all the infrastructure. They're
5 front-loading all the -- a great deal of the improvements
6 into our community, prior to them being able to sell one
7 home in the development.

8 So if they can't get that done, then they never
9 are able to sell one home in the development. So there's
10 the answer to that. They -- that -- that is the -- the
11 carrot in the stick.

12 But on top of that, people keep saying, Well,
13 that still -- it doesn't matter. It's not going to
14 change traffic. But let's take a look at what's happened
15 with COVID and the whole new world of telecommuting.
16 Forbes did a report. Ninety percent of the 60,000
17 employees for Morgan-Stanley will now currently work from
18 home. Nationwide Insurance has permanently shut down
19 five of their national hubs since work -- working
20 remotely has gone off so smoothly, causing thousands of
21 employees to ditch their commutes for home offices. The
22 President of Global Workplace and Analytics said, "It's
23 all about the money." And I've heard people say, "Oh,
24 it's all about the money. Follow the money," okay, well,
25 let's follow the money.

1 Going into a potential recession or economic
2 downturn, she went on to say, "CEO's are laying awake at
3 night thinking of all those buildings they're heating,
4 while productivity is continuing, without being at the
5 office, and they're saying, 'Wow, I think we've got -- we
6 can use a change.'"

7 According to Global Workplace Analytics, a
8 typical employer can save about \$11,000 a year for every
9 single employee that remote -- that works remotely just
10 half time. Workers can bank between \$2,500 and \$4,000 a
11 year working remotely. This is just talking about half
12 time. The biggest hold-backs against remote work for the
13 past 20 years has been management, who didn't trust their
14 employees to do the work as un -- unsupervised.

15 Now that the results are in from the grand
16 experiment, Lister expects much of that to -- of that
17 resistance to melt away. These assessments are
18 significant, because telecommuting has become so
19 prevalent and significant be -- sorry, prevalent --
20 prevalent during the pandemic. These est -- the
21 estimates of workers doing their jobs from -- range from
22 a third to as many as a half of Americans right now.

23 Facebook went on another report to state that
24 they expect 50 percent of their staff to permanently
25 get -- go remote -- remote. Twitter's leadership has

1 said, "Any employee that wants to work remotely, from now
2 on, can do so permanently."

3 These are -- this is just the beginning of what
4 we're seeing and that CEOs of these Fortune 500 companies
5 are realizing, that we've had these huge buildings that
6 we're housing people in. We're paying for furniture.
7 We're paying for utilities. We're paying for heating
8 and -- and air-conditioning, telephone, internet and all
9 that good stuff, but they're actually getting more
10 production out of employees that are actually working
11 from home and staying home.

12 They're not commuting as much anymore, or at
13 all. They only report in to work two to three days a
14 week, sometimes once a week. These -- this is -- this is
15 become -- going to become a great -- to a great extent,
16 the new norm.

17 Add to that the extension and the widening of
18 Mast. Add to that the extension and the widening of the
19 on-ramp at 52. Add to that the \$2.5 million that we're
20 going to get for other infrastructure needs that could be
21 used for signalization, because I've said it before, you
22 could -- it could be 10 o'clock at night and there's
23 relatively no traffic and it'd still take you forever to
24 get from one side of town to the other, because our
25 traffics don't properly talk to each other, because we

1 just don't currently have the right technology or the
2 money to put the right technology in to allow these
3 traffic signals to use the algorithms and use the cameras
4 to the fullest extent that's possible, under today's
5 technol -- technological advances.

6 All this together, I mean, it's just -- this
7 is -- the traffic issues are going to be, I think,
8 greatly resolved with a project like this. With a
9 project that's willing to do this. People had talked
10 about the -- the unmitigated damages or the unmitigated
11 things.

12 One of the things I wanted to point out, again,
13 that was actually pointed out in the presentation was,
14 without Fanita Ranch at 2035, time's basically double.
15 And that's not based -- that's -- that's just based on
16 all the development around the -- the City of Santee.
17 That's saying no -- no Fanita Ranch. Doesn't happen,
18 it's not happening. It's just based on what's going on
19 around the City of Santee. Traffic times on the 52 are
20 going to double.

21 The with this, it actually improves the times,
22 compared to where they are right now, and that wasn't
23 taking the telecommuting into consideration, that, once
24 again, is now going to -- we are seeing, is very, very
25 prevalent.

1 Now, the other thing I wanted to point out,
2 opponents -- I've heard opponents say, some of them on
3 the Council -- that development never pays for itself.
4 This is gonna produce \$1.4 million in net revenue each
5 year. Over and above the development itself, a net
6 revenue to the City of Santee each year. Over and above
7 the impact fees. Over and above the -- the park fees and
8 all that other stuff that it's going to provide, it
9 actually is going to provide a net gain to the City of
10 Santee of \$1.4 million a year.

11 Some -- some had talked about climate fire
12 zones. Climate fire zones, there's a report that was
13 just done that -- that actually went into great detail
14 about why -- why these fires are happening. These fires
15 are happening because of our technology, to a great
16 extent.

17 We are putting out fires faster than we ever
18 have before. We're not letting things burn, because
19 we're -- we have the way to get in there and -- and knock
20 this stuff down. So we have more growth, old growth,
21 dead growth or debris in our forests, which cause them to
22 burn hotter and faster than they ever had.

23 A hundred years ago, they would just burn
24 through every 20, 30 years and clear all that debris and
25 everything out. We don't allow that to happen anymore.

1 And we don't have the funding -- at least we didn't.
2 Even Gavin Newsome and -- and Trump just recently said
3 they're gonna work together on more federal funding to
4 allow more debris to be pulled out of -- out of our local
5 fires -- or out of our local parks and -- and federal and
6 state -- what are we -- God, what -- I'm looking for --
7 I'm sorry -- forestry. There we go. Goodness gracious.

8 Someone said this was a -- they don't want a
9 gated community, but this is not a gated community. This
10 is actually -- this actually, finally opens up a huge --
11 25 percent of the city's land mass that, frankly, if you
12 were there right now or you're there yesterday, you were
13 trespassing. You were -- you were there illegally.

14 And this opens it up to all residents, with all
15 different abilities, whether you're -- you need to be on
16 a scooter or you're able to walk or run or mountain bike.
17 This opens up trails for all the different levels of --
18 of -- of -- of abilities for all of our residents. This
19 finally does that. It's no loss of trails. This
20 actually adds 35 miles of trails that you can legally
21 traverse now.

22 This plan calls for a maintenance of the
23 preserve, into perpetuity, and it's paid for by the
24 development, while opening these trails to all residents.
25 That was one of the things that we learned from the Sky

1 Ranch project, I think, that some of those -- you know,
2 the -- the -- who's really supposed to maintain these
3 things.

4 Well, this one actually has an active agreement
5 in it that, twice a year, they have -- they have to hire
6 a third-party entity, into perpetuity, that will report
7 back to our fire marshals, twice a year, with
8 documentation that they're actually removing any old
9 debris, within any of the fire zones and clearing all
10 that stuff out. That didn't happen -- that's never
11 happened before in projects in Santee, but that shows our
12 Staff has learned and they're doing everything they can
13 to make sure that this is -- this makes the area safer
14 for our citizens than it currently is.

15 This project actually promotes more outdoor
16 activities. I don't understand how one speaker said that
17 it will actually promote obesity. This is opening up all
18 these trails. It -- it's -- it's designed to allow more
19 people to get in and recreate and be more active with
20 their families. Let's see. I already talked about that.
21 Getting there.

22 Oh, somebody had talked about this -- changing
23 from a -- a Designated Plan to a Specific Plan. That --
24 I asked -- I actually asked a similar question. Changing
25 this from a Designated Plan to a -- a Specific Plan adds

1 more -- adds more restrictions for the developer. It
2 actually gives the City of Santee more say so in what the
3 development looks like. Not just now, but into the
4 future. It requires -- it's very specific on what can be
5 developed, how it can look, and these -- what we're
6 talking about today are the actual maximums.

7 Think about this: If it takes five years for
8 all the infrastructure for -- 'cause we know there's
9 going to be lawsuits -- so by the time those lawsuits get
10 settled out and all the infrastructure is done, we're
11 looking at a minimum of five years before they could
12 possibly build the very first home. And what -- what are
13 homes going -- what kind of homes are we really going to
14 need at that time? That could change.

15 Well, this allows for some flux in the type of
16 housing that's being built so that it's no more than what
17 we're talking about here. It's no more dense than what
18 we're talking about here, but it does allow for it to be
19 less dense. It does allow for larger lots. It does
20 allow for more space in between.

21 If that is what the general public may want
22 five years from now, let's say COVID does come back
23 around again this Fall or this -- this Winter and people
24 are more and more concerned about attached housing and
25 high density, this will give the developers, for the

1 future, the ability to spread it out even further. It
2 doesn't preclude them from doing that. It actually
3 allows them to do that in the Specific Plan, which I
4 really like.

5 These two things are kinda tied together.
6 People keep bringing up, well, you know, McNelis -- I'll
7 just use myself, McNelis said he would -- he would like
8 the -- you know, I -- I said I was fine with the citizens
9 voting on Fanita Ranch.

10 Well, there is no vote on Fanita Ranch. The
11 vote that's coming up is on a General Plan initiative.
12 The General Plan initiative plan that is so flawed that
13 the author of the General Plan initiative actually voted
14 two times against his own initiative. Has voted on two
15 projects that go in con -- that are contrary to his own
16 initiative. So that shows you how flawed it is. It's --
17 it's just not well thought out and that is not -- it's
18 not about Fanita Ranch, it's about general -- the General
19 Plan.

20 And I think Jeff already kind of mentioned the
21 unmitigated traffic issues. But those still stay
22 unmitigated and they are around, you know, the exterior
23 of the City of Santee, not necessarily inside the City of
24 Santee, but they stay unmitigated. If this doesn't get
25 built, they are still unmitigated. This just doesn't

1 change that, because most of them are outside the City of
2 Santee. Doesn't mean that they're not going --
3 they're -- they're not going to be required to actually
4 put money towards helping offset some of that stuff, but
5 they are not part of the EIR, because that's not the
6 appropriate place for them.

7 This -- the presentation, I thought, was -- was
8 pretty fantastic. A lot of the fire issues that had been
9 brought up, those were kind of the bigger, real, kind of
10 concerns and I think they've been very adequately
11 addressed. The traffic issues, combined with the new
12 norm, I think are going to be taken care of with this
13 project. I'm -- I'm very happy with the presentation.
14 I'm very happy the way this whole thing's gone down thus
15 far. Thank you, Mr. Mayor.

16 MAYOR MINTO: Thank you. Stephen.

17 COUNCILMEMBER HOULAHAN: Well, thank you for the
18 opportunity to speak this evening. It's definitely a
19 long meeting. I also want to thank all of the public
20 that have painstakingly waited on the phone, and also had
21 their time significantly decreased. And I also feel bad
22 for the way they've been cutoff. So I -- I -- I can
23 definitely show some sensitivity to the public during
24 this process.

25 Now, as far as what's going on tonight, I have

1 major concerns about the process, as well as the
2 application itself. This process is highly suspect,
3 unfortunately, when we have the Measure N coming within
4 about -- within 45 days, and yet, now, we -- we have this
5 Fanita Ranch proposal before us.

6 So again, likely, Measure N could've been voted
7 for in 2018. We did a study and the study postponed it.
8 And now we find ourselves, after having done this study,
9 that showed that -- that we had adequate housing within
10 our General Plan as was proven in that study. So I have
11 issues with that.

12 I have issues with the optics of this meeting.
13 The recusals and -- and aspects of campaign donations
14 that may be legal, but just -- the optics are just
15 horrible. So right now, I -- I really have concerns, as
16 a -- as a member of this Council right now -- although, I
17 have never accepted those donations -- but when we start
18 a meeting and -- and that's the sort of thing we have to
19 deal with, it -- it really -- it's -- it really pains my
20 heart that we have to come up here and defend ourselves
21 because of the campaign donations and the decisions that
22 have been made by the Council themselves.

23 So terrible optics, as far as going into this.
24 It almost wreaks of -- of suppression that we're trying
25 to get this through, prior to the vote, on November 3rd.

1 Now, I also have concerns with the process, as
2 far as how the Environmental Impact Report, the Draft
3 Environmental Impact Report was changed abruptly, and
4 then modified, posted and only 72 hours were given for
5 the public to really digest that environmental impact
6 modification. And so again, it seems that there might've
7 been time for that to have been circulated again, which
8 has been asked for, by the public, on multiple times.

9 So again, the fact that we haven't
10 recirculated, to give adequate time for the -- for the
11 review of thousands of pages of documentation, troubles
12 me. Definitely troubles me.

13 In addition, when we use fear mongering now
14 that maybe they're gonna just build whatever they want,
15 high density out in the fire area, you know, it --
16 sometimes that just seems unsubstantiated.

17 For Councilmembers to get up here and not focus
18 on the issue at hand, but to bring other tangential
19 issues forward is also troubling. We're supposed to be
20 using our quasi-judicial function tonight, not to be a
21 cheerleader, and say -- and -- and bring in other aspects
22 of, Well, everyone's gonna be telecommuting, et cetera.
23 But we should be actually digging into the Environmental
24 Impact Report itself. And so, that's what I plan to do
25 now.

1 So I'd like to start by going to Page 35 of the
2 Staff Report and I have concerns about the removal of the
3 Magnolia Extension. This extension was slated to be on
4 the -- it was in the Environmental Impact Report, and
5 then, we were supposed to have gone through in August,
6 and then, we were supposed to evaluate the program at
7 that -- or this process, this application at that time.
8 And then, within -- closer to 48 hours before we were
9 gonna do the hearing, there was a sudden change.

10 Now, I have concerns about the fact that we
11 have taken out that area of Magnolia, and then, that it
12 was tailor-made so that a Councilmember could vote
13 tonight. So I have serious concerns about that. And
14 that we basically -- basically gone past and just tried
15 to eliminate it and it just simply doesn't exist. But
16 yet, it was in the first Environmental Impact Report.

17 So again, I have great concerns about that
18 elimination of that area. Having eliminating that
19 potential evacuation route troubles me, because as
20 stated, we have fires and, you know, things are gonna
21 burn and maybe we've done a very good job suppressing
22 fires, and built up whatever amount of fuel in those
23 areas. However, if fires are gonna happen, it appears,
24 and we lived through this many times, fires will happen
25 in that area.

1 And so, it troubles me deeply to see the
2 Magnolia Extension removed just so that a Councilmember
3 can vote. I believe that it was a -- at least a -- a
4 good mitigation so that people could escape with their
5 lives, if there was to be, and when, there is another
6 fire of the magnitude of the Cedar Fire.

7 Now, with that area of Magnolia having been
8 removed, there is various aspects of mitigation now that
9 have been added or changed. So without the ability to
10 leave on southbound Cuyamaca from the potential Fanita
11 Ranch development and to make that left turn and escape
12 more quickly off Magnolia would've -- would've definitely
13 been preferable to our new mitigation, which would be
14 driving directly up Cuyamaca or southbound on Cuyamaca.

15 But not being able to make a left turn on the
16 potential intersection of Princess Joanne, not being able
17 to make a left turn at the intersection of Cuyamaca and
18 El Nopal, and not being able to make a left turn at the
19 intersection of Cuyamaca and Woodglen Vista.

20 Now, traffic mitigation, the form of removing
21 turn lanes, I -- I really have a hard time with that
22 being a better alternative. It -- it seems to me that
23 it's gonna strand many, many people in a conga line,
24 unable to leave. And then, they're gonna have to make
25 that left turn and go into those neighborhoods. So there

1 absolutely would be an impact. Much like we've learned
2 in fires in the past, people are gonna start trying to
3 get out no matter what. And so, they're gonna be going
4 into a flooded Mast area and they're gonna be stuck on
5 Cuyamaca. And so, it deeply troubles me to see the
6 Magnolia Avenue Extension having been removed.

7 Now, the -- the aspect of trying to erase it
8 completely seems disingenuous at -- at best. And so,
9 although it appears that Councilmember McNelis has chosen
10 not to recuse himself, and that's his own decision to
11 have made, it seems like that would've been the honorable
12 thing to do.

13 Moving forward, we can talk about the
14 significant and unavoidable impacts under CEQA. This
15 will be on Page 37. Issues with air quality. And so it
16 says here, "The project would exceed the number of
17 residential units identified for the project site in
18 20 -- in the 2013 Santee General Plan Housing Element."

19 And again, it's gonna have impacts that cannot
20 be mitigated, so we have to consider this. "Significant
21 net increase in criteria pollutant emissions during
22 construction and operation."

23 So we're looking at a 10- to 15 year build-out.
24 And so for the -- the residents of Santee, that are
25 currently here, especially those that will live on the

1 corridors of Cuyamaca, and also, Fanita Drive, are gonna
2 have significant aspects of pollution and noise.

3 The noise issue is -- is also very large, and
4 there's gonna be a lot of vehicular noise going down
5 Fanita Parkway and Cuyamaca. And then, this is not
6 properly mitigated. This is going to be a major problem
7 during construction, over the 15-year build-out, which is
8 a build-out over a generation. And so, the people that
9 are living in those areas are going to have to deal with
10 that for a long, long time.

11 Additionally, in the transportation area,
12 there's a significant increase in traffic intersections
13 located outside Santee's jurisdiction. And there's no
14 funding mechanism currently available or no feasible
15 mitigation. So again, it's been stated that there is,
16 but again, the report before me says there isn't. So if
17 it's not in writing, I -- I must -- I have to have a -- a
18 critical eye.

19 And so again, when we're looking at,
20 potentially, at Riverford Drive, traffic impacts are
21 significant and unmitigated. You can say that, that's
22 not quite Santee, but it's only one foot away from
23 Santee. You can say that the area of West Hills Parkway
24 and Mast Boulevard, well, that's outside of Santee. But
25 again, it really is -- although it's part of San Diego,

1 we -- we all consider it part of Santee, because we're
2 the ones that have to drive through that area.

3 So again, increase in vehicle miles traveled
4 above the calculated thresholds. So again, there's gonna
5 be significant vehicular miles traveled. Significant
6 from Fanita Ranch, significant in to Fanita Ranch. We
7 have inadequate infrastructure to handle the current load
8 of traffic at this time. So again, increase in vehicular
9 miles above the calculated thresholds.

10 Air quality and noise and transportation
11 impacts related to the construction of the new
12 facilities. Again, additional impacts that are
13 unmitigated. And looking at utilities, air quality,
14 noise, transportation impacts and the construction of the
15 new facilities. So -- and utility network.

16 So there's -- there's some -- some serious --
17 some serious issues that are going unmitigated, and this
18 is what the Council should be asking. We should be
19 looking at those unmitigated aspects of this project and
20 trying to root them out or try to find a way to mitigate
21 them in -- in a greater manner, if the project was to be
22 approved.

23 Working backwards, I'd like to point out on
24 Page -- Page 6 of the Staff Report that came out for
25 Fanita Ranch. And so, talking about the specific

1 improvements to State Route 52, I remember going to the
2 meeting for which the traffic study that was funded by
3 HomeFed, I remember when they rolled it out, it was over
4 at one of the buildings at City Hall, and they had a
5 number of different choices -- or not choices, but there
6 was different plans.

7 One plan was the maximum plan and that maximum
8 plan is the idea that we all had about the build-out of
9 the 52, and that was the billion-dollar plan, and
10 Caltrans and SANDAG have since nixed that plan. It was
11 set to begin in 2020 and then -- in Phase 1, and then
12 potentially a second phase in 2035. And so, we know that
13 maximum plan is never gonna happen and that's the true
14 fix of the 52.

15 Then there was a moderate plan, where it had
16 some smoothing affects. There'd be concrete put on the
17 ground. Things would happen, but it wouldn't fully
18 mitigate everything. Then there was a minor. Again,
19 almost laughable at the time that, that was the plan.
20 And then, there was the mini plan. And the mini plan is
21 pretty much what's been put before us today.

22 So -- and again, we want traffic mitigation.
23 However, when you look at the actual traffic study
24 that -- that happened, it ranged from upwards of a
25 billion dollars to improve, down to the mini plan of, you

1 know, under \$50 million.

2 So again, converting the existing two-way bike
3 path on the north side of the freeway to a 2.2 mile-long
4 westbound ancillary/axillary truck climbing lane. So
5 again, no concrete necessarily be on the ground, but
6 moving of barricades. And again, it does cost a lot of
7 money to put paint on the ground on a freeway, and a
8 study having done it. To move those barricades would
9 absolutely cost money.

10 Extending the westbound truck climbing lane,
11 from the off-ramp at Santo Road, to the on-ramp, from
12 Santo Road, including a retaining wall. So again,
13 that's -- that is significant. I -- and I do appreciate
14 that, because it would be nice, at Santo Road, not to be
15 backed up quite so severely. But again, these are
16 components of the mini.

17 Relocating the existing 4.6 mile-long bike path
18 to the other side, which of course, we know that in the
19 State in California taking the bike path and removing it
20 completely would be probably not acceptable. However,
21 we're gonna have, basically, hanging a cantilever bridge
22 off the side of a -- of a -- of another bridge. And so I
23 have concerns in regards to when, say, refuge is being
24 driven down the 52, and things do fly off the edge of --
25 of cars and vehicles -- I see it every day as I

1 commute -- that -- that the people who are drive --
2 riding their bicycles are protected. 'Cause I don't know
3 that I would feel very safe hanging off the edge of that
4 freeway and have a piece of refuge flying off,
5 potentially damage or -- or injure somebody. As
6 evidenced by the current lane that often has debris in
7 it, at this time, when trucks are leaving and -- and the
8 flotsam leaves their vehicles.

9 And again, adding the eastbound aux --
10 auxiliary lane in I-15. But the part that, really, I
11 have trouble with is the restriping of the eastbound 52.
12 Now, I don't have so much of a problem with striping the
13 Mast bridge, because it's straight and it's short. So I
14 can see that, that restriping plan seems very logical.
15 However, when we look at the restriping of the San Diego
16 River Bridge, the bridge is much longer and the aspect of
17 the bend of the bridge, taking it from two lanes to three
18 lanes troubles me, because I believe that, that extra
19 swerve room there will be eliminated. And so it -- it --
20 I believe it's a safety issue.

21 And so, again, we're not -- you know, it's
22 making the bridge bigger, because that's costs a lot of
23 money, and it would -- it would require Environmental
24 Impact Reports, et cetera, et cetera.

25 So again, that -- that aspect does trouble me,

1 just the restriping of the bridge itself. I don't see
2 that as proper mitigation. I see safety issues, traffic
3 accidents, et cetera.

4 And then, the widening of the westbound on-ramp
5 to Mast Boulevard, that's -- that abs -- absolutely needs
6 to be done. It should've been done already. It likely
7 could've been worked with the landfill operator, but lo
8 and behold here, it finally is. I believe that will
9 create traffic smoothing and help people get onto the 52,
10 absolutely.

11 Now, as far as the aspects of well, everyone's
12 gonna telecommute or everyone's not gonna telecommute, I
13 have the pleasure of telecommuting a few days a week and
14 then I drive on the 52 a few days a week, because of the
15 way COVID is.

16 However, I'm noticing that the traffic's coming
17 back, so don't fool yourselves that everybody's
18 telecommuting and everybody's just sitting at home
19 working. Many people are back on the highway, and so
20 when I go to work at 6:00 in the morning, there
21 absolutely is traffic. There absolutely are people who
22 reroute themselves. And so, if other areas are -- are
23 packed, they -- they will use various apps, et cetera.

24 So as far as the traffic mitigation on the 52,
25 again, I -- I appreciate the effort. I appreciate the

1 fact that a -- upwards of \$5 million was spent for the
2 study. I appreciate that a additional \$5 million could
3 potentially go to the 52 and -- and potentially another
4 \$5 million may be given to us by SANDAG.

5 However, it still does not get us to the point
6 of -- of the potential 50, 30, whatever. We're -- we're
7 just still very much short. Now, I hope, and I -- it
8 looked like there was a slide on the presentation, it had
9 a little asterisk on it about the 52 Coalition.

10 And yes, the 52 Coalition is -- it's embodied
11 by this Council, because it's the Council that's paying,
12 and the people of Santee, that are paying for the \$5,000
13 a month for the lobbyists that we've hired in Washington
14 D.C. We also have a lobbying firm in -- in Sacramento,
15 absolutely.

16 And so the vast majority of the 52 Coalition
17 has been funded by the taxpayers of Santee. So the 52
18 Coalition is every member of the -- of the citizenry of
19 Santee. Everyone's part of the 52 Coalition in Santee,
20 'cause they're paying for it. So we're putting that
21 burden back on the people of Santee when we say that it's
22 the 52 Coalition that are gonna come up with the rest of
23 the money. Because again, we want all of our business
24 partner -- partners to be part of our coalition.

25 However, I don't see that all the many is there. So I do

1 have con -- concerns.

2 Now, it does sound like -- I do appreciate that
3 City Staff has made sure that it's written into whatever
4 contract and whatever language that no -- no house is
5 occupied until the 52 is built or improved or whatnot.
6 But I -- I really would like to see the improvements
7 first, but of course, that's always a challenge.

8 And I do appreciate that -- of course no
9 developer, typically, would ever improve a highway. It's
10 not typically what they do, so I do appreciate the effort
11 put forth. But again, the effort is -- it's lacking.
12 It's far lacking. But it is -- it is a good effort.

13 Now, as we move forward, I'd like to go to Page
14 16 of the Staff Report. And so, indeed, we can see that
15 there are various economic aspects and benefits, and we
16 could see that there's funding in various aspects for --
17 for two parks and -- and some maintenance access to
18 easements. Funds for open space dedication, affordable
19 housing, \$2.6 million. Off-site infrastructure
20 improvements.

21 So in -- indeed, we've -- we've wiped the idea
22 of all of these aspects of being given this money. And
23 it even says here, "Funding of the amount of \$10
24 million," which okay, maybe four -- maybe five million's
25 already gone. So again, a -- a good effort. A good

1 effort, but I don't know that this is the plan.

2 Now, as we talk about traffic mitigation, there
3 was discussion of aspects of un -- unmitigate --
4 unmitigatable aspects to the intersection of Mission
5 Gorge and Carlton Hills. And so -- and then, some --
6 some -- there was a comment by the applicant that -- that
7 we could re -- reprogram the lights and fix that. Well,
8 my -- my question being: Well, why don't we already do
9 that? Why couldn't they just come in and reprogram the
10 lights and fix that? Obviously, if it was that easily
11 fixed, it should've already been done.

12 So again, major potential for traffic impacts.
13 Likely, people will telecommute, but not -- no
14 guarantees. Likely, people will get back to a more
15 normal way of life within about a year, when there is a
16 vaccine for COVID. Again, so you know, maybe people will
17 telecommute, maybe they will not.

18 Now, the issue of fire, and so I know that
19 there's professionals that can discuss these issues. I
20 have a major question about, in -- in the event of a
21 fire -- and I was looking at some of the fire evacuation
22 plans -- the plan is to be ready. Well, hopefully
23 everyone in Santee is ready. And then, to be well
24 informed. And then to -- and then to escape early.
25 There's also aspects of maybe -- so this is a ready --

1 ready, set, go evacuation protocol.

2 Again, I -- I hope -- it sounds great, but the
3 reality of these fires is often -- like, for instance,
4 with the Valley Fire, when the -- when the Santa Anas
5 could've easily turned that fire upon us and we would be
6 in a whole different world right now.

7 That's exactly what happened with the Cedar
8 Fire. If you remember, the Cedar Fire was actually
9 heading east, and it began near Ramona, past -- out in
10 that area, by someone just dropping a flare. And so, the
11 winds were moving from -- from the west, and it blew the
12 fire out towards Cuyamaca, Rancho State Park.

13 But then, when the Santa Ana winds changed, it
14 turned into a fire storm in the other direction and it
15 went into that wilderness. And that's not just one
16 aspect of the wilderness. It -- it actually goes all the
17 way from there to Cuyamaca Rancho State Park.

18 And so again, we're -- we're cutting into a
19 fire zone that -- and during the Cedar Fire, most of the
20 developments -- or many of the developments that were
21 built in that area, suffered substantial losses.

22 And so I think, as a Council, we're looking at
23 the potential of putting upwards of, you know, 3,000
24 homes, upwards of 8,000 individuals, into a high
25 fire-risk zone. It's unescapable.

1 Now, there's no such thing as a fireproof
2 building, but fire-resistant buildings, absolutely, we --
3 we -- every building that's built in California should be
4 built that way, because we're all in a fire zone now.
5 But when we put people out into an enclave, a box canyon,
6 an area with only two exits, I have concerns when I'm in
7 that quasi-judicial mode of making that decision.

8 What -- how would I feel, in years to come, if
9 that fire was to come through and for there to be loss of
10 life when we're making that decision today? So I have
11 big, big concerns about that evacuation. When the fire
12 storms come, they're fast-moving, there's high winds and
13 they are more frequent than they've ever been.

14 So again, huge, huge concerns. And again, with
15 the loss of the Magnolia Extension, again, much, much
16 more difficult for our citizens to -- when they get ready
17 and they get set, but again, they can't go. They can't
18 escape. We -- that was experienced in Crest, when people
19 could not leave. Everybody went in every direction and
20 fire and safety personnel were unable to respond.

21 Now, talking about the habitat. It's -- it's a
22 beautiful place. The historic Stowe Trail passes through
23 this area. The Stowe Trail is -- is a -- a gem. And I
24 do appreciate the applicant having allowed the easement
25 for not only mountain bikers, but horseback riders and

1 hikers to travel the Stowe Trail and see the beauty of
2 the area, because indeed, it is very beautiful.

3 However, I have concerns in regards to the
4 taking, within that habitat, because there are fewer and
5 fewer areas that are preserved in this -- at -- in
6 this -- at this level, and this is a -- a grass land,
7 with chaparral. This area is used by animals. It's an
8 area of much fawn and fauna.

9 And so, again, animals, like the least bares --
10 the least bell's vireo, the quino checkerspot butterfly
11 and other animal species that rely on this area, again,
12 it'll be fractured. There will be habitat preservation,
13 and I do appreciate that, that the project reserves
14 approximately 63 percent. And so, of course.

15 However, that -- that area, that 63 percent,
16 likely, is not the area for which these -- these fawn and
17 fauna live. And so I -- I do have concerns about that
18 and about the environmental impacts about comments made
19 by various organizations about this taking.

20 I have concerns about the cultural aspects of
21 the area. The area has areas of -- of unmistakable value
22 and cultural assets that must be studied further. There
23 are areas where there are grinding stones that are -- in
24 most areas, in a park, that would be -- that would be
25 worth price of admission, and yet, on this property,

1 they're out there by the dozens.

2 And so, this area has absolute historical
3 significance to the Kumeyaay Tribes. There are absolute
4 historical issues, as far as the potential for a burial
5 ground. I think that should be fully looked at, because
6 if it exists, we have to be sensitive to the former
7 civilization that was there and to the descendants of
8 that civilization.

9 And so there's also, I believe, to be
10 petroglyphs. There are tools. There is pottery. And
11 likely, and you can very much possibly, this area is of
12 great significance, from a cultural standpoint.

13 Now, as we move along, looking at our
14 sustainable Santee plan, we have our -- our goals. I
15 don't know that Fanita Ranch helps us meet those goals in
16 the way that I would like. I like the aspects of having
17 solar on every building. Absolutely.

18 I have some concern about the solar farm and
19 its proximity to some of the -- the -- some of the
20 development that's already there. I'd like to hear more
21 from those individuals. The aspect of possibly having
22 some sort of RV parking lot at the very top of Carlton
23 Hills. I think that's worthy of additional discussion,
24 because that will have absolute impacts to the
25 individuals that live at the northern terminus of Carlton

1 Hills.

2 Now, as we move forward, I -- I believe that
3 this Council should take a step back. We should take a
4 step back and we should take a deeper look at this
5 Environmental Impact Report. We should consider a
6 recirculation of the Environmental Impact Report, to make
7 sure that everybody's satisfied.

8 I personally believe that the people of Santee
9 would like to vote on this. I believe it was their will,
10 and so I have great, great trouble with moving forward
11 today. I would actually put forth a motion that we delay
12 putting forth a vote today, and that we consider voting
13 on this project after the November 3rd election. That's
14 all I have to say.

15 MAYOR MINTO: Is there a second to that motion? Not
16 hearing that, motion dies for a lack of second. All
17 right. Laura. Thank you, Stephen.

18 VICE MAYOR KOVAL: So thank you. I did write down
19 my thoughts, because I -- I suspected we'd be here late
20 into the night discussing this, and I didn't want to miss
21 anything. So forgive me for reading, but it's what I
22 feel most comfortable doing right now with some -- with a
23 project of this magnitude.

24 So first, I want to thank Staff for their hard
25 work on the project. The level of detail is impressive,

1 and I want to let you know how much your hard work and
2 efforts means to our community.

3 Fanita Ranch has seen many iterations over the
4 decades. The plan this group of developers has been
5 working on for the last five plus years is certainly
6 different, and I believe it has had significantly more
7 community input.

8 Like some watching tonight, I have invested
9 many hours researching this very important project. I do
10 acknowledge there is an emotional element to housing
11 decisions. I like to form my opinions based on expert
12 testimony and facts. I think we all understand that the
13 land is privately owned and zoned for development. We're
14 elected to make reasonable, thoughtful decisions, and
15 that is what I intend to do tonight.

16 I'll begin with great advice I received from a
17 really smart friend, which is, go towards the funk. So
18 to address the, "Laura, you said let the people vote on
19 Fanita Ranch," allow me to take a deeper dive into the
20 interview reference, while I was campaigning for my first
21 time.

22 I do remember the drive for signatures to stop
23 Fanita Ranch. In fact, I was approached to sign the form
24 myself. I recall the "Stop Fanita" sign waving on Mast
25 Boulevard and the numerous Facebook pages -- or numerous

1 Facebook page posts from Preserve Wild Santee. Was
2 clever marketing. One that stands out is Chris Farley
3 saying, Got traffic? or something like that.

4 So imagine my surprise when I read the ballot
5 initiatives, specifically, Measure N, and there is no
6 mention of Fanita Ranch, at all, in the language. So I
7 have to ask, why not? When someone questions my
8 integrity, I would ask them to reread Measure N and find
9 the words Fanita Ranch anywhere in it, because you won't.

10 Measure N could impact every piece of property,
11 commercial and residential, in our City, by simply using
12 the Intensity of Use Clause. What does that mean? Who
13 knows? I think it means more Carl Strauss fiascos, to
14 start.

15 Courts will probably have to battle that out.
16 The purposely vague wording allows for endless lawsuits,
17 from special interest groups, especially through CEQA
18 abuse. My sincere hope tonight is that our citizens will
19 take another look at Measure N, and if they don't see
20 Fanita Ranch in it, if they don't see those words, they
21 will understand why I feel misled.

22 Now to the EIR. I ask what's an EIR. Here's
23 what it is: The EIR is a factual, scientific document,
24 and the developer cannot escape from compensating from
25 mitigation of environmental issues, period.

1 Next, did COVID-19 change anything? Well, a
2 major change we noticed, with the COVID-19 outbreak, is
3 we could mitigate commuter traffic issues and greenhouse
4 gas emissions if we actively promote people from work --
5 working from home. And actually, that's something I
6 campaigned on in 2018. It's unfortunate that we had to
7 have a pandemic to test the waters, but here we are.

8 So, if we build a community, we should mandate
9 that those homes be fully functional for telecommuting.
10 Another major shift in the psyche involved the
11 realization that high-density, stack-impact housing can
12 be unhealthy and unsafe.

13 Here's some of the highlights I read in the EIR
14 and the Development Services Agreement: First, 2.6
15 million to be used with -- within the City for affordable
16 housing. That's something we need and something we
17 discuss as a Council often.

18 Another 2.6 million for future CIP projects.
19 No certificates of occupancy issued until SR-52
20 improvements are substantially complete. Something that
21 I -- I notice differently is there are several properties
22 that should have parcel ease -- easement agreements for
23 the property owners. With this, they may be able to add
24 square footage to their house or add an ADU to their
25 lots. I feel this should be investigated more.

1 A big one for me, and this is going off of not
2 reading what I have in front of me, but just talking to a
3 firefighter that's worked in the City of Santee for 25
4 years and he brought up Fanita Ranch and he just said,
5 "I've been hearing about that forever."

6 We've, you know -- we need -- I -- if -- if any
7 of you have toured the old fire station in Santee,
8 it's -- it's -- I -- I -- I can't believe that those are
9 the conditions that our firefighters work in. I thank
10 them for it, but this is actually an opportunity to build
11 a new fire station.

12 And it states in the Development Services
13 Agreement, "Construction of either a temporary or the
14 permanent station must be completed before issuance of
15 the first certificate of occupancy." So before any homes
16 are occupied, we get the fire station, and that's not
17 including the model homes for this project. And it also
18 covers staffing and fire equipment. I'm just -- that's
19 such a big win for the City of Santee.

20 Another big win for people 55 and older, like
21 me, the active adult restricted age area is an important
22 piece of the project, as it gives seniors the opportunity
23 to retire in Santee, without the burdens of maintaining
24 large homes and yards meant for families. As a
25 recreation professional, I found public access and

1 recreation easements are appropriately addressed in Item
2 48 L-P. TRA 13-13 is a mitigation measure that requires
3 HomeFed to install the traffic signal at Riverford Road,
4 SR-67 southbound.

5 At the -- here's one question: At the
6 conclusion of my comments, can Staff explain more about
7 the IOD reserve parcel?

8 Personally, I was not happy with the
9 late-breaking press release, stating money was shifted to
10 Highway 52 improvements. As part of this plan, the 52
11 was already a priority fix for me, and it doesn't matter
12 if there's \$20 million more to fix the 52 or two cents,
13 we have a Development Services Agreement that locks in
14 their obligation to us, and that is to fix the 52. If
15 HomeFed wants to make money by selling homes, they must
16 make the Highway 52 improvements.

17 So it was important for me to read, in Section
18 4.5.1, in addition to -- "In addition, the Development
19 Agreement commits the applicant to an additional \$5
20 million towards funding SR-52 improvements or" and this
21 is the big or "other transportation infrastructure of
22 significant importance intended to ease traffic
23 congestion, as determined by the City Council."

24 In addition, Item 29 of Res -- Resolution
25 095-2020 addresses Princess Joanne Road, Woodglen Vista

1 Drive and El Nopal intersections, with left turn
2 restrictions to mitigate cut-through traffic from
3 Cuyamaca to -- and Magnolia.

4 I would not for -- vote for our plan that
5 disregarded the reality that traffic solutions will be
6 necessary for infrastructure that is not part of the EIR.
7 This new language will give Santee control of \$5 million
8 worth of traffic solutions. And if this project passes
9 tonight, I would request Staff bring back a report to
10 Council, analyzing the allocation of these funds, and a
11 timeline for the mitigation of traffic solutions
12 surrounding Magnolia Avenue.

13 As mentioned, we had several workshops,
14 including an overview to prepare for tonight. For the
15 parks and open space workshop, the feedback was
16 overwhelmingly positive. The project provides more open
17 space than the current General Plan, and a legal
18 connector to the Stowe Trail.

19 The fire and public safety workshop was very
20 informative. The Fire Marshal and Fire Chief gave expert
21 testimony on Fanita Ranch. And then, we also heard
22 expert test -- testimony tonight. There were no opposing
23 opinions from experts.

24 My question to be addressed, after my comments
25 tonight, by either the Fire Chief, Fire Marshal or

1 another expert, with the changes to Magnolia Avenue, has
2 your expert opinion changed?

3 The traffic workshop had a lot to digest.
4 Regardless of all the benefits of this project, throw out
5 the word traffic and people will get nervous. There are
6 some passionate opinions on both sides of this topic.

7 We can all agree that traffic in the morning on
8 the 52 is bad, with the trash trucks and other large
9 vehicles slowing lanes at the same time as work traffic,
10 there is a bottleneck going up the incline out of Santee.
11 Over 70 percent of the morning commute is from vehicle
12 traffic outside of Santee. Yet, due to our location and
13 topography, we get the impacts on our City streets.

14 Some people believe the fix is for people to
15 live -- it -- the fix is for people with lower, fixed
16 incomes to get out of cars, use public transportation and
17 live in high-density housing next to the trolley.
18 Regardless of the ideology -- ideology behind that, not
19 having access to a vehicle in East County limits one's
20 ability to move up the employment ladder and restricts
21 their live -- livelihood along the trolley tracks.

22 In reality, it wouldn't matter if we never
23 build another house in Santee. Traffic on the 52 will
24 continue to worsen, because SANDAG has diverted our tax
25 dollars away from us to fund their new priorities, and

1 housing will continue to be built around us. If we want
2 real change to our traffic issues, we must work together
3 in a new direction and get funding to fix the 52.

4 Finally, although not a workshop, let's address
5 sprawl, because definitions are important. Santee is not
6 a rural town. Santee is not a metropolitan area. Santee
7 is a suburb. We are primarily res -- we are a primarily
8 residential area. Fanita Ranch has been defined by some
9 as sprawl.

10 Interestingly, my home, which you might've seen
11 on -- on one of the slides tonight, is located in the
12 very first tract home community, built in the 1950s, in
13 Santee, and was part of the development project known as
14 Fanita Ranch or Rancho Fanita.

15 So one could argue that every development north
16 of my home in Santee is sprawl. If you live in one of
17 those areas, newer than mine, I'll bet there was a group
18 of citizens just as adamant your home not be built. We
19 don't need to go back any further than the Westin --
20 Westin development for proof. But Santee is an arbitrary
21 boundary, in a geographical space, that only means
22 something to the people that live here.

23 I would argue California sprawl is happening
24 well beyond the borders of Santee, and even San Diego
25 County. Ask someone who lives in Arizona or Texas or

1 Idaho what California sprawl means to them. We don't
2 build enough places to live here, so people move there.
3 This doesn't eliminate people. This just expands the
4 definition of sprawl.

5 The housing crisis is a complex, state-wide
6 issue. It didn't happen overnight. This crisis -- crisis
7 has been decades in the making. The housing shortage has
8 led to overinflated housing and (Unintelligible) prices.
9 It's simple, supply versus demand.

10 There is a lack of work force and young family
11 housing that directly and negatively impacts the younger
12 generations. Despite having viable, full-time jobs, lack
13 of move of inventory and exorbitant prices puts
14 progressing to the next step, out of reach for many.
15 Their options are to either continue to live at home,
16 have multiple roommates or move out of state.

17 Have you seen a home or a neighborhood in
18 Santee built for one to three cars per unit that now has
19 more cars parked out front? I have. Multi-generational
20 housing, with additional cars, is happening in Santee in
21 home -- in homes meant for single families, due to lack
22 of inventory.

23 Housing doesn't necessarily mean more traffic,
24 it shuffles traffic. There is always a concern in every
25 community about where housing should be built, so it

1 doesn't get built. To me, it's sad to see our young,
2 bright, talented work force leave. These are your kids
3 and grandkids. How much should they pay to stay? Is it
4 four -- is \$4,000 a month for a young family an
5 acceptable mortgage?

6 There is also a lack of -- lack of empty
7 nester -- empty nester housing or move-down housing.
8 Typically, empty nester hou -- nesters, like me, would
9 move to a smaller home, once the children had grown,
10 freeing up inventory for the next generation. Because of
11 the lack of move-down inventory, downsizing would
12 actually cost us more, so we're staying put. On top of
13 that, we're living longer, locking up inventory even
14 longer.

15 I just read this on LinkedIn this morning, "The
16 number of households with people age 80 and over rose 71
17 percent, from 4.4 million in 1990 to 7.5 million in 2016,
18 according to Harvard's housing old -- America's older
19 adults report." The report predicts that within the next
20 20 years, the number of households in this group will
21 double. That's your baby boomers, and -- and the X's
22 like me.

23 No one likes the high cost of living, taxes,
24 inflated prices, traffic, change, but these are all
25 things we must mitigate as a community. If we don't come

1 together and start making decisions on what kind of
2 development we build in Santee, the State will decide for
3 us. They have been working for some time on seizing our
4 local control with new laws crowding through the Assembly
5 and the Senate.

6 This is of grave concern to me. I'd rather
7 choose our neighborhood developments and leverage
8 addressing community needs as part of the process.
9 Again, my questions were for more detail on the IOD
10 reserve -- reserve parcel and an expert opinion from the
11 Fire Chief or Marshal regarding changes to Magnolia.
12 Thank you.

13 MAYOR MINTO: Thanks a lot, Laura. I have some
14 questions here, so as I get into my questions, Staff,
15 experts, applicant, be ready to write down these
16 questions and be able to respond to them, as well as the
17 other questions.

18 Before I get into those questions, though, so I
19 can give you ready -- a chance to pick up your pencil and
20 pen or paper, let me start off by saying that I remember
21 when Barratt American came here and wanted to do
22 development and I sat down with them and the first
23 question I asked them, "Are you crazy?" because I know
24 what the history of Fanita Ranch is and I know what the
25 history of fighting Fanita Ranch is.

1 And then, of course when HomeFed came here,
2 they sat down and they talked to me again and I said,
3 "Are you crazy? Do you know the history? Do you know
4 that you probably wasted your money coming here?" And
5 they looked at me like I was crazy for asking that
6 question. I'm sure -- I think it's, what, seven years
7 now or eight years later, they probably understand why I
8 asked that question.

9 I also told them that there are several things
10 that I want to happen. This is the ex parte hearing. As
11 a matter of fact, I think it might be the fact that I did
12 this at a Council meeting even one time. I said, "As you
13 begin this process, there's things that you have to do in
14 order to satisfy me.

15 First and foremost is, I want you to look into
16 the traffic and see what can be done to fix it.
17 Secondly," I said, "it's important for me to make sure
18 that you do everything you can to make sure that the
19 environment is mitigated, the environmental impacts are
20 mitigated." And I didn't know what that was at the time,
21 because nobody had really been talking about it. I just
22 know that we had environmental impacts that needed to be
23 mitigated. I don't care if that's a butterfly that needs
24 to be fixed or a vernal pool that needs to be protected.

25 And then, the other one I talked about was

1 fire, and I said, "You know, I'm tired of having projects
2 come forward and having our fire plans challenged and
3 then we end up in court and then the Court finds that
4 were were negligent or that we were lacking, in some
5 cases, with our fire plans."

6 And so, I made it clear that I want these
7 things to just not be borderline, but so far from being
8 borderline that we will be able to, you know, keep our
9 community safe.

10 I am concerned that the Magnolia Boulevard was
11 taken out, because I think that also is a great way to
12 get people in and out of that community that would be
13 built up there, depending on what this Council does
14 tonight or in the future. But I also understand this is
15 private property. It belongs to the developer and they
16 can pretty much change and add whatever they want.

17 So Shawn, the first question that I'm gonna ask
18 you tonight is: Was everything done on this project
19 legal? I think that's gonna be an easy one, but I want
20 you to explain to me why and how you know it was done
21 legally.

22 The other thing is: I want to understand how
23 biology and environmental were challenged. With all the
24 experts that studied this pros -- project, how is it that
25 organizations like -- and I read all the reports from all

1 these different organizations, like the California Native
2 Plant Society, Center for Biological Diversity,
3 California Chaparral Institute, just to name three,
4 identify so many areas that were either missing, lacking
5 or just not there.

6 You know, they talked about -- first -- I guess
7 maybe one of my questions is: How do they know that
8 these things are there or not there, because how did --
9 did they give -- were they given access to this property?

10 Then, on the fire side, it's very much like
11 what Laura was saying is, I want to hear from our experts
12 on fire and why we believe that this area can be
13 protected from the fires that have torn through other
14 communities.

15 Now, there's something that I heard tonight
16 from many of the people that gave testimony. I heard,
17 "You have to have the courage to vote against this or put
18 it off until after November." Then I also heard people
19 say, "You have to have the courage to vote for this in
20 the favor."

21 So regardless of what we do here tonight,
22 there's gonna be people that believe that we are
23 courageous, we took a stand in favor or against. And
24 then there's going to be other people that say, Oh,
25 you're a bunch of cowards, you gave in. So there's a

1 no-win situation here.

2 And this even includes Stephen. Regardless of
3 how you vote on this, Stephen, it's a no-win, 'cause
4 there's gonna be that one side thinks you're a hero and
5 the other one that's gonna think you're a zero, just like
6 the rest of us, so we have to do what we believe is the
7 right thing to do here tonight.

8 Let me address some other things here about
9 fire, for instance. And there was comment about fire
10 mitigation and clearing brush and things like that. And
11 I remember when Senator Ryan Jones was on the State
12 Assembly. He sat on a committee that heard fire issues,
13 and one of the fire issues that he -- I remember him
14 talking about is the fact that there were not mitigation
15 measures used to get rid of the brush and under brush and
16 things of that nature, that's why we had so many horrific
17 fires.

18 And I'm looking at reports that just came out
19 that said these are the absolute reasons. So there's
20 been a complete shift in ideology, even from -- even from
21 the Sierra Club, for instance, that said, We need to go
22 in there. We need to clean this out, because it hasn't
23 been done in so long. And so -- so it's interesting,
24 what is correct today may not be correct five years from
25 today. What is not correct today may be correct five

1 years from today.

2 So what we do today is really based on the
3 information that we have at our fingertips, that we get
4 from our experience, long-time experts in each of these
5 fields.

6 Now, Ronn, you brought up about SANDAG and
7 Highway 52. The money has already been restricted for
8 the Highway 52. The thing that we have to rely on is the
9 State of California and the federal government. We know
10 that we have people that are on our side, that have been
11 working in the congress, and including our senators, in
12 order to make sure we get the funding. The only thing
13 that slowed us down is the pandemic.

14 I think that it's easy to get a transportation
15 hub up in that area. And that really is a -- a SANDAG --
16 I mean, a Metropolitan Transit System issue. They have
17 to vote on it first in order to do that. My hope is that
18 they would see the need for us to have good
19 transportation, in Santee, that just isn't going in a
20 circle. We need to get people to and from the -- the
21 place where they can get on the trolley or get someplace
22 where there is good transportation.

23 Now, Rob, you talked about the Forbes study and
24 report that came out. And I gotta tell you that, also,
25 in that same vein, the Brookings Institute also reported

1 a very similar study and expected events to happen in the
2 future, so thanks for bringing up that report that was
3 done by Forbes.

4 And then, -- I'll wait to go into this other
5 part here, 'cause it -- it has a -- a great annoyance for
6 me. I'm gonna go into it anyways. Let's talk about fear
7 mongering. Fear mongering is nothing more than
8 somebody's attempt to try and dissuade or persuade
9 somebody do something that they may not do naturally.
10 And that's what we've talked about here tonight. If we
11 don't do this, Highway 52 will not be done. We will not
12 mitigate those other traffic issues outside of Santee.
13 We won't be able to get this, we won't be able to get
14 that.

15 Well, yeah, you can consider that fear
16 mongering. We want you to -- we want to prove that we
17 can vote on this and that we're gonna go after those
18 things. But fear mongering is also saying that if you do
19 this, there will be a fire storm that destroys all those
20 homes and the blood will be on your hands. That is
21 tremendous fear mongering.

22 I remember sitting on this Council and we were
23 talking about businesses and people came and said, "If
24 you approve this business, children will die in the
25 street, because they'll be run over by cars that are

1 going to that business." As a matter of fact, that
2 business, I remember specifically, was near Laura Koval's
3 home. And really, it was a bad place for the business.
4 If you think kids are running into the street because
5 there's a new business in town, it just doesn't happen.
6 Thirty years of law enforcement experience tells me that.
7 So let's stop the fear mongering and just go off of
8 facts, not emotion.

9 There is a comment that was made about, "If
10 there's a fire and you're going southbound on some of
11 these streets and you can't turn left, it's gonna cause a
12 problem." Well, I can guarantee you that during a fire,
13 a sign doesn't make a difference. Where your law
14 enforcement directs you to go to is where you go to.
15 They don't care about signs at that time. So that's just
16 a lack of knowledge about how law enforcement works. Or
17 it's an absolute lack of confidence in your law
18 enforcement agency.

19 Riverford Road should be mitigated. You're
20 absolutely correct, Stephen, on that one. As a matter of
21 fact, we could've probably already had better traffic
22 down there, because the traffic element in Santee says
23 that if you open Mast Boulevard, you're gonna have better
24 traffic element going through there. It raises the
25 intersection. But I remember you voting no on that,

1 also.

2 There's been discussion about how we don't have
3 enough time. We haven't seen this enough. Well,
4 we've -- everybody's seen this for five years. We've had
5 workshop, after workshop. And if you didn't come to the
6 workshop, then you decided that you probably just didn't
7 either hear about it or you weren't really interested,
8 you just wanted to complain. Now, that's just my
9 opinion. My opinion.

10 Stephen, you said you appreciate the ideas from
11 HomeFed, whether it's about the traffic, whether it's
12 about the fire station or other. You followed up every
13 single one of those, "I appreciate," with either, "But,"
14 or "However." And then, you found a way to say why it
15 was just bad. It was the effort -- effort was good, but
16 it was lacking. You talked about the fires coming
17 through here. And you know, you -- you testified at one
18 of the Council meetings, from your position on the dais,
19 that you saw many fires come into Santee and you saw the
20 firefighters put it out. Has something changed that you
21 don't trust your firefighters?

22 I know that in the 2003 fire, I was with the
23 Fire Chief that entire day, up until one o'clock the next
24 morning. No homes burned in the City of Santee, just one
25 out building, because it had a bunch of brush and fire

1 wood stacked up against it.

2 One of the questions I had for our biologist,
3 environmentalist is: Is our -- are animals and bugs and
4 plants going to thrive in the areas that are set aside?

5 And then, cultural aspects. Mast -- they must
6 be studied further, because there are issues, whether
7 it's with the burial grounds or otherwise. My question
8 would be to our Native American Archeologist, who has
9 been involved in this, do you -- do you have the
10 expertise to know when we should do more or do less or
11 did we do enough? Should we do more? I guess that's one
12 of the questions that I have, also.

13 I think it's atrocious that we've allowed
14 politics, politics, to enter into our decision making,
15 into our -- our verbal diarrhea, because there's things
16 being said at this Council meeting, and previous Council
17 meetings, that should have never been said. We should be
18 listening to the testimony of evi -- of both sides,
19 because there are experts on both sides.

20 And we should be looking at the evidence that
21 is presented to us, by both sides, and render a decision
22 based on that evidence, not because somebody's trying to
23 scare us because they said, "Oh, you've taken money," or
24 you've done this and when they don't know what they're
25 talking about. Lodging complaints that are false, just

1 to sway public opinion.

2 Now, let me tell you, Mr. Collinsworth is
3 suggesting that I personally violated government codes
4 and fair political practice commission rules. In my
5 opinion, Mr. Collinsworth has a history of distorting
6 information to suede public opinion. His allegation is
7 false.

8 California Law, AB 1, 2, 3, 4 requires that
9 anybody that is elected to a City, County or State go
10 through training within six months for ethics. And I
11 know everybody on this Council's been there, so I know
12 you've been through those classes. I've sat in some of
13 those classes with you. I've been to every class that's
14 been required, ever since it started.

15 I've complied with the mandate each cycle in
16 its inception. I'm familiar with conflict of interest
17 laws and I know that Government Code 84308 does not apply
18 in the manner that Mr. Collinsworth has suggested. When
19 hearing land use applications, each Councilmembers serves
20 as a quasi-judicial hearing officer, and there are strict
21 rules that apply, and I expect every single Councilmember
22 to follow those tonight.

23 First and foremost, the applicant is entitled
24 to a fair hearing. It's just like if you get a speeding
25 ticket, you would want the judge to be honest and not

1 assume you are guilty. I conduct myself in this manner
2 when hearing land use issues.

3 Tonight, I will listen to expert testimony. I
4 did hear expert testimony. I'm gonna weigh the evidence.
5 And based on this information, I'm going to re -- render
6 a decision, based on those facts and not necessarily
7 personal opinions, because I don't think I have a right
8 to a personal opinion when making these decisions.

9 Anybody else? Let's go to -- let's see,
10 Marlene or Melanie, do you have folks ready for answering
11 questions?

12 DIRECTOR KUSH: Yes, Mayor. I do have the
13 consultant team on board to answer the technical
14 questions that all of you have posed tonight. I will say
15 that we can certainly start with any specific questions
16 that Ronn Hall made through his statements.

17 For instance, I wanted to say, with regard to
18 the library, that it isn't precluded in the Specific Plan
19 for Fanita Ranch, Councilmember Hall. It -- it is
20 allowed in the plan, but we don't have a fee program, at
21 this point, set up to establish a developer contribution
22 with development application. So at this juncture, we --
23 we've set it so that it could happen in the future, but
24 it's not proposed as a definite amenity within the
25 Specific Plan at this time.

1 Councilmember McNelis, you -- you -- your
2 comments were primarily, you know, statements, not
3 necessarily questions. I want to just say that I affirm
4 everything that you have said. This Specific Plan
5 bestows flexibility in the product type within the
6 Specific Plan. It is not a gated community and invites
7 the public. And so, if you have further questions going
8 into this, we're certainly here to -- to assist.

9 Mr. Houlahan -- Councilmember Houlahan, I
10 really appreciate that you went through the Staff Report.
11 I know that -- that you had some comments about the
12 process, which I imagine our attorney will answer. And
13 as to that point, also, the recirculation of the EIR,
14 simply because one of the streets were removed at the
15 request of the applicant.

16 The fire evacuation concerns, I -- I will turn
17 that over to our Fire Chief, and in consultation, or in
18 concert, with Mike Huff, of Dudek, to answer those
19 questions about the effect of the left turns movements on
20 southbound Cuyamaca on the efficacy of an evacuation
21 plan.

22 As for the question about why the smart signals
23 are not already in place on Mission Gorge Road, between
24 Carlton Hills Boulevard and Fanita. This simply is a
25 mitigation measure that reduces some of the impacts, but

1 it doesn't eliminate them along this segment of Mission
2 Gorge Road. Nevertheless, HomeFed has been required to
3 put those in with this project. We will be able to see
4 how well they work.

5 So Council -- for the questions regarding
6 habitat and cultural impacts, I want to say that there
7 are many conditions related to biological mitigation
8 measures that we feel comfortable -- resolve any impacts
9 that -- that do occur with the footprint. And I will
10 have Brock Ortega, with Dudek, answer any specific
11 questions you may have about the butterflies and animals
12 and other resources on this site.

13 With regard to cultural, Breana King-Campbell
14 is on the line. She will be able to provide information
15 on what we have done so far and what we will be required
16 to do with our cultural mitigation measures, of which we
17 have 11.

18 So with that said, I would -- I would turn it
19 over to our Fire Chief and Mike Huff to talk about the
20 fire evacuation plan and -- and how it works, in more
21 detail, if that -- if that is something that will answer
22 the questions about the effect of the left turning
23 movements on southbound Cuyamaca.

24 MAYOR MINTO: Yeah, Melanie, as we go through this,
25 I'd like for you to, since you have that list, go through

1 and call on the people that need to be talked to.

2 DIRECTOR KUSH: Okay. Thank you. I would like to
3 call on -- on to the -- into the forum John Garlow,
4 please, and Mike Huff, with Dudek.

5 CHIEF GARLOW: Good evening, Mr. Mayor, Vice Mayor
6 Koval and Councilmembers, if I may start. There's a lot
7 of ground to cover. I'm glad Mike Huff is here to
8 elaborate on anything I might leave out, but if -- if I
9 may, Mr. Mayor, can I try to answer a lot of the
10 concerns, above and beyond just the -- the left -- the
11 evacuation plan on Magnolia and try to give you broad
12 answers to most of the concerns I've heard tonight?
13 Would that be all right?

14 MAYOR MINTO: Yes, yes.

15 CHIEF GARLOW: Okay. So we covered a lot of this
16 ground and I -- I will reiterate some of the points we
17 made in the public safety workshop, because I think it's
18 important for the community to hear it. When we talk
19 about evacuations, it's a much bigger process than just
20 notifying everybody north of Mast to evacuate.

21 So in 2003, which is a great reference, a lot
22 of the technology did not exist to do a -- a targeted,
23 staggered evacuation. And it's been found, since then,
24 many case studies, especially 2014 Cocos Fire, there's
25 been many lessons learned that a controlled evacuation,

1 with geotargeted areas and staggered evacuation is the
2 way to go to decrease that capacity in -- in particular,
3 on Cuyamaca, with regards to whether or not the Magnolia
4 connector was as -- as important. So I'll cover a couple
5 of those advancements we've seen that will help us
6 decrease and stagger that traffic and capacity on
7 Cuyamaca.

8 So in the public safety workshop, we talked
9 about some theoretical plans to, one, increase
10 geotargeting of a polygon that's drawn by the fire.
11 So -- so the way an evacuation would work was -- would be
12 that the fire department is notified of a fire, we
13 respond. The first due officers make determinations on
14 the areas that need to be evacuated.

15 We determine that. We pass that along,
16 seamlessly, through -- to the -- the sheriff's deputies,
17 which -- in which case they pull out a new tool to us,
18 which is public safety grid maps. Safety -- public
19 safety grid maps were developed in cooperation with CAL
20 FIRE, SDG&E and the Sheriff's Department, as a way to put
21 us all on the same playing field.

22 So all of our apparatus on their mobile data
23 computers, as well as the Sheriff's Department, have
24 these grid maps. They're -- they're much like, if not
25 exactly the same, as the old Thomas Bros., where you

1 could look at a grid and break that down into a subgrid.
2 And through that, we geotarget areas in much smaller
3 groups.

4 One of the theoretical advancements was
5 geotargetting within -- with no more than a one-tenth of
6 a mile overshoot. We talked about that. If you
7 remember, during the Cocos Fire or just several years ago
8 in a -- I think it was a gas rupture in San Diego, they
9 sent out these WEAs, a Wireless Emergency Alerts, and
10 they alerted all the way up to Orange County. So you had
11 massive evacuations, mass chaos, and it depended on where
12 the cell phone tower picked it up.

13 Well -- oh, -- office of emergency services,
14 within the last couple of months, announced some of these
15 advancements have -- are now in place. One, no more than
16 a one-tenth overshoot on WEA announcements. And an
17 increase from 90 to 360 characters on the WEA message.

18 So prior to that, you would put out --
19 you're -- you're very limited on the information you
20 could put out in a WEA announcement, so you had to be
21 broad and say, you know, North of Mast or give very broad
22 terms. With 360 characters, it allows us to really kind
23 of geotarget, for that notification, specific streets.
24 We could say, East of Strathmore, west of Carlton Hills,
25 if we wanted to, as opposed to all of -- north of Mast,

1 like -- like what happened in the Cedar Fire.

2 So this allows us to geotarget smaller areas,
3 to stagger the evacuations. If the fire is encroaching
4 from the east, we can geotarget areas to the east of the
5 community to get them out, to decrease that capacity. So
6 to -- to -- with regards to the Magnolia connection, Vice
7 Mayor Koval, I think you make some great points on the
8 left turn -- restricted left turns onto El Nopal and
9 Woodglen Vista.

10 I think there's probably ways to address that,
11 much like, I believe, Mayor Minto discussed. The if --
12 if there's no hardscape, meaning trees and curbage in
13 that median -- if there was just a painted, you know, not
14 a turn lane but a painted -- or a ballards or some --
15 that nature, if you post a deputy, telling you to make a
16 left turn, you'll make a left turn.

17 So some of the lessons we've also learned
18 through the Sheriff's Department -- Captain Bavencoff and
19 I had a long discussion about this in the last -- last
20 couple weeks -- was the fact, the lessons learned were
21 the Sheriff's Deputies are -- are extremely good and
22 have -- are becoming every day at controlling downstream
23 traffic. So you control the light at Cuyamaca and Mast
24 early on in an evacuation, you will control that
25 downstream traffic and -- and alleviate a lot of those

1 capacity issues. That, along with the staggered,
2 targeted evacuation notifications decreases that
3 capacity.

4 In the public safety workshop, we talked about
5 whether or not two lanes south and -- is enough for the
6 capacity and I think our Traffic Engineer, Minjie Mei,
7 weighed in on that, that would be adequate. But again,
8 we'll just -- we're talking about just the strategies
9 now.

10 We talked about in the workshop how prior to
11 2003, we had very specific evacuation plans. If a fire
12 hits here, you do this. If it does this, you do that.
13 Well, we learned, also, that you cannot predict what
14 we're gonna see, so we -- we rely on strategies. You'll
15 see some of those evacuations plans have changed from
16 very specific, if you do this, do that, to general
17 objectives that we employ.

18 The public safety grid map system is -- is a
19 tremendous advancement, in regards to evacuations. It's
20 all about decreasing that capac -- or decreasing that
21 volume of traffic over a longer period of time. So does
22 that adequately address that, Mr. -- Mr. Mayor?

23 MAYOR MINTO: It -- it does for me. I think Ronn
24 had a question -- follow-up question.

25 COUNCILMEMBER HALL: Yeah. Don't -- don't you just

1 shut down the northbound lanes and run four lanes at that
2 point?

3 CHIEF GARLOW: Can you -- can you say that one
4 more --

5 COUNCILMEMBER HALL: (Unintelligible).

6 CHIEF GARLOW: I'm sorry, Mr. --

7 COUNCILMEMBER HALL: (Unintelligible) Cuyamaca's got
8 four lanes, two in each way, don't you just shut down the
9 northbound lanes, like, at Mast, just send four cars down
10 that way?

11 CHIEF GARLOW: Well, it's -- that's an interesting
12 point. We do what we would need to have -- we would have
13 to do. So some of the other advancements is, in our EOC,
14 our traffic engineers can see real-time cameras on the
15 intersections. So they would have the ability to bring
16 up a camera, and if we're concerned about, say, Mast and
17 Cuyamaca, they have a real-time -- they can look through
18 the camera and see what that intersection looks like.
19 The Sheriff's Department, on scene, would have the
20 ability to adjust traffic, as needed. If -- if they
21 needed to make all four lanes southbound, they could do
22 that.

23 COUNCILMEMBER HALL: Right.

24 CHIEF GARLOW: We would always try to allow a -- a
25 northbound lane for emergency access, but the Sheriff's

1 Department's well equipped to make those decisions and
2 has the ability, like the Mayor said, during an
3 emergency, to make real-time decisions on -- on those --
4 those things. So --

5 COUNCILMEMBER HALL: Yeah. That -- that's what I'm
6 saying is, I know that, that's been done -- talked about
7 before. It's just, you know, opening 'em all up and send
8 'em down, if -- if it's really -- they're worried about
9 it. So that would be something that would be considered,
10 I think.

11 CHIEF GARLOW: Yeah. And I think it's important to
12 note that the Magnolia was a connector. It wasn't
13 directly connected to the development. So it really
14 helped alleviate some of the capacity downstream, but no
15 more so, I think, than if the -- during emergency you can
16 make some of those turns on the relief valves of both El
17 Nopal and Woodglen Vista. I see Mike Huff shaking his
18 head. Is that -- is that accurate, in your estimation as
19 well?

20 MR. HUFF: It is. Yeah, that -- that's exactly the
21 way we looked at it. With the capacity increases, you
22 know, with the two southbound lanes, along with during an
23 evacuation, there would not be a constraint for law
24 enforcement to direct traffic to Magnolia Avenue, if they
25 determined that it was needed, via any of those routes.

1 So it isn't lost to an evacuation event, it's just
2 accessed differently.

3 CHIEF GARLOW: Mr. Hall, does that cover your -- and
4 Mayor Minto?

5 MAYOR MINTO: Yes. And Laura, did you have a
6 comment, also?

7 VICE MAYOR KOVAL: No. You answered all my
8 questions and even more. I learned more tonight, so
9 thank you.

10 MAYOR MINTO: Great. And Mike, did you have
11 anything to add to that?

12 MR. HUFF: No. No, sir.

13 MAYOR MINTO: Okay. Great.

14 COUNCILMEMBER McNELIS: Mayor, there was -- one of
15 the other things that was done was they -- there is a
16 permanent dedication of an easement at the northern part
17 of the development that, in hopes, at some point that
18 could be opened up towards Eucalyptus Hills, should the
19 land owner on that side be willing, at some point, to --
20 to -- to sell that property; isn't that correct?

21 CHIEF GARLOW: Mr. Huff, might have more information
22 on that. My analysis really looked at the two available
23 evacuation routes.

24 MR. HUFF: Same here. I would -- I would have to
25 rely on project applicant or maybe the City Staff would

1 have an idea about that easement.

2 DIRECTOR KUSH: Right. I wanted to turn that
3 specific question over to Scott Johnson. There is an
4 emergency access easement shown on the Vesting Tentative
5 Map in the -- in -- in the northeast corner of the site.
6 And so I'll ask that Scott address that tonight.

7 MR. JOHNSON: Good evening. This is Scott Johnson.
8 Yeah, early on in the project we had asked HomeFed to
9 look at the possible options in providing other access
10 for the project. And in -- in that review, they -- they
11 weren't able to get -- weren't able to work with a
12 neighboring property to -- to make a road that could
13 connect.

14 And so, in looking in the long term, we wanted
15 to keep it open so that if and when the County sees a
16 positive for that, that in the future, we could get
17 emergency access. It's actually a road. There's --
18 there's an existing path that is traveled within that
19 area and connects into the Fanita Ranch.

20 And so we have drafted, on the Vesting
21 Tentative Map, an easement that we would have them offer
22 on the final map, an irrevocable offer of dedication. So
23 it still stays in private ownership, until the -- the
24 need could -- could arise. So just wanted to keep our
25 options open for the future. Thank you.

1 MAYOR MINTO: Great. Thanks, Scott. Stephen.

2 COUNCILMEMBER HOULAHAN: So Chief Garlow and
3 Mr. Huff, could you guys please give me an estimate of
4 how long would it take to -- to actually -- to do the
5 evacuation, if there was a catastrophe of the magnitude
6 of the Cedar Fire when we look at our ready, set, go
7 process?

8 So could you give me an estimation of how long,
9 'cause I wasn't able to find that. How long will it take
10 to get everyone out when we -- when we do these maps and
11 we -- we use this laser pinpoint process? But you
12 know -- so is it an hour? You know, how many hours will
13 it take for everyone to get out?

14 CHIEF GARLOW: So I can try to address that with --
15 obviously, there's a lot of moving -- moving parts in
16 that question and determinations that will be -- need to
17 be made, initially, in the incident. So I can give you
18 kind of a breakdown of -- of a time frame.

19 Being that the fire station will be located in
20 that community, and say there was a fire threatening that
21 community, that fire station would be no more than six
22 minutes response time from any point in that community,
23 and I believe it's closer to four minutes from one end to
24 the other. So within that four minutes to five minutes,
25 let's even call it six minutes response time to get on

1 scene, that fire officer would be able to determine an
2 initial evacuation and have direct communication, through
3 our dispatch center, with -- if there's no deputies on
4 scene, which is unlikely. They respond very quickly.

5 But if there's not, we would relay that through
6 our dispatch center as a grid map. So that's very
7 quickly determined, real-time. It's hard to -- hard to
8 kind of come up with an estimated time, but several
9 minutes we can have that grid map page determined. A WEA
10 notification, through the Sheriff's Department, they're
11 very good at it, would -- would be within five to 10
12 minutes after that, I would guess.

13 So within 15 minutes, we would have
14 notifications going out and then the -- the speed in
15 which the community responds would be determined by the
16 community. The Ready, Set, Go program is a really great
17 program and has been developed since the Cedar Fire, as
18 well, to notify residents to prepare.

19 I think we saw in the Valley Fire lots of
20 stories about residents who were prepared, who were ready
21 to get out. In the Valley Fire, if you're familiar with
22 the area that was evacuated, being Lawson Valley, in
23 particular, I have history -- I spent nine years working
24 in the back county, in (Unintelligible), with Rural Fire
25 Protection District, which is now San Diego County Fire

1 Authority. It was absorbed. Lawson Valley Road is five
2 miles or so of really windy, narrow turns, with a bunch
3 of houses. And they were able to effect evacu --
4 effective -- had -- have an effective evacuation of that
5 community, without any loss of life. They lost a few
6 house -- homes in that community, which I would expect,
7 based on the types of -- the type of community it is,
8 kind of tucked in the -- in the brush. Some homes are
9 older, without a good clearance.

10 So the -- it's evident that we can, and the
11 Sheriff's Department's very good at effecting that
12 evacuation. A time frame, Councilman Houlahan, is -- is
13 difficult, but the notification, within 10 to 15 minutes
14 to the community. Does that accurate -- adequately cover
15 your question?

16 COUNCILMEMBER HOULAHAN: Oh, I -- I appreciate that
17 everyone would be notified within 15 minutes. That's --
18 that's very good. I just have concerns that you may --
19 you might know that it's time to go, you just might not
20 be going anywhere. So that's just my only concern. So
21 I'm just interested to know how long it might take or
22 what -- what the consultants might have thought that how
23 long -- what's acceptable. Maybe -- you know, maybe
24 that's a better question. What's an acceptable
25 evacuation time frame, versus a real? So we -- we're

1 looking at 15 to 20 minutes for notification. So -- but
2 maybe the applicant can step up and -- and give a time
3 frame of what -- what would they mad -- imagine. What
4 would their mental concept be for that evacuation to
5 occur?

6 MR. HUFF: Councilman Houlahan, I -- I -- I would --
7 the answer to that is not easy. There -- there is not
8 an -- a threshold for what is a -- a good evacuation
9 and -- and a not good evacuation. FEMA -- if you look at
10 FEMA, they like to -- to say an evacuation would -- would
11 take about 90 minutes.

12 So that's a -- a -- a number that's out there
13 as kind of a -- a -- not a threshold, because it's not
14 something you measure against, but this project would be
15 able to evacuate as quickly or quicker than most projects
16 of its size, based on, you know, if you back into it,
17 based on the number of vehicles that might be evacuating,
18 by the capacity of the roadways, which are being enhanced
19 and -- and doubled with additional lanes, and the
20 optionality of being able to get to Magnolia still. And
21 then, once you're south on Mast, there's -- there's
22 options from there.

23 Optionality is key in an evacuation, and this
24 project provides options, including depending on the type
25 of wildfire that is occurring. If it's a -- a fire on a

1 typical fire day or typical weather day, the fire
2 behavior is not as aggressive. There might be a partial
3 evacuation of -- of a component of the project. Perhaps,
4 moving some of the perimeter residents to the village
5 core.

6 So it's not even an evacuation, it's a -- a
7 relocation on site. In a -- in a large wind-driven fire
8 that's coming from, you know, from the northeast, there's
9 usually hours before a fire arrives, at most sites, and
10 you would have time to get people out.

11 If a fire on a -- on a very windy day starts
12 very near the project, again, you have options. You
13 would start an evacuation, move people down. And if --
14 if there's a threat to the community, there is the option
15 on this site, just like on any new master plan community
16 in San Diego County, law enforcement could decide to hold
17 people on the site, let the fire burn around, into the --
18 the wide fuel modification zones, where it will
19 essentially burn itself out, and then re-effect the
20 evacuation.

21 So again, it's -- it's hard to put a time frame
22 on an evacuation, because there's so many scenarios that
23 could occur. The -- the plan is to have a -- a -- a
24 sound plan in place, have a resident population that's
25 aware and ready and know what they may be asked to do,

1 and then effect it and let law enforcement and
2 fire manage the event, which they're very capable of
3 doing, as they've proven time and again, in San Diego
4 County.

5 CHIEF GARLOW: Mr. Houlahan, I -- I -- I did fail to
6 mention probably the most important step in the process
7 is the deputies on scene. So we -- we talked about that
8 5-, 10-, 15-minute notification; that's through the
9 Wireless Emergency Alerting system. That's through the
10 technology.

11 But it's important to note that -- that our
12 deputies are very aggressive. They're -- they're there
13 generally before us, because we have to dress out in our
14 personal protective equipment. They are already in their
15 vehicles driving around at night. If this was at
16 nighttime, they effect evacuations immediately.

17 So the -- so the 15 minutes would be a
18 notification via the technology. It would be a matter of
19 minutes. If they -- they go directly into the
20 neighborhoods affected and start there. So they would
21 have within -- within that five-minute window, more often
22 than not, they would start an evacuation of the most
23 affected areas.

24 COUNCILMEMBER HOULAHAN: Well, I -- I -- I
25 appreciate your comments and -- and I -- and in fact, I

1 actually -- I do have the highest respect for our
2 firefighters and -- and our Sheriff Deputies, absolutely.
3 And I -- I believe that we -- we do have an excellent
4 force that -- that could potentially help in all these
5 situations.

6 Now, looking at those -- those numbers, 15
7 minutes to 20 minutes for notification, it may be a gold
8 standard by FEMA of a 90-minute evacuation, potentially,
9 and that would only be in a worst case scenario where we
10 can't move everyone around, getting possibly upwards of
11 an hour, an hour and 15 minutes to get everybody out.

12 So I -- I don't know how doable that is, but I
13 guess if I was just to do quick math. But I -- I
14 appreciate, Mr. Huff, I appreciate your attempt at
15 answering the -- the time frame and Chief Garlow, I -- I
16 appreciate your expert testimony, and thank you.

17 CHIEF GARLOW: You're welcome. I -- I think as we
18 kinda go -- as I walk through some of the -- to try to
19 answer some of the more -- some of the other questions
20 that were brought up, I think we'll put, in perspective,
21 what Mr. Huff just mentioned about shelter in place and
22 some of those things and how we could effect those and
23 how a fire-hardened, fire-resistant neighborhood is
24 different than a non-fire-resistant neighborhood, like we
25 see in most of our -- our community. So Mr. Mayor, if

1 you'd like, I kinda can walk through some of the other
2 concerns, such as very high fire severity zone, the fire
3 protection plan and, specifically, the fire behavior
4 analysis.

5 MAYOR MINTO: Well, I think before we get to that,
6 though, we need to answer one of Laura's questions, and
7 that was, by taking Magnolia out, does it change your
8 opinion on the -- the ability to get people out of that
9 area if a fire does occur? Is that -- was that your
10 question, Laura?

11 VICE MAYOR KOVAL: (No audible response.) (Nods
12 head.)

13 MAYOR MINTO: Okay.

14 CHIEF GARLOW: Yeah, in a -- in a kind of -- in a
15 nutshell, it does not. It changes how we do it, because
16 of those restricted left turn lanes, but as Mr. Huff
17 said, and Mayor Minto, as you -- you alluded to, in cases
18 of fire, we can make those left turns, and in my mind,
19 those are relieve valves of the capacity issues.

20 Those, in conjunction with the other mitigating
21 efforts of -- of targeted, staggered evacuations to
22 decrease that volume, I think we can effect a -- a -- an
23 evacuation appropriately, without the Magnolia
24 connection. We would still have con -- we would still
25 have access to get people to Magnolia, during an

1 emergency, even though, during normal hours, they would
2 not -- traffic would not be impacting those surface
3 streets.

4 MAYOR MINTO: All right. Great. Thanks.

5 VICE MAYOR KOVAL: Thank you. And I think Scott
6 already answered my question, too, about the IOD reserve
7 parcel. I believe that's the parcel between the
8 development and Eucalyptus Hills.

9 MAYOR MINTO: Correct.

10 VICE MAYOR KOVAL: So I'm good. Thank you.

11 MAYOR MINTO: All right. Thanks. Anybody -- you
12 know, do we need to answer any other questions? Okay.
13 John, I think we're done. Thank you very much. Think
14 we're all pretty satisfied. Thank you, Mike. Appreciate
15 it. Melanie.

16 MR. O'CONNOR: Thank -- thank you, Mayor. You had
17 made some comments about the cultural analysis and
18 whether or not the City -- the City Staff did enough and
19 what we need to do going forward. I would like to turn
20 this aspect of your questioning to both Diane and Breana
21 of Rincon, if I may.

22 MAYOR MINTO: Go ahead. Welcome.

23 MS. SANDMAN: Okay. And I -- this is Diane. I
24 would like Lindsay Puckett to join Breana, please.

25 MAYOR MINTO: That's great. I think we have

1 capacity. All right. Welcome, Lindsay.

2 MS. PUCKETT: Good evening, Mayor, Council Members.
3 I'm Lindsay Puckett from BBK.

4 MAYOR MINTO: I'm sorry, say that again.

5 MS. PUCKETT: I'm Lindsay Puckett from Best, Best &
6 Krieger.

7 MAYOR MINTO: Okay. All right. Okay. First --
8 I -- I guess maybe the -- I know the questions I had was
9 regarding Native American cultural aspects. And now,
10 Breana, are you the tribal representative or --

11 MS. CAMPBELL-KING: No. So -- so I'm the lead
12 archeologist for the project. Tribal representative for
13 the project came from Red Tail Consulting, and that's
14 Clint Linton. But I can speak to the tribal -- some of
15 the tribal concerns, and -- and Lindsay as well, as we've
16 been participating in all of the AB-52 related
17 consultation for the project, as well as initial
18 discussions with the, most likely, descendant
19 representative for the project as well.

20 MAYOR MINTO: Okay. Great. I just want to make
21 sure that we were -- there was some type of
22 representation from them. Okay. 'Cause the question is:
23 Have we looked at every possible site? Have we consulted
24 with the -- the right tribal archeologist leaders?
25 Whatever they might be called these days. And are they

1 satisfied that we've done everything to protect their
2 cultural heritage? So whichever one could answer that
3 question.

4 MS. CAMPBELL-KING: Lindsay, do you want me to
5 start?

6 MAYOR MINTO: Well, I think -- Lindsay, I think
7 you're frozen. Yeah. Well -- well, go ahead, Breana.

8 MS. CAMPBELL-KING: Yeah, absolutely. So what we
9 have done for the project is we have conducted initial
10 surveys of the project development footprint, as well as
11 Phase 2 testing and evaluations. And so, that process
12 allows us to determine whether or not we have significant
13 data potential at any of the cultural resources that were
14 found on site.

15 Two of these resources were determined to have
16 significant data potential, and have been recommended to
17 receive additional testing as part of the mitigation plan
18 for the project. And so, that's Mitigation Measure
19 Cultural Resource 2. That measure requires that
20 additional testing, in the form of subsurface testing, as
21 well as data analysis, review of existing ethnographic
22 graphic data are all, then, folded into an additional
23 document, providing information related to -- excuse me.
24 My daughter -- my daughter decided she didn't wanna go to
25 sleep tonight.

1 MAYOR MINTO: So did the rest of us, by the way.

2 MS. CAMPBELL-KING: Yeah, sorry. And so, all that
3 information would, then, be folded into an additional
4 Cultural Resources Report. We have worked extensively
5 with the Barona Band of Mission Indians, who is the only
6 tribe that requested consultation, under the project,
7 regarding AB-52. They are considered to be one of the
8 groups that has ancestral ties to this location. And we
9 have worked with them to address their concerns related
10 to specific ceremonial items that have been found
11 on site, as well as the human remain aspect.

12 The project developer and the City have worked
13 to reduce impacts to known human remains, through the use
14 of avoidance and capping. All of which are described in
15 the EIR for cultural resources. If additional human
16 remains are found on site, which is always a possibility
17 for a large project, such as this, we have a mitigation
18 measure cultural -- or Cultural Mitigation Measure 10,
19 which addresses how to treat and mitigate impacts to --
20 to human remains, if additional remains are found.

21 Again, the human remains that we already know
22 exist on site will be avoided as part of the project,
23 through the use of re -- reduction in the development
24 footprint or capping for the project.

25 MAYOR MINTO: Okay. And --

1 MS. CAMPBELL-KING: Lindsay might have more
2 information she might want to add, but --

3 MAYOR MINTO: So in -- so the fact is that Barona
4 has been involved and they -- they're satisfied with our
5 mitigation techniques?

6 MS. CAMPBELL-KING: At this point, yes. My
7 understanding is that our consultation process has been
8 concluded. That the City's consultation process has been
9 concluded and the measures that we established, as well
10 as the additional -- some additional Conditions of
11 Approval that were established for the project were all
12 satisfactory to the tribe.

13 MAYOR MINTO: Okay. Well, thank you very much.
14 Anybody else have questions? Stephen.

15 COUNCILMEMBER HOULAHAN: So Breana I'm -- I'm
16 interested in the site that's right off of the Stowe
17 Trail, where they have the -- there's -- there's pretty
18 extensive area with grinding stones, large -- large
19 sheets of rock, of granite, with multiple grinding stones
20 within each one of those sheets of granite.

21 So I'm wondering, is that area slated to be --
22 to be preserved or mitigated or what -- how -- how is
23 that area gonna be handled, that particular area?

24 MS. CAMPBELL-KING: So some of the areas where some
25 of the more significant grinding -- grinding features,

1 these are mortars and cupules, are actually outside of
2 the development footprint. You do have some milling
3 features within the development footprint that would be
4 removed as part of the project.

5 So at this point, the data potential for those
6 features are -- had -- will be exhausted as part of the
7 recording process. So no further -- they don't provide
8 any further data potential when it comes to CEQA. And
9 so, anything that is going to be removed has -- will be
10 formally recorded or has been formally recorded and lacks
11 data potential at -- at this point.

12 Again, for the -- for the resources that are --
13 have a little bit more ceremonial value and -- and are a
14 little bit more significant to the tribes, those -- those
15 specific grinding features are actually outside of the
16 project and will be left in -- in place.

17 MAYOR MINTO: Before we go on, as we talk about
18 Native American cultural issues, if any of us know of any
19 specific location on that land where they do exist, let's
20 not disclose that. And the reason for that is because we
21 wanna make sure that those sites remain sacred. And
22 unfortunately, if you talk about them, somebody's gonna
23 wanna go up there and see what they can pilfer from those
24 sites. So I just would ask everybody to be sensitive to
25 that. So -- well, welcome back, Lindsay.

1 COUNCILMEMBER HOULAHAN: Absolutely. And these --
2 these areas are well-known to the public, so -- now, as
3 far as the areas of petroglyphs, have those been
4 discovered within the site? Petroglyphs.

5 MS. CAMPBELL-KING: No. We have -- we have not
6 identified any petroglyphs within the development
7 footprint.

8 COUNCILMEMBER HOULAHAN: Has any sort of burial
9 ground or any sort of -- when talking about the remnants
10 of human remains, is it possible that's a -- a larger
11 area for cultural ceremonies in the past or is it just
12 expected that, that's a single one-off area with human
13 remains?

14 MS. CAMPBELL-KING: I'm -- I'm sorry, can you repeat
15 your question, Mr. Houlahan?

16 COUNCILMEMBER HOULAHAN: The area that has the human
17 remains, do we believe that, that is a -- just a single
18 grave or is it possible that, that is a -- a grave site
19 with more -- more cultural aspects, more -- more cultural
20 remnants of that culture?

21 MS. CAMPBELL-KING: The -- the possibility of
22 encountering additional human remains is -- is always,
23 you know, a possibility (Inaudible).

24 COUNCILMEMBER HOULAHAN: Is it -- is it believed
25 that, that was a -- a area that was occupied for -- for

1 long periods of time? Based on your expert opinion, was
2 this -- was this -- was there a native village there or
3 was this an area where people just got some water and did
4 some grinding and left? Was there a village there?

5 MS. CAMPBELL-KING: Yes, sir. We -- we believe that
6 the site is a larger habitation (Inaudible).

7 COUNCILMEMBER HOULAHAN: In your best estimate, how
8 many -- how many -- how many individuals might've lived
9 there at that time, 1000? 100? Dozens? No idea?

10 MAYOR MINTO: Did we lose you, Breana?

11 COUNCILMEMBER HOULAHAN: Maybe.

12 MAYOR MINTO: Maybe.

13 COUNCILMEMBER HOULAHAN: Well, regardless, at least
14 we can establish that, yes, indeed there -- there was --
15 there is a -- a -- the remnants of a village on the site.
16 There are human remains on the site. There are cultural
17 aspects that will be preserved and there are cultural
18 aspects that will not be preserved. So I -- I appreciate
19 that -- that we've looked into these aspects.

20 Again, once they're moved, once they're gone,
21 they're gone forever, and so that does concern me. I
22 believe that there are, you know, aspects that there's
23 monitoring, and I expect that, that monitoring will be
24 upheld and I -- and I guess that's all I have to say.

25 MAYOR MINTO: All right. Thank you, Stephen. I --

1 I think I'm satisfied. Anybody else have any questions?
2 All good on that one? Okay. Breana, Lindsay, thank you
3 very much. Melanie.

4 DIRECTOR KUSH: Yes. Thank you, Mayor. The -- the
5 last remaining themed comment relates to the habitat and
6 the -- the destruction of that habitat with trails and
7 the potential impacts to other local habitat resources.
8 So I had -- I'd ask that Brock Ortega, with Dudek, be
9 available to answer specific questions about that.

10 We do have an extensive list of mitigation
11 measures, 33 in all, and we believe there -- they will
12 not only benefit the existing species that have been
13 identified on this site, but will foster the recovery and
14 sustainability of other species on this site.

15 So it is -- it is going to be -- all of these
16 resources that are in the preserve, proposed preserve,
17 will be managed, monitored and taken care of. That's it.
18 That's a simple way of saying it. I don't know if Brock
19 wants to jump in on that one.

20 And then, the last -- before Brock is on -- the
21 last question, which I will answer afterward is regarding
22 the effect of the RV storage facility that is
23 contemplated in the Special Use Area. Councilmember,
24 Houlahan, you had asked a question about that,
25 specifically. Which I just wanted to let you know, I did

1 not forget. So Brock, if you are on the line to be
2 available to restate what I said in a more scientific
3 way, I would so appreciate it.

4 MAYOR MINTO: Brock, before you get started, I think
5 I can narrow this question down so that we don't have to
6 go through every species and every mitigation measure.
7 What -- what I was interested in is that we do this
8 environmental report and the company identifies certain
9 species, certain areas, certain grids or whatever you
10 call them, where -- where something exists or something
11 doesn't exist.

12 And so, we see that and then we get letters
13 from different groups that are in the environmental
14 business, if I could say that, and they've identified
15 areas and species and whether it's plant or animal or
16 otherwise, and that has not been mentioned in any report.
17 So is it something that we missed? Is it something
18 that -- and how -- how would somebody know that -- I
19 guess these are supposed to be there -- unless they
20 actually do the inspection.

21 MR. ORTEGA: Yeah. So -- good evening. I guess
22 it's eight minutes until morning, but yeah, I've been
23 doing this for nearly three decades now and this is one
24 of the most highly-studied sites that I've been involved
25 with over the years. I first started working out on the

1 site in '04 or so.

2 Back, during the previous iteration of the
3 project, we performed surveys over the entire site for
4 quino checkerspot, California gnatcatcher. We did
5 vegetation mapping, small mammal trapping, bird plant
6 surveys. We surveyed for bats and least bell's vireo and
7 vernal pools.

8 As we kind of jump ahead to the current
9 iteration, we went and we redid surveys for vegetation
10 communities and -- and wetlands and verbal pools and
11 western spadefoot toad and -- and double check the -- the
12 presence of fairy shrimp in some pools. We redid hermes
13 copper butterfly surveys and quino checkerspot butterfly
14 surveys and California gnatcatcher surveys.

15 Just to give you an idea of the amount of
16 person days that we're out there, for quino checkerspot,
17 we spent over 413 person days looking for quino
18 checkerspot over three separate surveys. For hermes
19 copper butterfly, we've spent over a 100 person days.
20 That includes surveys that we performed here in 2020 to
21 look for those species.

22 The last time we found quino checkerspot and
23 hermes copper was back in 0 -- in the '03, '05 period.
24 Since then, we've had multiple negative surveys for both
25 species, but yet, we're still calling those areas

1 impacted. We're still assessing impacts related to those
2 species and -- and assigning mitigation related to those
3 species. That's how thorough this effort's been. It's
4 been that way for the entire project, for all the
5 species.

6 I -- I can't speak to how other outside groups
7 determine that there's potential. They may be looking at
8 habitats out there and assuming what's present. I'm not
9 aware of anybody actually going out and doing any surveys
10 on the project area. So I'm not sure, did I answer your
11 question? Would you like me to get into more detail on
12 any particular item?

13 MAYOR MINTO: I -- I -- I think that does help me.
14 But I remember reading these reports and, basically, you
15 know, their -- their allegation is that, well, you didn't
16 go out at the right times and look. But if you spent 400
17 person hours, I mean, you have to be out there sometime
18 during the right time, I would imagine. And -- and --
19 and so, how is it that your science is different from
20 their science?

21 MR. ORTEGA: Yeah, we have --

22 MS. PUCKETT: (Inaudible).

23 MAYOR MINTO: Lindsay wants to --

24 MR. ORTEGA: Go ahead. Sorry.

25 MS. PUCKETT: Yeah, I -- I think Brock made some

1 excellent points, and I think it's important to note that
2 this is an incredibly detailed bioanalysis that contains
3 a side-by-side comparison of where we were in the 2007
4 project versus this project, and really captures what
5 CEQA's all about that you -- you know, you -- you learn,
6 you reshape and you make better.

7 On the -- getting to your question, often
8 times, in this process, we have disagreements. You know,
9 we have disagreements, perhaps, by people that are
10 non-experts, and -- and, by experts, or at least, you
11 know, organizations that do -- do specialize in biology,
12 CEQA does not require a winner. CEQA requires
13 substantial evidence, in the record, to support the
14 conclusions in Dudek's extremely exhaustive bioreport,
15 with 23 mitigation measures, very, very, very detailed.

16 And I think, you know, that is what is
17 required. It's going to be rare that you get to a point
18 where every single person agrees that more can't be done.
19 And the case law is very clear that you don't need to go
20 to the end of the earth and perform every conceivable
21 study out there.

22 MAYOR MINTO: All right. Thank you very much. That
23 does answer the question. And -- and -- and that's what
24 I was thinking, because I know somebody said something
25 earlier about longer study so that everybody would agree

1 on, you know, certain aspects of this, and the first
2 thing I thought of is, nobody's getting -- you're not
3 gonna get everybody to agree, ever, except that probably
4 everybody would agree that we're never gonna agree on
5 everything.

6 So -- but Brock, I think it was a very
7 detailed, you know, answer. And Lindsay, thank you very
8 much for clearing that up for us. Council -- any other
9 Council questions on this? Stephen.

10 COUNCILMEMBER HOULAHAN: So Mr. Ortega, how many
11 vernal pools are on the site?

12 MR. ORTEGA: Believe it's around 210.

13 COUNCILMEMBER HOULAHAN: 210 vernal pools.

14 MR. ORTEGA: That's about --

15 COUNCILMEMBER HOULAHAN: How many of those vernal
16 pools will be taken and how many will be preserved?

17 MR. ORTEGA: Well, that's in the report. We have --
18 well, we're going -- we are categorizing the impacts
19 based off of acreages, and we are impacting .41 acre of
20 vernal pools. And we're gonna be mitigating those
21 added -- with 9 -- .9 acre of habitat. .5 of that's
22 gonna be creation. We're mitigating those at a variety
23 of mitigation ratios. 4:1 for natural pools. 3:1 for
24 road ruts. So a majority of the pools out there are
25 actually road ruts that are in the trails out there. So

1 ones that actually have plants in them are being
2 mitigated at a 3:1 ratio. And ones that have no plants
3 in them, strictly a puddle in the middle of the dirt road
4 that has some type of wildlife species associated with
5 that, whether that's fairy shrimp or a frog or being
6 mitigated at a 2:1 ratio on the site.

7 COUNCILMEMBER HOULAHAN: So -- so there's
8 thousand -- thousands of vernal pools in San Diego or
9 there's -- it seems like there's fewer and fewer of them
10 all the time. So -- but I -- when we talk about
11 taking -- we're taking out about 1.5 acres of vernal
12 pools, that's -- that's our estimate, then, huh? And
13 some of those are -- some of those are natural. Some of
14 those are vernal depressions.

15 MR. ORTEGA: We're impacting .41 acre.

16 COUNCILMEMBER HOULAHAN: Okay.

17 MR. ORTEGA: 0.41 acre.

18 COUNCILMEMBER HOULAHAN: Oh, 0.41.

19 MR. ORTEGA: Right.

20 COUNCILMEMBER HOULAHAN: Okay. And then, so there's
21 been 400 hours worth of -- worth of biological study
22 on -- since -- since the year 2003. How -- how many
23 years has it been since -- over the time period of that
24 study? How many years?

25 MR. ORTEGA: So for quino checkerspot, I said that

1 there were 413 person days.

2 COUNCILMEMBER HOULAHAN: Person days?

3 MR. ORTEGA: So that's, like, an eight-hour day.
4 And then, for the other species -- for vernal pool
5 surveys -- there's a specific protocol for a lot of these
6 species. And so for all the listed species, like
7 California gnatcatcher, there's a very specific season
8 for doing that, with very specific parameters, and we
9 hold permits to be able to do that, those surveys from
10 the Fish and Wildlife Service.

11 Same thing with the verbal pools and fairy
12 shrimp surveys, we have a very specific protocol, so we
13 have to adhere to that. So there's very specific timing
14 related to rainfall. And we also need to send in to the
15 Fish and Wildlife Service reports, afterwards, outlining
16 results for our project, of our survey effort.

17 When this last iteration of the project came
18 up, we had the vernal pool data that very collected for
19 the Barratt project and we presented that to the Fish and
20 Wildlife Service and asked them specifically, "What would
21 you like us to do? Would you like us to go redo those
22 surveys? Look for new pools?" And they opted for us
23 looking for new pools or pools that came back as negative
24 for fairy shrimp at that time. So that time, then, we
25 did precisely what the service requested us to do. And

1 you know, in our conversations with the service since
2 then, they've been satisfied with the results of the
3 fairy shrimp surveys.

4 So -- and the same thing really applies to, you
5 know, the timing of surveys for quino checkerspot or
6 hermes copper or least bell's vireo. There's a very
7 specific time frame that you're allowed to do those in,
8 and then, you report on those surveys, afterwards, to the
9 Fish and Wildlife Service.

10 COUNCILMEMBER HOULAHAN: I see. But -- but at some
11 point, those species were identified by -- maybe a long
12 time ago, but -- but they did exist at one time on that
13 area that it was discovered, maybe long time ago?

14 MR. ORTEGA: Yeah. I mean, we found them in '05
15 and, you know, as recently as 2020.

16 COUNCILMEMBER HOULAHAN: So you -- so the -- so
17 during these species analyses, they have been detected,
18 these -- the various endangered species --

19 MR. ORTEGA: Yes.

20 COUNCILMEMBER HOULAHAN: -- including the quino
21 checkerspot butterfly, the hermes cooper -- or copper,
22 the least bell -- bell's vireo, the California
23 gnatcatcher, they've been identified on the site and then
24 they'll be mitigated for -- through these mechanisms?

25 MR. ORTEGA: Correct. Yes. So everything's been

1 identified. And as -- as I said earlier, the quino
2 checkerspot and hermes copper were last identified in
3 early to mid -- so '05, '04, that time period, and have
4 not been identified since, but we're still mitigating for
5 them.

6 COUNCILMEMBER HOULAHAN: Still mitigating for them.
7 Now, does your expertise also deal with the -- it's not
8 only -- it's the fawn and the fauna, Mr. Ortega? So do
9 you have expertise on the trees and -- and the oaks? So
10 there's a -- there's a number of old oak groves in the
11 area and some of those oak groves seem to be -- they're
12 very close to the Stowe Trail, so hard to not notice
13 them.

14 However, some of them seem to be
15 self-regenerating, where there's young oaks, as well as
16 medium-sized oaks, and as well as old oaks. And
17 throughout California, (Unintelligible) oak and somewhat
18 going extinct or they're just not as many there. Has
19 (Inaudible) mitigation taken into consideration in
20 regards to these oak groves and the fact that they are
21 self-regenerating oak groves?

22 MR. ORTEGA: Yes. We've had sort of the unique
23 perspective of being out there during the fires or before
24 the fires and seeing it regenerate since then, so we --
25 yeah, we have all phases of oaks out there, ones that

1 have died as a result of a fire and then regeneration and
2 actually recovery of -- of oaks.

3 Actually, Mike Huff is a forester, and so he'd
4 be able to speak more to the oaks. But we are actually
5 impacting very few oaks and those will be mitigated on
6 the project. Very few of the oaks, actually, are being
7 impacted. We have coast live oak and a few engelmann oak
8 on the property, but probably very few scrub oak in the
9 chaparral habitat.

10 COUNCILMEMBER HOULAHAN: And then, how about the --
11 so is it the -- the California coastal chaparral? Is --
12 what -- what are we looking at for the taking of -- of
13 the chaparral within that property? Could you give a
14 percentile of -- of what that taking might be?

15 MR. ORTEGA: Yeah. We're -- bear with me. Yeah, so
16 as far as impacts to coastal sage scrub -- is that what
17 you're referring to or --

18 COUNCILMEMBER HOULAHAN: Yes, sir.

19 MR. ORTEGA: -- or the chaparral vegetation
20 community? Okay. Yeah, all this is outlined in the
21 report, but we are going to be impacting 85 acres of
22 chaparral or coastal sage scrub. And we're going to
23 be -- let's see. So -- so sage scrub and chaparral,
24 combined, we're going to be impacting 676 acres, on site,
25 and then 15 acres off site or what -- and we are going to

1 be preserving, on site, over 1200 acres, and we're gonna
2 be restoring 85 acres within temporary impact areas.

3 So it's -- you know, we're roughly preserving
4 around 2:1, and then more, if you count the restoration
5 that's going to occur.

6 COUNCILMEMBER HOULAHAN: And then my -- my last
7 questions, in regards to -- so to the north, there's --
8 there's two preserves and the two valleys to the north of
9 the project, now, are there any mitigative measures for
10 those -- those wildlife areas that have been previously
11 set aside?

12 So for instance, the Sycamore Canyon and Goodan
13 Ranch, and then I believe there's an area called Clark
14 Canyon, which would be potentially to the -- to the
15 northeast, are there any mitigative measures that are
16 being -- that are taking place, in regards to those --
17 those wildlife preserves?

18 MR. ORTEGA: Yeah, so as part of the -- the
19 mitigation measures for the biological impacts on the
20 site, we prepared a few different plans, so those
21 included an upland restoration plan, wetland restoration
22 plan, vernal pool restoration plan, a public access plan.
23 And then, the plan that really kinda gets at what you're
24 discussing is the preserve management plan. So that plan
25 actually outlines sort of the -- the mechanisms that we

1 will employ to preserve the habitat on site, as it abuts
2 those off-site preserve areas. We really don't have any
3 jurisdiction on those off-site areas. All we can kind of
4 do is make sure that we're controlling and managing the
5 habitat on our site so that we don't get things like
6 non-native weeds that start encroaching on the off-site
7 lands.

8 We also have our public access plan that
9 discusses trail use and the ability to -- to manage
10 trails to control public access to certain areas. One
11 component of our preserve management plan involves
12 closing unnecessary trails.

13 So right now, if you go out there, there's a
14 number of trails to sort of head off to the north, onto
15 those properties that you talk about. If a trail is not
16 on our trail plan, those are gonna be closed down and
17 restored and then there'll be regular monitoring of all
18 the trail network and the preserve to ensure that we
19 don't get off-trail use, new trails being created and
20 built.

21 And if they are, then there's mechanisms in
22 place for restoring those, closing those down and
23 restoring them. There's a bit of that in our upland
24 restoration plan as well, a discussion about that. So
25 there are these protections in place, with regular

1 monitoring to address potential off-site effects of
2 the -- of the project.

3 COUNCILMEMBER HOULAHAN: And is that all -- is there
4 a funding mechanism so that, that goes on into
5 perpetuity, so that all this --

6 MR. ORTEGA: Yes.

7 COUNCILMEMBER HOULAHAN: -- all this happens? Is it
8 through the HOA, maybe, or how -- how's it funded?

9 MR. ORTEGA: Yeah, we -- I should let, possibly
10 Jeff, discuss the funding mechanisms for that. But there
11 is perpetual funding that will be part of this. As part
12 of the -- once we get the land manager on board, then the
13 draft cost -- costing that's included in the Preserve
14 Management Plan will be refined and -- so that they can
15 participate in evaluating the actual cost that it's --
16 that it will be. Along with, you know, endowments and --
17 and standard -- whatever the -- the funding mechanisms
18 are for maintaining a set, established amount of money,
19 yearly, to handle not only management of the preserve.

20 But we're also required, as a mitigation
21 measure, to enhance habitat, regularly, within the
22 yearly -- within the preserve, to enhance habitat for all
23 the listed species that we're preserving, including,
24 quino checkerspot, gnatcatcher, vernal pool species, you
25 name it out there. We're gonna be managing for those

1 species and -- which is good. Frankly, includes a lot of
2 weed management out there, with seeding for a certain
3 species, those plants, and that type of thing. And I --
4 I'm not sure if there's somebody else in the team who
5 would like to hop on to discuss the potential funding
6 mechanisms.

7 MAYOR MINTO: Jim, did you have any comments on
8 that.

9 UNIDENTIFIED SPEAKER: If you (Unintelligible). I'd
10 be happy to serve as best you are. It's nice to see all
11 of you. It's kinda late, so I'll be quick. It's -- it's
12 a very straightforward mechanism. You create a list of
13 tasks that are gonna be done every year. They're
14 periodic. In a property as large as this, it'll be
15 monthly. You cost them using a standard labor rate
16 system. You come up with a capitalized value, if you're
17 gonna do an endowment.

18 In a case of -- of this project, we're going to
19 employ the same mechanism that HomeFed did in San Elijo,
20 which is to have a homeowner association funded
21 obligation, backed by a dormant community facilities
22 district. The community facilities district guarantees
23 that the funding will be in perpetuity, because it's
24 linked to the property taxes. And in so doing, we're
25 able to engage the community that lives there, and the

1 management of the preserve, and also make sure that costs
2 are controlled, because they're looking at it. And
3 that's the shortest way I can put it. There's a lot more
4 to it.

5 We've been doing it for many years. And one
6 thing I did want to say at the -- at the risk of sounding
7 like a cynical old guy is -- is that a lot of the
8 opponents -- and this just goes to the question you
9 raised, Mayor, and I'm sorry, it's late, I could be
10 delirious, you asked, "Why is it that these biological
11 statements and environmental assessments are challenged?"
12 The -- the reason that I would say is -- is that many of
13 the opponents of the project, except for one, were not
14 involved with the MSCP when we were doing it.

15 And the City of Santee got the leadership role
16 in 1998, to come up with the -- with the first subarea
17 plan draft. And now, what you're seeing is a culmination
18 of a grand bargain, really. This is the largest preserve
19 system in the United States, literally. It is the
20 largest wildlife preserve in an urbanizing county, with
21 high-value land, in the United States. We won many
22 awards, and the City of Santee is poised to reap the
23 benefits of that grand bargain. I'll stop there.

24 MAYOR MINTO: Thank you very much. Okay. Any other
25 questions? Okay. Melanie, I -- I think we're probably

1 at the end of the questions that we had, correct?

2 DIRECTOR KUSH: Only to just address Councilmember
3 Houlahan's questions about the RV storage. There are --

4 MAYOR MINTO: Oh, I'm sorry. Thank you.

5 DIRECTOR KUSH: There are Conditions of Approval in
6 the Development Review Permit that identifies the
7 screening requirements for the RV storage area. They
8 identify the hours of operation, from 7:00 in the morning
9 to 7:00 at night.

10 They also address any after-hour needs of a
11 person bringing in or taking out an RV, and there is a
12 secondary access gate, with a special code, to allow that
13 to occur, that type of operation. But it's -- it's
14 within 125 feet of the closest home. And there is also a
15 50-foot buffer around the Special Use Area, in general,
16 that, that will adequately reduce any noise -- eliminate
17 noise impacts to the residence nearby.

18 So there -- conditions in there, Councilmember,
19 that are found on Pages 19 and 20 that should answer
20 those questions, in more detail, for you. Thank you.

21 MAYOR MINTO: Are you good -- are you good with
22 that, Stephen?

23 COUNCILMEMBER HOULAHAN: I appreciate that. Yes,
24 thank you.

25 DIRECTOR KUSH: Thank you, sir.

1 MAYOR MINTO: Thank you. Have I forgotten anything
2 else? Okay. We're at that -- we are at that point where
3 we need to make a decision on what we're going to do with
4 this. And so, what I'm going to do is reiterate what the
5 Staff recommendation is, that way it's clear for the
6 record.

7 And we're on Public Hearing Item No. 6, which
8 is a Public Hearing for the Development of Fanita Ranch,
9 Final Revised Environmental Impact Report (AEIS2017-11),
10 General Plan Amendment (GPA2017-2), an Ordinance
11 Establishing the "Specific Plan" Zone District, Approving
12 a Zone District Amendment (R2017-1), to Amend the Base
13 Zone District from "PD" which is "Planned Development" to
14 "SP" which is "Specific Plan" and Adopting the Fanita
15 Ranch Specific Plan (SP2017-1), Vesting Tentative Map
16 (TM2017-3), Development Review Permit (DR2017-4),
17 Conditional Use Permits for Public Parks (P2017-5,
18 P2020-2), and an Ordinance Approving and Authorizing the
19 City Manager to Execute a Development Agreement between
20 the City of Santee and HomeFed Fanita Ranch, LLC. There
21 are eight items that we will be voting on here. We have
22 the option of doing them all at once or we can do them
23 one at a time.

24 COUNCILMEMBER McNELIS: Mayor.

25 MAYOR MINTO: Shawn, before -- before -- before I

1 take anything, Shawn, do you have any last-minute words
2 for us?

3 CITY ATTORNEY HAGERTY: Mayor, Council, other than
4 just the fact that a typical action would be to consider
5 them all at one time. They're -- they're an integrated
6 package. And so Staff's recommendation to you would be,
7 if -- you know, to -- to act on the specific items listed
8 before you through one motion. That would be
9 appropriate.

10 MAYOR MINTO: Okay. Well, thank you. In that case,
11 is there a motion to move on this?

12 COUNCILMEMBER McNELIS: Motion to approve Staff
13 recommendation.

14 MAYOR MINTO: And that would be --

15 VICE MAYOR KOVAL: Second.

16 MAYOR MINTO: Okay. So that's recommendations 1
17 through 8. I have a motion by Rob and a second by Laura.
18 And we'll call the vote. Stephen.

19 COUNCILMEMBER HOULAHAN: No.

20 MAYOR MINTO: Laura.

21 VICE MAYOR KOVAL: Aye.

22 MAYOR MINTO: Rob.

23 COUNCILMEMBER McNELIS: Aye.

24 MAYOR MINTO: Ronn.

25 COUNCILMEMBER HALL: Aye.

1 MAYOR MINTO: And let the record reflect that I also
2 vote aye. That motion carries with a 4-1 vote, with
3 Councilmember Stephen Houlahan dissenting. Thank you
4 very much.

5 -oOo-

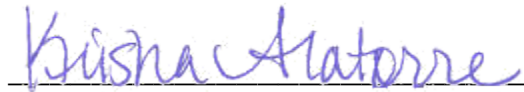
C E R T I F I C A T E

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 1st day of October, 2020.



Krisha Alatorre

CSR No. 13255